

CITY OF CLEVELAND HEIGHTS LANDMARK COMMISSION

Minutes for the Regular Meeting of July 2, 2024

At 5:30 P.M. on Tuesday, July 2, 2024, a regular meeting of the Landmark Commission was held in the Executive Conference Room in City Hall.

LANDMARK COMMISSION

MEMBERS PRESENT

Mazie Adams
Danielle Cohen
Jim Edmonson
Margaret Lann
Tom Veider

LANDMARK COMMISSION

MEMBERS ABSENT

Ken Goldberg

STAFF PRESENT

Brooke Siggers, City Planner
Xavier Yozwiak, City Planner

COUNCIL PRESENT

None

CALL TO ORDER

Ms. Adams called the meeting to order at 5:35 P.M.

MINUTES OF THE MARCH 11, 2024, MAY 7, 2024, AND JUNE 26, 2024 LANDMARK COMMISSION MEETINGS

Mrs. Lann moved to adopt the March 11, 2024 Landmark Commission internal meeting minutes. Mr. Edmonson seconded the motion, and it was unanimously passed.

Ms. Cohen moved to adopt the May 7, 2024 Landmark Commission regular meeting minutes. Mr. Veider seconded the motion, and it was unanimously passed.

Mr. Edmonson moved to adopt the May 7, 2024 Landmark Commission special meeting minutes. Ms. Cohen seconded the motion, and it was unanimously passed.

STAFF REPORT

Landmark Ordinance and Procedures

Commissioners discussed next steps to complete the Landmark Ordinance update, and decided to hold a work session during the second

week in August. Ms. Siggers announced that Naylor-Wellman has submitted a proposal to continue to work with the City to complete the Ordinance update, and that the City is reviewing it. Commissioners also reviewed a new flyer created by Intern Karim Azzam describing differences between Cleveland Heights Landmarks and properties listed on the National Register of Historic Places. They also reviewed the application guidance flyer again, also created by Intern Karim Azzam, and provided a few additional edits.

Potential Landmarks

Project no. 24-02, P. Weihe, 2239 Harcourt, 'AA' Single-Family, requests review of nomination and recommendation to Planning Commission to become Landmarked.

Commissioners briefly discussed the property site visit and interesting architecture and historic significance of the house, and plan to provide Planning Commission with a report to accompany their recommendation for Landmark designation at a later date.

MOTION: Ms. Cohen moved to approve the Landmark Nomination and recommend to the Planning Commission that the house be designated as a Landmark. Mr. Edmonson seconded the motion, and it was unanimously approved.

Project no. 24-03, The Alcazar [Robin B. Lake Trust], 2450 East Derbyshire, 'MF2' Multiple-Family, requests Certificate of Appropriateness in order to execute renovations to become 125-unit apartment building.

Representative Daniel Caja presented renovations plans, which consist of constructing a new concrete accessibility ramp enclosed by a new cantilevered canopy; window and masonry removal to accommodate new ramp; masonry cleaning, repair, and replacement; and reconstruction of the penthouse. Interior renovations include modifications to the floorplan to accommodate remodeled residential units; new millwork and finishes; conversion of existing mailroom and restrooms into a billiards room and lounge; relocation of mailroom and delivery package room; conversion of the existing dining hall into a co-working/library space with a fireplace and coffee bar; and conversion of the existing kitchen space into a fitness room with restrooms, showers, and a sauna. A bike room will also be added.

Mrs. Lann requested further details regarding the method and materials being used to clean masonry, tuckpointing composition and materials that will be used, color and aggregate for new mortar, and Stucco replacement materials. Ms. Cohen requested additional details regarding the proposed materials for the new penthouse. Mr.

Edmonson inquired about what will happen with the existing ballroom, to which Mr. Caja replied explaining that it will be repurposed as a lounge for tenants. Ms. Adams requested replacement details and specs for all new windows and doors. Ms. Cohen also discussed that SHPO may require that exterior renovations make an aesthetic distinction between the historic architecture and newly constructed penthouse component. The team representing the project stated that they would provide the requested information at the following Landmark Commission meeting.

MOTION: Ms. Adams moved to continue the case. Mr. Veider seconded the motion, and it was unanimously approved.

