

PRESERVATION

HISTORIC PROPERTIES AND DISTRICTS

DOWNTOWN PRESERVATION PLAN

HISTORIC PROPERTIES AND DISTRICTS

Background

The modern history of Cleveland began in 1796 when General Moses Cleaveland, a Connecticut native, founded the city. Cleaveland and his survey party laid out the city as a typical New England town with a grid pattern of streets surrounding a central public square. The city grew slowly at first, with new buildings being constructed along the river and around Public Square. In the mid 1800s the opening of the Ohio Canal and the establishment of iron and steel making produced an unprecedented building boom. New buildings quickly replaced earlier structures, and, as a result, there is little evidence today of Cleveland's original buildings.

Most of the historic built environment that exists today in Cleveland's central business district dates from the 1870s and after. Many of the buildings that remain from this period are tangible reminders of the city's past and display craftsmanship and styles of architecture which would be difficult or impossible to duplicate. Therefore, it is important that the best examples of various architectural styles and those buildings that are of particular historical importance be preserved for future generations of Clevelanders to appreciate and enjoy.

Preservation Designations

Two methods exist by which the significance of a historic property may be recognized and certain controls may be imposed: listing of the property in the National Register of Historic Places or its designation as a Cleveland Landmark.

Cleveland Landmarks Commission

The Cleveland Landmarks Commission was established by the City of Cleveland in 1971 "to safeguard the heritage of the City by preserving sites, [and] structures of cultural, social, economic, political or architectural history [and] to stabilize and improve property values wherein to strengthen the economy of the City."

The Commission is an 11-member appointed body with a full-time director and staff. The Landmarks Commission has the responsibility to nominate buildings, sites, and districts for designation by City Council as Cleveland Landmarks and to review proposals that would alter or demolish a designated landmark.

The designation of a building, site or district as a Cleveland Landmark carries with it no monetary or tax advantages per se but does restrict what actions can be taken with regard to alterations or demolition. A Certificate of Appropriateness must be issued by the Commission before alterations to or demolition of a landmark property may take place. The accompanying map indicates the buildings, sites, and districts that are designated Cleveland Landmarks.

National Register Designation:

The National Register of Historic Places was authorized by the National Historic Preservation Act of 1966. It is a listing maintained by the National Park Service, U.S. Department of the Interior, of properties worthy of preservation because of their local, state, or national significance. It serves both as a planning tool and as a means of identifying places that are of special importance to a community. Listings are made upon nomination and review by the Ohio Historic Preservation Office. The accompanying map depicts the buildings and districts that are currently listed on the National Register of Historic Places.

Listing in the National Register provides a measure of protection from demolition or other adverse impact by federally-funded projects by requiring review by the Advisory Council on Historic Preservation. This review procedure is part of the planning process for all federally-assisted projects. Listing a building on the Register, however, does not automatically safeguard it from decay or demolition where federal funds are not involved.

In addition, historic commercial, industrial, and rental residential properties listed on the National



