



SHAKER HEIGHTS

Landmark Commission Agenda
Via Video and Audio Conference Due to COVID-19 Public Health Emergency
Wednesday, June 24, 2020, 7:00 PM
Zoom Webinar ID: 953 5215 6480
Password: 33553400

For the safety of staff and residents, in-person attendance is not permitted. Join the Zoom meeting from a PC, Mac, iPad, iPhone or Android device. Join online to listen and watch at [https://zoom.us/j/95352156480?](https://zoom.us/j/95352156480?pwd=UXRlbnNmdEtuU1RtN3FOdDNVakRxUT09)

[pwd=UXRlbnNmdEtuU1RtN3FOdDNVakRxUT09](https://zoom.us/j/95352156480?pwd=UXRlbnNmdEtuU1RtN3FOdDNVakRxUT09), Password: 33553400: Description: Landmark Commission Meeting; or join by phone to listen at 833-548-0282 (toll free); Webinar ID: 953 5215 6480, Password: 33553400.

Residents may submit comments/questions regarding items on the agenda at least 6 hours in advance of the meeting by emailing Cameron Roberts at cameron.roberts@shakeronline.com; staff will respond prior to the meeting.

1. Approval of Minutes from the January 29, 2020 meeting.

Documents:

[1-29-20 MINUTES DRAFT.PDF](#)

2. 2020 Preservation Awards Nominations

Documents:

[3. PRESERVATION AWARD NOMINATION CATEGORIES.PDF](#)

[4. 2020 PRESERVATION AWARDS - NOMINATION MATRIX.PDF](#)

[5. 2020 PRESERVATION AWARDS - NOMINATION NARRATIVES.PDF](#)

3. Staff Approvals

4. Other Business

To request an accommodation for a person with a disability, call the City's ADA Coordinator at 216-491-1440, or Ohio Relay Service at 711 for TTY users.



**Landmark Commission Minutes
Wednesday, January 29, 2020
7 P.M.
City Hall, Conference Room B**

Members Present: Nancy Moore, Landmark Commission, Chair
Clifford Brown, Landmark Commission, Member
Tom Starinsky, Landmark Commission, Member
Meghan Hays, Landmark Commission, Member
Crystal Montgomery, Landmark Commission, Member

Others Present: Cameron Roberts, Planner
Daniel Feinstein, Senior Planner
Sandra Madison, Architectural Board of Review, Member
Rob Sullivan, Architectural Board of Review, Member

The meeting was called to order by Chair Moore at 7:00 p.m.

* * * *

Approval of the June 26, 2019 Meeting Minutes

It was moved by Mr. Brown and seconded by Ms. Hays to approve the minutes.

Ayes: All
Nays: None

Motion Carried

* * * *

Certificate of Appropriateness: 18421 Scottsdale Boulevard— As-built front porch columns, shutter installations, and rear window to door alteration. Richard Tynes, property owner, and Jill Giacomo, consultant.

Mr. Roberts stated that the application is for several as-built alterations at 18421 Scottsdale Boulevard. The house was built in 1929 and designed by the architectural firm Fox, Duthie, and Foose as a Master Model Home, which is why the property is a locally designated landmark. The house is one of eight Master Model Homes that were built along Scottsdale Boulevard during the 1920's. Mr. Tynes, the new property owner, acquired the property in June 2019 in order to renovate the house for resale.

Mr. Roberts explained that the application includes three components: a new design for the front porch columns, the installation of new shutters to the front and west facades, and the alteration of a rear

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window to a door entry. He noted that the work is already complete, but did not receive design review or permit approval from the City. The application is to review the as-built conditions of the alterations.

Mr. Starinsky asked whether the point-of-sale process flags properties that are landmarks.

Mr. Feinstein answered that the point of sale inspection form states that the property is a designated landmark and explained that regardless of landmark status, any exterior changes would have had to go through the Architectural Board of Review.

Ms. Moore mentioned that in addition to the components of the evening's application, there were vinyl windows that were mistakenly approved on the house.

Mr. Feinstein explained that the house already had vinyl windows when it was sold. Replacement of those vinyl windows with new vinyl windows was approved by the city in error before recognizing that it was a landmark property. The applicant is not being asked to replace those.

Mr. Roberts presented the altered design for the front porch columns. The original front porch columns were wood and painted white with a lattice-type design. The applicant shared that the columns were in very poor condition and not structural to the overhang above. Considering those conditions, the applicant replaced the columns with a simple column design. The new columns are constructed of cedar wood and painted white; however, the design is significantly different from the original.

Mr. Roberts presented the new shutters. He said the property owner installed new shutters on the front and west facades of the house. Paint markings on the brick exterior and several remaining shutter dogs indicate that the home originally had wood shutters, which led to the applicant's decision to reapply them. The new shutters are vinyl and black with a wood grain texture. Every shutter is 15 inches wide, while the window opening width varies throughout the house. During a site visit, staff noticed old shutter dogs on the east façade, indicating that there were once shutters on that side as well. Lastly, the applicant installed vinyl flower boxes below the two first-story windows on the front façade.

