

City of Cleveland Heights, Ohio



Preparation of Historic Preservation Design Guidelines

July 13, 2021

NAYLOR WELLMAN, LLC
HISTORIC PRESERVATION CONSULTING
RETAIN • RESTORE • REVIVE

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RETAIN ☦ RESTORE ☦ REVIVE



Principals **WENDY HOGE NAYLOR** and **DIANA WELLMAN** are registered Preservation Consultants qualified under the Federal Historic Preservation Professional requirements as described in the *United States Secretary of the Interior's Standards for Archeology and Historic Preservation* (48 FR 44716).

CLEVELAND HEIGHTS



LANDMARKS

CERTIFIED LOCAL GOVERNMENT (CLG), 2019

The City of Cleveland Heights became a CLG in 2019, aligning itself with State and Federal standards for historic design review and designation of local Landmark properties using the **Secretary of the Interior's Standards for Rehabilitation**.

LANDMARK COMMISSION

Codified Ordinances Section 143.14 DESIGN GUIDELINES

The Landmark Commission may establish Design Guidelines for design review of Cleveland Heights Landmark properties using the **Secretary of the Interior's Standards for Rehabilitation**.



LANDMARK DESIGNATION CONSIDERATIONS

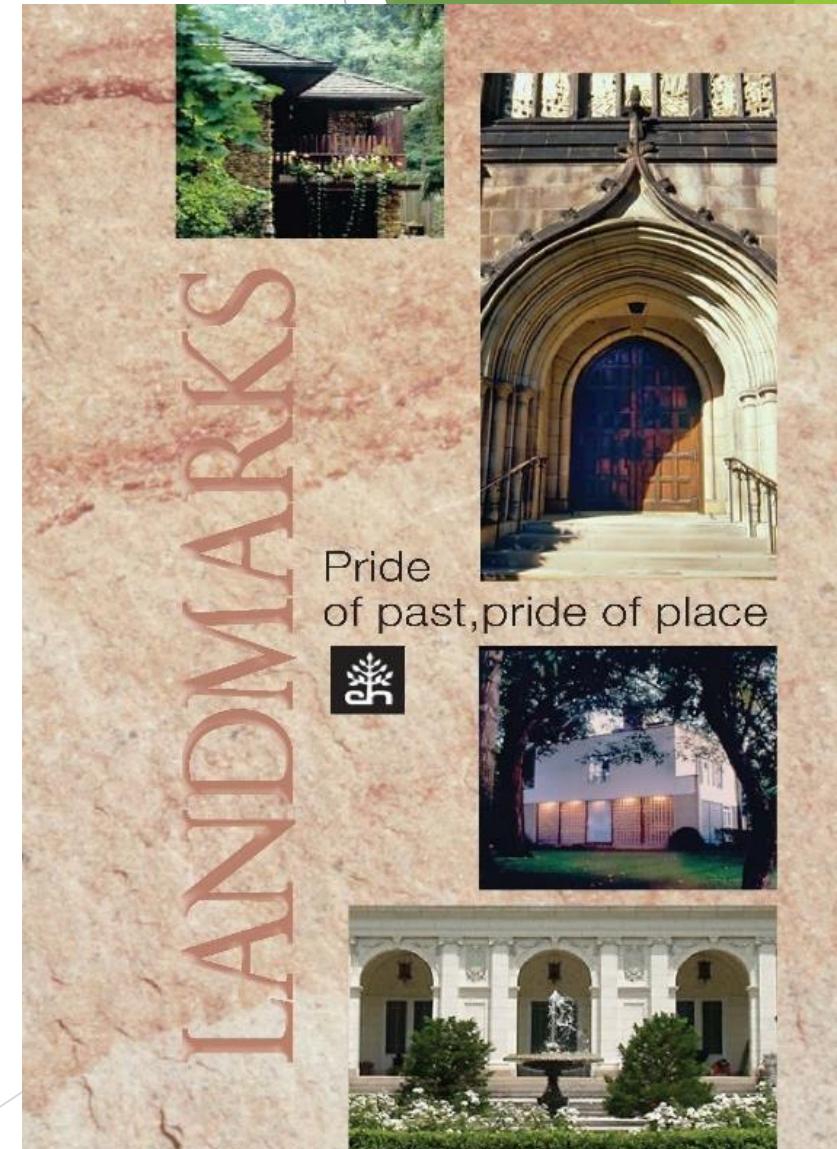
- Character, interest or value as part of the development, heritage, archeological or cultural characteristics of the City.
- Location as site of a significant event.
- Identification with a person or persons who significantly contributed to the culture and development of the City.
- Exemplification of the cultural, economic, social or historic heritage of the City.
- Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style or building type.
- Embodiment of distinguishing characteristics of an architectural style or type valuable for the study of a period, building type, method of construction, or use of indigenous materials.
- Identification as the work of an architect or master builder whose individual work has influenced the development of the City.
- Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural or structural innovation.
- Relationship to other distinctive areas which are eligible for preservation according to a plan based on a historic, cultural or architectural motif.
- Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, community or the City and other individual characteristics as shall be relevant.

