

CITY OF CLEVELAND HEIGHTS LANDMARK COMMISSION

Minutes for the Regular Meeting of January 7, 2025

At 5:30 P.M. on Tuesday, January 7, 2025, a regular meeting of the Landmark Commission was held in the Executive Conference Room in City Hall.

LANDMARK COMMISSION MEMBERS PRESENT

Mazie Adams
Margaret Lann
Jim Nemastil
Ken Goldberg
Tom Veider

LANDMARK COMMISSION MEMBERS ABSENT

Dani Cohen
Jim Edmonson

STAFF PRESENT

Brooke Siggers

COUNCIL PRESENT

None

CALL TO ORDER

The meeting was called to order at 5:38 P.M.

MINUTES OF THE SEPTEMBER 4, 2024 LANDMARK COMMISSION MEETINGS

Commissioner Goldberg submitted corrections to the drafted minutes. Mr. Edmonson moved to adopt the September 4, 2024 Landmark Commission meeting minutes with the submitted corrections. Mr. Veider seconded the motion, and it was unanimously passed.

STAFF REPORT & OLD BUSINESS

Landmark Properties

[PRELIMINARY REVIEW] Proj. No. 24-05 Park Synagogue, 3300 Mayfield, requests preliminary review of development plan for 1) the historic preservation and adaptive reuse of Erich Mendelsohn's Park Synagogue and its school wing; 2) the expansion of the mechanical room with a two-story addition on the back of the synagogue; and 3) the demolition of the boiler house, caretaker apartment, and service garage; and 4) the demolition of Kangesser Hall with a new entry at the end of the bridge.

David Craun explained the preliminary review request for a development plan to restore the synagogue and to construct new townhomes. Craun explained that an application was submitted to the State to be listed on the National Register of Historic Places. He also briefly outlined the next steps for acquiring approvals, including returning to the January 2025 Landmark Commission meeting with the goal of being fully opened in January 2027. The second through fourth requests have been approved by the National Park Service as of the time of this presentation.

The synagogue is no longer in use and SCA (Sustainable Community Associates) recently acquired ownership of the property for development. The restoration scope includes masonry and soffit repair, new windows and doors, new roofs, interior floors, walls, and ceilings. There unfortunately aren't enough glass panes of the Yaacov Agam stained glass panels to use them at the Park Synagogue building as they were refashioned for Park's Pepper Pike campus. They also cannot be replicated. Craun stated SCA will be rebuilding or replacing the yellow brick gateways at the Euclid Heights Boulevard and Mayfield Road entry drives. They will also be preserving the historic interior features such as the weaving, woodworking, and sculpture of David. Remaining internal artwork will likely be retained.

The Rabbi's Study will become an arts consortium meeting space, and the library will be converted into study nooks. Some ancient texts will remain, but not all several thousand. The synagogue's internal systems will be updated to the most contemporary building systems while being sensitive to the historically significant spaces, and the synagogue will be updated for Kindergarten through twelfth grade education nonprofit arts programming, special needs art experiences, and a new Bachelor of Fine Arts interdisciplinary fifth-year program through a North East Ohio university.

The synagogue will also include the continued use of the sanctuary space for High Holy days and community arts events, private events, and parties. The project was awarded numerous grants and public funding including from Ohio Historic Tax Credits, the State Historic Preservation Office, and the National Park Service for a complete restoration and rehabilitation. The project also includes the construction of townhomes.

The on-site Mikvah and daycare center are still currently active. The boiler house, Kangesser Hall, and service garage building will be demolished. The synagogue is connected via an addition constructed in the late 1960s by a successor to Mendelsohn with a bridge over the ravine to a large overflow auditorium and event space known as Kangesser Hall. The Kangesser Hall addition is not considered by SCA to be sufficiently historic to sanction its remaining.

Commissioner Goldberg presented reasons he felt that Kangesser Hall should be saved, but Craun and his team explained that they were not able to retain that feature of the site due to the financial limitations of historic tax credits that are being used for this project. It was also explained that the boiler house was previously used for caregivers' quarters, but that it is now derelict and covered in mold. No action was taken because this is a preliminary review.

Potential Landmarks

Landmark Commission Chair Mazie Adams discussed that the 1945-1960 Overlook duplexes designed by George H. Burrows should be considered to become Cleveland Heights Landmarks as recommended by Grabowski.

City Planner Brooke Siggers announced that resident Susan Miller is interested in working alongside a Commissioner to nominate the Frampton-Hewitt House on Euclid Heights Boulevard. Landmark Commission Chair Adams stated that she will look into it and provide some assistance.

Development Updates

City Planner Brooke Siggers also announced that Planning Staff will soon be holding monthly meetings with the WXZ team that is renovating the Taylor Tudor buildings, so development updates will be coming soon. Siggers will also be arranging a tour for the Commissioners to visit the site.

Preservation Activities & Lectures

Landmark Commission Chair Mazie Adams will be presenting on the history of Cleveland Heights on April 22, 2025. Commissioner Goldberg announced that Cleveland Heights Libraries will be hosting a 1920s-themed Great Gatsby event. Commissioner Lann announced that the Cleveland Restoration Society will be hosting an event called Guide to Researching Your Home/Renovation 101 with Cleveland Heights Libraries on May 27, 2025.

NEW BUSINESS

Update on Local Landmark Recertifications

None.

Semiquincentennial Anniversary: 250th Anniversary of The United States

City Planner Brooke Siggers announced that City Council passed a resolution to be an America 250-OH Community, a group of communities that will receive access to resources such as digital toolkits, an online community platform, regular check-ins with other AM 250-OH Communities, recognition of participation in AM250-OH celebrations and commemorations, and the opportunity to develop and grow professionally. Siggers inquired about any organizations that Commissioners would like to be considered for inclusion as a local partner, to which Commissioners responded by listing The Cleveland Heights Historical Society, Heights Arts, FutureHeights, Heights Libraries, and the Cleveland Heights School District.

ADJOURNMENT

There being no further business, the Commission adjourned at 6:23 P.M. The next regular meeting date will be Tuesday, March 4, 2025, 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



Date

Approved,



Mazie Adams, Landmark Commission Chair



Date