Mr. Roberts presented the rear window to door alteration. A rear window, which was said to be rotting and deteriorating, was replaced with a vinyl sliding door and wood trim. The addition where this alteration occurred is assumed to be non-original to the house due to a brick exterior that does not match the rest of the house.

Mr. Roberts explained that in staff's typical review of applications, the Landmark Commission Design Guidelines and existing precedent are relied upon to make a recommendation. He presented several previous Landmark Commission applications similar to the proposal.

Mr. Roberts shared that the Landmark Commission previously reviewed one similar proposal for front porch columns. The application was for 18520 Winslow Road in August of 2018. The property was being renovated by the Cleveland Restoration Society and they proposed replacing the front porch lattice columns with a more simple and solid design. During the review, Landmark Commission members stated that the lattice design was likely original to the property and also a unique feature for the property and neighborhood. Based on those remarks, the Landmark Commission required that the columns be replaced in-kind.

Mr. Moore noted that the review was also before any work had begun. Mr. Roberts confirmed.

Mr. Roberts said that the Landmark Commission has reviewed one similar proposal for shutters. At the April 28, 2010 meeting, the Landmark Commission reviewed as-built vinyl shutters that replaced previously installed vinyl shutters at 17620 Winslow. The previous vinyl shutters never received city approval. Although the prior shutters were vinyl, the Commission discussed that one of the intents of Landmark designation is to preserve or gradually return the house to its original condition. As a result, the Landmark Commission required that all shutters be wood and appropriately sized.

Mr. Roberts said there are no specific precedents for the rear window to door alteration. However, the Landmark Commission has approved this type of alteration numerous times. In regards to the approvals, the originality of the feature and its location on the house have both been deciding factors. Mr. Roberts did note that vinyl has never been approved by the Landmark Commissions as an appropriate material for these alterations.

Mr. Starinsky asked whether that has applied to non-contributing additions as well. Mr. Roberts confirmed that it has.

Mr. Roberts proceeded to present the staff recommendations for the application. For the front porch column design, he said the Architectural Board of Review and Landmark Commission should discuss whether the new column design is appropriate. For the shutters, staff recommends replacement of the new vinyl shutters with wood shutters that are the same height as the window and exactly half of the window's width. Staff also recommends adding shutters to the east elevation for a consistent appearance and removal of the vinyl flower boxes. For the rear window to door alteration, staff recommends replacing the vinyl door with a wood door that is more appropriately sized for the opening.

Mr. Roberts asked Mr. Feinstein whether he had any additional information to share for the Architectural Board of Review.

Mr. Feinstein said that he had similar comments from the Architectural Board of Review's perspective, but noted that the Board is less focused on the historic materials of the property. Rather, the Architectural Board of Review is more focused on the general appropriateness of design.

Ms. Moore asked the applicants, Richard Tynes and Jill Giacomo, whether they had any information to share.

Mr. Tynes communicated that he has put over \$100,000 into the renovation of the property. The point of sale inspection required scrapping and painting of the front porch column, but it was in such poor shape that it began to fall apart upon being scraped. The rear window and sidewall of the addition was infested by carpenter ants. The house is completely constructed of steel I-beams and caused significant renovation cost. He noted that there were no shutters and vinyl windows already existed when he bought the home. This is why he thought that new vinyl windows would be acceptable. He also noted that the vinyl sliding door was selected to match the new vinyl windows. He expressed that the house looks much better for the investment that he put into it. Neighbors have expressed the same to him.

Mr. Starinsky asked whether the property has a plaque to identify it as a landmark.

Mr. Tynes confirmed that there is a plaque, but he did not know what it meant.

Ms. Moore asked Mr. Tynes what his plans are for the property.

Mr. Tynes said that he plans to sell it. He explained that he has been a Shaker Heights resident since 1981 and currently owns multiple properties throughout the city.

Mr. Sullivan asked Mr. Tynes whether he was aware of the city's design requirements.

Mr. Tynes said that he was not as he had never done any extensive exterior work to his other properties.

Ms. Moore opened the conversation to the Landmark Commission and Architectural Board of Review.

Mr. Starinsky asked whether replacement of the lattice columns was ever priced.

Mr. Tynes said it was not and that he could not find a contractor to do the work. The general recommendation he received from contractors was to build new columns.

Mr. Starinsky stated that he is not supportive of the new column design. The lattice columns were a character defining feature and the new columns are not appropriate in terms of scale or from a historic preservation perspective. He said that if anything in the application should be replaced, the columns should be it.

Ms. Hays asked why only the window replacements were brought to the City for permitting and review.

Mr. Feinstein clarified that the applicant has received permits for all interior work as well. He said that the windows received design review because the window contractor, likely already aware of Shaker's requirements, acquired the permit themselves.

Ms. Madison noted that architecturally the proportions of the new column design is wrong. She explained that the columns appear too large for the opening.

