

CITY OF CLEVELAND HEIGHTS LANDMARK COMMISSION

MINUTES FOR THE APRIL 1, 2025 SPECIAL MEETING

At 5:30 P.M. on Tuesday, April 1, 2025, a special meeting of the Landmark Commission was held in the Executive Conference Room in City Hall.

LANDMARK COMMISSION

MEMBERS PRESENT

Mazie Adams
Jim Edmonson
Ken Goldberg
Jim Nemastil
Dani Cohen

LANDMARK COMMISSION

MEMBERS ABSENT

Margaret Lann
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. 24-05: request for certificate of appropriateness to (1) restoration of synagogue; (2) mechanical room expansion; (3) demolition of the boiler house, caretaker apartment, and service garage; (4) demolition of Kangesser Hall.

Representatives of the Park Synagogue restoration, Larissa Burlij and David Craun, began their presentation on the requests for certificates of appropriateness to (1) restore the synagogue; (2) expand the mechanical room; (3) demolish the boiler house, caretaker apartment, and service garage, and (4) demolish Kangesser Hall. All proposed plans are created according to and in coordination with the National Park Service's requirements and standards.

Larissa Burlij explained the proposed plans for the addition. The mechanical room will be expanded with the construction of a two-story addition with a walk-out balcony to house the mechanical system. A utility stair will also be constructed in order to allow service personnel to access the second floor of the addition. The Juliet balcony beside this area is to remain. They will be replacing the existing windows with similarly round windows. The addition will be constructed using new Norman brick and will have fiberglass utility doors that will match the color of the brick.

Mr. Goldberg inquired about how the door will be accessed at the end of the bridge. Mr. Craun responded but explaining that they don't yet have full details.

Mr. Nemastil asked if there would be wellheads, as geothermal energy was previously mentioned. Ms. Burlij explained that new wellheads will likely be about thirty (30) wellheads installed between 500 and 600 feet below the new road. Mr. Craun explained that they tried different options ranging as deep as 850 feet below, and decided that about 600 feet was the best option.

Mr. Goldberg asked about the plans to restore the historic gates at the Euclid Heights Boulevard and Mayfield Road entry points. Mr. Craun explained that the owners are hopeful to be able to afford to do them in the initial phase, but they will be restored at least during the phase in which the Mayfield Road development will occur.

Commissioner Cohen shared that they like the proposal, the materials that are to be used, and the new appearance. They also asked if new materials will match the old – to which Ms. Burlij responded that new construction will match existing materials as closely as possible.

Mr. Nemastil asked if radon testing would be done in the building. They responded that they are unsure, but that other environmental testing will be done.

Commissioner Cohen moved to approve the second request to expand the mechanical room with a two-story addition on the back of the Synagogue. The motion was seconded by Mr. Goldberg, and was approved by the present Landmark Commissioners 5-0.

Mr. Craun presented the first request again, the historic preservation and adaptive reuse of Erich Mendelsohn's Park Synagogue and its School Wing.

Mr. Craun described the proposed historic alterations to the synagogue's exterior, such as the ADA ramp over the front stairway, step lighting, the ramp/garden wall, stair handrails, thickened fascia, roof lighting, double-thick fascia, and the concealing of exposed electrical. Additionally, they will be paving the infill of the circular lawn area, removing existing trees where necessary, changing the concrete pattern and shape, thickening fascia, and standardizing perimeter plantings.

Mr. Craun also went over the few interior alterations, including enlarged HVAC diffusers, repositioned flush doors that leads into the school wing, the removal of curtains in the former men's lounge, the enlargement of the opening to the elevator lobby, and the expansion of the names listed in the memoriam. Minor alterations to the interior Miller Chapel include added window shades, the removal of privacy curtains, and the addition of dedication signage and

light fixtures. Minor alterations to the interior ground floor include the addition of a handrail and light fixtures. The former ladies' lounge will have the wood paneling replaced, wood cove lighting installed, and panic door hardware will be implemented as well. The interior coat check room will become a more active space. The millwork doors will be removed, and the bar will be maintained. The ceiling will be removed in order to make mechanical alterations, but it will be completely restored subsequent to that work being completed. The former gift shop will retain its current use as an office space.

The interior administration waiting area will also have the decorative shins and displays formally restored. The former Rabbi's study will be restored and is to become an amenity space for the arts community. They also hope to have pictures, books, and art, and interactive elements demonstrating the history and evolution of the building in this former office. The library will be completely restored, and they are currently in the process of selecting the wood finishing to be used there. The Glass Auditorium will have the cove light domes restored that were initially installed when the building was constructed.

Ms. Adams asked about the exterior landscaping, and asked about the status of the ramp at the front entrance. Ms. Burljj explained that they were looking to relocate the ramp in order to open the landscaping up to the building and to provide an accessible entrance to the courtyard as it currently requires stairs.

Commissioner Cohen asked about how the materials will be such a close match to the original bricks. They are working with Belden to use the most accurate as possible type of clay from 1950 and are using the same firing plant in order to custom fabricate a Norman brick of the same style. They are salvaging as many existing bricks as possible, but the grout is in really good condition making the removal of these bricks extremely difficult as they've undergone many freeze-thaw cycles due to the weather over time.

