

City of Cleveland Heights, Ohio



Preparation of Historic Preservation Design Guidelines

September 2, 2021

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

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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**.



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What is the purpose of Historic Preservation Design Guidelines?



1882, 1893 Superior Schoolhouse
14391 Superior Road

Historic Preservation Design Guidelines are a tool for use by residents, applicants, design professionals, the Landmark Commission and Architectural Board of Review 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.

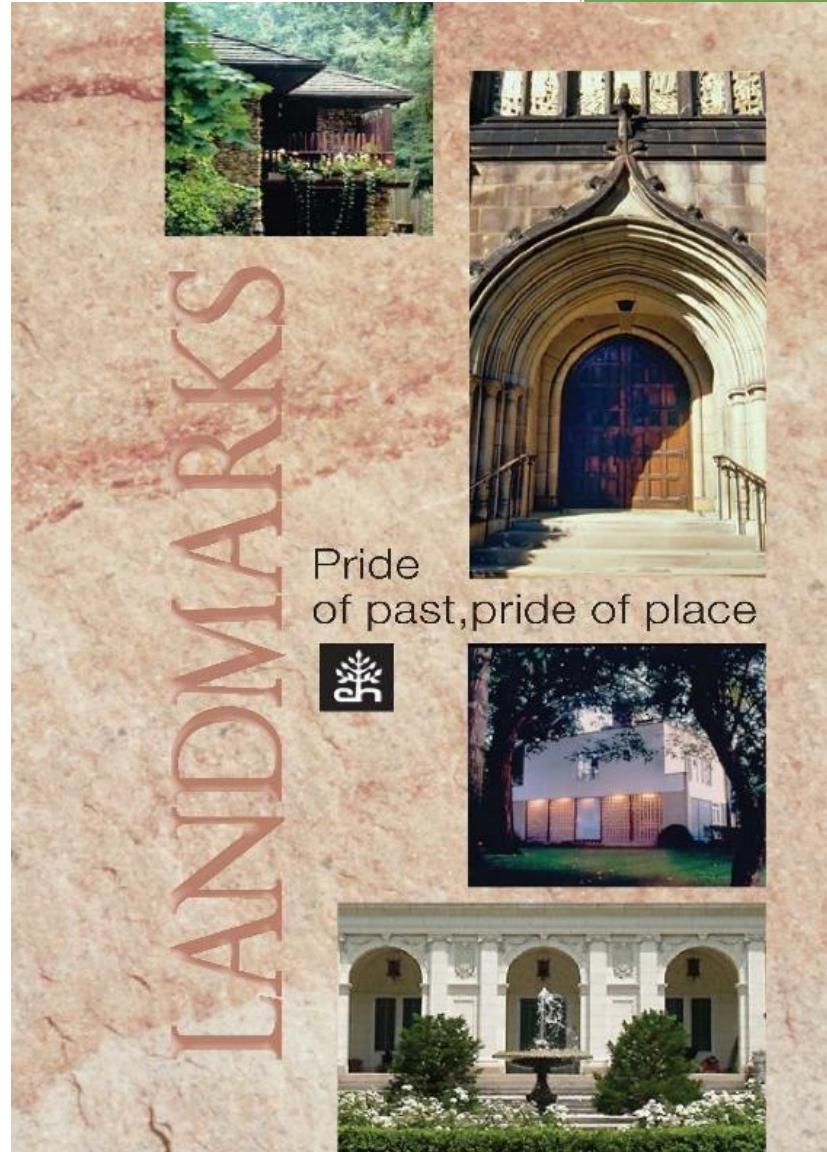
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What is a Landmark?

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>



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Historic Design Review Process for Landmark Properties

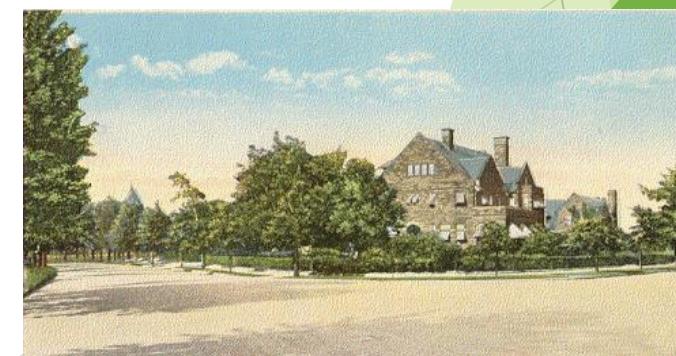
A **Certificate of Appropriateness** is required for City of Cleveland Heights Landmark designated properties before:

- **Building Changes**
- **Exterior Alterations**
- **New Construction**
- **Demolition**

A **Certificate of Appropriateness** is a document issued by the Landmark Commission certifying that a Landmark property project meets the **Secretary of the Interior's Standards for Rehabilitation** design criteria.

