

CITY OF CLEVELAND HEIGHTS LANDMARK COMMISSION

Minutes for the September 16, 2025
Regular Meeting

At 5:30 P.M. on Tuesday, September 16, 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
Ken Goldberg
Jim Nemastil
Dani Cohen

LANDMARK COMMISSION MEMBERS ABSENT

Tom Veider

STAFF PRESENT

Brooke Siggers, City Planner

COUNCIL PRESENT

None

CALL TO ORDER

Ms. Adams called the meeting to order at 5:38 P.M.

STAFF REPORT & OLD BUSINESS

Landmark Properties

PROJ. NO. 25-01: Park Synagogue, 3300 Mayfield, 'S-2' Mixed-Use, requests Certificate of Appropriateness for the new construction of two (2) three-story multi-family apartment buildings with thirty (30) total units. **This case was withdrawn at the request of The Applicant, and will return to have their case heard at a later date.**

PROJ. NO. 25-02: St. Paul's Episcopal Church, 2741 Fairmount, 'AA' Single-Family, requests Certificate of Appropriateness for the new construction of antennas.

Ms. Adams introduced the case, and David Cummings presented the proposed antennas project. The projects proposed to construct four (4) new antennas. They are to be located in the window openings at the top of the building. They intend to replace and upgrade the technology. The appearance of St. Paul's Episcopal Church should not change. Commissioners asked The Applicant about the dimensions and configuration of the proposed new antennas. Ms. Adams asked about the projection of the antennas. Commissioner Cohen shared that the submission shows the antennas projecting beyond the base. Ms. Adams confirmed that The Applicant should return with the projection details, noting that it should be as tight as possible. She also informed The Applicant that the color needs to be clarified, and that the antennas should be painted to blend in with the building. A color sample can be submitted to Planning Staff for administrative approval.

Ms. Adams asked if any existing antennas are to be removed, and The Applicant confirmed that none will be removed. Commissioner Cohen asked why the plans show existing brackets being used if all existing antennas are to remain, and let The Applicant know that brackets details should be clarified if new ones are to be used. Commissioner Cohen also wanted to know why they opted for projecting antennas rather than flush. Commissioner Goldberg asked if the church had any chimes. The Applicant was unsure. Commission Chair Adams stated that chimes are located at a lower elevation than the project location. Commissioners also requested pictures of the sill, and confirmed that no holes should be drilled into the sandstone. Ms. Adams also asked for a visual showing the church with the antennas added so that Commissioners can understand what the proposed project will look like. The Applicant mentioned that they have already received their building permit, and were not aware that Landmark Commission design review was required until after they received it. Siggers confirmed that the Building Department mistakenly issued a permit prior to the project being reviewed by the Landmark Commission. Chair Adams explained that the Commissioners do not feel comfortable giving final approvals at this time, but that The Applicant can return with updated information at the next regular meeting or at a requested special meeting. Ms. Lann moved to table the case, Commissioner Cohen seconded the motion, and it was unanimously approved.

Ms. Adams discussed that the Park Synagogue restoration project is experiencing budget issues. Commissioners asked why the funding conversation was tabled by Council, and Siggers stated that she was not completely sure but that part of it involves the City still discussing with developers if there will be publicly accessible trail network within the site. Ms. Lann asked if the Landmark Commission can draft a letter in support of the provision of gap funding for the project, as she is concerned that the Landmark will be lost if the project cannot be executed. Ms. Lann offered to draft the letter. Commissioner Cohen motioned to send a letter in support of providing gap funding, Mr. Goldberg seconded it, and it was passed unanimously.

Potential Landmarks

Planner Siggers announced that due to some recent controversial ABR design review submissions in the Forest Hills community, Director Zamft recommended to suggest that members of the neighborhood nominate it to become a designated Landmarked District. Because the controversies mainly involve the replacement of tile roofs, those can be included in the nomination as defining features of the neighborhood. Chair Adams agreed with the recommendation, and clarified that she's happy to explain to community members what is

needed in order to officially designate it as a Landmarked District, but that the nominators will be responsible for the submission and review processes. Commissioner Goldberg agreed, adding that in addition to tile roofs, they also have slate, cedar, and flat roofs. Ms. Adams added that garage doors could also be a defining features. Commissioner Goldberg added that front doors can be a defining feature as well. Commissioner Cohen shared that it would be a great first Landmarked District, and mentioned that the nominators should hold a neighborhood survey prior.

