

# CITY OF CLEVELAND

---

## RESIDENTIAL DESIGN GUIDELINES



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CLEVELAND, OHIO  
JULY 1995

# ACKNOWLEDGMENTS



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20. Dale Miller
21. David M. McGuirk

There are many people and organizations which should be acknowledged for assistance in the preparation of the City of Cleveland's *Residential Design Guidelines*. As with any document of this scope, there is not enough space to thank everyone who has participated in its development.

The author would like to thank **Jonathan Sandvick** for his inspiration and willingness in helping me to develop the necessary skills to create this document; **Hunter Morrison** for believing that such an undertaking was important for the City of Cleveland, and not beyond the realm of possibility; **Edward Reich** for his creative assistance during the early phase of development; **Frank Pietravoia**, **Gary Newbacher** and **Robert Brown** for their editorial efforts; **Eugene Cranford** and **Donald Woodruff** for their technical support; **Maurice Ruelens** and **Mary Ann Consolo** for their computer expertise; and **Sandra Wilson**, **Kimberly Freeman**, **Donna Watkins** and **Jean Crawford** for their administrative assistance. And finally, I would like to thank the entire **City Planning Commission staff** for its significant contributions.

I am grateful to the **Department of Community Development**, led by **Terri Hamilton**, for its guidance and direction throughout the entire development of this document. I would like to thank all of the members of the **Cleveland Neighborhood Development Corporation's Neighborhood Design Group** for extensively reviewing the work and being instrumental in its refinement. I am indebted to **Hough Area Partners in Progress** for giving me the opportunity to participate on its design review board, which enabled me to develop and nurture a sensitivity to the relationship between contemporary and existing/traditional residential structures.

In addition to the documents listed in the bibliography, the following resources proved to be invaluable: **Mt. Auburn: Prospect Hill Historic Conservation Plan**, which was useful in establishing the outline of this document and the **Civic Vision 2000 Citywide Plan** for providing valuable insight into all of Cleveland's neighborhoods.

Finally, special recognition must be extended to **Mayor Michael R. White** for his unyielding support for the development of well-designed housing in all of Cleveland's neighborhoods. And, by personally reviewing this document, his insights proved to be instrumental in shaping its final form.

W. Daniel Bickerstaff, Jr.

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# PREFACE

RESIDENTIAL  
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PREFACE

Given the vast and varied nature of residential architecture in the City of Cleveland, the task of developing comprehensive *Residential Design Guidelines* proved to a very formidable one.

By establishing fundamental residential design "**Principles**" and creating the mechanism by which these principles should be realized, we hope to provide practical guidance for developers of new housing in Cleveland's neighborhoods.

In the traditional sense of the word, "**Guidelines**" generally are more specific than what may be found in this document. However, in reviewing the character of various neighborhoods (from Ohio City to Hough and from Kamm's Corners to Lee/Miles) it became evident that no single set of detailed guidelines could be applied to all of the city's neighborhoods. What worked in one neighborhood might be very detrimental if applied to a dissimilar neighborhood. With this understanding, the method of establishing a "**Neighborhood Context**" evolved. This procedure is outlined in Division VI on page 78, and its primary purpose is to encourage compatibility among old and new structures within the same neighborhood.

Finally, this document was written, not to dictate a particular design solution, but to stimulate each developer and architect to analyze the context in which construction will take place, and then incorporate the valued characteristics of the existing environment into the new development.

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# I INTRODUCTION

Cleveland is the center of Northeast Ohio's housing market. It offers a diversity of housing and neighborhoods found nowhere else in the metropolitan area. Single family housing choices range from starter homes for young couples to unique landmark properties. Neighborhoods range in character from the suburban spaciousness of West Park (neighborhoods west of Detroit-Shoreway, Clark-Fulton and Old Brooklyn), Lee-Miles and North Collinwood to the urban housing types of Tremont, Ohio City and St. Clair-Superior.

As in the case in most older central cities, Cleveland is confronted by challenges posed by an aging housing stock with its associated physical deterioration, and by a housing market which has favored suburban communities in the competition for homebuyers and new housing development. However, Cleveland is now positioned to benefit from the opportunities offered by a renewed interest in urban living, the revitalization of Downtown and a large supply of vacant land with the potential to support new housing development. Note 1

Given Cleveland's re-emergence as a "desirable place to live", the demand for market rate and subsidized housing has spurred an increase in new single family home construction and proposals. This new enthusiasm is very much welcomed and in some respect overdue. However, with the influx of families from surrounding suburban communities (or families who may be partial to a suburban approach to living), builders possibly having pre-established and limited building techniques, and finally developers who may lack a certain sensitivity to the existing urban context, it has been determined that *Residential Design Guidelines* should be created. These guidelines seek to assure that all new residential construction occurs in ways which do not diminish the architectural quality and value of the city at large.

The *Residential Design Guidelines* will be utilized when residential proposals are presented to the City Planning Commission for design review. Therefore it will be important for future homeowners/developers to have a working knowledge of the requirements outlined within this document prior to the submission of architectural plans. Furthermore, Local Design Review Advisory Committees shall also use design guidelines outlined within this document, in conjunction with supplemental design guidelines that may have been prepared and ratified for specific Districts by the City Planning Commission. This will ensure that all new construction attains the highest level of design possible. This document is intended to be used by anyone from the planning/architectural student doing research to the prospective Cleveland homeowner, contractor and even architect seeking to design and build residential structures within the city. However, only the latter group of individuals will be responsible for completing all of the submittal requirements, which are outlined in Division VI, prior to submitting a project for approval.

*The Residential Design Guidelines* will serve as a framework which illustrates the kinds of design approaches likely to be approved by the City Planning Commission, and the types of considerations taken into account by the Commission as it reviews projects. Finally, they will also be used in preliminary reviews by City Planning Commission staff, encouraging an unbiased, and systematic review of all proposals submitted by applicants.

The **Historical/Architectural Neighborhood Analysis** division will look at the development of Cleveland from a brief historical and architectural perspective. It will also explore some of the fundamental elements that characterize a typical neighborhood which distinguishes Cleveland from surrounding communities. Also included are maps of the city showing adjacent neighborhoods and significant streets, as well as more detailed streetscape and architectural elements which further help to define typical residential streets. Therefore, the overall goal of this division is to develop and enhance the prospective homeowners and/or developers understanding of primary neighborhood design features.

## II HISTORICAL/ARCHITECTURAL NEIGHBORHOOD ANALYSIS

In 1796, led by Moses Cleaveland, a group of surveyors from New England found themselves awed by a unique site during their planned expedition of America's northern coast while in search of a capital for the land of the "Western Reserve". This location was viewed favorably for three reasons: (1) the natural drama of the landscape (being the intersection of a lake and a river), (2) the hope for future agricultural, commercial and residential development, and (3) the western edge of the Cuyahoga River and adjacent land was reserved for the use by Native Americans resulting from a treaty established in 1794. Upon entering into the mouth of what is now known as the Cuyahoga River, the surveyors debarked at a point along the eastern bank of the river. This location is now the western terminus of Superior Avenue in 'The Flats'. This site is more commonly known as 'Settlers Landing'. From this humble and visionary beginning the city of Cleveland evolved and continues in its development.

In the beginning, residential structures were traditional log cabins and timber frame homes; this was due, in part to the limitation in building techniques, tools and materials. As Cleveland grew and became more architecturally sophisticated, new homes began to evolve into more stylistic, eclectic and modest utilitarian type structures. The demand for housing increased substantially with the opening of the Ohio and Erie Canal for transportation and commerce. This demand further increased once industrialization ushered in the railroad era, and as a result of immigration during the middle of the 19th century. With this demand, increased importance was placed on the quality of detail and craftsmanship that went into the design of each new residential structure.

The development of Cleveland's housing during this time ranged from High Style exuberant designs (Mansions along Euclid Avenue) to a working class modest vernacular (homes along a typical Cleveland residential street especially in the Tremont neighborhood). Both styles possibly originated from publications such as "builders guides" or "pattern books". High Style architecture, as a result of the success of industry and commerce, was Cleveland's residential architectural design at its finest.

Some examples of this High Style are as follows:

- |                  |                     |
|------------------|---------------------|
| A) Greek Revival | G) Eclectic         |
| B) Italiante     | H) Colonial Revival |
| C) Second Empire | I) Tudor Revival    |
| D) Gothic        | J) Georgian Revival |
| E) Queen Anne    | K) Prairie          |
| F) Shingle       |                     |

Given the influence of High Style design, it is evidenced that architects and builders selected this style as the ideal housing type -the single family detached home as opposed to the rowhouse or Multi-Family structure- to produce for the growing population of Cleveland. This design approach is what dominates the city's single family housing stock to date.

