

CITY OF CLEVELAND HEIGHTS LANDMARK COMMISSION

Minutes for the Regular Meeting of
March 5, 2024

At 5:30 p.m. on Tuesday, March 5, 2024, a regular meeting of the Landmark Commission was held in the Executive Conference Room in City Hall.

LANDMARK COMMISSION MEMBERS PRESENT

Mazie Adams
Ken Goldberg
Margaret Lann
Benjamin Sperry
Tom Veider
Danielle Cohen
Jim Edmonson

LANDMARK COMMISSION MEMBERS ABSENT

None

STAFF PRESENT

Brooke Siggers, City Planner
Christy Lee, Administrative Assistant

COUNCIL PRESENT

None

CALL TO ORDER

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

MINUTES OF THE JANUARY 3, 2024 LANDMARK COMMISSION MEETING

Ms. Cohen moved to adopt the January 3, 2024 Landmark Commission regular meeting minutes. Mr. Edmonson seconded the motion, and it was unanimously passed.

STAFF REPORT

Landmark Ordinance and Procedures

Ms. Siggers began the staff report with an update on the most recently upcoming Landmark Ordinance Update activity. Ms. Siggers discussed the February 26, 2024 Landmark Ordinance Update Stakeholder meeting. The meeting went well, and the Naylor-Wellman team is revising the most recent draft based on input and discussions from the meeting. The second public meeting for the Landmark Ordinance Update

will be held on Monday, March 11, 2024 in Council Chambers. Planning Staff will send the agenda and information sheets to Landmark property owners in hopes that they will attend and become engaged in the process. Staff encourages Commissioners to invite local stakeholders to attend, and hopes to hear public commentary from community members as well.

Potential Landmarks

Project no. 24-01, Centrum Theater [GHC MANAGEMENT INC], 2781 Euclid Heights, 'C3' General Commercial, requests review of nomination and recommendation to Planning Commission to become Landmarked.

Joel Negus attended the meeting and presented the request to nominate the building as a Landmark. He briefly discussed the history of the theater, and its renowned role in the Jacobellis v. Ohio Supreme Court case, which caused community-wide controversy. City Church currently occupies the main floor, City and East hookah bar occupies the upstairs section, and Cilantro Taqueria occupies the ground floor section. The main space is currently utilized as a recording studio for large ensembles scoring films, and can also be used for events such as live performances and public forums.

Commissioners were interested in Landmarking this building, and discussed the possibility of expanding the nomination to create a Coventry neighborhood Landmark District, with it being the oldest shopping district in Cleveland Heights. Commissioners proposed giving a presentation to nearby tenants explaining the Landmark process as well as the benefits associated with becoming one. Ms. Adams also requested additional more comprehensive application materials, including: a site plan, listing, photographs, history write-up, description of significant interior and exterior features, historic photographs, description of known changes to the building, architectural drawings, and historic articles and documentation.

MOTION: Mr. Edmonson moved to table the Landmark Nomination in anticipation of additional application items and to discuss possibilities of expanding the nomination to a District that includes more buildings. The motion was seconded by Mr. Veider, and was unanimously approved.

Landmark Properties

Ms. Siggers reported that Mazie sent a letter to Director Zamft requesting the installation of new signage that is more similar in quality to signage used in other parts of the City. Ms. Siggers noted that Director Zamft confirmed that funds are available in the budget to

replace signs, and forwarded Ms. Adams' letter to Public Works to discuss further. Ms. Siggers also reported that the Park Synagogue developer is going through the planning, designing, and analytics process. Planning Staff anticipates beginning a series of recurring meetings with the developer team in the next coming weeks.

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

Planning Staff will be preparing Landmark Ordinance update legislation to go before Council. Commissioners decided that it should go to Council April 1, 2024. Ms. Siggers also reported that Marian Morton has suggested that the City re-issue and re-introduce the various brochures at an event during this year's Preservation Month, which is in May. Ms. Lann reported that the Cleveland Restoration Society is holding a lecture on stain glass work from Douglas Phillips in May, who designed stain glass windows for several Black churches throughout Cleveland. Ms. Lann also reported that United Temple Church "The Tabernacle" will be undergoing a conditions assessment throughout April and May.

National Register of Historic Places

Ms. Siggers reported that Director Zamft will be virtually attending the Ohio Historic Site Preservation Advisory Board hearing on March 15, 2024 for Park Synagogue.

Development/Planning Updates

Ms. Siggers reported that Taylor-Tudor is moving forward and that new zoning was adopted. The development agreement and financing was approved by Council, and the School Board should approve in the next coming weeks. Planning Staff is currently discussing the second phase of development with the developing team.

Ms. Siggers also reported that the Noble Road affordable housing project is working through the process of acquiring needed approvals. The project was preliminarily reviewed by the Planning Commission on February 14, 2024; they presented at Council on Monday, March 4, 2024; and will require variances from the Board of Zoning Appeals as well. Planning Staff is also currently doing a comprehensive planning project for the Noble Corridor, and have been holding monthly meetings about conditions along Noble Road.

Ms. Siggers also reported that Planning Staff has proposed changes to the Places of Worship zoning regulations to allow for more flexibility. It was introduced to Council on Monday, March 4, 2024, and will go to Planning Commission on March 13, 2024. Planning Staff will also soon be proposing changes to the design review process, which will adjust to the process for cases that require Landmark Commission approval. It

will allow these cases to only go to the Landmark Commission, and not require approvals from the Architectural Board of Review.

Grant Updates

Ms. Siggers reported that the City will be supporting the Oakwood Drive Brick Road Restoration CLG Grant request.

NEW BUSINESS

Update on Local Landmark Recertifications

Landmark Commissioners reviewed and revised the recertification text for The Alexander House (formerly College Club of Cleveland, and presently College Club Apartments).

Intern Project Goals

Ms. Siggers reported that Planning Staff will be pursuing hiring a summer intern to assist on inventorying Landmark data.

Commissioner Board Membership

Commissioner Ben Sperry announced his resignation from the Landmark Commission, expressing gratitude for his time served on the Board.

ADJOURNMENT

There being no further business, the Commission adjourned 7:00 P.M. The next regular meeting date will be Wednesday, May 7, 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 Date 5/8/2024

Approved,



Mazie Adams, Landmark Commission Chair Date 5/8/2024