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 or property in a Landmark District.

An application for **Certificate of Appropriateness** is available from the CH Planning Department.



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1896 John Hartness Brown House
2380 Overlook Road

Historic Design Review Process



Steep Sloped Shake Hipped Roof
1930 Abeyton Realty Corp.
Forest Hill Real Estate Office
2419 Lee Boulevard

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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

Historic Design Review Process

Apply the Secretary of the Interior's Standards for Rehabilitation

Evaluating Historic Character

- Identify Architectural Style & Type & Character Defining Features

HISTORIC PRESERVATION DESIGN GUIDELINES ©2021

QUEEN ANNE
ca. 1880-1905



The Queen Anne style, popular during the Victorian era, refers to the Renaissance style popular during the reign of England's Queen Anne (1702-1714). However, the Queen Anne style is influenced by the medieval forms of the preceding Elizabethan and Jacobean eras in England. The Queen Anne style is identified by its picturesque elements of abundant decorative detail, corner towers, expansive porches, and richly patterned and textured wall surfaces. The style is represented predominantly in residential buildings and in the High style for institutional architecture. The Princess Anne is a smaller scale derivative of the Queen Anne style, less complicated in form and restrained in ornamentation.

COMMON EXTERIOR ELEMENTS

- Asymmetrical massing and irregular floor plans
- Bay and oriel windows, leaded and stained-glass multi-pane windows
- Textured and patterned exterior finishes, often including fish-scale wood shingles and undulating clapboard siding including half-timbering
- Abundance of decorative elements and trim
- Round, square, or polygonal towers or turrets
- Prominent chimneys, often with exaggerated decorative treatments
- Full width or wraparound porches with turned spindles, often with lattice work
- Steeply pitched roofs, imbricated slate roofs, numerous gables, and overhangs

RECOMMENDED COLOR PALETTE

Queen Anne houses architectural details are often highlighted with dark vivid colors and contrasting hues in a polychromatic paint scheme. It is important to emphasize the many textures and ornamentation. Walls are painted or stained one color while trim, decorative elements, and shingles are a variety of complimenting colors to enhance the details.

Traditional Color Schemes Include:

Earth Tones: Greens, Oranges, Reds, Maroons

Neutral Shades: Grays, Browns, Tans, Olives

Vivid Pastels: Lavender, Yellows, Pinks, Blues

TIP: Painting projecting elements in lighter shades and recessed elements in darker shades uses natural lighting effects to create shadow. Employing darker colors at the bottom and lighter colors at the top avoid a top-heavy appearance.

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HISTORIC PRESERVATION DESIGN GUIDELINES ©2021

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

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

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

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Cleveland Heights Architectural Types

RESIDENTIAL HOUSING TYPES

CLEVELAND DOUBLE

The Cleveland Double is between two to two and one-half-stories in height with two units composed of identical stacked floor plans. The most distinguishing feature is the gabled front and two-story full-width porch. The Cleveland Double was one of the many housing plans sold by the Sears, Roebuck & Co. with elements including:

- Symmetrical façade
- Gable with half-timber shingle treatment
- Front gable with pediment or jerkinhead roof
- Two-story porch
- Mixed wall treatments, clapboard, and shingle
- Various window configurations



The "Cleveland" Sears Roebuck & Co., 1926, 1928

BUNGALOW

The Bungalow house type generally follows the ideals of the Craftsman movement but can be found in many architectural styles emphasizing informal living, natural materials and a low horizontal design with elements including:

- One-two stories in height often with long sweeping gable roof
- Wall surfaces exhibit combined materials including wirecut brick, cobblestone, stucco, clapboard and split-shake shingle
- Massive tapered porch posts
- Overhanging eaves & exposed rafter tails
- Common subtypes include Shed Roof Dormer and Dormer Front Bungalow



The "Westly" – Dormer Front Bungalow Sears Roebuck & Co., 1913-1929

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Historic Design Review Process