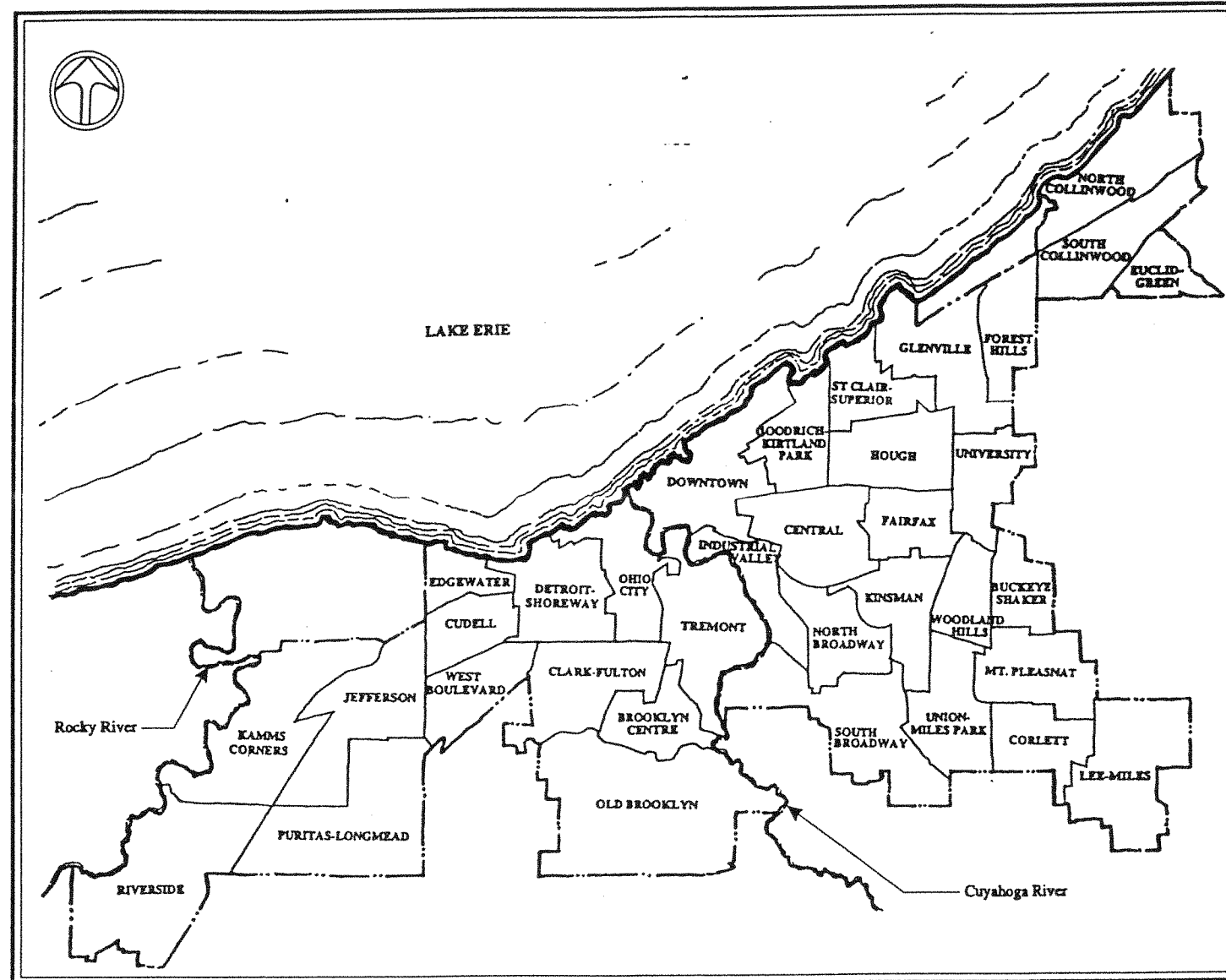
Some examples of Cleveland's vernacular housing are as follows:

- |  |  |
|--|--|
| A) Homestead                               | E) Gabled Ell  |
| B) American Foursquare                     | F) Two story Frame or Brick (gabled                          |
| C) Two story Frame (gable)                 | G) Two and One Half story frame                              |
| D) One and One Half story<br>Frame (gable) | (multi-gabled, T-shape, Cross-gable<br>roof and Brick gabled |
|  | H) Bungalow, Semi-Bungalow                                   |

As in any urban context, there are structures that have used these various styles and have experienced some level of success and/or failure. Therefore, it is the goal of the *Residential Design Guidelines* to analyze the nature of Cleveland's existing housing types and establish methods by which all new single family residential construction may not only provide houses that are structurally sound and functionally efficient, but equally as important, homes that are delightful.



# II HISTORICAL/ARCHITECTURAL NEIGHBORHOOD ANALYSIS

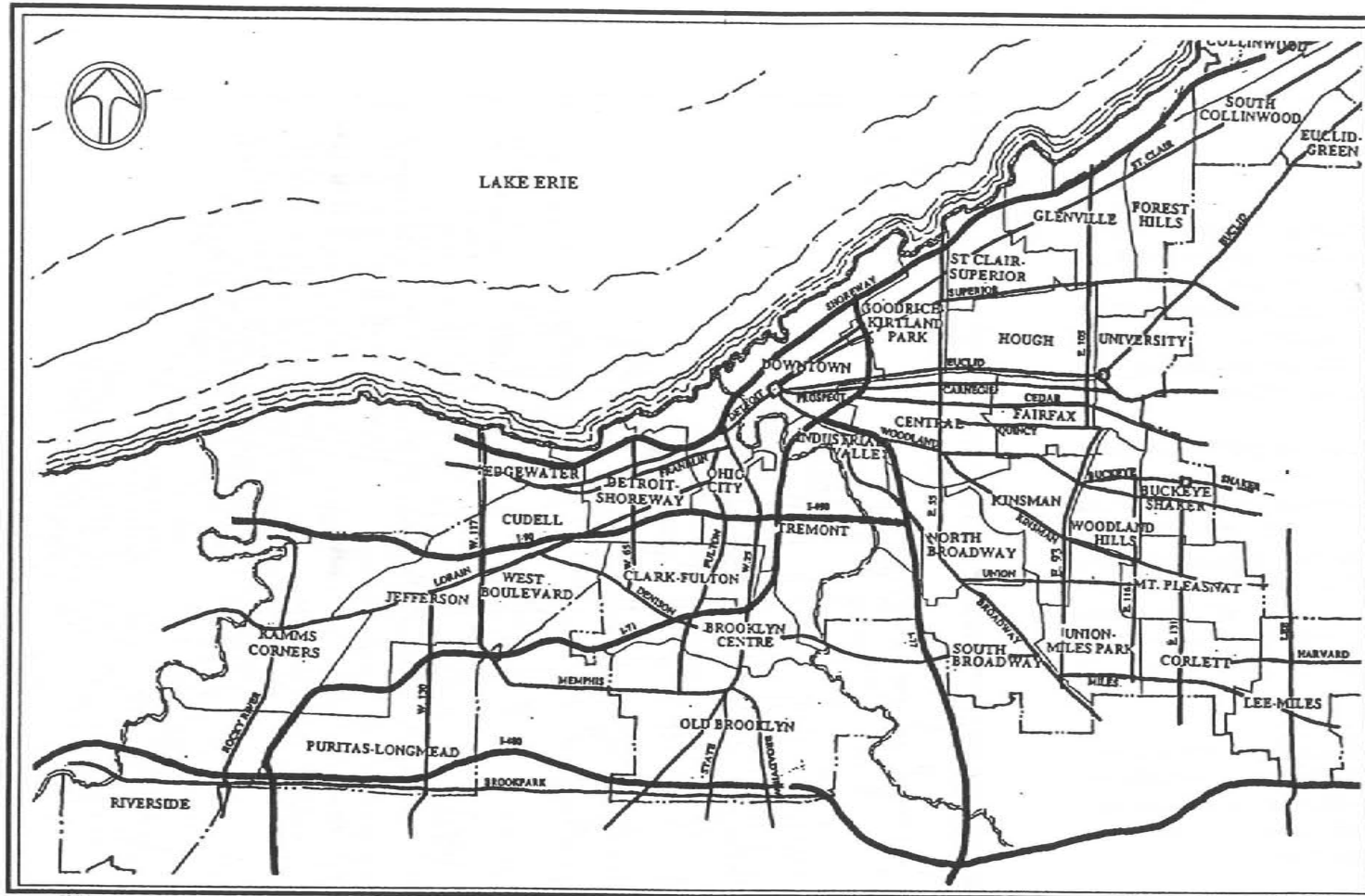


This map illustrates the adjacencies of Cleveland neighborhoods - East and West side.

CITY OF CLEVELAND  
NEIGHBORHOODS SITE PLAN

35 STATISTICAL PLANNING AREAS  
MAP DRAWN NOT TO SCALE

# II HISTORICAL/ARCHITECTURAL NEIGHBORHOOD ANALYSIS



## CITY OF CLEVELAND MAJOR STREETS AND INTERSTATES

35 STATISTICAL PLANNING AREAS  
MAP DRAWN NOT TO SCALE

This map illustrates major roads and interstate highways and how they relate to surrounding neighborhoods.

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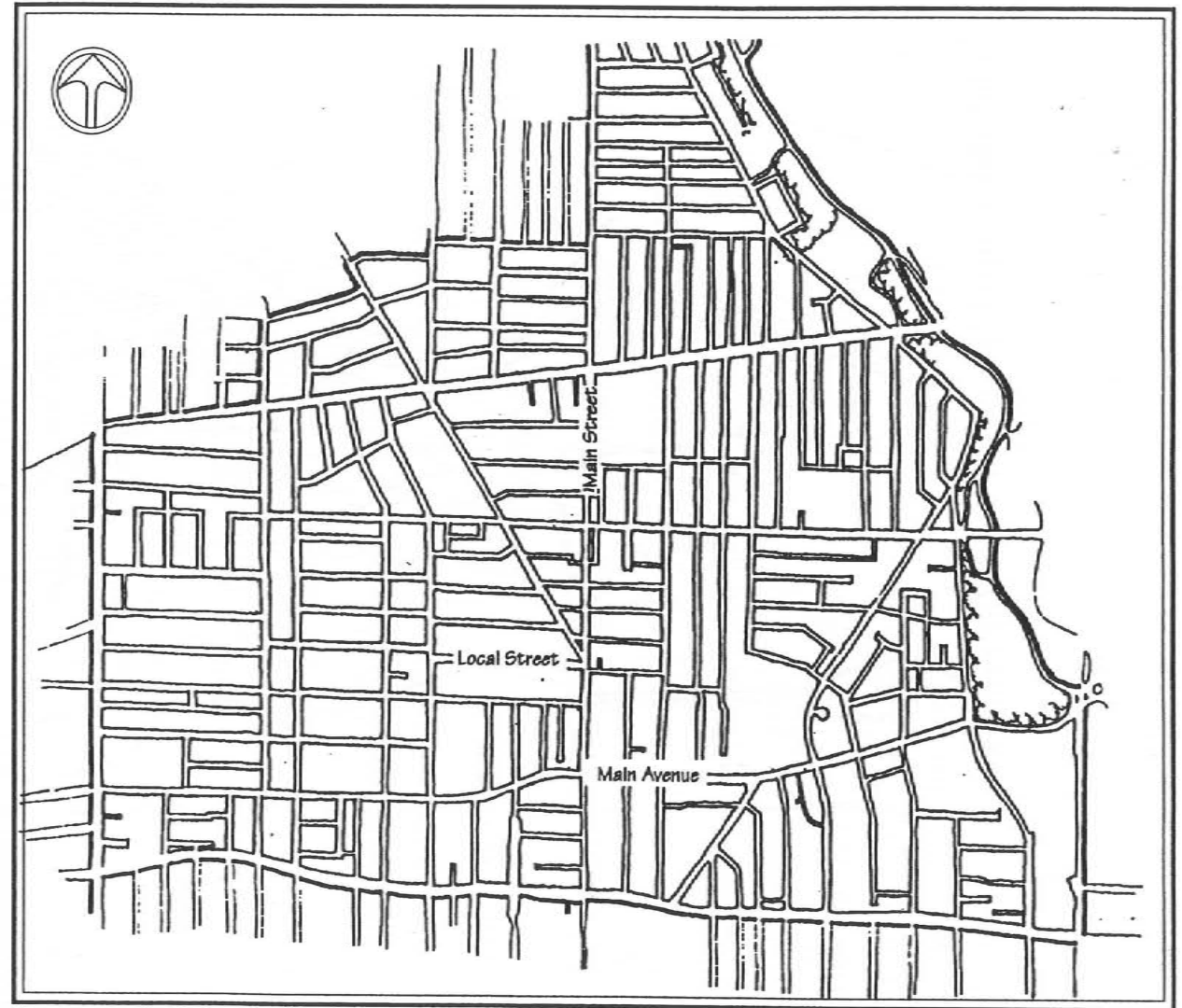
## II HISTORICAL/ARCHITECTURAL NEIGHBORHOOD ANALYSIS

