

LANDMARK COMMISSION

INFORMATION

City of Cleveland Heights

Application available at www.citizenserve.com/clevelandheights

Contact: planning@clevelandheights.gov or 216-291-4878

The purpose of the Landmark Commission is to designate Landmarks and Historic Districts in the City of Cleveland Heights pursuant to the procedures hereinafter described, in order to preserve, protect and perpetuate places, buildings, districts, structures, works of art and other objects having a special historical, community or aesthetic interest or value, all for the reasons described in the remainder of this section.

1. To safeguard the heritage of the City of Cleveland Heights, by preserving sites and structures which reflect elements of the City's cultural, social, economic, political or architectural history;
2. To stabilize and improve property values;
3. To protect and enhance the City of Cleveland Heights' attractiveness to residents, tourists and visitors, and serve as a support and stimulus to businesses;
4. To enhance the visual and aesthetic character, diversity and interest of the City of Cleveland Heights;
5. To foster civic pride in the beauty and notable accomplishments of the past;
6. To promote the use and preservation of historic sites and structures for the education and general welfare of the people of the City of Cleveland Heights;
7. To safeguard the architectural integrity of the City's designated Landmarks and Historic Districts;
8. To seek alternatives to demolition or incompatible alterations to designated Landmarks and properties within designated historic districts before such acts are performed; and
9. To encourage development of vacant properties located in designated Historic Districts in accordance with neighborhood character.

Nominations

Landmark nominations are made by Commission members or by owners seeking designation for their properties. Applications must be accompanied by thorough research and documentation. After receiving an application, the Landmark Commission tours the site and discusses its Landmark eligibility. Properties may be Landmarked for their architectural and/or historic significance to the community.

Plaques & Identifiers

Designated Cleveland Heights Landmarks can be identified by their circular bronze Landmark plaques, often located near the front entry. Owners are expected to keep these valuable resources in good condition so they remain for future generations. If a Landmark property owner wishes to make exterior alterations to the property, Landmark Commission approval is necessary.

Certificate of Appropriateness

When the owner of a Landmark property or property within a Local Historic District (or property under Permit Referral during designation process) wishes to undertake any building change, exterior alteration, new construction, or demolition, the owner shall, in addition to applying for a building/demolition permit, apply for a Certificate of Appropriateness.

At the public meeting, staff and the applicant will make presentations regarding the proposed alteration, demolition or new construction. Neighbors and other interested parties, who will be notified in advance of the hearing by mail, will have the opportunity to comment during the public hearing portion of the meeting. The Landmark Commission may approve, modify, or reject the proposal, or it may postpone deciding to consider or seek additional information. It is the Landmark Commission's responsibility to make decisions based on the facts presented, within the framework set by the Landmark Ordinance. The granting of a Certificate of Appropriateness does not imply the issuance of a Building Permit or the approval of specific plans by the Building Department, Architectural Board of Review, or other City entities.

Historic Preservation Design Guidelines

On October 11, 2021, the Cleveland Heights Landmark Commission adopted Historic Preservation Design Guidelines. View the guidelines here:

https://www.clevelandheights.gov/DocumentCenter/View/9836/Cleveland-Heights-HistoricPreservation-Design-Guidelines_adopated?bidId