



Landmark Commission Minutes
Wednesday, July 24, 2020
7 P.M.
Via Zoom Webinar

Members Present: Nancy Moore, Landmark Commission, Chair
Clifford Brown, Landmark Commission, Member
Meghan Hays, Landmark Commission, Member
Crystal Montgomery, Landmark Commission, Member
Ron Reed, Landmark Commission, Member
Stephanie Ryberg-Webster, Landmark Commission, Member

Others Present: Cameron Roberts, Planner
Daniel Feinstein, Senior Planner

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

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Approval of the January 29, 2020 Meeting Minutes

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

Ayes: All
Nays: None

Motion Carried

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2020 Preservation Award Nominations Presentation

Mr. Roberts said the purpose of the Commission meeting is to review nominations that were received for the 2020 Preservation Awards program. The City received nine nominations in total. The purpose of the Commission’s review is to determine whether a nominated project is worthy of an award based on its design and sensitivity to historical character. There is no limit to how many awards can be given.

Mr. Roberts briefly shared the history of the awards program. The Preservation Awards Program was established by the Landmark Commission in 1998 as a way to honor individuals that preserve and improve their properties. The awards program occurs every two years and over 130 awards have been given since its establishment.

Mr. Roberts presented the nomination categories that were available for submissions: Retention of Original Materials, Exterior Restoration, Excellence in Stewardship, Distinguished Landscape,

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Architecturally Appropriate Addition, and Other. Nominees were required to choose one category; however, the Commission can change the category if a project fits better under a different category than the one that was proposed.

Mr. Roberts said he would provide a brief presentation with before and after photos for each project.

2834 Courtland Boulevard

Mr. Roberts said that this project was the conversion of two single garage doors into one double garage door. The purpose of this conversion was to improve accessibility for the homeowner. The new garage door was specifically designed to match the original doors, including the same materials, color, and matching leaded windows.

2911 Paxton Road

Mr. Roberts said this nomination was for a project to replace all of the original exterior millwork with hand-milled vinyl. He read the nomination narrative, which stated that the original millwork was crumbling due to several poor restorations, water intrusion, insect damage, and sun damage. Because vinyl was not offered in the exact moldings original to the homes, the contractor hand-milled flat stock vinyl to match every historic detail. The narrative claims that the homeowners now have a maintenance-free and rot proof product that looks exactly like the original trim.

3320 Grenway Road

Mr. Roberts shared this nomination, which was for a residential home that had all of the paint stripped from its original wood shingle siding and then the shingles were re-stained a different color. This was done using paint shaver technology. Mr. Roberts shared that in their narrative; the homeowners stated that after the project was complete their neighbors thought they had completely replaced their siding.

3637 Winchell Road

Mr. Roberts said that this nomination was for an extensive list of exterior renovation and restoration projects, including: replacement of rotten half-timbering trim boards; repainting of the entire house; refinishing of the original oak front door; fabrication of a Tudor-style overhang above the side door; repair of the original sandstone front porch steps; a full foundation excavation and repair on 3 sides of the house; replacement of most of their concrete driveway; and much more.

17650 Parkland Drive

Mr. Roberts shared that this nomination was for the like-for-like replacement of wave-coursed cedar shake shingles on this residential home. After purchasing the house, the homeowner quickly learned that no local contractors were capable of the steam-bending method required to mold new wood shingles into the desired shape. After much searching, they found Huber & Associates out of Lake City, Florida, which is one of the country's leading companies for the creation and installation of wave-coursed roofing. In addition, the homeowner replaced all of the house's cedar shake siding and left them unpainted to age and color over time, which is assumed to be how the side shingles were when the property was originally built.

18432 Lynton Road

Mr. Roberts said this is a garage restoration and enhancement project. It was submitted by homeowner Don Czapski, whom has received several preservation awards in the past for his homemade projects. This nomination includes replacement of several area of rotted wood with new wood shingle and roof slate, two repurposed leaded glass windows were installed on the sides of the garage, and garage doors

were enhanced by adding a handmade solid wood top panel to each and installing 12 handmade leaded glass windows to the doors.

18520 Winslow Road

Mr. Roberts said that like the Winchell property, this nomination was for an extensive list of exterior renovation projects. This property was suffering from severe deterioration and possibly threatened by demolition before being transferred from the City to the Cleveland Restoration Society in order to be saved. Over the period of about a year and a half, the Cleveland Restoration Society completely rehabilitated the exterior by installing a new roof and gutter system, rebuilding the chimneys from the roofline up, rebuilding the front porch, replacing 30% of the cedar shake siding, replacing many windows that were in poor condition, and constructing a new garage to replace the original garage that was deemed structurally unsafe.