Apply the Secretary of the Interior's Standards for Rehabilitation

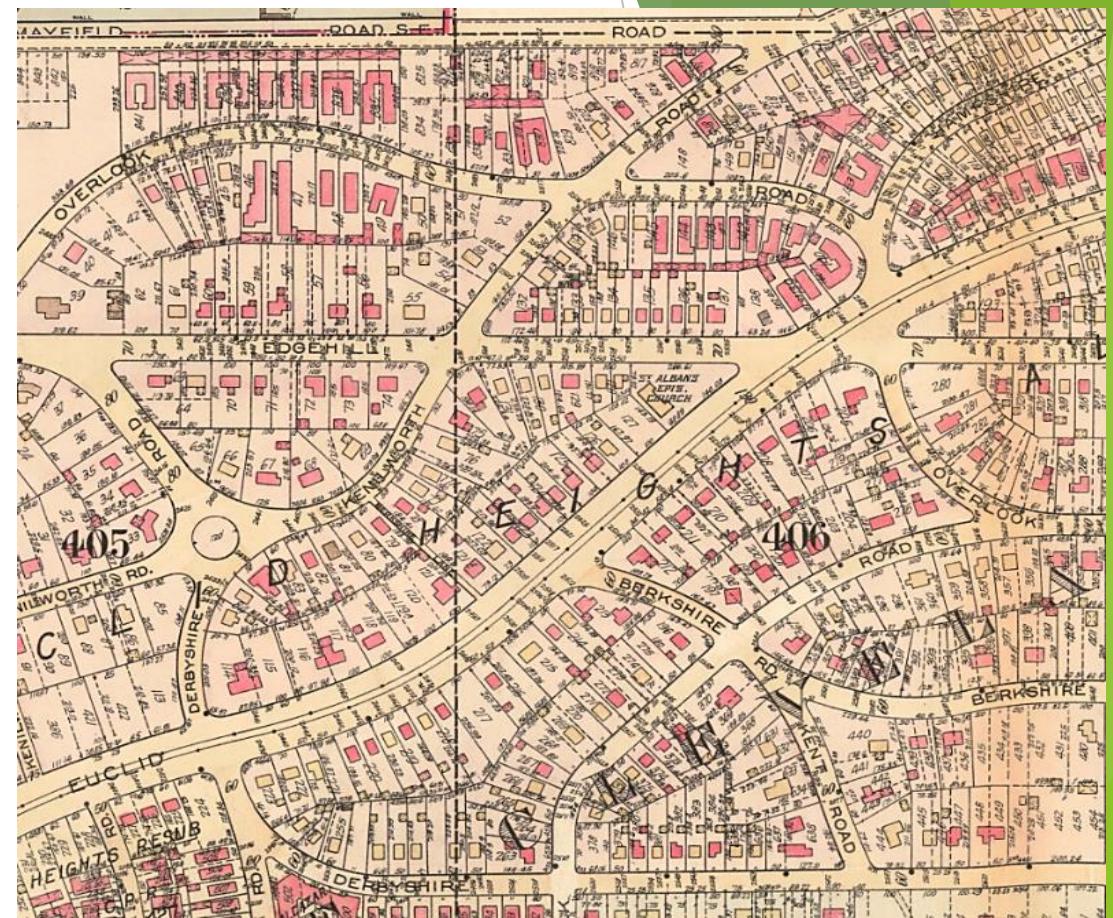
Evaluating Historic Character

- Identify Historic Context

Historic Context

City Beautiful Pattern of Development Characteristics:

- Curvilinear tree lined parkways, grand boulevards and streets with city sidewalks extending from the main corridors of North Park, Cedar Glen Parkway-Euclid Heights, and Cedar Road-Fairmount Boulevard.
- Boulevards with central grass strips that once accommodated streetcar transportation.
- Parks and outdoor space for recreation.
- Brick apartment buildings and places of worship fronting main corridors providing buffers to interior middle class residential housing on quieter side streets.
- Large estates with high style architecture on irregular or rectangular shaped wooded lots. Houses are oriented to the street and set back by grass lawns with large carriage houses and detached garages or accessory buildings located to the rear.



Historic Context: City Beautiful Pattern of Development with Curvilinear Streets
Euclid Heights Allotment, G. M Hopkins Map 1927-37

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Historic Design Review Process

Apply the Secretary of the Interior's Standards for Rehabilitation

Evaluating Historic Character

- Evaluate Historic Integrity

Location

Design

Setting

Association

Materials

Workmanship

Feeling

Location
The building retains its historic location.

Design
The building retains character defining design features of the International style.

Setting
The building retains its historic commercial setting on a large open lot set back from the street.

Association
The building retains its association with Mid-Twentieth century office building design.



1956-57 Medusa Portland Cement Company
3008 Monticello Boulevard

Materials
The building retains its historic glass curtain wall with concrete panel spandrels.

Workmanship
The building retains concrete steel & glass construction characteristic of the International style.

Feeling
The building retains its Mid-Twentieth century feel.