What is a Landmark?

LANDMARKS

- Landmark properties include individual properties or properties within a historic district which has been designated a Landmark by the Landmark Commission.
- The Landmark Commission was created by City Council in 1973.
- A list of the 54 individual Landmarks is available at the City of Cleveland Heights website, Historic Landmarks.

<https://www.clevelandheights.com/260/Historic-Landmarks>



What are the Secretary of Interior's Standards for Rehabilitation?

- Established by the U.S. Secretary of the Interior as standards for the preservation of historic properties.
- **“Rehabilitation”** is defined as “the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values.”

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Technical Preservation Services

Home > How to Preserve > Preservation Briefs > 14 New Exterior Additions

A A A

Preservation Briefs

See Preservation Briefs 1–50

Some of the web versions of the Preservation Briefs differ somewhat from the printed versions. Many illustrations are new and in color; Captions are simplified and some complex charts are omitted. To order hard copies of the Briefs, see [Printed Publications](#).

National Park Service (NPS)
Preservation Briefs provide information on **preserving, rehabilitating, and restoring** historic buildings following the Secretary of Interior's Standards for Rehabilitation.

50 Preservation Briefs cover topics including:

- Energy Efficiency
- Aluminum & Vinyl Siding
- Windows
- New Exterior Additions
- Substitute Materials
- ADA Accessibility

PRESERVATION BRIEFS

14

New Exterior Additions to Historic Buildings: Preservation Concerns

Anne E. Grimmer and Kay D. Weeks

[Guidance on New Additions](#)

[Compatible Additions to Historic Buildings](#)

[Revising an Incompatible Design for a New Addition](#)

[Incompatible New Additions](#)

[New Additions in Densely-Built Environments](#)

[Rooftop Additions](#)

[Designing a New Exterior Addition](#)

[Summary and References](#)

[Reading List](#)



What is the purpose of Historic Preservation Design Guidelines?



1937 Braverman-Brantley Apartments
2378 Euclid Heights Boulevard
City of Cleveland Heights Landmark

Historic Preservation Design Guidelines are a tool for use by residents, applicants, design professionals, the Architectural Board of Review and Landmark Commission throughout the design review process, further explaining and interpreting the **Secretary of the Interior's Standards for Rehabilitation** design criteria.

Historic Preservation Design Guidelines serve as a basis for fair decisions by creating consistency in design review and defensible decisions by the Landmark Commission.

Historic Preservation Design Guidelines provide information about the history and significance, as well as architectural styles and types of buildings within the City of Cleveland Heights. The collection of historic resources within the city has created a unique community identity, neighborhood environment and sense of place that cannot be replicated.

Historic Preservation Design Guidelines help protect the important character defining features of designated Landmark properties and support the city's priority of environmental sustainability by encouraging **Rehabilitation, Reuse and Recycling** of historic properties.

When do the Secretary of Interior's Standards / Historic Preservation Design Guidelines Apply?

- Review by the Landmark Commission is required before any building change, exterior alteration, new construction or demolition of a Landmark property.
- A **Certificate of Appropriateness** is a document issued by the Landmark Commission certifying that a project meets the **Secretary of the Interior's Standards for Rehabilitation** design criteria. Design Guidelines help interpret these Standards.
- Maintenance and repair are encouraged, but do not require a Certificate of Appropriateness. Maintenance and repair are defined as the process of conserving and fixing a building over time to prevent deterioration, and do not involve a change in the exterior design, material or outer appearance of a Landmark property.

Certificate of Appropriateness (COA) Required

Is required when a Landmark property owner:

- Alters siding or roof with new style or material
- Replaces, changes size, adds or removes windows or doors
- Alters shutters, window boxes, awnings or canopies with new style or material
- Alters a porch, stoop or adds a deck, including railing and decking
- Alters garage door visible from street
- Installs skylights, solar panels or mechanical units visible from the street
- Installs building mounted wind turbine or cellular antenna
- Constructs a new building or an addition, including accessory structures
- Installs or alters signage
- Adds new driveway, parking pad, fencing, sidewalk/walkway or retaining wall visible from the street
- Alters or constructs sculpture or artwork
- Demolishes any portion or all of a building

When are the Secretary of Interior's Standards for Rehabilitation used?

LANDMARKS

Individual properties or properties located in a Historic District which are designated Landmarks by the Landmark Commission.

NATIONAL REGISTER

Individual properties or properties contributing to a National Register Historic District.