Detail of Brotherhood of Railway Trainmen Building

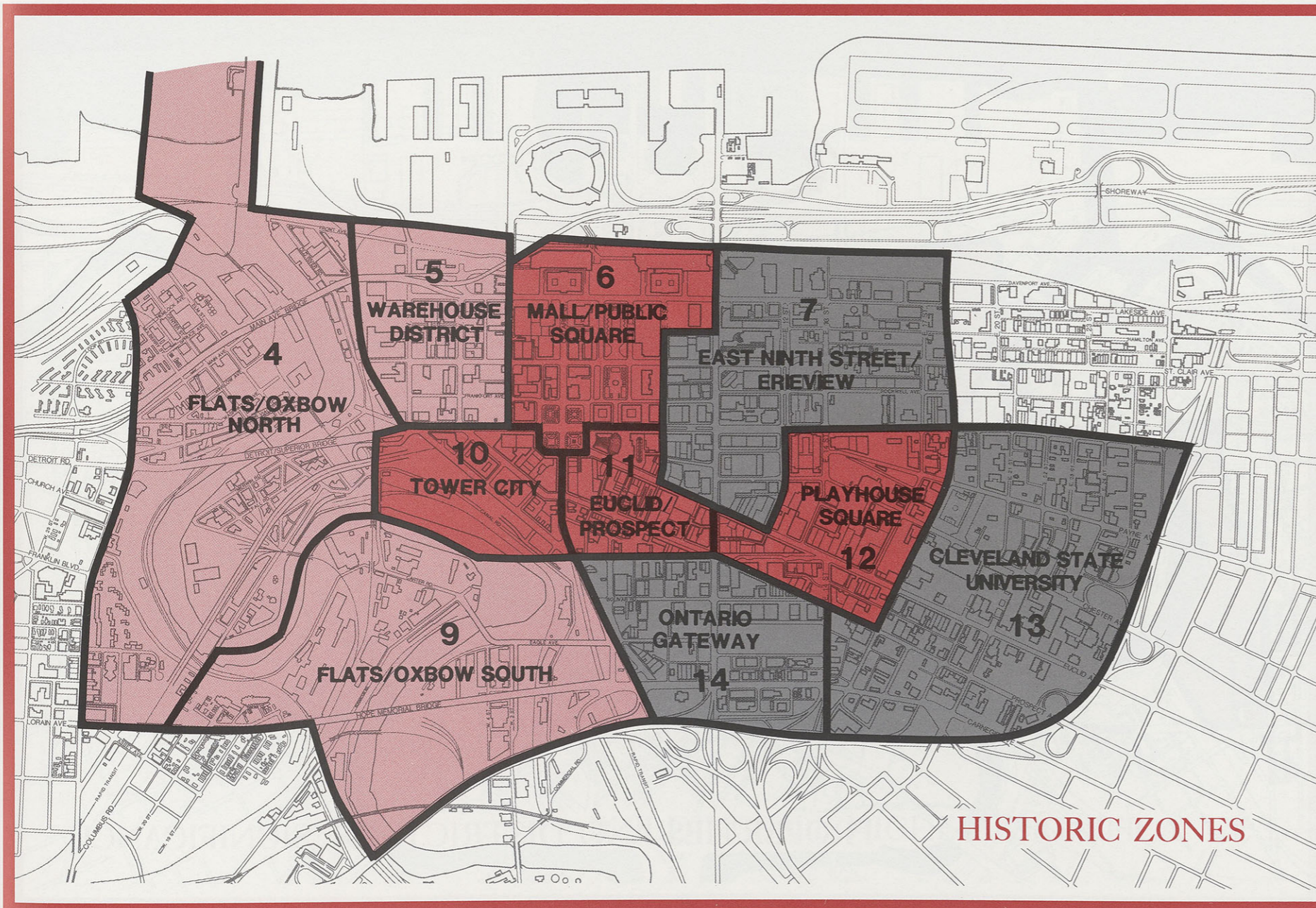
Register are aided by tax incentives authorized by the Tax Reform Act of 1976 and the Economic Recovery Act of 1981 to encourage capital investment in historic buildings. These incentives encourage capital investment in historic buildings provided that the rehabilitation of the property meets the Secretary of the Interior's Standards for Rehabilitation.

The Cleveland Landmarks Commission participates in the state review process for National Register nominations as a Certified Local Government designated by the Ohio Historic Preservation Office. The Commission reviews nominations for buildings and districts within its jurisdiction to determine their eligibility for the Register. The nominations are also reviewed by the city administration. If both the Commission and the Mayor do not concur on the eligibility of the property, then the nomination is withdrawn from the review process.

The combined listings of the Cleveland Landmarks Commission and the National Register of Historic Places provide a sound basis on which to build the City's downtown preservation policies.