Ms. Hays said the lattice columns are a unique feature on the house and it would be a shame to lose them permanently.

Mr. Sullivan suggested that the non-bearing-load lattice columns were an intentional testament to the home's steel frame. The strength of the steel frame creates enough support on the porch overhang to allow a non-structural column design. He said he would recommend reverting the columns back to the original design even if the application was only being reviewed by the Architectural Board of Review. Regardless of landmark status, it is a unique feature on the home.

Mr. Brown said he thinks the new columns dilute the character of the house. He also mentioned that he would be supportive of wood shutters on the house. He stated that this is an opportunity for the Commission, collectively as a team, to work and fight against landmark properties in the city that have deteriorated over time and never had the opportunity to be brought back to the table to be restored.

Ms. Montgomery noted that she would also like to see the lattice porch columns rebuilt.

Ms. Moore asked staff to expand on their recommendation for the shutters.

Mr. Feinstein explained that when staff looked at the house it was clear that three sides of the home originally had shutters. It made sense to either have shutters on all three sides or maybe only have shutters on the front. He noted that the sides of the windows do not have a very evident shadow, which leads staff to believe that the shutters have been missing for some time.

Mr. Tynes asked whether he could remove the vinyl shutters and only install wood shutters on the front.

Ms. Hays said that she thinks wood shutters only on the front would be a good compromise. Mr. Starinsky and Mr. Sullivan agreed.

Mr. Feinstein noted that shutters for the windows on the front of the house might not be able to achieve the exact width required due to the existing chimney location, but they could extend until they reach the chimney line.

Ms. Montgomery said she would prefer to see wood shutters on all three sides as a compromise for the vinyl windows.

Mr. Brown said he would be fine with wood shutters only on the front.

Ms. Hays asked whether staff could do anything to better inform property owners about landmark property requirements before these types of situations occur. The information to property owners should be extremely clear. Clearer than it is now.

There was a brief discussion on the current Point of Sale process and methods in place to inform property owners about the landmark status of their home.

Mr. Feinstein explained that staff is also looking to be more proactive in these measures. Planning is currently working with the Building Department to ensure that a one-pager of information is attached to any Point of Sale Inspection Report that is generated for a landmark property. This would be in addition to the text that is already printed on the report and the biennial mailing packers to landmark property owners.

Mr. Brown said that he recommends rebuilding the columns to replace the original lattice and only installing wood shutters on the front. He told the applicant that he appreciates the work that he has done and apologizes for the troubles, but the Landmark Commission is charged with preserving the home to the best of their ability. He finds his recommendation to be an acceptable compromise.

Mr. Tynes agreed with the statement.

Ms. Madison expressed that it is also important to uphold these standards because there are other property owners of landmark homes and approving inappropriate changes can create a precedent. She told the applicant that she appreciates his investment in the community, but the creation of a precedent is Landmark Commission's concern.

Ms. Moore asked the Board and Commission whether they have any additional comments before discussing the rear door alteration.



2020 Preservation Award Nomination Categories

- Retention of Original Materials
- Exterior Restoration
- Excellence in Stewardship
- Distinguished Landscape
- Architecturally Appropriate Addition
- Other

2020 PRESERVATION AWARDS NOMINATIONS

Address	Project Description	Project Contractor / Architect	Nominator	Nominated Category	Original Architect	Constructed	Comments/Notes
2834 Courtland Boulevard	Historically sensitive conversion of two single garage doors into one double garage door	William H. Childs, Hr. & Associates & Residence Artists	Bill Childs (architect)	Proposed: Architecturally Appropriate Addition	Howell and Thomas	1922	
2911 Paxton Road	Replacement of all exterior millwork with hand milled rot-proof, cellular polymer vinyl	Gerald Kazmir & Nikki Pulver of Shaker Interiors	Nikki Pulver (contractor)	Proposed: Exterior Restoration	G. H. Burrows	1928	
3320 Grenway Road	Stripped original wood shingle siding of all layers of paint and re-stained	Color Renovation, LLC.	Jenn Wrubel (property owner)	Proposed: Retention of Original Materials	Harry L. Shupe	1924	
3637 Winchell Road	Extensive exterior restoration, including refinishing of original oak front door, replacement of half-timbering trim boards, repair of original sandstone front porch steps, and much more	Various	Elisabeth Thomas-Matej and Harald Matej (property owners)	Proposed: Exterior Restoration	?	1931	
17650 Parkland Drive	Complete tear down and replacement of wave-coursed cedar shake roof; replacement of cedar shake siding	Huber & Associates	Jason Buss (property owner)	Proposed: Exterior Restoration	Meade and Hamilton	1917	
18432 Lynton Road	Garage restoration and enhancement. Replaced rotting wood and installed repurposed leaded glass windows.	n/a	Don Czapski (property owner)	Proposed: Exterior Restoration	M. W. Copper Jr.	1925	
18520 Winslow Road	Extensive exterior restoration, including rebuilt chimneys, new roof and gutter system, rebuilt cedar front porch, replacement of rotted cedar shake siding, new driveway, newly constructed garage, and much more.	Anthony Hiti; Hiti, DiFrancesco + Siebold and many contractors	Margaret Lann (Cleveland Restoration Society)	Proposed: Exterior Restoration	A. K. Murway	1926	
18801 South Park Boulevard	Conversion of a 2-car garage into a 3-car garage. Updated existing patio with open trellis on the rear of the house.	William H. Childs, Hr. & Associates & Residence Artists	Bill Childs (architect)	Proposed: Architecturally Appropriate Addition	Maxwell A. Norcross	1937	
19100 South Woodland Road	Brick addition off of the existing kitchen. Brick and mortar color were matched to the house perfectly. New stone steps and iron railing match existing as well.	William H. Childs, Hr. & Associates & Eggert Construction	Bill Childs (architect)	Proposed: Architecturally Appropriate Addition	Bloodgood Tuttle	1925	