### Typical Neighborhood

In place of selecting one of the existing thirty-five Cleveland Statistical Planning Areas (SPA), a generic neighborhood was chosen for further analysis. This approach was taken to assure that one neighborhood would not be viewed as more significant than the other thirty-four areas. Any of the thirty-five specific areas could have been chosen to illustrate the necessity and application of new *Residential Design Guidelines*.

The typical neighborhood selected exemplifies Cleveland's commercial/residential composition. There are typical Main Avenues or Streets generally with minimum widths of 30'-0" and typical Local Streets with various width dimensions, but generally not exceeding 26'-0". The Main Avenues historically supported structures having two stories or more. These structures provided retail at the ground floor and residential at the upper floors. Local streets were/are lined with residential structures; typically 2-1/2 stories with front porches raised approximately 2'-6 to 3'-0" above the ground.

It is the City Planning Commission's position that new development should respect and reinforce the pre-established neighborhood composition, that of larger and more massive structures located along Main Avenues and more appropriately scaled structures elsewhere.



Neighborhood Plan

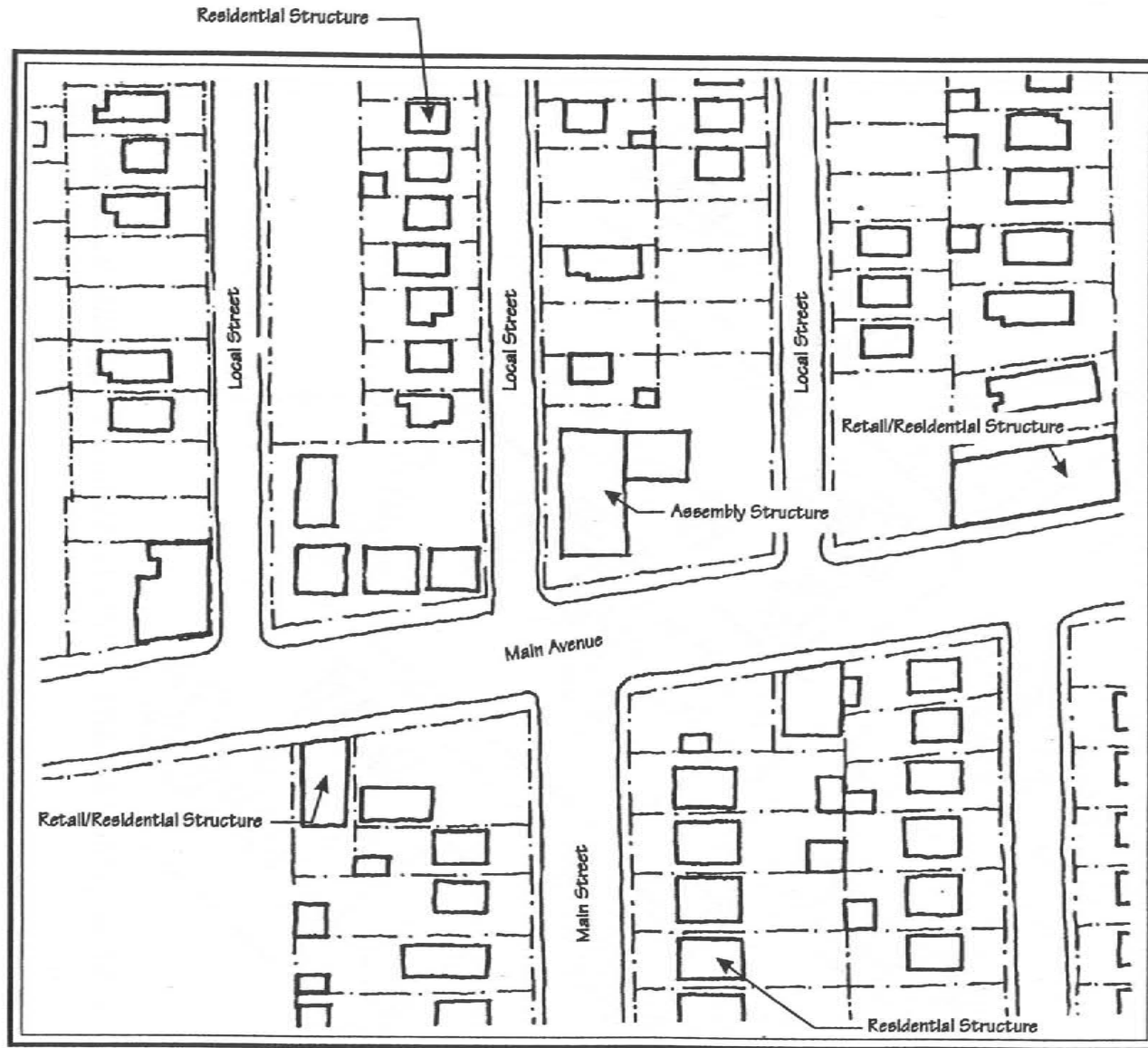
Not To Scale

# II HISTORICAL/ARCHITECTURAL NEIGHBORHOOD ANALYSIS

## Neighborhood Context I

Neighborhood circulation is composed of networks of Main Avenues, Main Streets and Local Streets. This illustration depicts a typical intersection within the typical neighborhood. The composition of larger retail/residential structures located along the Main Avenues and Main Streets and smaller residential structures lining Local Streets is clearly evident in the drawing.

Also from the illustration one can see the orderly placement of the residential structures relative to one another. This is achieved through the use of consistent building set-back restrictions and detached garage location. Currently, from a zoning and planning standpoint, these and other issues are extremely critical when constructing new residential structures, and are determining factors when it comes to defining or adhering to neighborhood context.