Downtown Building Survey

In 1987 and 1988, the Cleveland Landmarks Commission, with grants from the Ohio Historical Society and Cleveland Tomorrow and in cooperation with the City Planning Commission undertook a comprehensive survey of all buildings in the downtown area. This survey was undertaken in order to update previous studies and determine which buildings were worthy of preservation. The survey consisted of field checking and photographing the exteriors of all buildings as well as researching resource material. Significant interior spaces were also documented. The survey covered 1,833 acres of the area defined as Downtown Cleveland. 1,150 buildings, structures, sites and



LEGEND

- Old Cleveland Historic Zone
- Redevelopment Districts
- City Center Historic Zone

objects were included in the inventory. All information regarding this survey is on file at the Cleveland Landmarks Commission and the Ohio Historic Preservation Office in Columbus.

In order to prepare a comprehensive downtown historic preservation plan and an associated set of policies, a subcommittee of the Landmarks Commission was formed to review the surveyed buildings and establish a preservation plan for downtown Cleveland. The committee determined that the downtown preservation plan should address an overall strategy that identifies historic zones and an individual inventory which addresses each building based on its historic merit. The individual inventory rating scale was based upon the information contained in the standard Ohio Historic Inventory Form.

Historic Zones of Downtown Cleveland

Downtown Cleveland has two distinct historic zones: The Old Cleveland Historic Zone and the City Center Historic Zone. The Old Cleveland Historic Zone includes the downtown planning areas of the Warehouse District and Flats Oxbow North and South. These three districts contain some of Cleveland's oldest structures and were the first areas settled for housing and commerce. The majority of structures in this zone date from the period 1870 to 1900. The City Center Historic Zone encompasses the Mall/Public Square, Tower City, Euclid/Prospect, and Playhouse Square districts. These four districts contain a majority of Cleveland's public buildings and architecturally significant historic structures. The majority of structures in this zone date from the period 1900 to 1930.

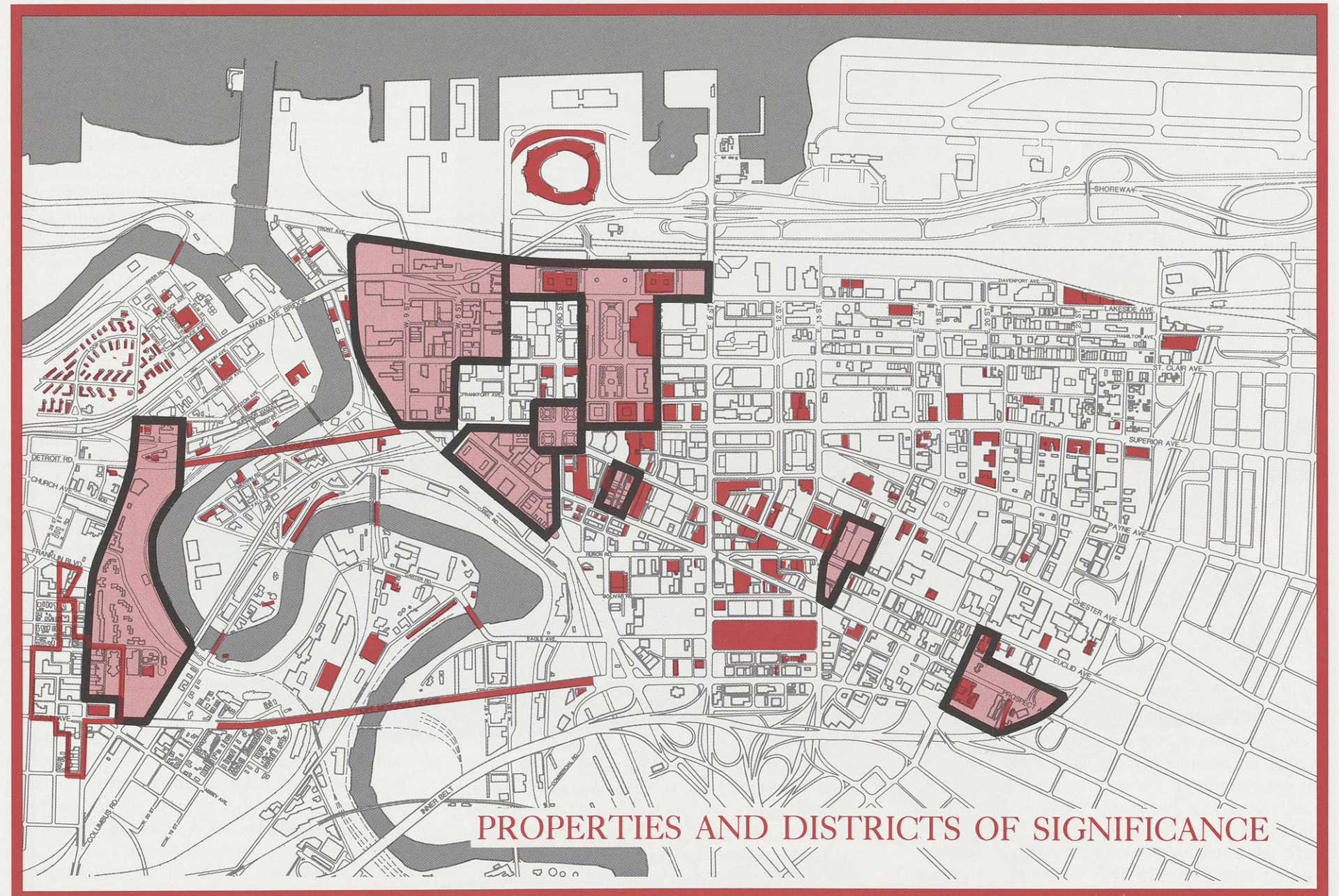
Comprehensive redevelopment activities are anticipated to continue in the East 9th Street/Erievew, Cleveland State University, and Ontario Gateway Districts during the plan period. Within these redevelopment districts, there exist pockets of significant buildings which should be preserved.