2020 Preservation Awards Nomination Form - Submission #3454

Date Submitted: 3/31/2020

The Shaker Heights Landmark Commission established its Preservation Awards program in 1998 to recognize and highlight efforts by property owners who have preserved and improved their properties. This awards program is modeled on a program established by the National Trust for Historic Preservation in 1971.

Exterior projects completed after April 2017 are eligible. Nominations may be submitted for any building in Shaker Heights, including homes and apartment buildings, commercial buildings, and other structures. Award winners are recognized at a modest ceremony and in Shaker Life magazine. In 2014, the awards program transitioned to a biennial event, occurring in even-numbered years.

Deadline for nominations: Saturday, March 31, 2020 by 11:59 p.m.

Winners will be announced in Fall 2020.

Project Nomination Information

Select an Award Category

Architecturally Appropriate Addition



Project Completed

10/24/2019



Address

2834 Courtland Boulevard

Reason for Nomination

Due to the tight driveway radius, access to the existing garage is challenging. The owner wanted to remove the two single garage doors and replace them with one double garage door. In order to maintain the aesthetics of the historical home, the new garage door incorporated the same window design and was paneled to match the existing proportions and profiles. The existing corbels were re-spaced over the existing header to create a garage that looks like it has been there since the day the house was constructed.

Please describe work completed in some detail, including specific materials, identify unique processes or products used, share special history, or stories about property.

Before & After Photos

If you would like to submit additional photos, please email cameron.roberts@shakeronline.com.

Photo 1*

Scheiner 1 Before.jpg

Is this a before or after photo?*

- Before
- After

2020 Preservation Awards Nomination Form - Submission #3102

Date Submitted: 1/20/2020

The Shaker Heights Landmark Commission established its Preservation Awards program in 1998 to recognize and highlight efforts by property owners who have preserved and improved their properties. This awards program is modeled on a program established by the National Trust for Historic Preservation in 1971.

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Deadline for nominations: Saturday, March 31, 2020 by 11:59 p.m.

Winners will be announced in Fall 2020.

Project Nomination Information

Select an Award Category

Exterior Restoration



Project Completed

8/14/2019



Address

2911 Paxton Road, Shaker Hts., 44122

Reason for Nomination

The Jones family asked us to restore all of the exterior millwork on their circa 1928 Georgian home. It was crumbling from several poor restorations, water intrusion, insect, and sun damage. Gerald boldly suggested removing the 92 year old trim and replacing it with rot-proof, cellular polymer vinyl that carries a lifetime warranty. Because the vinyl isn't offered in the exact moulding and profiles original to the Paxton home, Gerald took flat stock and painstakingly hand milled every historic detail - from the porch's Chippendale hand rails, to the newel posts, to the pilasters, to the individual dentil mouldings. Now the Joneses have a maintenance-free, rot proof product that looks exactly like the original trim.

Please describe work completed in some detail, including specific materials, identify unique processes or products used, share special history, or stories about property.

Before & After Photos

If you would like to submit additional photos, please email cameron.roberts@shakeronline.com.

Photo 1*

5AD203C0-0629-4573-A80A-B581DAD69A84.jpeg

Is this a before or after photo?*

- Before
- After

2020 Preservation Awards Nomination Form - Submission #2618

Date Submitted: 10/30/2019

The Shaker Heights Landmark Commission established its Preservation Awards program in 1998 to recognize and highlight efforts by property owners who have preserved and improved their properties. This awards program is modeled on a program established by the National Trust for Historic Preservation in 1971.

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Deadline for nominations: Saturday, March 31, 2020 by 11:59 p.m.

Winners will be announced in Fall 2020.

Project Nomination Information

Select an Award Category

Retention of Original Materials



Project Completed

11/30/2019



Address

3320 grenway

Reason for Nomination

Used paint shaver technology and had original Shingles stripped of all layers of paint. Had house stained new color. People assumed we had new shingles to replace old.