Siggers also asked if any Commissioners have heard from The Heights Theater regarding the nomination they initiated in 2023. None of them have received any communications from them.

Commissioner Goldberg stated that he recommended that the Mayfield Cemetery would be a good property to designate as a Landmark at a past meeting, and asked if City Staff has sent a letter. Commissioners decided that it would be a good idea to send a letter.

Landmark Ordinance and Procedures

Ms. Adams explained that she plans to speak with the mayoral candidates to discuss the updated Landmark Ordinance and gauge interest and opinions on the proposed legislation to assess when it can go before Council.

Ms. Adams also explained that she would like to submit a formal request for a temporary moratorium on demolitions until the new mayor is instituted so that no demolition requests are able to move forward without official approvals during the transition of City elected officials. Mr. Goldberg moved to submit a formal request for a temporary moratorium on demolitions until the institution of the new mayoral administration. Commissioner Dani Cohen seconded, and the motion was passed unanimously. Ms. Adams stated that she would work on drafting a formal request letter.

Ms. Adams also mentioned the remodeling of a residence at 2368 Overlook Road. While it is not a Landmark, it is a historic structure that was altered significantly without the proper design approvals. The project went to ABR, but the conditions were not properly followed. The ABR imposed a condition to the siding alteration request that the shake must match the existing structure. They also received a building permit for 'Like for Like' window alterations, but different window styles were installed. Siggers shared that the Chief Building Official believes that the alterations were implemented correctly, and Commissioners shared that they are very concerned about the design review process and hope to improve it next year.

Ms. Adams also discussed that the Cain Park changes in seats should have come to the Landmark Commission for design review approvals. A survey was issued to the community, but they were never officially reviewed or approved by the Landmark Commission. She mentions that the Cain Park stramp also should have come to them, but that she is more understanding of that project not coming for design review.

Preservation Activities & Lectures

Ms. Adams asked about the status of the Landmarks book, and Siggers confirmed that Communications has not had a chance to complete it yet, but that a new Seeing Doubles

walking tour brochure will be recreated that will come out in time for the Heights Libraries lecture on September 30, 2025.

Ms. Adams also mentioned the America250 working group, and that we should begin meeting in order to discuss any plans for events next year.

National Register of Historic Places, District Updates

No updates.

Development Updates

Siggers announced that Matt Wymer of XWZ intended to come to this meeting in order to update Commissioners on the status of the Taylor Tudor project but he was not able to come. Commissioners are excited for updates and hope to be able to visit the site in the near future.

Siggers also discussed that any updates to Cain Park following the Parks, Recreation, and Open Space plans will come to the Landmark Commission for design review approvals.

Grant Updates

Siggers announced that they have just submitted a grant application for a high-volume scanner in order to begin the archiving project. Two (2) smaller scanners have also been purchased, but the high-volume scanner will allow Staff to archive documents much faster. Commissioner Cohen asked if it is possible to retrieve the information that Kara Hamley O'Donnell left on the Superior Schoolhouse computer. Siggers stated that she will look into it. Ms. Adams states that the computer is extremely old, so it may be difficult to do, but that there should be a lot of information on that computer in the Pass Perfect software.

NEW BUSINESS

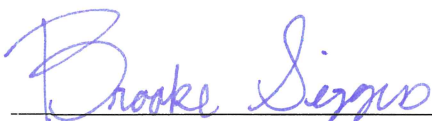
Update on Local Landmark Recertifications

There are no updates, but Ms. Adams discussed that Commissioners should begin working on recertifications again. They have not had the time in the past to do so following meetings. Siggers asked if they would like to hold monthly meetings in order to allow them more time to work on recertifications. Commissioners agreed to transitioning to monthly meetings starting in 2026.


ADJOURNMENT

There being no further business, the Commission adjourned at 6:52 P.M. The next regular meeting date will be Wednesday, November 5, 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

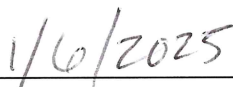


Date

Approved,



Mazie Adams, Landmark Commission Chair



Date