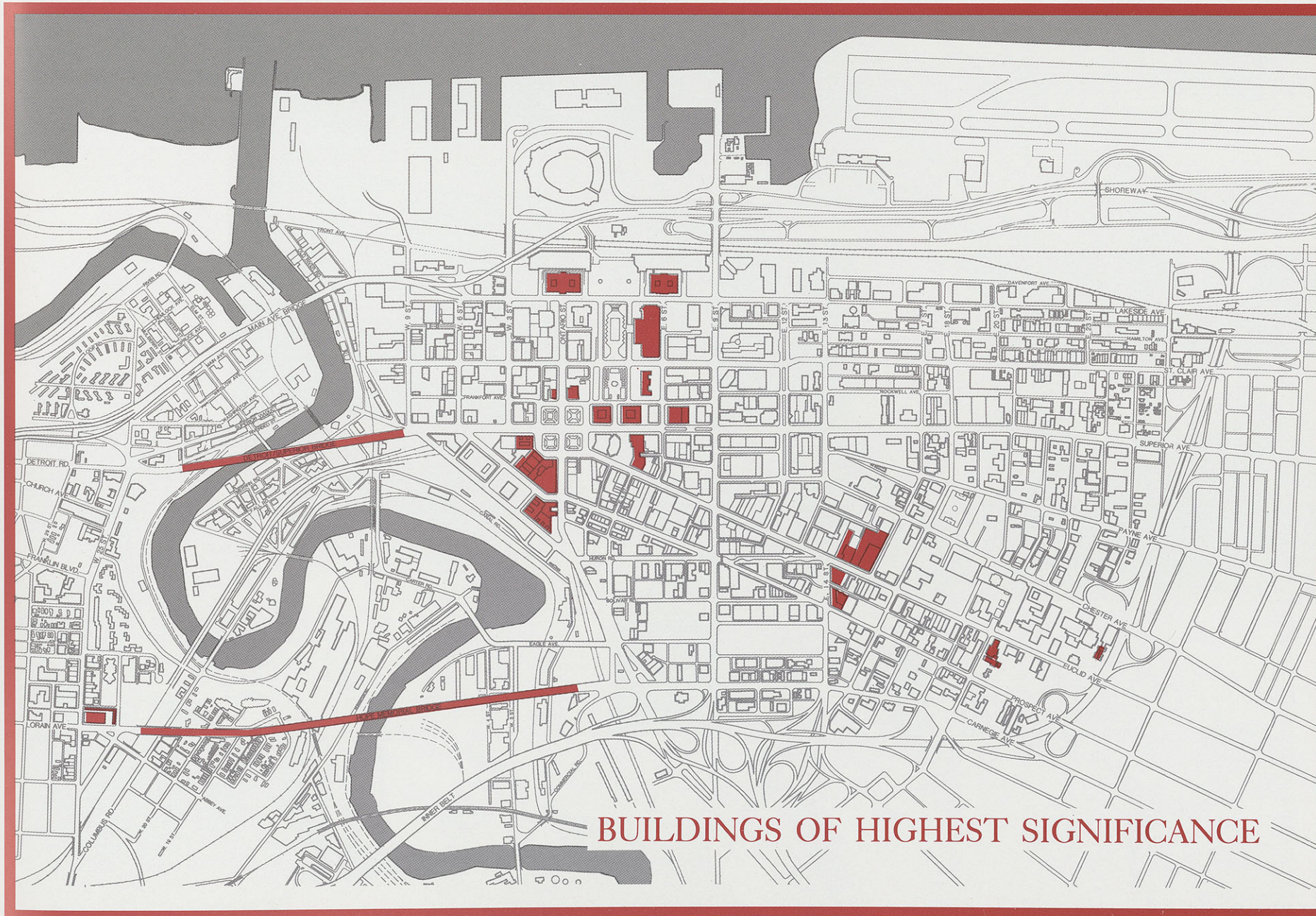
Downtown Preservation Plan

The downtown preservation plan considers not only broad historic zones or districts, but also individual structures and sites of significance. In order to determine the significance of the individual structures and sites, each property survey was evaluated. Properties built after 1950 were excluded as they would not meet the minimum criteria of significance — that of being 50 years old or older — by the year 2000, the end of the plan period. The remaining properties were ranked according to the following scale:

1. Properties of Highest Significance.
2. Properties of Significance.
3. Properties of Minor or No Significance.

Properties of Highest Significance are those which are characterized by outstanding qualities of architectural style or detail or which are of eminent historical value. These properties represent the City's most valuable architectural and historical assets and are essential components of Cleveland's physical and social environment. Every effort must be made to preserve these properties and protect them from demolition and insensitive alteration. Only 29 of the over 1150 buildings and structures surveyed fall into this category.





BUILDINGS OF HIGHEST SIGNIFICANCE

LEGEND

Properties of Highest Significance

