

# LAKEWOOD HERITAGE ADVISORY BOARD



## 2005 ANNUAL REPORT

The year 2005 represented the ninth 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

► **Fourth Annual Preservation Awards program.** In a public ceremony on May 16, 2005, Mayor Thomas George, Lakewood City Council, and LHAB presented seventeen Preservation Awards to Lakewood property owners in recognition of their significant contribution to improving the quality of life in our community through the preservation of Lakewood's historic architecture.

#### **Preservation Honor Award**

17880 Lake Road – Charles and Eleanor Truett

#### **Sustained Maintenance**

15700 Detroit Avenue – Lakewood United  
Methodist Church – Dr. Richard H.  
Parks, Jr.

#### **Commercial Revitalization**

14412 Detroit Avenue – The Hylander Restaurant  
– Nick Asimakis  
13002-04 Madison Avenue – Frederick Katona

#### **Historic Rehabilitation**

1520 Grace Avenue – Bernard Hoefsmit and Shay  
Fitzgerald

#### **New Porch Construction**

17897 Lake Road – Kenneth and Kathleen Haber

#### **Rehabilitation**

1616 Grace Avenue – Courtney and Tessa Smith

#### **Sympathetic Addition**

17814 Lake Avenue – Patricia Oliver  
17231 Lake Avenue – Robert and Jacqueline  
Sweeney

#### **Sympathetic Addition for Accessibility**

17884 Lake Road – The Clifton Club – Tom  
O'Dougherty

Nominations from the public are always welcome. The Fifth Annual Preservation Awards ceremony will be held in May, 2006.

► **LakewoodAlive Housing Forum.** As part of the Housing Forum sponsored by LakewoodAlive in April, LHAB provided images of Lakewood homes for a presentation and created a tabletop display. The LHAB Chair also provided to one of the speakers Lakewood-specific information on the impact of the proposed historic investment tax credit legislation currently in the Ohio Legislature.

### LEGISLATIVE ASSISTANCE

► **Demolition Review Ordinance for Residential Zoning Districts.** Currently, there is no administrative review procedure in Lakewood concerning the demolition of a building in any of the seven residential zoning districts in the community. For example, a property owner can receive a permit from the Building Department to demolish a home and immediately begin the work.

As a result of the summer 2005 controversy surrounding the unsuccessful architectural

stripping of the Faerber-Morse House at the southwest corner of Lake and Nicholson Avenues, City Council and the Administration are considering adoption of a zoning ordinance to create criteria and procedures governing requests to demolish the “principal” building on a lot in any residential zoning district. The regulations would be a companion to the zoning changes passed in 1999 for criteria and procedures governing the demolition of buildings located in a commercial or industrial zoning district.

LHAB researched and provided to City departments and the Planning Commission information on other communities around the country that have similar ordinances and procedures, and suggested wording to include in the Lakewood ordinance. In addition, LHAB created a spreadsheet analyzing the number of residential buildings constructed by year in Lakewood during the mid-20<sup>th</sup> century, in order to assist in determining if the proposed ordinance should apply only to buildings constructed prior to a specific date. During December, LHAB members participated in the Planning Commission meeting in which the proposed ordinance was approved and returned to City Council for their decision.

Note: Ordinance 124-05 was approved by Lakewood City Council on February 6, 2006.

## TECHNICAL ASSISTANCE

► **Ohio Historic Building Investment Tax Credit.** The Ohio Legislature has introduced a bill (Senate Bill 60, House Bill 149) that would provide owners of residential and commercial property with a 25% state tax credit against rehabilitation expenses. The credit could be used for properties individually listed in the National Register of Historic Places or for properties that are classified as a contributing structure in a listed historic district. LHAB established a committee to monitor the progress of the legislation.

► **Main Street Ohio Program.** In late 2005, the City of Lakewood was accepted into the Main Street Ohio program. LHAB members have volunteered to serve on several of the committees that have been organized to implement the program on Detroit Avenue between Bunts Road and Arthur Avenue.

► **Birdtown National Register Nomination.** The City’s Department of Planning and Development, in cooperation with the Cleveland Restoration Society, prepared the nomination materials to list the Birdtown neighborhood on the National Register of Historic Places. At the end of 2005, the material was being reviewed by the Ohio Historic Preservation Office.

► **Clifton Boulevard Improvements.** LHAB members attended the public meetings hosted by the Cities of Lakewood and Cleveland and their consultant concerning the potential aesthetic enhancements and pedestrian-friendly improvements to the Clifton Boulevard right-of-way as part of an overall infrastructure project, which will occur in several years.

► **Lakewood School District.** As part of the second phase of school construction, LHAB members are serving on both the Design Committee and Heritage Committee established by the school district.

► **Home Improvement and Maintenance Guide.** In April, the City published the guide. LHAB members contributed the 17 narratives in the “Maintaining the Character of Lakewood Homes” section, as well as narratives on the history of Lakewood, streetcar transportation in Lakewood, and architectural styles of the community. All of these narratives have been made available on the LHAB websites at both the Lakewood Public Library and the City of Lakewood.

► **Lakewood Historical Society.** LHAB continued to provide advice on organizing and implementing the architectural salvage work

conducted during 2005 by the Historical Society on the schools and homes demolished as part of the first phase of the school district's rebuilding program.

## INTERNET SITE and PUBLICATIONS

► **Internet sites 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. The Board is currently reviewing the material, with the intent to expand the offerings, and revise it to include current works of interest to the community.

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

During 2005, the Lakewood Public Library website recorded almost 67,000 visits to the home page, about 48,000 visits to the *Front Porches of Lakewood* publication, and almost 35,000 visits (in just eight months) to the newly added design advice narratives. These figures are up from approximately 5,000 home page visits and 11,000 *Front Porch* publication visits just three years ago.

The success of the design advice narratives mentioned previously as part of the City's *Home Improvement and Maintenance Guide* were immediately successful, receiving over 3,000 hits in the first fourteen days after being posted.

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

The address of the LHAB site at the City of Lakewood is: [http://www.ci.lakewood.oh.us/boards\\_heritage.html](http://www.ci.lakewood.oh.us/boards_heritage.html).

► **Speakers Bureau and Publication Distribution.** LHAB members are available to offer programs at no charge to community groups on a variety of topics, including *Front Porches of Lakewood*, *Preserving Sacred Spaces: Lakewood's Houses of Worship*, and *Architects of Lakewood*.

The successful *Front Porches of Lakewood* publication continues to be popular, with almost 1,000 copies distributed since its publication.

## SPECIAL PROJECT

► **Survey all buildings located in commercial and industrial zoning districts for their historic and architectural value.** The goal of this project, supported by 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 to retain 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, is inventorying the age, builders and architects, and design characteristics of the buildings, and assessing 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 2005, the Board continued its work on the survey. LHAB has provided technical assistance to the Department of Planning and Development by completing information to respond to property specific requests. In addition, a complete set of survey forms were provided to the City and the Main Street program for their area.

► **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 to develop solutions for roof repair, as well as determining original exterior paint colors and appropriate color schemes.

## ADMINISTRATIVE

Although LHAB members serve in staggered four-year terms, no terms expired at the end of 2004.

### 2005 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.*