18801 South Park Boulevard

Mr. Roberts said he would read the narrative for this nominated project, which includes a stone garage addition and rear porch and trellis renovations. The homeowners added a third garage space to the existing 2-car garage by creating an addition that matches the home's existing stone and copper details. The rear patio and open trellis on the rear of the house were also significantly updated.

19100 South Woodland Road

Mr. Roberts also read the narrative for this nominated project, which included a side addition to the house and a new rear entrance. 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.

2020 Preservation Award Nominations Discussion

Mr. Roberts asked Commission members to provide their thoughts on each project and whether it is worthy of a preservation award.

2834 Courtland Boulevard

The Landmark Commission agreed that the project was well done and historically sensitive given the landmark status of the property. However, they felt a renovation to a garage door did not elevate to the level necessary for receiving a preservation award. It was decided to not award this project.

2911 Paxton Road

The majority of Landmark Commission members were pleasantly surprised by the hand-milled vinyl work and agreed that the project was a great example of how to modernize homes while still keeping the architectural character. It was also described as a creative way to reduce long-term maintenance on a historic home. An award for Exterior Restoration will be given to the project.

3320 Grenway Road

Landmark Commission members gave the homeowners credit for taking the time to preserve the original siding material when it would have been much easier to replace it, especially since it is not a landmark property. They could have completely changed the character of the house, but actively chose to do otherwise. Commission members agreed to award the project for Retention of Original Materials.

3637 Winchell Road

The Landmark Commission felt that the homeowners showed a significant amount of care for their property with this project. They were particularly impressed by the refinished original oak front door. An award for Exterior Restoration will be given to the project.

17650 Parkland Drive

Landmark Commission members were very impressed by the roof replacement project, especially given the unique detail of the shingles and the efforts put forth by the homeowner in order to have the project done appropriately. Commission Members discussed whether the award should be changed from Exterior Restoration to Excellence in Stewardship in order to highlight this effort and the deep caring of the property’s historic elements that went into the project. After much discussion, the Commission decided to stick with Exterior Restoration but ensure that the significance of the project is highlighted when it is presented at the ceremony. An award for Exterior Restoration will be given.

18432 Lynton Road

Landmark Commission members discussed that Excellence in Stewardship may be a better category for this project as some elements are new to the garage, and in that case, it is not necessarily a restoration. Members eventually agreed that Stewardship was the best category as it appropriately reflects the amount of dedication that the homeowner has put into their house over time. An award for Excellence in Stewardship will be given to the project.

18520 Winslow Road

The Landmark Commission was grateful of the Cleveland Restoration Society’s efforts to restore this house and saw the project as a great example of a partnership between them and the City. There was discussion on whether the award should be changed from Exterior Restoration to Excellence in Stewardship. However, it was determined that while the work was necessary to save the home, it did not elevate to the level of a stewardship award. An award for Exterior Restoration will be given.

18801 South Park Boulevard

Landmark Commission members decided that they could not determine whether to give the project an award based on the photos provided. They requested that staff reach out to the architect and ask for a photo that specifically shows the garage door side of the new garage addition. Staff will follow up over email for further discussion on this nomination. It was noted that if an award were to be given, it would specifically be for the stone garage addition and not the new trellis as it does not meet the criteria for a preservation-specific award.

19100 South Woodland Road

The Landmark Commission members were particular impressed by the new rear and stone stairway; however, several members were underwhelmed by the side addition. There was discussion on whether the project should be split in order to only award the rear stairway. After a vote, Commission Members ultimately decided to split the project. An award for Exterior Restoration will be given to new rear entrance portion of the project.

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Staff Approvals

Ms. Moore asked whether there were any questions on the staff approvals provided in the packet. There were none. She asked staff whether the signage for the new Shaker Heights Nutrition tenant space conformed to the rest of the signage on the Kingsbury Building.

Mr. Roberts confirmed that it did.

Mr. Feinstein explained that signage on the building can be staff approved if it meets the agreed upon sign plan for the building.

There were no other questions.

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There being no further business, the meeting was adjourned at 8:33 p.m. The next meeting will be July 22, 2020.



Cameron R. Roberts, Secretary
Landmark Commission