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Landmarks Commission

Documenter name: Carolyn Cooper

Agency: [Cleveland Landmarks Commission](#)

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Summary

- In lieu of demolition, Landmarks Commission member Michele Anderson commented that the State of Ohio recognizes the statewide housing shortage and created the [Welcome Home Ohio \(WHO\) Program](#), which she said could be accessed for properties in the City of Cleveland.
- Speaking on the proposed demolitions in the **Grantwood Allotments Historic District**, Commission Secretary Daniel Musson commented: “We understand that these homes create a visual nuisance for the neighboring residents. We have greater concern about the further loss of historic structures in this district and the destabilizing effect demolition in our districts causes.”
- Demolition was **denied** for two **Grantwood Allotments Historic District** properties (10834 and 10924 Grantwood Avenue) in Cleveland City Council Member Kevin Conwell's **Ward 9**.
- Demolition was **denied** for the **East Boulevard Historic District** property located at 1077 East 97th St., also in **Ward 9**.
- Alex Frondorf was appointed to the Historic Ohio City Design Review Advisory Committee.

Follow-Up Questions

- Is the City of Cleveland working with **Bedrock Cleveland** and **Bedrock Capital LLC** to renovate properties in its historic districts? If not, why?
- Why hasn't the [Cleveland Metropolitan School District \(CMSD\)](#) sold the Iowa-Maple Elementary School property (which has been vacant since approximately 2021), like they sold the McKinley Elementary School property?
- Are Cleveland residents aware of the Welcome Home Ohio (WHO) Program? Are they utilizing the program to rehabilitate the countless abandoned and dilapidated

properties in the city, and if not, why? *[Editor's note: Eligible recipients of the program grant money are land banks, land reutilization companies, and certain local governments.]*

Notes

° Call to order

The meeting began at 9:04 a.m. with the readings of the preamble and the rules and procedures.

° Attendance

The following [Landmarks Commission](#) members were present at roll call:

- Julie Trott, **chair**
- Robert Strickland, **vice chair**
- Regennia Williams
- Michele Anderson
- Allan Dreyer
- Mark Duluk
- Chris Loeser
- Raymond Tarasuck Jr.

Also in attendance were:

- Jessica Beam, [Cleveland Landmarks](#) staff member
- **Commission Member and City Council Member** Deborah Gray, Ward 4
- Kevin Roberts, assistant director of law for the City of Cleveland (arrived after roll call)
- Karl Brunjes, Cleveland Landmarks staff member
- Daniel Musson, Cleveland Landmarks Commission secretary

° [Click here to read the agenda.](#)

° [Click here to view the meeting and presentations on YouTube.com.](#)

° [Certificates of appropriateness](#)

● Case 24-021

Homeowner Laura Fratus began with presenting exterior renovation slides of her **residence** (1797 W. 31st Place, in Council Member Kerry McCormack's **Ward 3**). The renovations will include new windows, a new roof and new siding.

Strickland made a suggestion to make sure that the wood trim that will be wrapped in aluminum is "properly treated, prior to being wrapped, to avoid any condensation from the wrapping deteriorating the wood prematurely."

A motion was made to approve the renovations and was seconded. It passed unanimously.

● Case 24-047

Next, on the agenda was [Puritas Community Middle School](#) signage (17720 Puritas Ave., in Council Member Charles Slife's **Ward 17**).

Since the project representative, Laura Woyma ([Brilliant Electric Sign Co.](#)), was not present, **the case was postponed.**

● Case 24-048

Project Representative Jackson Currie, JMAC Real Estate LLC, and Jeff Steinberg at [Fathom Realty](#), presented the proposed renovation of a property in the [Ludlow Historic District](#) (2981 Ripley Rd., in Gray's **Ward 4**).

Steinberg explained that a new garage door, trimmed bushes, painted doors, new windows, a new side door, removal of damaged awnings, and new shutters were among the proposed renovations.

To make sure that the color selection is appropriate, Musson said that: "Staff is happy to work with the applicant."

A motion was made to approve the renovations as presented—including working with the staff on the final color selection and finalizing the location to add horizontal [window](#)

[muntins](#) where they occur—and was seconded. It passed unanimously.