Please describe work completed in some detail, including specific materials, identify unique processes or products used, share special history, or stories about property.

Before & After Photos

If you would like to submit additional photos, please email cameron.roberts@shakeronline.com.

Photo 1*

273CCCA9-AC59-4CE3-8BFB-150E583DC16A.jpeg

Is this a before or after photo?*

Before

After

Photo 2*

AA9086C9-F7CA-4EC0-A69C-683173F6F2B2.jpeg

2020 Preservation Awards Nomination Form - Submission #3483

Date Submitted: 3/31/2020

The Shaker Heights Landmark Commission established its Preservation Awards program in 1998 to recognize and highlight efforts by property owners who have preserved and improved their properties. This awards program is modeled on a program established by the National Trust for Historic Preservation in 1971.

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Deadline for nominations: Saturday, March 31, 2020 by 11:59 p.m.

Winners will be announced in Fall 2020.

Project Nomination Information

Select an Award Category

Exterior Restoration



Project Completed

7/23/2019



Address

3637 Winchell Road

Reason for Nomination

Three years' exterior work on 1931-built Tudor duplex with a long history of residents has included:

- (1) Professional replacement of rotted half-timbering trim boards on driveway side, by Reid Carpentry,
- (2) Whole-house painting by JSS Construction and Painting,
- (3) Homeowners' refinishing of original oak front door, using spar varnish,
- (4) Restoration of original front porch ceiling fixture (media blasting and painting of cast iron by Louis Bomberg, missing glue-chip glass panes fashioned by Breuning Glass, rewiring by Dave's Electrical),
- (5) Homeowners' original fabrication of a Tudor-style wooden awning for the side door,
- (6) Homeowner's fabrication of rear porch steps,
- (7) Professional excavation and repair of original sandstone front porch step, including addition of poured concrete footer for stability, and resetting of adjacent walkway sandstone slabs, by Vagner Masonry,
- (8) Full foundation excavation and repair of damage caused largely by driveway sitting 9" too high, cracked, and canted toward the foundation, with installation of SDR 35 sewer and draitile pipes--on three sides of the house, walls finished with mortar and ironite parge, Thoroseal, and tar, by Dansk Waterproofing,
- (9) Extensive masonry repairs to close off badly done repairs to former coal chutes and side doorstep, to repair rear corner of house once hit by a vehicle and badly repaired, to replace collapsing full-sized window well on north side (resizing of iron grate done by Ken Kotnik of Railing Crafters), to replace rusted lintels in all basement windows, and to repoint rowlock basement sills, by Vagner Masonry,
- (10) Removal of brick infill and unsalvageable hopper-style basement windows on north side (Vagner Masonry), where neighbor says his kids kicked a ball through the glass 35 years ago, and replacement with vented glass block windows by Global Glass Block,
- (11) Replacement of most of the driveway by Romanin Concrete, to lower it by 9" back to the original level along the house foundation, and to correct the slope,
- (12) Homeowners' continuing restoration of original double-hung and inswing wooden casement windows, using SmartStrip paint remover, a solution of boric acid and borax to stop wood rot (the U.S. Navy's historic recipe), various types of epoxy liquid and putty to repair the wood, reglazing with Sarco Type M putty using the original panes--including Florentine privacy glass in downstairs bathroom window--and preservation of original pulleys,
- (13) Homeowner repair of numerous exterior windowsills and side doorsill using borates and epoxy putty with some wood inlay, and repointing of several brick rowlock sills,
- (14) Unblocking of third-floor stairwell window and replacement with new wooden sashes bought from Cleveland Lumber, with new exterior sill fashioned and installed by Reid Carpentry, using 2"-thick white oak sourced from Byler's Kiln Drying, in Middlefield,
- (15) Addition of four new storm doors, installation by Lowe's, and three new storm windows by Reid Carpentry.

Please describe work completed in some detail, including specific materials, identify unique processes or products used, share special history, or stories about property.

Before & After Photos

If you would like to submit additional photos, please email cameron.roberts@shakeronline.com.

Photo 1*

front_door_1_peeling_IMG_0574_small.jpg

Is this a before or after photo?*

- Before
 After

Photo 2*

front_door_5_refinished_with_hardware_small_IMG_0652.jpg

Is this a before or after photo?*

- Before
 After

Photo 3

driveway_side_foundation_damage_before_concrete_removal_IMG_0783_small.jpg

Is this a before or after photo?*

- Before
 After

2020 Preservation Awards Nomination Form - Submission #3206

Date Submitted: 2/18/2020

The Shaker Heights Landmark Commission established its Preservation Awards program in 1998 to recognize and highlight efforts by property owners who have preserved and improved their properties. This awards program is modeled on a program established by the National Trust for Historic Preservation in 1971.

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Deadline for nominations: Saturday, March 31, 2020 by 11:59 p.m.

Winners will be announced in Fall 2020.

