

LAKEWOOD HERITAGE ADVISORY BOARD



2001 ANNUAL REPORT

The year 2001 represented the fifth full year of operation of the Lakewood Heritage Advisory Board (LHAB). The Board successfully continued its efforts in the areas of public education, legislative assistance, and technical assistance to the Lakewood community.

PUBLIC EDUCATION

◆ **Initiated Preservation Awards program.**

The Board began the development of guidelines for an annual historic preservation awards program to debut in May, 2002.

◆ **Continued internet sites in cooperation with the City of Lakewood and the Lakewood Public Library.** The LHAB site features a bibliography of materials in the categories of general restoration and maintenance, architectural styles, and architectural history. The purpose of the guide is to serve as an easy reference source for Lakewood residents, providing information about old houses and how to maintain, repair, and improve them inside and out, while being respectful of the architecture and design of the house. The listings include magazines and books held in the collection of the Lakewood Public Library, as well as a link to National Park Service publications.

Another highlight of the site is the complete text of the LHAB's popular *Front Porches of Lakewood* publication.

The Lakewood Public Library website recorded a substantial increase in the number of visits during 2001, compared to 2000. For the entire year, about 10,000 visits were recorded to the home page, a two-fold increase from 2000. The *Front Porches of Lakewood* publication recorded 5,000 visits for 2001, a 10% increase over the 2000 total.

The address of the LHAB site at the City of Lakewood is: http://www.ci.lakewood.oh.us/boards_heritage.html.

The address of the LHAB site at the Lakewood Public Library is: <http://www.lkwdpl.org/homepres>.

◆ **Continued speakers bureau and publication distribution.** LHAB members are available to offer programs to community groups on a variety of topics.

The successful *Front Porches of Lakewood* publication continues to be popular, with more than 700 copies distributed since its publication.

LEGISLATIVE ASSISTANCE

◆ **Building code update.** The Lakewood City Council Housing Committee requested the ongoing involvement of the Board during their review for the possible use of the International Residential Code for the City of Lakewood, particularly as it pertains to the rehabilitation of existing buildings and the

retention of the architectural qualities of Lakewood buildings.

TECHNICAL ASSISTANCE

◆ **Architectural salvage projects.** LHAB provided technical assistance to Lakewood Hospital, Cleveland Restoration Society, and the Lakewood Historical Society concerning the architectural salvage of six homes. The 3½-hour sale, attended by over 700 Lakewood residents, resulted in gross sales of \$9,000, with net proceeds split between the Lakewood Hospital Foundation and the Lakewood Historical Society. The community's overwhelming response to this effort underscores the commitment of Lakewood homeowners to maintain and restore the early 20th century appearance of the community's residential properties.

It is estimated that LHAB members contributed approximately 600 hours of volunteer time on the project.

As a result of this project the Lakewood Historical Society established an Architectural Salvage Committee, which will offer to work with property owners on architectural salvage projects.

Later in the year, LHAB provided technical assistance to Lakewood Presbyterian Church and the Lakewood Historical Society concerning the architectural salvage of two homes. The project resulted in gross sales of over \$4,000, with net proceeds split between the Lakewood Presbyterian Church and the Lakewood Historical Society.

◆ **Survey all buildings located in commercial and industrial zoning districts for their historic and architectural value.**

The goal of this project, which has the support

of both the Administration and City Council, is to create for other city boards and commissions—particularly the Architectural Board of Review—city staff, and the general public, a citywide database of information concerning the relative architectural and historic significance of all the buildings in commercial and industrial zoning districts. This information would make developers, businesses, and property owners aware, early in the planning for building rehabilitation or site consideration for new buildings, of the importance of retaining specific buildings based on their architectural character and/or historical significance.

To meet this need to proactively provide guidance, LHAB initiated a detailed survey of the approximately 800 structures within the city that are located in commercial or industrial zoning districts.

The survey, coupled with additional research in local records, will inventory the age and design characteristics of the buildings, and assess their architectural and historic qualities. The result will be to assign one of a number of possible ratings to each building, summarizing its relative value based upon its architectural design, and/or historical associations.

LHAB estimates that a project of this scale, if completed by an outside consultant, would cost \$50,000-\$70,000. In comparison, the estimated cost for completion by LHAB—through volunteer efforts—is approximately \$1,200. To help defray the project cost, LHAB worked with the City of Lakewood Department of Planning and Development to obtain a grant in late 1999 from the Preservation Resource Center of Northeast Ohio.

During 2001, the Board continued its work on the survey. Board members completed preparation of a draft survey form for each building, completed historical research, and began building permit research to identify architects and builders.

◆ **Technical assistance to City staff and Boards.** Board members provided technical assistance to the Department of Planning and Development concerning the restoration of the buildings occupied by Geiger's Clothing (14710 Detroit Avenue) and Niko's (15625 Detroit). The work ensured compliance with the City's storefront improvement program guidelines and the Secretary of the Interior's *Standards for Rehabilitation* concerning the use of Community Development Block Grant funds.

LHAB provided written technical assistance to the City Engineer concerning the origins and significance of the Vista Bridge pedestrian bridge and the mosaic tile wall in the 1957 Madison Park Poolhouse, as part of the implementation of improvement projects by the City.

LHAB provided written technical assistance to the Lakewood Planning Commission concerning the Rhodes Mansion stone wall in Lakewood Park, outlining a preferred strategy for repair and restoration of the wall in its current location as part of Lakewood Park improvements.

Members of the LHAB and the Lakewood Architectural Board of Review continued to serve on an ad hoc committee to work with the staffs of the Department of Planning and Development and the Division of Building and Housing on revisions to the *Lakewood Home Improvement Guide*.

◆ **Requests concerning maintenance and repair issues.** Through direct inquiries to LHAB members and referral from City departments, LHAB members responded by telephone, with written materials, and/or site visits to three Lakewood property owners on topics such as exterior paint colors and roofing alternatives.

ADMINISTRATIVE

Although LHAB members serve in staggered four-year terms, no terms expired at the end of the year 2000.

2001 LAKEWOOD HERITAGE ADVISORY BOARD MEMBERS

James Dolce, Vice-Chairman and Secretary
Sandy Koozer
Rhonda Loje
Paula Reed
Heather Rudge
Richard Sicha, Chairman
Gerald Weber

The seven members of the Board are appointed by the Mayor's Office, Lakewood City Council, Lakewood Historical Society, and the Lakewood Chamber of Commerce.

This annual report is prepared in accordance with Ordinance 50-95, Section 6.