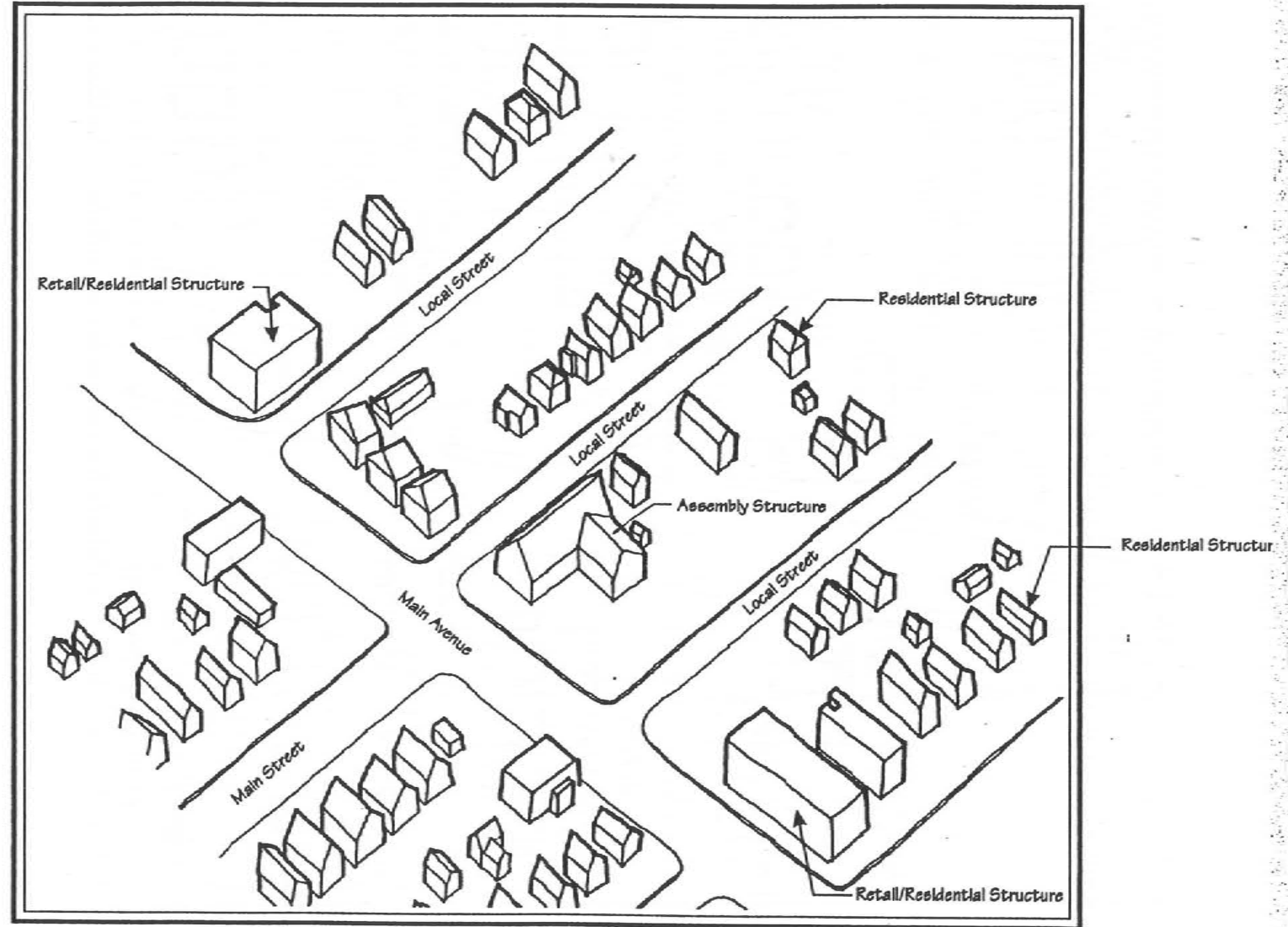


Area Plan  
Not to Scale

## II HISTORICAL/ARCHITECTURAL NEIGHBORHOOD ANALYSIS

### Neighborhood Context II

This illustration depicts the three dimensional nature of the structures in the neighborhood. The residential structures are predominantly 2 to 2 1/2 stories with steeply pitched roofs. These same residential structures are located primarily along the local streets while buildings with larger massing are typically found on major city streets.



# II HISTORICAL/ARCHITECTURAL NEIGHBORHOOD ANALYSIS

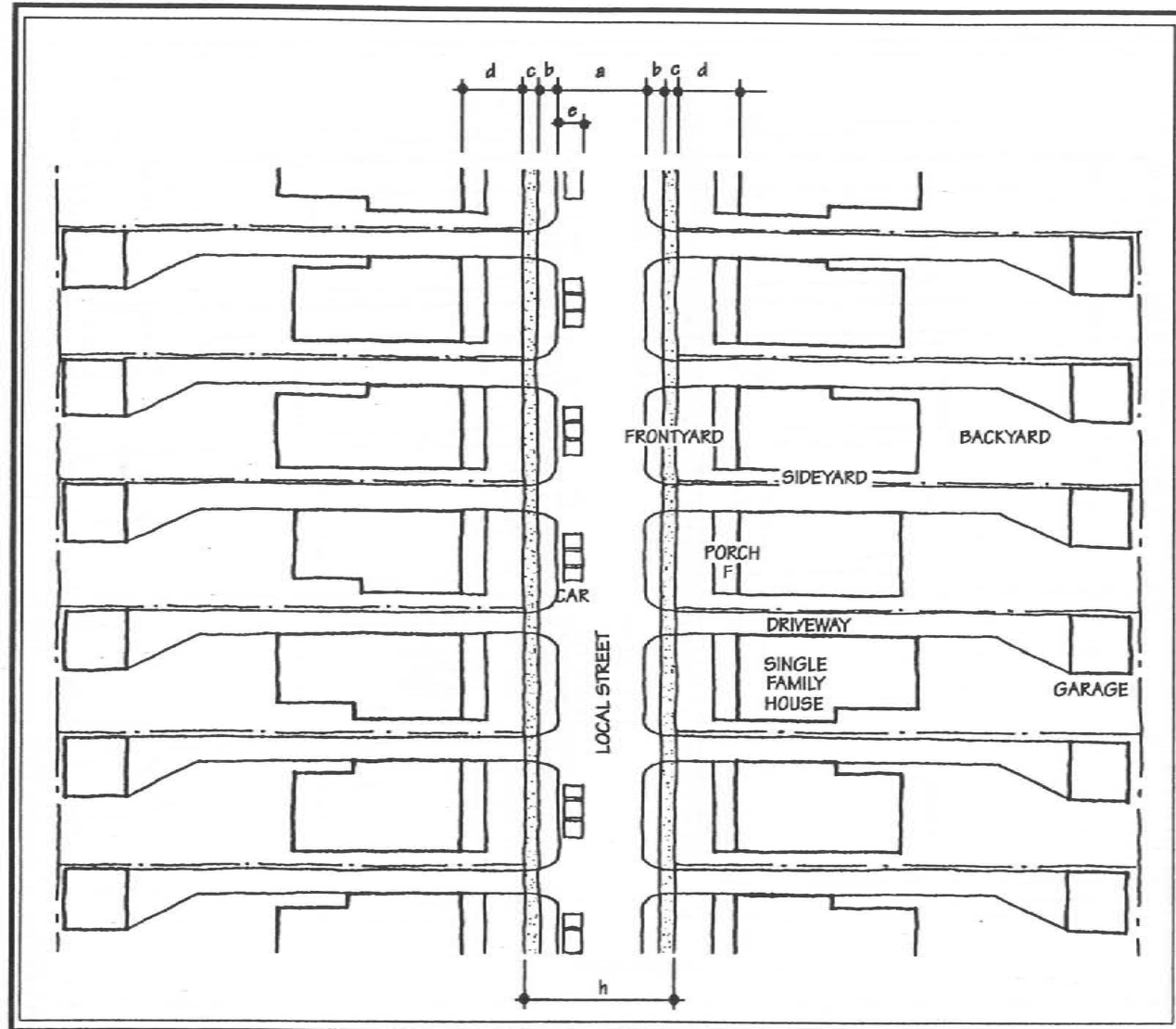
## Streetscape Analysis

The majority of Cleveland's streets consist of houses, sidewalks and treelawns on either one or both sides of the street. Generally, *on-street parking* (e) is permitted on one side of a street that has an appropriate width. Typical *Local Streets* (a) vary but rarely exceed 26'-0", anything larger would be a neighborhood Main Street. Separating the vehicular street from the pedestrian sidewalk are *tree lawns* (b) which vary in width starting from about 3'-0" and are made up of grass and/or trees. Despite existing within the *Right of Way* (h) which the city owns, the homeowner takes responsibility for maintenance. The principal element necessary for pedestrian movement are *sidewalks* (c), these generally start at 4'-0" and are usually made of concrete.

The difference between a Cleveland street and a suburban street is primarily the level of density and actual size of the respective homes. Houses in Cleveland are situated on lots with frontages ranging from 28'-0" (Ohio City) to 112'-0" (Edgewater) and depths ranging from 58'-0" (Hough) to 203'-0" (Edgewater). Unmistakably, the examples referred to in Ohio City and in Hough possess the fundamental characteristics present within any urban context- homes on smaller lots erected close together. Despite the size of the Edgewater lots, the street referred to is an isolated street overlooking Lake Erie and is within the same vicinity as urban blocks with greater density.

Houses in an urban setting are oftentimes "setback" a particular dimension from the front (streetside) property line, this varies throughout Cleveland, but is relatively consistent on a given street. This *setback* dimension (d) is what gives neighborhoods a sense of order; it also helps create the positive visual imagery necessary in establishing a feeling of community and neighborhood stability. There are also side and rear yard setback requirements. These requirements are further defined in the Codified Ordinances of the City of Cleveland and can be further explained by City of Cleveland department of Building and Housing officials.

Cleveland's predominant housing vernacular (the local style/type of architecture) consists primarily of wood framed structures, with detached garages located at the rear of the property. This housing type is repeated throughout the city, on lots with varying dimensions. An interesting feature of this vernacular is the widely used and celebrated front porch (f); this exterior semi-private space is usually constructed of the same building materials as the main structure and has a roof which is significant in establishing the profile of the neighborhood. This porch is also raised between 2'-0" to 3'-0" and rests on the portion of foundation (g) that extends above the ground, thereby establishing a hierarchy between the structure and the ground plane.