Project Nomination Information

Select an Award Category

Exterior Restoration



Project Completed

8/15/2018



Address

17650 Parkland Drive



Reason for nomination,

Our home, the 'Nelt Landon House', was designed by architects Meade & Hamilton and was the first to be constructed on historic Parkland Drive. It was completed in January 1917. Like many of the homes of the first two decades of the 20th Century, it adhered to the 'Shingle Style', in which wave-coursed shakes of cedar adorned the roof and were complimented by plain, unpainted side-shingles that clad the home – imparting a graceful and organic feel to match the Art Nouveau movement from which it flowed. The effect stood in stark contrast to the ornate busyness of the prevailing Queen Anne style homes that dominated the era. It was an important example of the Tudor-Revival style of which Shaker Heights was a pivotal example. Unfortunately (as was common so as to save money) when the original wood shake had reached the end of its lifespan in the 1960s, a previous owner had tacked down asphalt shingles atop the original wood, leading to excess weight and deterioration (as you know, asphalt was specifically prohibited by the original Van Sweringen standards). When we assumed ownership of the house five years ago, we already knew that the roof would require a complete tear-down and replacement. What we didn't know however, was how difficult it would be to restore it to the original condition. Most companies declined to put in a bid at all, advising that they lacked the technical skill to do so and lamenting that the curved wood was essentially a lost art. They invariably tried to persuade us to lay down plywood instead, atop which we could place some asphalt. Which alas, would destroy the amiable curves of the original. Until we recruited the foremost company in the United States that specializes in cedar shake and steam-bent wood singles.

Steam-bending was a technology still commonly used in the first decades of the 20th Century. The wood was literally exposed to steam and molded so as to conform to the shape that was desired. We were fortunate enough to find the help that we needed from Huber Roofing, an international company based out of Florida, which has been preserving this technique and has worked on houses for over 30 years from as far as Washington state to Maine to Richard Branson's estate in the British Virgin Islands. They also renovated the roof of North Carolina's 'Biltmore Estate'.

In completing our roofing project, they used only number-1 grade western red cedar from British Columbia and Washington State, bending the steamed shingles so as to lap over the sides and above the gutters and thus match the curves of the roof. The original concept, as it was a hundred years ago, was to mimic the style of the thatched Tudor roofs from antiquity. It's also called 'wave coursing', another lost technology. The way it works is that essentially the shakes weren't placed in straight rows but wandered instead first higher and then lower and with varying distances between the layers, conveying the appearance of an organic 'wave'. Indeed, this was the original appearance of our roof before it had been covered in asphalt, as confirmed by viewing the interior as well as during the take-down. It's interesting that although in theory the wave-coursing should lead to the use of more wood to complete the project, this was completely offset by the manner in which the steam-bending allowed us to use less in the curved areas, which were innumerable upon closer inspection.

It was hardly an easy project. The Huber crew travels the country and were able to work us in in-between projects in Niagara Falls and Michigan, en route to Oregon. It took their crew of 15 men (working 12 hour days) approximately 5 weeks to finish. The work was completely in August 2018, taking advantage of the Heritage Home Loan program the city had recommended. We're still in the process of replacing the side-shingles so as to match, as well as painting the wood trim so as to match the original, darker-brown we uncovered. That should wrap up by the end of this summer. After which, over the years, the cedar shake will age gracefully to a gentle grey-color so as to complement the brick and dark trim.

Thank you for taking the time to listen to our story. It's been a labor of love. Indeed, since moving to Shaker Heights from Rochester New York, we've been working towards our goal of eventually restoring the home to its original Edwardian era grandeur. The history of 17650 Parkland is a colorful one. It was the first home built by Meade & Hamilton on Parkland, originally permitted in 1915 and completely in January 1917 – commissioned by its flamboyant owner, the illustrious Charles Nelson Landon (1878-1937). 'Nelt', as he was better known, was a famous cartoonist and political satirist, who worked for the Cleveland Press and was the first art editor for New York's Cosmopolitan magazine. He was a playboy of sorts, with a billiard room here at Parkland and his own chauffeur along with a mechanic's pit in the garage so as to maintain his automobile and drive downtown to work and around the town, where he was notoriously active in the Cleveland Rotary Club, the Mayfield Country Club, the Shaker Heights Country Club, and was the director of the historic Hermit Club, downtown. Of course, it was his drawings for which Mr. Landon was the best known along with his famous school of illustration. There are examples of his work on file in the collection of the Cleveland History Center (Western Reserve Historical Society). Among the many talents that he trained are Carl Banks (the creator of Scrooge McDuck), Jack Cole (Plastic Man along with a number of illustrations for Playboy magazine), V.T. Hamlin (Alley Oop), Ethel Hayes (Raggedy Anne), and Chic Young (Blondie & Dagwood). There's a book that talks about the influence and importance of his work, of which I have a copy. It's also available on line. Feel free to reach out to us if you have any questions or would like to look more closely at the handiwork. With any luck, as we restore the interior to some semblance of the original, we would consider applying for Landmark status in the future, although I'm not entirely familiar with whatever potential benefits, if any, or limitations such a process might entail.