The properties of Highest Significance include the following:

Group Plan Properties

- Cleveland Public Library
- Board of Education Building
- Public Auditorium
- Cleveland City Hall
- Cuyahoga County Courthouse
- Federal Courthouse

Individual Buildings and Structures

- The Arcade
- Old Stone Church
- Federal Reserve Bank
- West Side Market
- Society for Savings Building
- Lorain - Carnegie Bridge
- Detroit - Superior Bridge
- Trinity Cathedral
- University Hall

Terminal Group Properties

- Terminal Tower
- Landmark Towers Office Building
- Higbee's Department Store
- Stouffer Tower City Plaza Hotel

Playhouse Square Properties

- Allen Theater
- Hanna Theater
- Ohio Theater
- Palace Theater
- State Theater
- B.F. Keith Building
- Bulkley Building
- Ohio Building
- Hanna Building
- Hanna Annex Building

Properties of significance include buildings or sites listed or eligible for listing on the National Register of Historic Places, Cleveland Landmarks, and those eligible for designation as Cleveland Landmarks. These properties shown on the map at the left should be preserved whenever possible and their restoration, rehabilitation, and adaptive reuse should be encouraged.



Interior of the State Theater



Detail of the entrance to the Rockefeller Building



Detail of restored plaster work in the State Theater



Palace Theater Lobby