Typical Cleveland Street

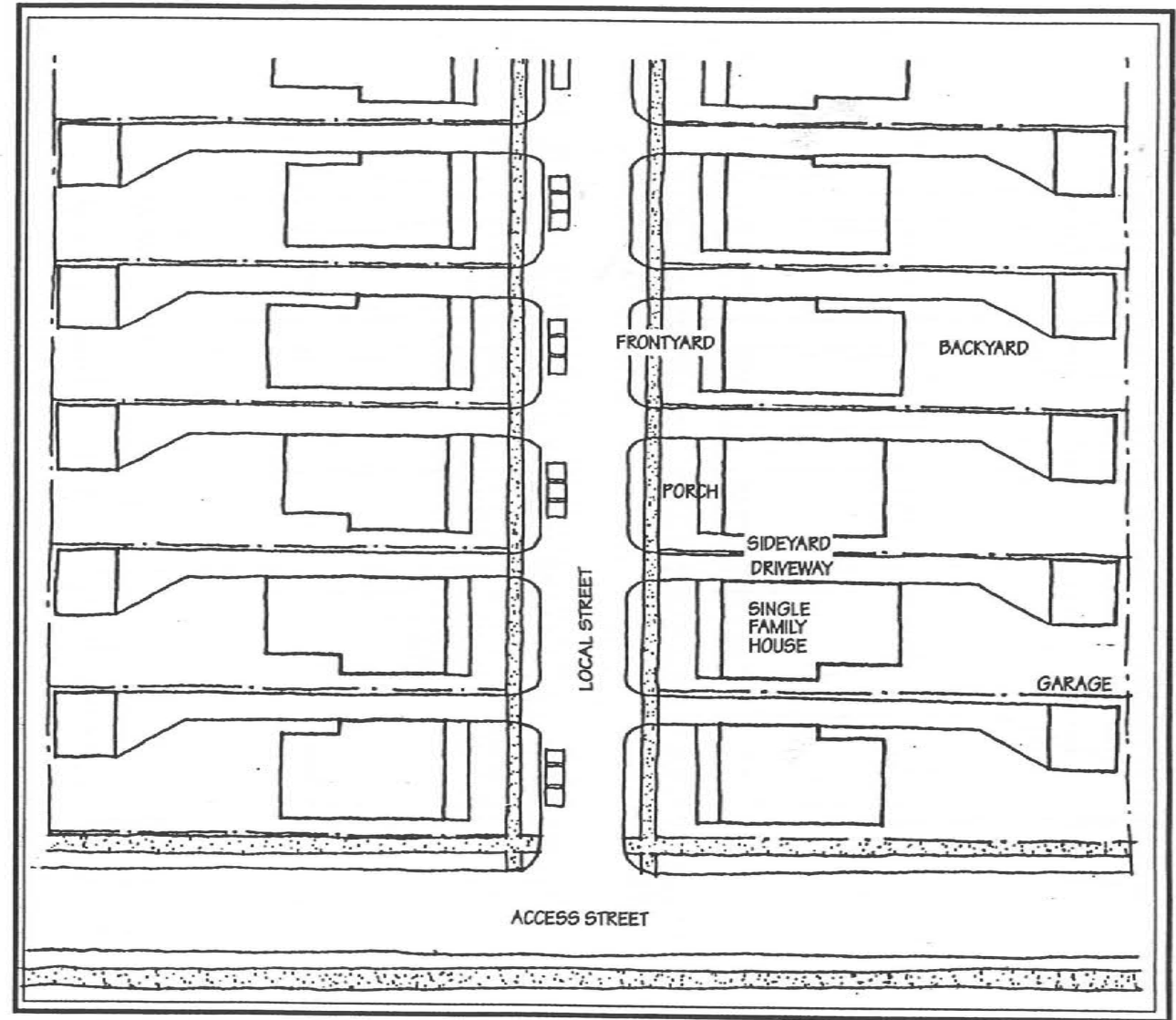
Not To Scale

## II HISTORICAL/ARCHITECTURAL NEIGHBORHOOD ANALYSIS

### Streetscape Analysis

#### Intersection I

This diagram illustrates the relationship residential structure may have at an intersection. The planning of the structures is simply interrupted by a perpendicular Access Street. The structures at the intersection maintain the same orientation as the remaining structures and the new setback dimension from the Access Street sidewalk is the same as the sideyard setback between the structures.



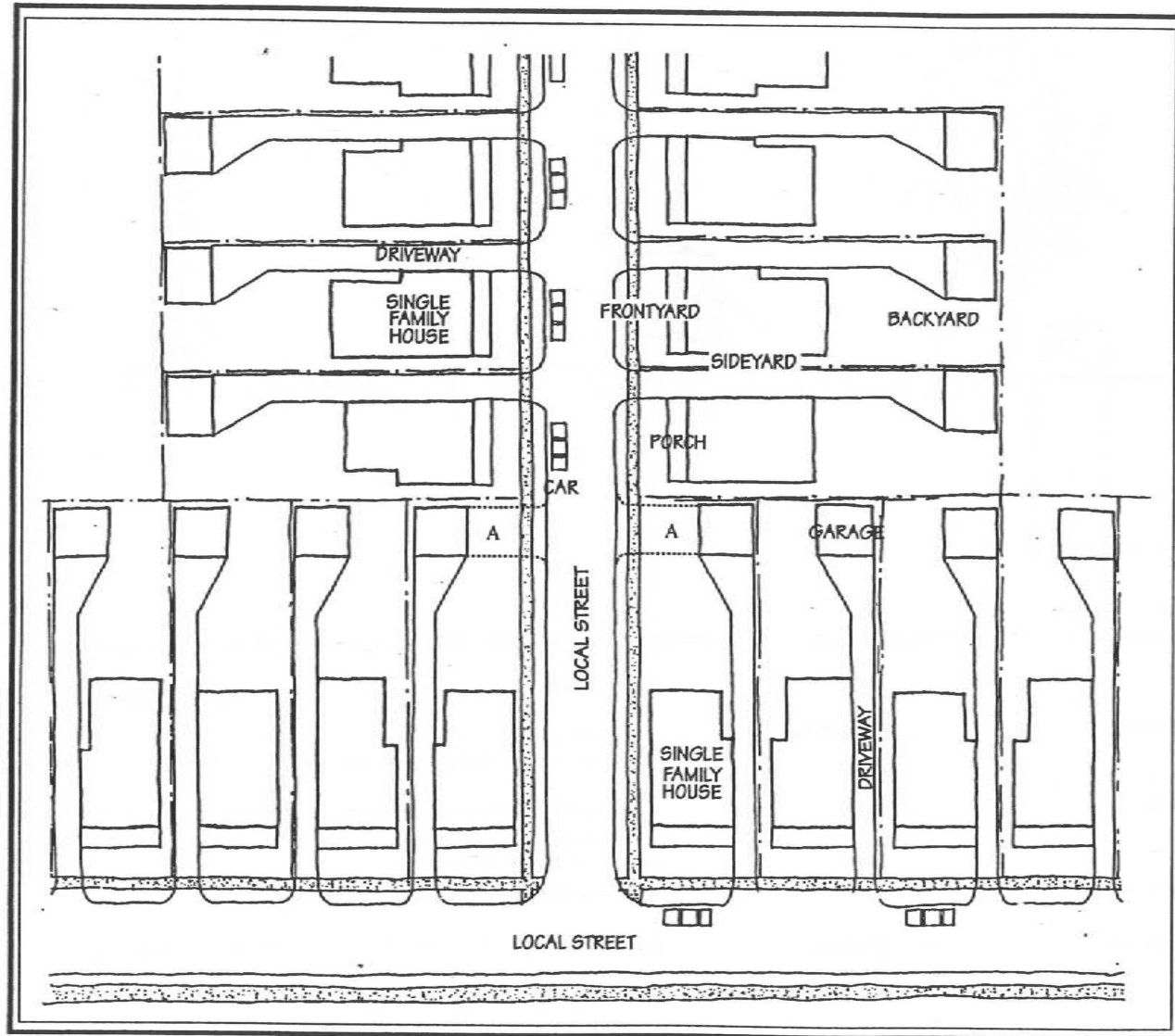
# II HISTORICAL/ARCHITECTURAL NEIGHBORHOOD ANALYSIS

## Streetscape Analysis

### Intersection II

This diagram illustrates the relationship structures with different orientations may have, as they relate to a typical intersection. The structures directly adjacent to the intersection are oriented toward the lower Local Street. This differs from Intersection I on page 10 because in this situation the two Local Streets are equally important in terms of traffic volume and/or pedestrian flow. The setback requirements on a given lot are generally the same.

Also, the houses at the corner do not have the typical driveway leading to the garage. But the garage entrance generally perpendicular to the houses' orientation (A).

