

CITY OF CLEVELAND HEIGHTS LANDMARK COMMISSION

Minutes for the Regular Meeting of
November 5, 2024

At 5:30 P.M. on Tuesday, November 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
Dani Cohen
Jim Edmonson
Margaret Lann
Ken Goldberg
Tom Veider

LANDMARK COMMISSION MEMBERS ABSENT

Jim Nemastil

STAFF PRESENT

Brooke Siggers
Christy Lee, Administrative Assistant

COUNCIL PRESENT

None

CALL TO ORDER

The meeting was called to order at 5:32 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

Proj. No. 24-04 The Warner-Racca House and Carriage House, 2689 East Overlook, requests review certificate of appropriateness to alter the roof.

Carmen Iammarino explained the certificate of appropriateness request to replace the existing asphalt single roof on the main house and detached garage and carriage house. The new material will be similar in style and color to the existing materials. Commissioner Goldberg inquired if the original slate material is now gone, to which The Applicant affirmed "Yes." Commissioner Lann suggested that the ice guard be doubled and that a zinc strip be installed where moss may be a problem.

MOTION: Commissioner Lann moved to approve the Certificate of Appropriateness for the roof to be altered as described in the application. Commissioner Veider seconded the motion, and it was unanimously approved 5-0.

[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 temple and school wing; 2) the expansion of the mechanical room with a two-story addition on the back of the synagogue temple; 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 synagogue is no longer in use and was recently acquired by Sustainable Community Associates for development. The restoration scope includes masonry and soffit repair, new windows and doors, new roofs, interior floors, walls, and ceilings. 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 Temple 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 addition is not considered sufficiently historic as the structures were constructed outside of the period of significance (1950-1953) of the Mendelsohn Synagogue, so the bridge will be retained but the Hall will be demolished.

Commissioner Goldberg gave arguments for the retention of the entire Kangesser Wing, 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 Grabowski contacted her regarding Landmarking the 1945-1960 Overlook duplexes designed by George H. Burrows.

NEW BUSINESS

Update on Local Landmark Recertifications

None.

ADJOURNMENT

There being no further business, the Commission adjourned at 6:51 P.M. The next regular meeting date will be Tuesday, January 7, 2025, at 5:30 P.M. in the Executive Conference Room on the second floor of City Hall.

Respectfully submitted,

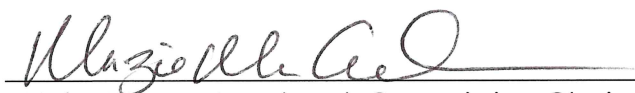


Brooke Siggers, Secretary to the Landmark Commission

4/2/2025

Date

Approved,



Mazie Adams, Landmark Commission Chair

4/1/2025

Date