Sincerely,

Dr. Jason Buss and Dr. Gabrielle Yeaney
17650 Parkland Drive,

2020 Preservation Awards Nomination Form - Submission #3167

Date Submitted: 2/6/2020

The Shaker Heights Landmark Commission established its Preservation Awards program in 1998 to recognize and highlight efforts by property owners who have preserved and improved their properties. This awards program is modeled on a program established by the National Trust for Historic Preservation in 1971.

Exterior projects completed after April 2017 are eligible. Nominations may be submitted for any building in Shaker Heights, including homes and apartment buildings, commercial buildings, and other structures. Award winners are recognized at a modest ceremony and in Shaker Life magazine. In 2014, the awards program transitioned to a biennial event, occurring in even-numbered years.

Deadline for nominations: Saturday, March 31, 2020 by 11:59 p.m.

Winners will be announced in Fall 2020.

Project Nomination Information

Select an Award Category

Exterior Restoration



Project Completed

12/12/2019



Address

18432 Lynton Road

Reason for Nomination

Garage restoration and enhancement. Several areas of rotted wood were replaced along with wood shingle and roof slate. Two re-purposed large leaded glass windows were installed. Garage doors were enhanced by adding a hand made solid wood top panel on each in the style of our English Tudor revival home and adding 12 hand made leaded glass windows using 1920's way glass. Due to wood rot along the bottoms of each door, 3 inches of wood was cut off and new wood replaced using joinery techniques. Rubber weather stripping was added for protection and to deter rodent entry. Original style round copper gutters replaced more recent "k" style aluminum.

Please describe work completed in some detail, including specific materials, identify unique processes or products used, share special history, or stories about property.

Before & After Photos

If you would like to submit additional photos, please email cameron.roberts@shakeronline.com.

Photo 1*

DSC_0046.JPG

Is this a before or after photo?*

Before

After

2020 Preservation Awards Nomination Form - Submission #3231

Date Submitted: 2/21/2020

The Shaker Heights Landmark Commission established its Preservation Awards program in 1998 to recognize and highlight efforts by property owners who have preserved and improved their properties. This awards program is modeled on a program established by the National Trust for Historic Preservation in 1971.

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Deadline for nominations: Saturday, March 31, 2020 by 11:59 p.m.

Winners will be announced in Fall 2020.

Project Nomination Information

Select an Award Category

Exterior Restoration



Project Completed

8/31/2019



Address

18520 Winslow Road

In May of 2018, Cleveland Restoration Society (CRS) became the proud owner of 18520 Winslow Road in Shaker Heights. This home is within the boundaries of the Shaker Village National Register Historic District and a part of the Winslow Road local historic district. This unique local historic district runs the length of Winslow Road and is comprised of 170 homes and three churches. All of the homes along Winslow Road were designed to appear as large, single family homes. In fact, they are all two-family structures. This is the only such residential street in Shaker Heights, making it unique. The homes were built between 1924 and 1957 in a variety of styles with Colonial Revival and Tudor being the most prevalent. Built in 1926, 18520 Winslow was designed by architect Alfred Karl Murway as a Colonial Revival home and is one of the oldest houses on the street.

In 2014, 18520 Winslow was abandoned by its owner, a textbook victim of the housing and mortgage crisis. At that time, ownership reverted to Nationstar Bank who allowed the property to remain vacant and uncared for over the next two years. In 2016, the house was listed for sale at \$17,500 but no buyers appeared.

The home had been exhibiting signs of neglect since 2011. Wood shingles were warped or missing, windows and sills were rotting, and the entire home desperately needed paint. Roof shingles were sliding off the rear of the home, and the front porch was compromised. Residents were complaining to City Council members about the property's blighting influence on the neighborhood.

As a result of the long-term neglect and the lack of interest from the real estate market, 18520 Winslow became a candidate for demolition. Luckily, the City of Shaker Heights was able to secure the deed from Nationstar Bank, but not without difficulty. It took two years of nuisance and code violations and long-distance negotiations to persuade the bank to grant the property to the City. Once the deed was secured, the City reached out to CRS and requested assistance.