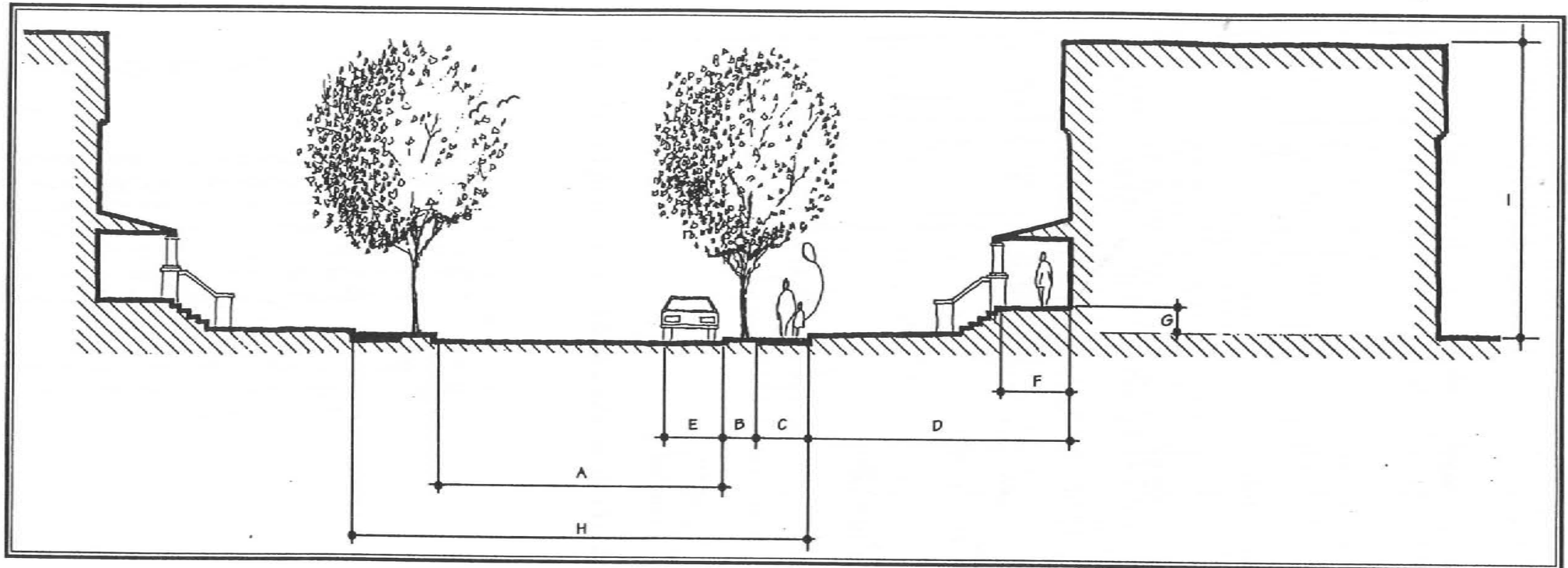


Typical Cleveland Street

Not To Scale



## II HISTORICAL/ARCHITECTURAL NEIGHBORHOOD ANALYSIS



### Streetscape Analysis

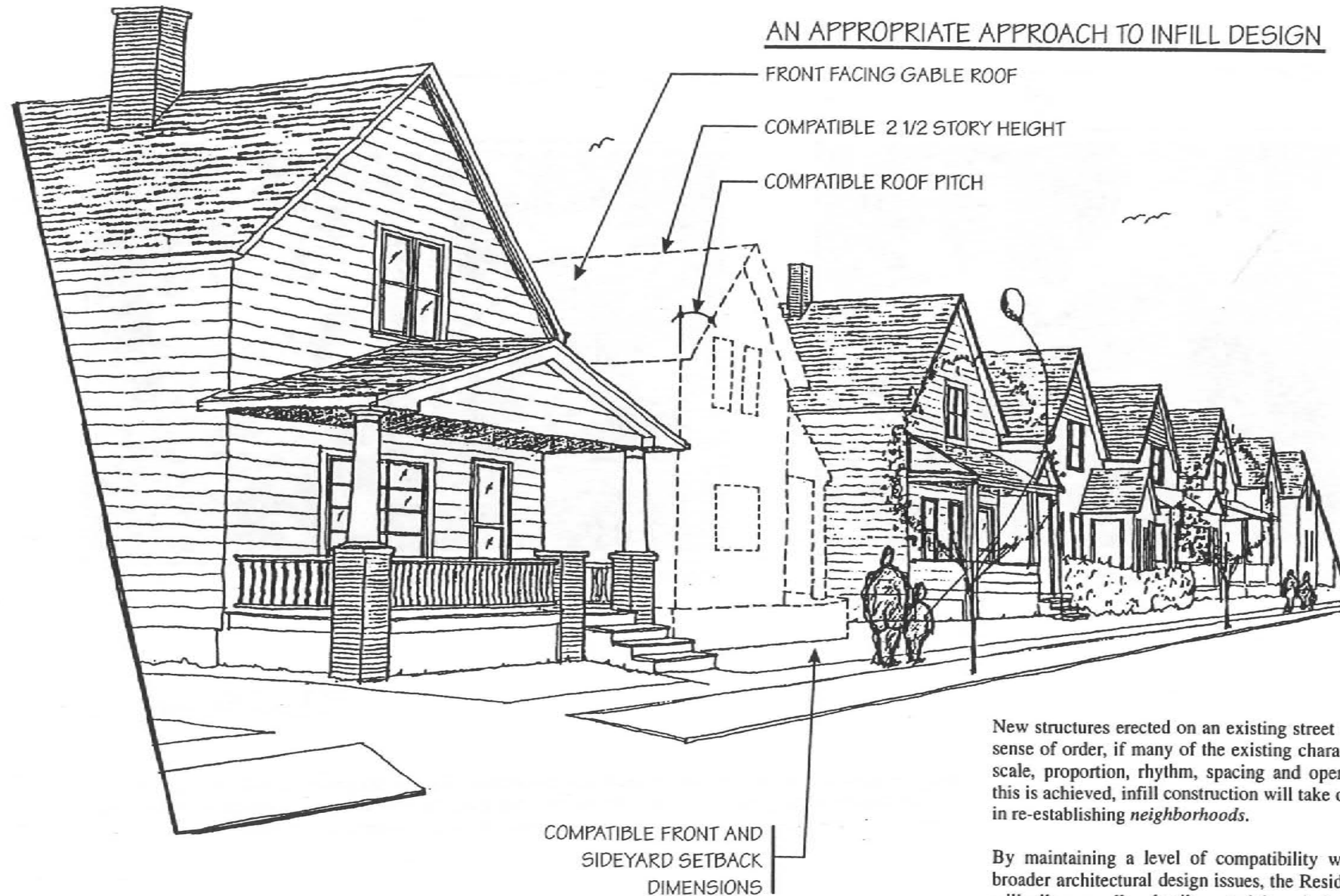
- |  |   |
|--|---|
| <p><b>A. Street:</b></p> <ul style="list-style-type: none"> <li>-is a public road, within the urban area, usually paved and is laid out in intersecting grids</li> <li>-the width may vary depending on traffic volume and location</li> <li>-typical neighborhood streets range in width, from 10'-0" Alley to 26'-0" Local Street</li> </ul> | <p><b>E. On-street Parking</b></p> <ul style="list-style-type: none"> <li>-generally, parallel parking that occurs along one side of any Local Street having a minimum width of 26'-0"</li> </ul>   |
| <p><b>B. Treelawn:</b></p> <ul style="list-style-type: none"> <li>-a strip of grass varying in width, and generally running the length of the front portion of the property</li> <li>-its function is to separate the vehicular street from the pedestrian sidewalk, and aid in softening the streetscape</li> </ul>                           | <p><b>F. Porch:</b></p> <ul style="list-style-type: none"> <li>-generally a raised exterior, semi-private structure attached to the front of a house varying in width and length (generally a min. Of 50% of structure's frontage</li> <li>-structure usually has a roof (gabled, hipped etc...)</li> </ul> |
| <p><b>C. Sidewalk</b></p> <ul style="list-style-type: none"> <li>-continuous concrete or natural stone pedestrian walkways</li> <li>-width may vary within a given block and neighborhood, but are typically 4'-0" to 5'-0"</li> </ul>   | <p><b>G. Foundation:</b></p> <ul style="list-style-type: none"> <li>-that portion of the building foundation wall that extends above the ground, giving the first floor a distinct sense of importance in comparison to the ground.</li> </ul>  |
| <p><b>D. Setback:</b></p> <ul style="list-style-type: none"> <li>-a given dimension establishing the distance a house is relative to the property line (primary concern the front property line)</li> </ul>  | <p><b>H. Right of Way:</b></p> <ul style="list-style-type: none"> <li>-the combined areas of the street, the treelawns and the sidewalk separating the two properties on either side of the street</li> <li>-typically, this area is under the city's jurisdiction</li> </ul>                               |
|  | <p><b>I. Building Height:</b></p> <ul style="list-style-type: none"> <li>-the actual height of a building from the ground plan to the upper most portion of the structure</li> </ul>  |

The **Architectural Design Guidelines** division's goal is to encourage homeowners/developers to approach residential design from two positions: General Condition, which outlines major neighborhood defining elements; and Specific Considerations, which takes a look at smaller, individual detail aspects of residential design.

It is the City's position that the guiding principles presented within this division be incorporated in all proposals which require design review. Adherence to the guidelines will result in presentations free of difficulty, ensure timely issuance of building permits, and finally produce residential structures that are architecturally appropriate.

# III ARCHITECTURAL DESIGN GUIDELINES

## General Conditions



### Valued Streetscape

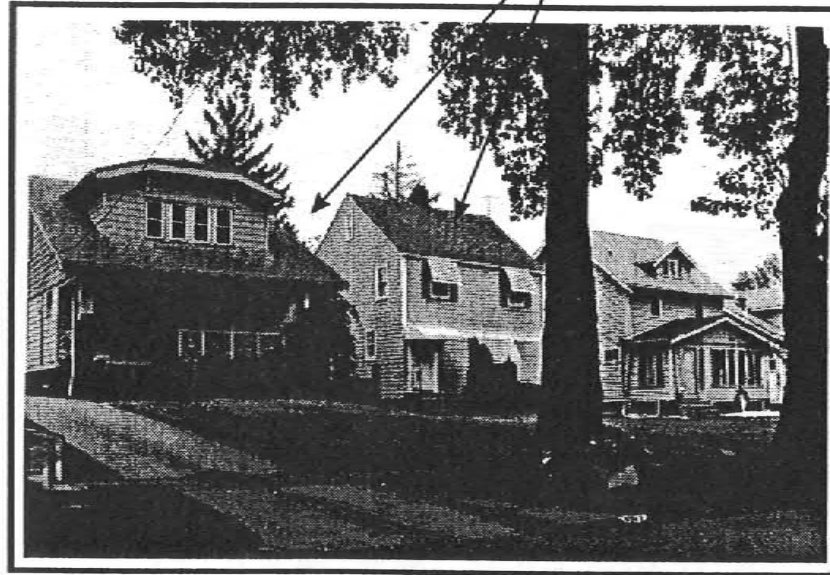
New structures erected on an existing street will reinforce the street's sense of order, if many of the existing characteristics—setback, height, scale, proportion, rhythm, spacing and openings—are maintained. If this is achieved, infill construction will take on significant roles aiding in re-establishing neighborhoods.

By maintaining a level of compatibility within the context of the broader architectural design issues, the Residential Design Guidelines will allow smaller details—materials, windows, roofing and color—to take on wider variety. Unquestionably, variety from an architectural standpoint is necessary, however, structures that vary too much will appear unsympathetic to surrounding structures and the neighborhood's shared sense of order will be lost.