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Historic Design Review Process

Apply the Secretary of the Interior's Standards for Rehabilitation related to **Certificate of Appropriateness** Application

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



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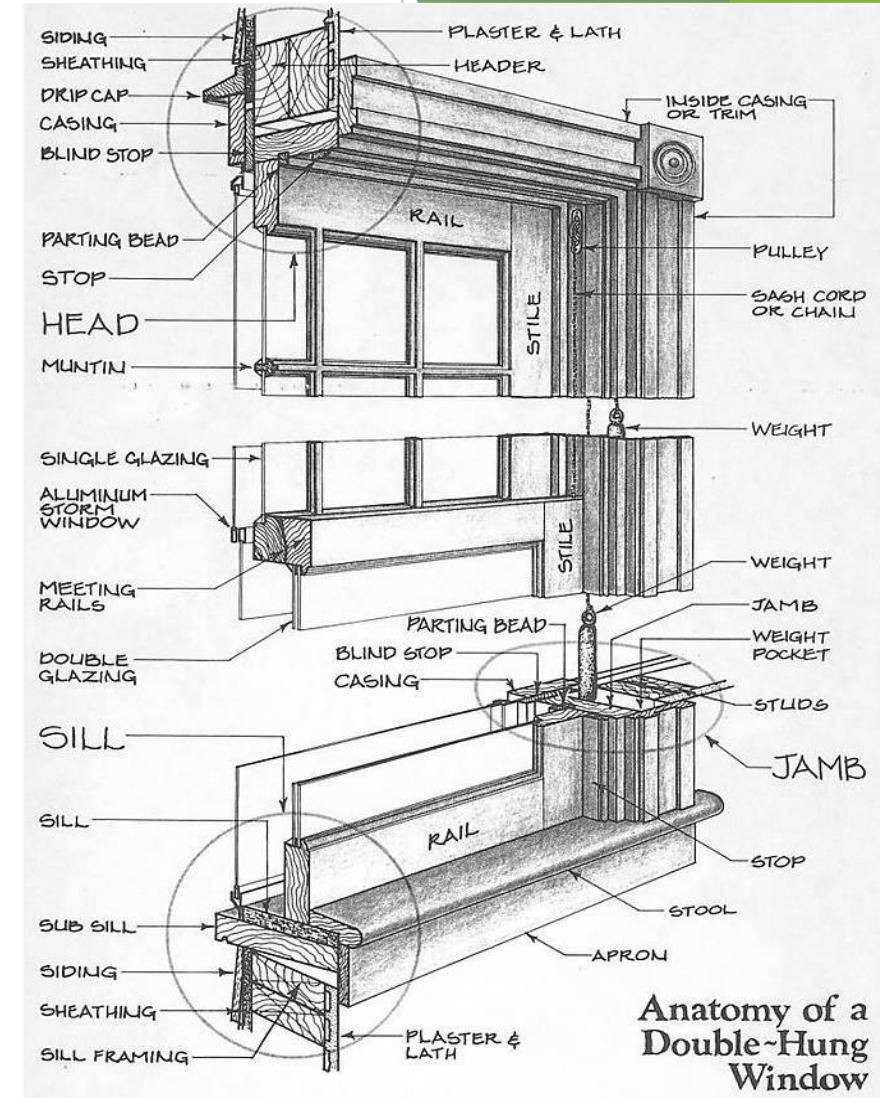
Historic Design Review Process

Building Feature Recommendations

Example: Windows

RECOMMENDATIONS Option#1 PREFERRED: Maintain & Repair / Replacement of Existing Components:

- Historic profiles, dimensions and proportions can be retained.
- Substitute materials must match the historic materials in size, profile and finish so as not to change the character of the window.
- Timber used in historic windows can last substantially longer than replacement units.
- Repairs can be completed by local carpenters with knowledge of historic window repairs and operability.
- Environmentally sustainable solution.



Anatomy of a Double-Hung Window

Poore, Jonathan. Anatomy of a Double Hung Window, *Old House Journal*, March 1982.

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Historic Design Review Process

Apply the Secretary of the Interior's Standards for Rehabilitation

Signage & Murals

Accessibility Solutions

Site Design

Additions

New Construction

Accessory Buildings

Enhancements

Demolition, Mothballing & Relocation



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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.

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Technical Preservation Services

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

[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](#).

PRESERVATION BRIEFS

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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](#)



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General Resources

Architectural Resources

NPS Technical Preservation Briefs

Technical Preservation Services



Glossary of Architectural Definitions

F

Façade The front wall of a building, or the wall in which the principal entrance is located.

Fanlight A semi-circular window over the opening of a door, with radiating bars in the form of an open fan.

Fascia A flat, wide, horizontal band on a wall surface.

Fenestration The arrangement of openings, i.e windows or doors, in a building façade.

Finial An ornament which terminates the point of a spire or pinnacle typically used at the peak of a roof.

Flat Arch Also known as a **Jack Arch**. An arch with a horizontal or nearly horizontal intrados; has little or no convexity.

Fretwork A screen or lattice composed of intricate, interlaced openwork.

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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 8, 2021, 5PM

REVISED DRAFT - JOINT MEETING #3



August 23, 2021

FINAL DRAFT SUBMITTED TO CITY



September 2, 2021, 6PM

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

CH HOME REPAIR RESOURCE CENTER

Comments due back by Thursday, September 9 to BreAnna Kirk at BKirk@clvhts.com

Week of September 13, 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

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