Ms. Adams asked about the window work that will be executed. Ms. Burljj explained that all windows other than those around the dome will be replaced as these were already replaced in 2000. Mr. Craun explained that the rectangular windows in the school windows, the round windows that will be restored because they are difficult to replicate. Ms. Adams also asked if there will be any roof work. Mr. Craun explained that the dome is in great condition, but will be getting a tune up. The remainder of the building will have a TPO roof with a matching pre-finish copper-colored aluminum fascia.

Mr. Goldberg mentioned that the Ten Commandments used to light up and asked if they will still be functional. Mr. Craun mentioned that they don't work at the moment but that the lighting will be restored again.

Commissioner Cohen asked what shade of copper the new roof will be, and Mr. Craun explained that it will be a shade of copper that matches the dome.

Commissioner Cohen moved to approve the first request to allow the historic preservation and adaptive reuse of Erich Mendelsohn's Park Synagogue and its School Wing. Commissioner Edmonson seconded the motion, and it was approved 5-0.

Ms. Adams asked that they return to the Landmark Commission with additional information regarding the demolition of the boiler house, caretaker apartment, service garage building, and Kangesser Hall at the following meeting. They would also like to see information regarding the exterior landscaping if possible.

PROJ. NO. 25-01 Park Synagogue, 3300 Mayfield, requests preliminary review of the proposed townhouses.

Mr. Craun and Ms. Burlij also preliminarily presented on Project No. 25-01, the request to construct two (2) new three-story residential apartment buildings near the Euclid Heights Boulevard entry point of the site. One building is a 5-plex, and the other is a 10-plex. Ms. Burlij explained that a portion of this area was the former location of memorials that have since been relocated. Commissioner Goldberg stated that he does not believe that this was ever the former location of memorials and that they were concrete platforms most likely paved areas that were used by the Park Day Camp that previously operated on the site.

They originally wanted to construct the newly proposed residential buildings with a wood paneling exterior, but were instructed by the National Park Service to utilize masonry as the proposed wood paneling would not be utilized during the time that the synagogue was constructed. The NPS allowed some wood paneling, but did not allow it to be the predominate exterior material. The proposed masonry is meant to complement the synagogue's brick rather than to replicate it. They will be using a warm-toned grey with earthy rose tones and stone-like qualities in order to match the warmth of the original masonry.

The residential buildings will have single-story, single-bedroom and -bathroom units on the ground floor, and two-story units on the second and third floors of the building. The ground floor is intended for seniors or people seeking to downsize their living spaces, and some will be accessible units. They plan to save as many trees as possible in the landscaping areas abutting the rear yards of the Compton Road properties. This should provide screening and help insulate these homes from noise and impacts from cars.

Commissioner Cohen asked about the height of these proposed structures, to which Ms. Burlij replied that they are thirty-five (35) feet on average due to the change in grade.

Mr. Craun announced that the development plan will be discussed in detail at the May 14, 2025 Planning Commission meeting. No action was taken as this was a preliminary review.

Potential Landmarks

Ms. Adams announced that she and Jim Nemastil will be attending The Heights Theater's Board meeting this upcoming Sunday on April 6, 2025 to discuss the Landmarking process in greater detail. They initiated the designation process in 2023, and later became reluctant and stopped the process.

Preservation Activities & Lectures

Ms. Adams announced that Historical Marker Day will be celebrated at the end of April and that she'd like to sign up for it and participate. It consists of visiting local historic markers and cleaning them. City Planner Brooke Siggers confirmed that she will sign up for it.

The 50th Anniversary of the Landmark Commission event will still be held this upcoming May 22, 2025. The event will be open to the public, and all past and present Landmark Commissioners will be invited as well. Siggers announced that our Landmarks booklets will be recreated with a new binding, updated professional photographs, and the addition of the most recently designated Landmarks. If Commissioners have any textual edits, they will send them to Siggers.

Commissioner Goldberg also asked if the plaques will be issued to the most recently designated Landmarks, and Siggers stated that she will be following up with Director Zamft to attempt to get that done in advance of the May 22nd event.

National Register of Historic Places, District Updates

No updates.

Development Updates

Commissioner Nemastil asked about the status of the Beaumont School demolition, to which Siggers responded that they have not yet applied for any certificates of appropriateness.

Grant Updates

No updates.

NEW BUSINESS

Update on Local Landmark Recertifications

No updates.

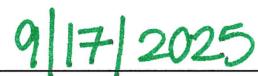
ADJOURNMENT

There being no further business, the Commission adjourned at 7:07 P.M. The next regular meeting date will be Tuesday, May 6, 2025, at 5:30 P.M. in the Executive Conference Room on the second floor of City Hall.

Respectfully submitted,

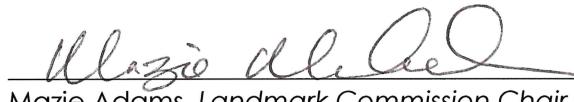


Brooke Siggers, Secretary to the Landmark Commission



Date

Approved,



Mazie Adams, Landmark Commission Chair



Date