● Case 23-125

Project Representative Jillian Bolino (City of Cleveland) presented on the proposed demolition of a home in the **Grantwood Allotments Historic District** (10834 Grantwood Ave., in Conwell's **Ward 9**).

Bolino said JZM Realty Management of Chicago owns the property.

However, it has been vacant since 2009 and the property was forfeited to the state in 2018, due to it being in tax foreclosure.

She proceeded to mention that if JZM Realty became current on the back taxes, the company could take back control of the property.

Musson summarized the position of Landmarks staff on this and another proposed demolition in the same district: “While we understand that these homes create a visual nuisance for the neighboring residents, we have greater concern about the further loss of historic structures in this district and the destabilizing effect demolition in our districts causes.”

“Staff is still hopeful that the buildings have a future and would recommend against approving a **Certificate of Appropriateness** for their demolition,” he added.

Anderson asked if the [Cuyahoga County Land Bank](#) does not accept properties in the historic districts.

Bolino replied: “That is what I understand, yes.”

“They think it’s difficult and less cost-effective to attempt to maintain these properties to the historic standards, is what I understand,” she said, adding that she doesn’t think it’s a formal rule.

In lieu of demolition, Anderson said that Ohio recognized the statewide housing shortage and created the [Welcome Home Ohio Program](#), which she said could be accessed in the City of Cleveland.

A motion was made to deny the demolition of the property and was seconded. It passed unanimously.

● Case 23-126

Bolino previously presented on the proposed demolition of another home in the **Grantwood Allotments Historic District** (10924 Grantwood Ave., in **Ward 9**) in conjunction with the other property.

Also, a motion was made to deny the demolition of this property. It was seconded and passed unanimously.

● Case 24-049

Next, Bolino presented on the proposed demolition of a home in the **East Boulevard Historic District** (1077 East 97th St., in **Ward 9**).

Bolino explained that the property has been vacant since 2015 and had experienced extensive mold and fire damage.

Additionally, the property is owned by Joi Goens, who lives in Connecticut. She inherited the home from her mother, and the property taxes are up to date.

A motion was made to deny the demolition of this property. It was seconded and passed unanimously.

° Concept plans

● Case 24-050

Project Representative Julia Weiss ([Bowen](#)) presented on the renovation of the former **Mckinley Elementary School** (3349 W. 125th St., in Council Member Brian Kazy's **Ward 16**). **Global Ambassadors Language Academy (GALA)**, a tuition-free Mandarin and Spanish immersion program for K-8 students, acquired the property from the [Cleveland Metropolitan School District \(CMSD\)](#) in 2021.

Weiss explained that proposed renovations include: graffiti removal; a renovated auditorium; new windows; a new fence; new doors; refinished floors; and a new playground area.

Musson said, “Staff is always happy to see a school reused as a school again.”

Trott said commission members looked forward to seeing the final design.

° **Design Review Advisory Committee appointments**

● **Historic Ohio City Design Review Advisory Committee**

Musson said the commission received a **Design Review Advisory Committee** nomination from Council Member Kerry McCormack (Ward 3) for **Alex Frondorf**.

A motion was made to appoint Frondorf to the **Historic Ohio City Design Review Advisory Committee** for a term of two years. It was seconded and **passed** by an 8-1 vote.

Trott voted no because she said that she was struggling with his presidency of the Ohio City Inc. board of trustees.

° **Reports**

● **Landmarks Commission Policy Adoption**

Jessica Beam, [Landmarks](#) staff member, narrated a presentation proposing that **residential window repair and replacement** be the same or similar to the same style of the old windows.

A motion was made to adopt the policy for windows. It was seconded and passed unanimously.

° **Minutes**

A motion was made to approve the **meeting minutes** from **March 14, 2024**. It was seconded and unanimously passed.

° **Administrative reports**

Musson thanked everyone for their cooperation and flexibility regarding the recent cyber attack at [City Hall](#).

° **Adjournment**

Before adjourning at 11:54 a.m., Trott announced that the **next meeting** was scheduled for **June 27**.

If you believe anything in these notes is inaccurate, please email us at cleDOCUMENTERS@gmail.com with "Correction Request" in the subject line.