HISTORIC PROPERTIES

Individual properties generally defined as those 50 years or older maintaining integrity. Properties which have historic value, but are not listed on the National Register or designated a Landmark by the Landmark Commission.

Landmark Commission review using Secretary of the Interior's Standards for Rehabilitation for Certificate of Appropriateness, along with Architectural Board of Review.

Architectural Board of Review only, with Applicant encouraged to use Secretary of the Interior's Standards for Rehabilitation.

Architectural Board of Review only, with Applicant encouraged to use Secretary of the Interior's Standards for Rehabilitation.

Philosophy & Benefits of Historic Design Review

DESIGN REVIEW REINFORCES COMMUNITY IDENTITY

The collection of Cleveland Heights historic buildings, sites and settings has created a unique community identity, neighborhood environment with vibrant business districts and sense of place that cannot be replicated. Design review protects these important components and community identity.

DESIGN REVIEW ENHANCES AND PROTECTS PROPERTY VALUES

Design review protects and enhances private and public investments by providing predictability and stability. The value of real estate is not confined to property boundaries, but is interrelated with the buildings, public improvements and other buildings surrounding it. A 2008 Cleveland State University Urban School PHD study examined the impact of historic designation on residential property value in six both slow and fast growth cities including Dallas, Atlanta, Phoenix, Pittsburgh, Ohio City north of Lorain Ave. and Cincinnati. He found that local historic designation is associated with higher property values.

DESIGN REVIEW DEMONSTRATES COMMITMENT

Design review demonstrates commitment to Landmark properties within the City of Cleveland Heights through historic preservation. It assures property owners that their investment will be protected by ensuring that historic character will be maintained.

DESIGN REVIEW PROMOTES ECONOMIC DEVELOPMENT

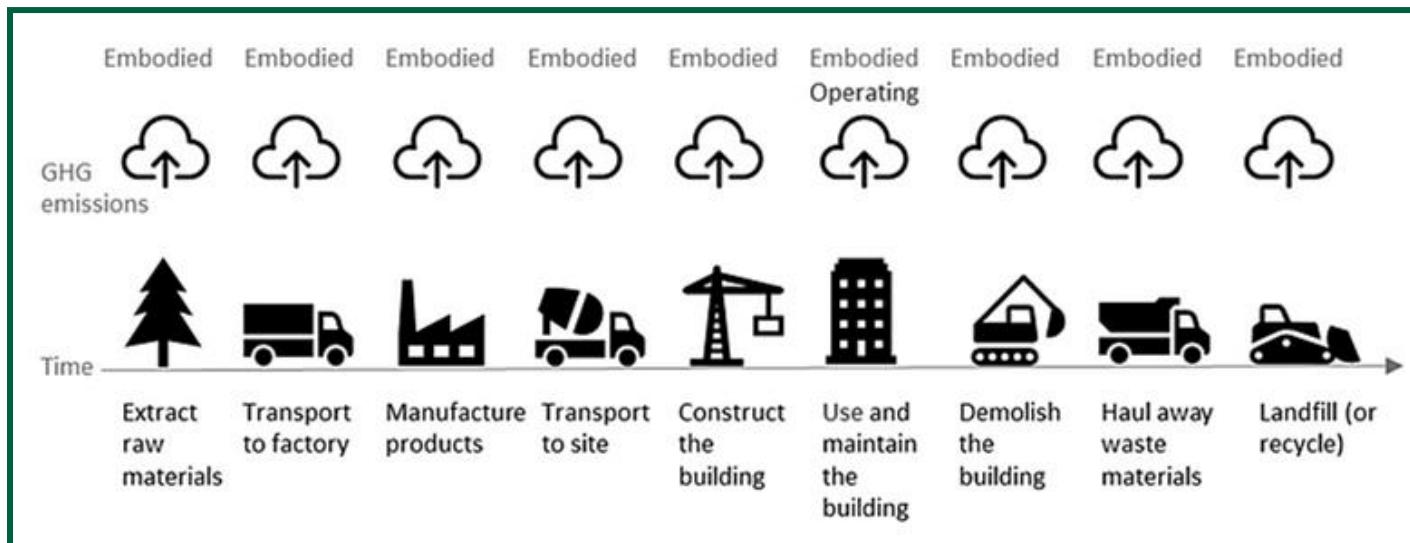
Design review allows for an economic development strategy promoting a unique historic community identity and quality of life.



Philosophy & Benefits of Historic Design Review

DESIGN REVIEW PROMOTES ENVIRONMENTAL SUSTAINABILITY

Design review encourages wise use of resources. Rehabilitation of historic buildings promotes conservation of the natural environment and preservation of open space by recycling the built environment. Energy is required to manufacture or extract building materials, transport them to a construction site and then assemble them into a building. If a building is demolished and then landfilled, this embodied energy is wasted. Reuse of historic buildings and materials conserves the embodied energy and reduces landfill refuse. The greenest building is the one already built, making historic preservation the environmentally sustainable approach.