Since accepting the home in May of 2018, CRS worked to stabilize the exterior of the home and address Point of Sale Violations. Over the next year, Cleveland Restoration Society completely renovated the facade. Both chimneys were carefully rebuilt from the roofline up. A new roof and gutter system was installed, after removing three layers of old roof material and the original wood shake. Carpentry repairs were performed extensively on the exterior. Approximately 30% of the cedar shake siding was replaced, new windowsills were fashioned as necessary, and rotted wood replaced at the eaves and soffits. Porches were completely rebuilt. The front porch required a new foundation with footer. Historic brick was salvaged and reused around the new concrete pad. New posts, and rails were made from cedar and a new tongue and groove ceiling installed. All of the new woodwork was done to match the original lattice style posts and rails. On the rear of the home, the simple 1x2 posts and non-historic rails were removed, and a new cedar porch installed. The posts and rails of the back porch were designed to compliment the historic front porch. Four new wood windows were installed, replacing rotted windows and nonconforming vinyl sash. The new wood windows are 6 panes over one, with true divided lites made to match existing original windows. All of the windows are now protected with 32 brand new triple track storm windows that allow residents to retain the historic windows while enjoying cross breezes throughout the home. A new insulated security door with a window was installed at the side entrance, replacing a failing flat panel steel door. A French drain was dug and downspouts cleared in order to remediate water infiltration into the basement. The entire home was scraped and painted in a cheerful, historic color palette of Colonial yellow with cream trim and deep green accents. The original, failing garage was inspected by an engineer and it was determined that a full replacement was required. Since a newly constructed garage was required, CRS took the opportunity to obtain zoning permission to change the garage from a side-facing position to street-facing. This allowed for a larger garage to be constructed while opening up the back yard for additional greenspace. A new driveway was installed, completely finishing the exterior repairs. On the interior, updates were made to the electric and new furnaces were installed.

All of the work was executed with oversight and approvals of the City of Shaker Heights Building and Housing Department, The Shaker Heights Landmarks Commission and the Ohio Historic Preservation Office. The State Historic Preservation Office generously awarded grant funds to help with part of the rehabilitation costs.

In September of 2019, just 16 months after taking possession, CRS sold the home to new owners. The buyers are Shaker Heights residents and experienced renovators, who were excited to tackle the interior. The new owners intend to create a beautiful home with historic charm and modern conveniences. We are thrilled to have found a buyer that values the history of the Winslow Road Historic District and architecture of this special house!

Collectively, each home on Winslow Road contributes to the character, consistency, and history that make the street notable. There are no vacant lots on the street, and no property has ever been destroyed – a tremendous legacy of craftsmanship and preservation. Rehabilitation and occupation of 18520 Winslow is critical to preserving the neighborhood fabric of the Winslow Road Local Historic District.

Working in partnership is the only way this home was going to be saved from the wrecking ball, and sets an example for how this can be done in the future on other historic properties. A market rate developer would not have been interested in this project, as the cost of repairs would have negated profit. It would have likely been too costly, and the repairs too complex, for a homeowner to tackle given the state of the house. The partnerships between the City of Shaker Heights, the State Historic Preservation Office and the Cleveland Restoration Society demonstrate how preservation can be successfully executed at the local level.

2020 Preservation Awards Nomination Form - Submission #3456

Date Submitted: 3/31/2020

The Shaker Heights Landmark Commission established its Preservation Awards program in 1998 to recognize and highlight efforts by property owners who have preserved and improved their properties. This awards program is modeled on a program established by the National Trust for Historic Preservation in 1971.

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Deadline for nominations: Saturday, March 31, 2020 by 11:59 p.m.

Winners will be announced in Fall 2020.

Project Nomination Information

Select an Award Category

Architecturally Appropriate Addition



Project Completed

2/1/2018



Address

18801 South Park Boulevard

Reason for Nomination

The owner's design goal was to add a third garage space to their existing 2-car garage as well as update the existing patio with open trellis on the rear of the house. A triple-gable, timber-framed porch now covers a hot tub that rises out of the stone patio. Sky lights tucked between the timbers above allow ample natural light into the space. To tie the addition into the existing garage, the existing stone urns were removed, and a stone balustrade now links the elongated facade together. Matching the existing stone and copper details created an addition that looks like it was always there.

Please describe work completed in some detail, including specific materials, identify unique processes or products used, share special history, or stories about property.

Before & After Photos

If you would like to submit additional photos, please email cameron.roberts@shakeronline.com.

Photo 1*

Grossman 1 Before.jpg

Is this a before or after photo?*

- Before
- After

2020 Preservation Awards Nomination Form - Submission #3455

Date Submitted: 3/31/2020

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Deadline for nominations: Saturday, March 31, 2020 by 11:59 p.m.

Winners will be announced in Fall 2020.

Project Nomination Information

Select an Award Category

Architecturally Appropriate Addition



Project Completed

9/20/2018



Address

19100 South Woodland Road

Reason for Nomination

With the intent to make their kitchen and side entrance more functional, the owner requested an addition and renovation to the existing kitchen, as well as a mudroom off the garage, and access from the kitchen to the rear yard. A bump-out was added to the drive side of the home incorporating the existing brick, white trim details, and ironwork. Because the brick addition was directly adjacent to the existing brick façade, extensive time was spent matching the brick and mortar color for a seamless transition. A window tucked away on the rear of the house was converted into a door opening that follows a cascade of stairs to the existing stone patio. The new stone steps and iron railing match the existing stone and ironwork on the home.

Please describe work completed in some detail, including specific materials, identify unique processes or products used, share special history, or stories about property.

Before & After Photos

If you would like to submit additional photos, please email cameron.roberts@shakeronline.com.

Photo 1*

Taigen 1 Before.JPG