Commissioners also briefly discussed the Centrum Theater Landmark nomination request. The Applicant is still compiling documents for a complete application, and hopes to bring their request back to the Landmark Commission at the next meeting in September. Ms. Siggers reported that the newly formed Board had some misgivings about becoming a Landmark due to fears of future restrictions. Ms. Adams stated that she may visit a Board meeting to quell apprehensions and explain the benefits and very few restrictions that exist for Landmarked properties.

Landmark Properties

Ms. Siggers reported that The Alcazar obtained most of its requested variances needed in order to execute renovations from the Board of Zoning Appeals, but that the Board referred the project to the Planning Commission for its requested parking-related variances. The Alcazar's project will go before the Planning Commission in August to obtain approvals for parking approvals. They will also go to the Architectural Board of Review on July 11, 2024.

Preservation Activities & Lectures/CH-UH Archives Group/Cleveland Memory/Cleveland Historical

Commissioners discussed the possibility of tabling at the upcoming Arts Festival, but decided that they would like to hold off on promotional activities until the updated Ordinance is completed. They also discussed potentially attending a Noble Corridor workshop or Climate Action Plan meeting.

Ms. Siggers also reported that 2024 is the 50th anniversary of the establishment of Cleveland Heights' Landmark Commission. Planning Staff would like to host an event and create copies of the historic brochures describing walking tours and historic architecture throughout the City. Commissioners decided they would work on a presentation to give at the event to discuss the Landmark Commission, alongside releasing an article describing what they have done since its

establishment. Ms. Adams also discussed the possibility of an Open Doors event for The Alcazar and Park Synagogue to allow the public to get tours of local Landmarks. The State operates the Open Doors program, and lists participating historic properties online for interested members of the public to tour. Ms. Siggers also discussed the availability of Ohio grants for the Semiquincentennial anniversary of the United States, and that the City is interested in applying and holding an event for this as well.

National Register of Historic Places

Ms. Siggers discussed that the Park Synagogue developer is still undergoing their planning, design, and analysis process, and that Planning Staff anticipates having recurring meeting with them soon.

Development/Planning Updates

Ms. Siggers reported that a master developer just struck a deal with the current property owner of Severance. A meeting may need to be held with the Landmark Commission and the master developer to discuss historic features of the site that should be preserved. Commissioners mentioned that developers should pay attention to preserving the fountain and carriage house in future plans.

Ms. Siggers also reported that the Nobility Court apartment building received its design review and financing approvals, and that Planning Staff is continuing discussions with Taylor-Tudor developers regarding the second phase. Planning Staff is also working on implementing design review changes, allowing Landmarked properties to only require Landmark Commission approvals for future projects.

Ms. Siggers also reported the ongoing City initiatives including the Climate Action and Resiliency Plan, Active Transportation Plan, Comprehensive & Equitable Safety Action Plan, and Noble Road Corridor Planning. Gateway & Wayfinding Signage planning; Accessory Dwelling Unit zoning and plans; and Parks, Recreation, and Open Space Master Planning are up and coming projects on which Planning Staff is currently working.

Grant Updates

Ms. Siggers reported that there was no new grant news, but that there are rolling archiving grant opportunities in which the City is interested.

NEW BUSINESS

Update on Local Landmark Recertifications

None.

Intern Project Goals

Commissioners discussed and decided upon a summer intern project. They decided they would like an article written to promote the 50th Landmark Commission's anniversary explaining the history of the Board, its creation, and what has been accomplished since that time. They would also like digitized complete portfolios with all required Landmark documentation and information. They would also like a flyer to quell misgivings about Landmark designations, explaining what it really means to be a Landmark, the few limitations that exist, and all the benefits that come with designation. Commissioners also discussed digitizing and archiving old building permits, but ultimately decided that that is a longer-term project that cannot be completed by the end of the summer.

ADJOURNMENT

There being no further business, the Commission adjourned at 6:53 P.M. The next regular meeting date will be Wednesday, September 4, 2024, at 5:30 P.M. in the Executive Conference Room on the second floor of City Hall.

Respectfully submitted,



Brooke Siggers, Secretary to the Landmark Commission

1/9/2025

Date

Approved,



Mazie Adams, Landmark Commission Chair

1/7/2025

Date