Embodied Carbon Emissions

Source: Embodied Carbon of Buildings and Infrastructure:
International Policy Review, C40 Knowledge.

Cleveland Heights Design Guidelines

Applying the Secretary of the Interior's Standards for Rehabilitation

Evaluating Historic Character

- Identify Historic Context
- Identify Character Defining Features
- Evaluate Historic Integrity

Building Feature Recommendations:

- Foundations & Exterior Wall Materials
- Windows, Shutters & Entrances
- Porches, Balconies, Door Hoods, Porte Cochères & Decks
- Roofs, Dormers, Gutters, Skylights, Chimneys, Mechanical Units, Solar Devices, Cellular Towers & Antennas
- Storefronts & Awnings
- Paint & Paint Color

Signage & Murals

Accessibility Solutions

Site Design

Additions

New Construction

Accessory Buildings

Enhancements

Demolition, Mothballing & Relocation



Cleveland Heights

All are welcome.

**GEORGIAN REVIVAL**

ca. 1895-1960



The Georgian Revival style coinciding with the Colonial Revival style is an academic revival displaying characteristics of the 17th and 18th century Georgian architecture. The term "Georgian" refers generally to the period during the Revolution (during the reigns of kings George I, II and III). Georgian architecture is typically masonry, displaying Classic orders, entablatures, cornices, quoining, arches and elaborate use of ornamental plaster. The style may have clapboard siding or stone veneer.

COMMON EXTERIOR ELEMENTS

1. Double-pile plan, central entrance and hallway.
2. Symmetry, typical five bays.
3. Flemish bond brick, quoining, water tables and raised basements, belt courses.
4. Multi-pane double-hung windows 12/12, 6/6, Palladian windows and fan lights over doorways, stone or brick sills/headers, flat arches.
5. Classical columned porticos, pilasters, entablatures, modillions and dentils.
6. Hipped and side gabled or gambrel roofs, dormer windows and large chimneys.
7. Pediments, raking cornices, roundels.

RECOMMENDED COLOR PALETTE

Georgian Revival houses traditionally are brick with white or off-white trim and sash, with darker shutters and doors. Varied wall cladding, such as clapboard or stone on the lower portion are often in Colonial colors. Whites from the eighteenth century were typically softer due to the use of linseed oil, white lead, and calcium carbonate versus the titanium whites of today. Door colors were almost always dark hues of chocolate, red, green or blue.

TIP: Door color were almost always dark hues of chocolate, red, green or blue.

**Cleveland Heights Architectural Types****ONE & TWO- PART COMMERCIAL**

Commercial districts include buildings that serve the public for business purposes including retail, office, banks, hotels, and theaters with auxiliary buildings such as garages and depots or freestanding buildings such as gas stations. Commercial buildings can be categorized into One and Two- Part types. The One-Part Commercial building is one-story in height encompassing one street level zone serving a single purpose. The Two-Part Commercial building is composed of a first-floor street level commercial zone and upper-level zones often housing office or residential uses. In general, commercial buildings are defined by their façade composition, specifically oriented to the street. The characteristics that make up the composition encompass the numerous variations in size, scale, expression, style, and decorative motifs. Further examples of commercial building types can be found in *The Buildings of Main Street A Guide to American Commercial Architecture* by Richard Longstreth.



Two-Part Commercial Type
1916 Heights Center Building
12429 Cedar Road



PROJECT SCHEDULE



April 8, 2021

KICK – OFF MEETING with Key Stakeholders / JOINT MEETING #1



June 7, 2021

**HISTORIC RESEARCH / PRELIMINARY DRAFT DUE
PRELIMINARY DRAFT REVIEWED BY SHPO
JOINT MEETING #2**



July 13, 2021

**PUBLIC PLANNING DEPT. MEETING #1 to PRESENT DRAFT
REVISED DRAFT SUBMITTED TO SHPO for REVIEW**

August 4, 2021, 5PM - Tentative Date

REVISED DRAFT - JOINT MEETING #3 / City & Local Project Team Comments due Friday, 8/6/21

Week of September 6, 2021

FINAL DRAFT DUE & JOINT MEETING #4

Week of September 13, 2021

PUBLIC PLANNING DEPT. MEETING #2 to PRESENT FINAL DRAFT / CRS HERITAGE HOME LOAN PROGRAM

September 19, 2021

**COMPLETE REVISIONS to FINAL DRAFT
FINAL DRAFT SUBMITTED to SHPO for APPROVAL**

September 30, 2021

DELIVER Hard Copies & Electronic Copy subject to SHPO APPROVAL