# III ARCHITECTURAL DESIGN GUIDELINES

## General Conditions

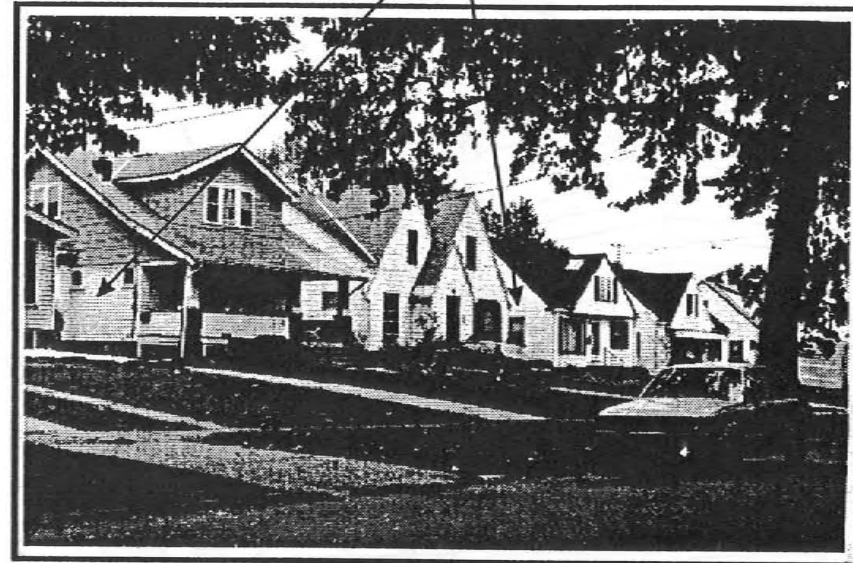
COMPATIBLE HEIGHTS AND SPACING



A

OLD BROOKLYN: Bungalows

COMPATIBLE SET-BACKS



B

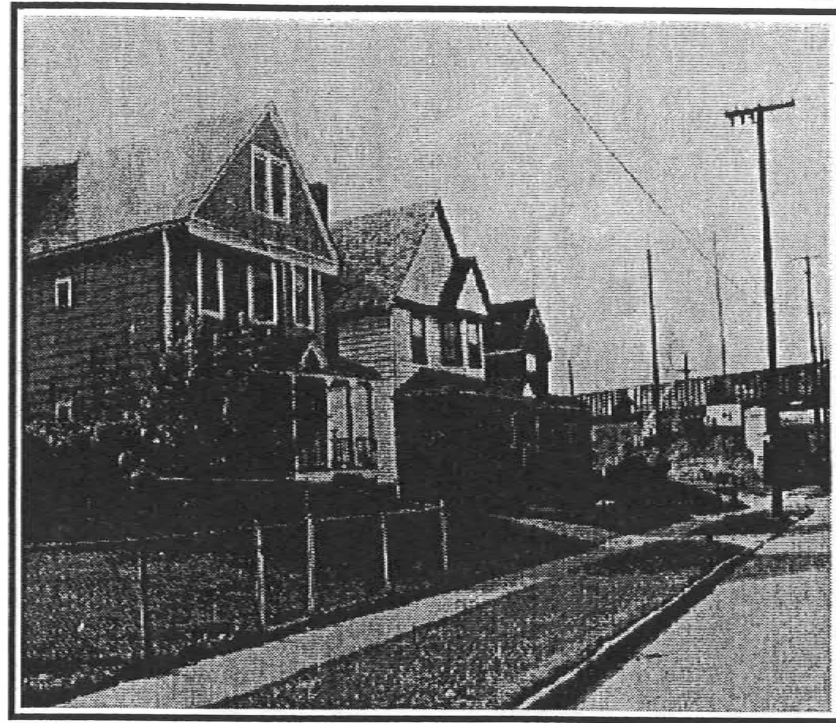
OLD BROOKLYN: Bungalows

### Valued Streetscape

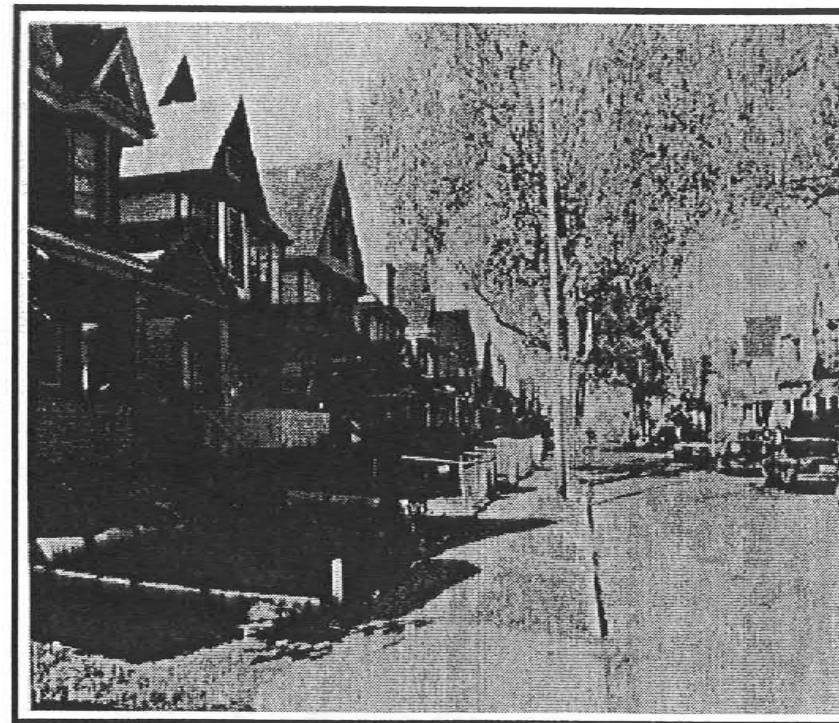
The planning of the two different streets in photographs A and B illustrate the positive result of comprehensively locating houses on their respective sites. By having similar heights, set-back dimensions, proportions and lot sizes the streets become visually delightful and harmonious, despite variation in their designs.

# III ARCHITECTURAL DESIGN GUIDELINES

## General Conditions



WOODLAND: Homesteads



FAIRFAX: Homesteads

### Valued Streetscape

The structures in photographs A and B visually reinforces the necessity of designing homes that respond compatibly with neighboring structures. This approach helps to establish architecturally cohesive neighborhoods, without sacrificing design individuality.

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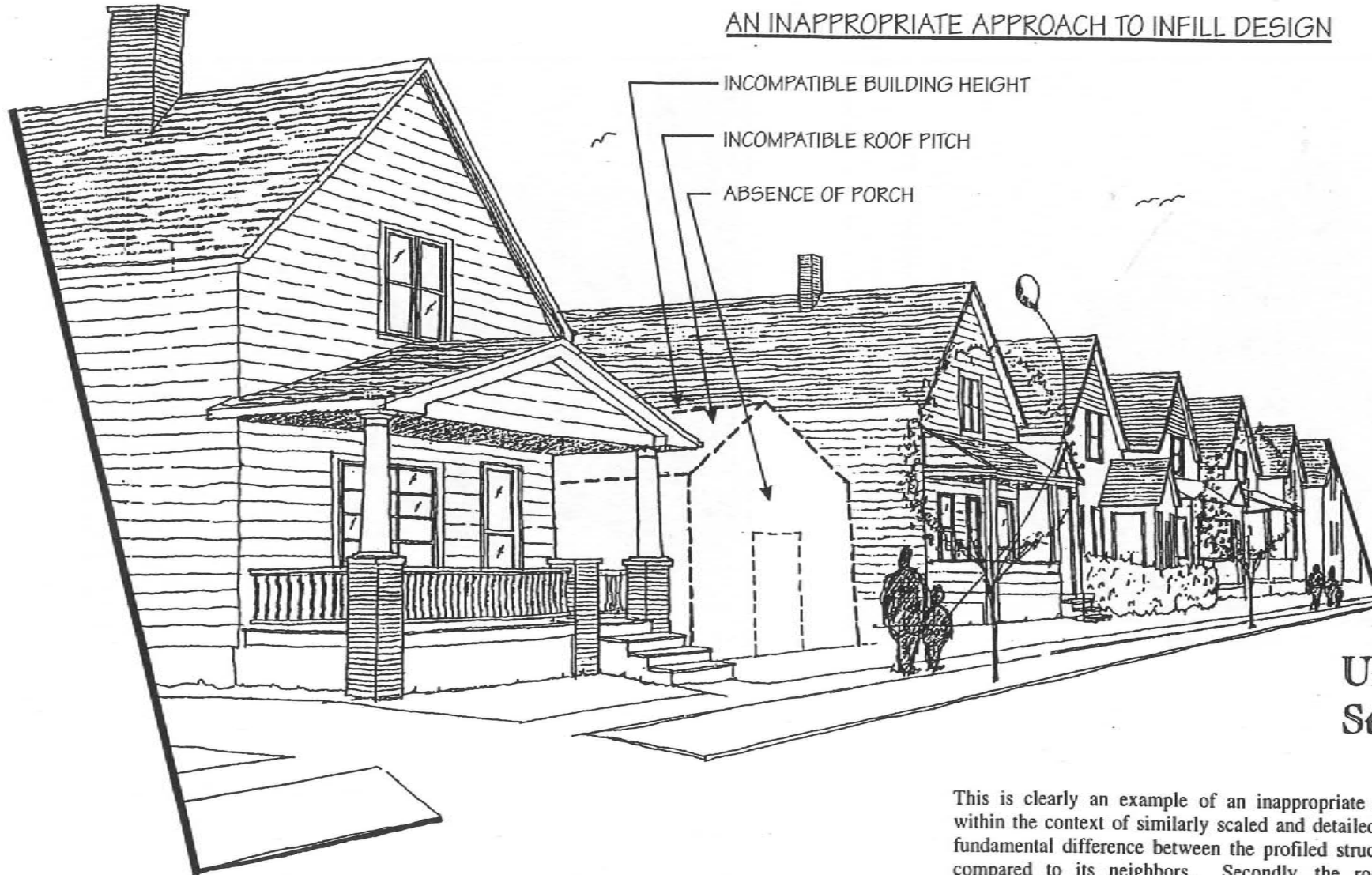
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# III ARCHITECTURAL DESIGN GUIDELINES

## General Conditions



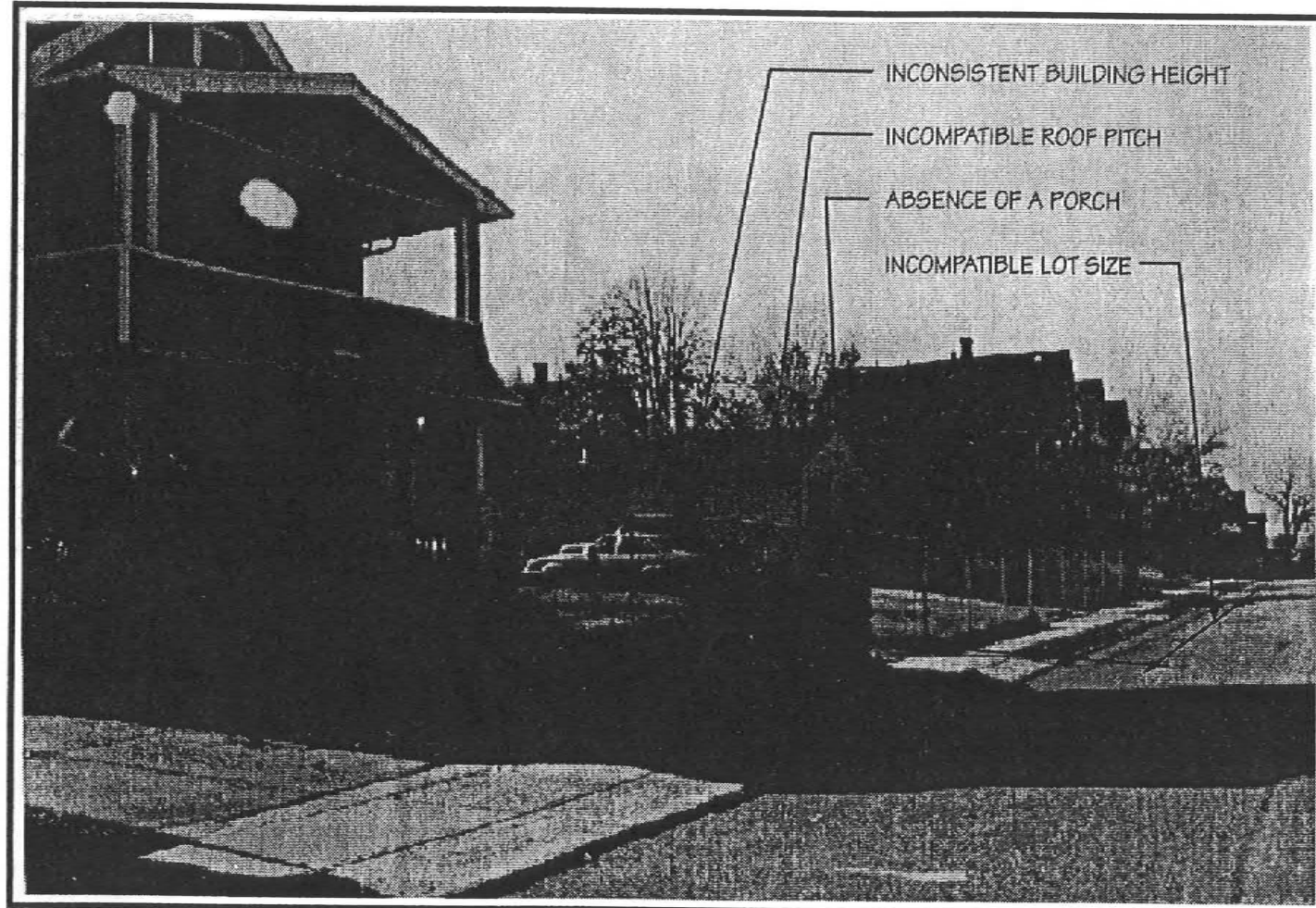
### Undesirable Streetscape

This is clearly an example of an inappropriate structure located within the context of similarly scaled and detailed structures. The fundamental difference between the profiled structure is its height compared to its neighbors. Secondly, the roof pitch is also noticeably different. Finally, the structure lacks a porch and it is not set-back from the street as the others are.

The simplest way to avoid problems like this is to, first, analyze the character of the surrounding neighborhood, then design a new structure that embraces and reinforces that existing character.

# III ARCHITECTURAL DESIGN GUIDELINES

## General Conditions



WOODLAND HILLS:

Shotgun/Ranch

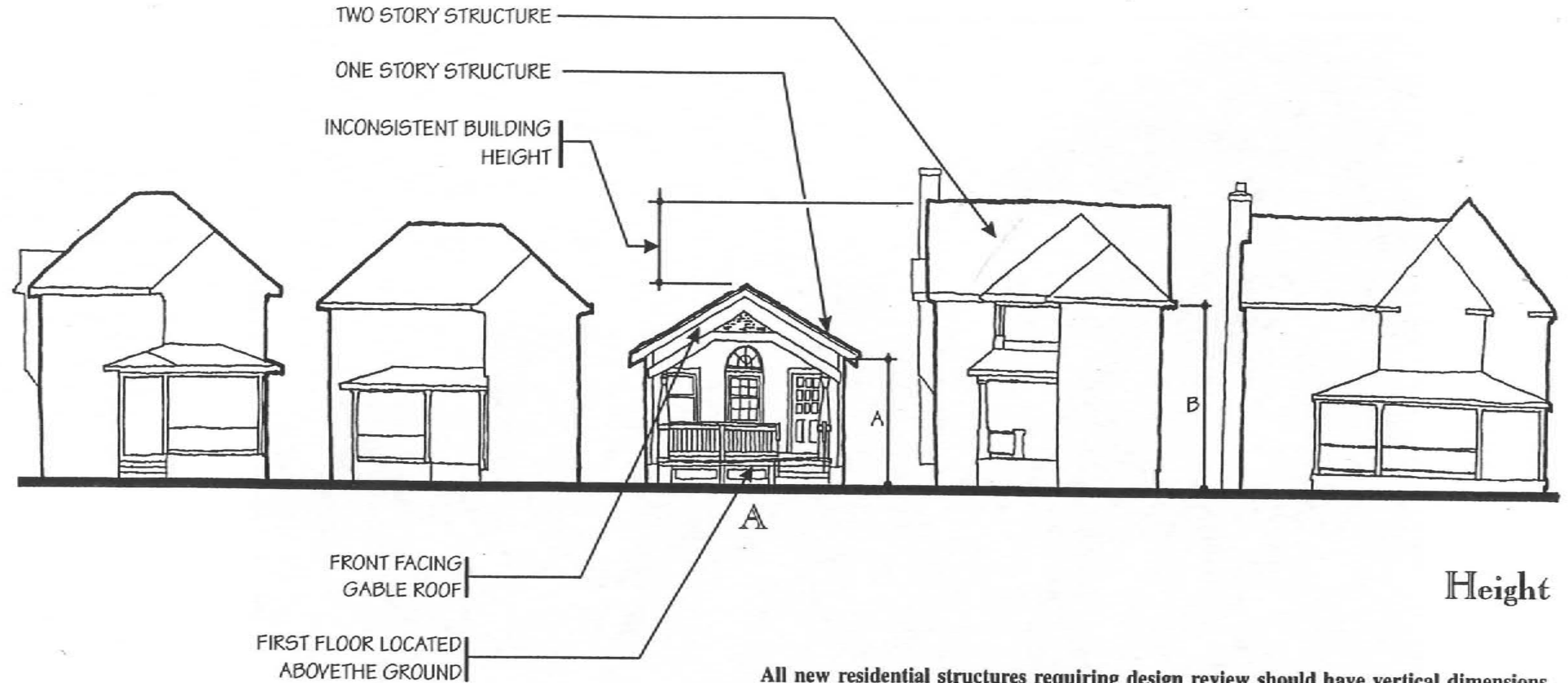
## Undesirable Streetscape

This structure is a one story Shotgun Style house inappropriately located in the middle of three consolidated lots of record and between two 2 1/2 story structures. What compounds the problem is that not only are the surrounding structures taller, but they are also situated on a single lot of record (approximately 40'-0" wide).

This approach to infill housing lacks any sense of compatibility and respect for existing conditions, and shall not be approved under any circumstances.

# III ARCHITECTURAL DESIGN GUIDELINES

## General Conditions



**All new residential structures requiring design review should have vertical dimensions that are compatible with the predominant building height of neighboring structures.**

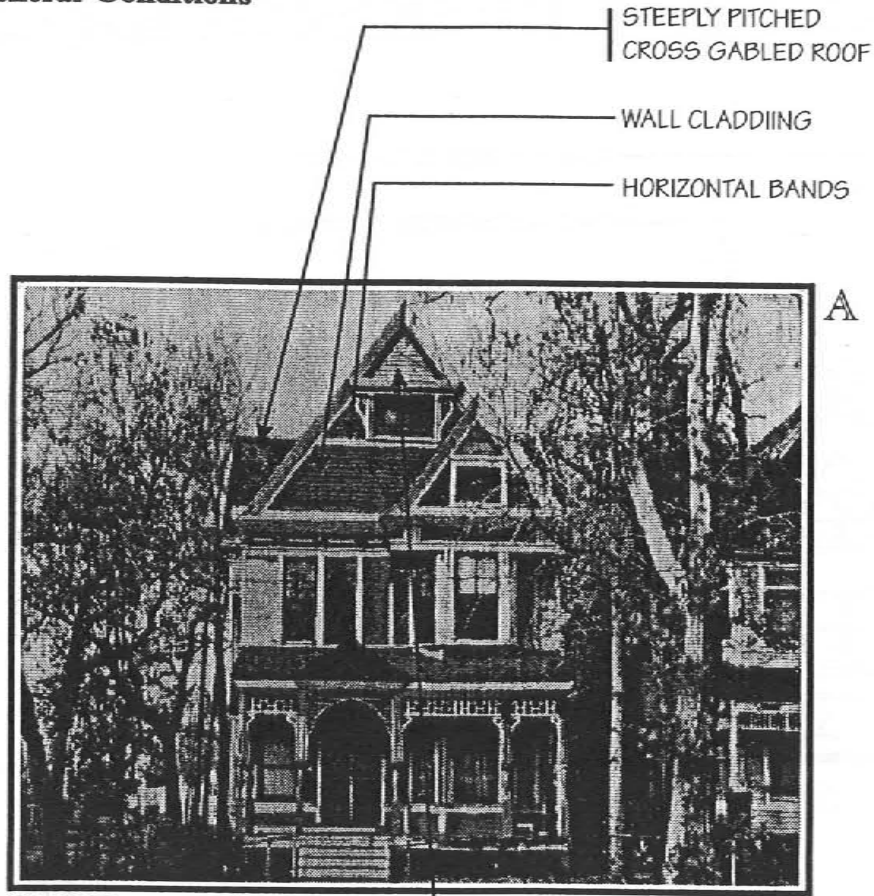
An important characteristic of urban residential streets, neighborhoods, and districts is the relative height of the structures within these settings. The heights of structures are what establishes order and a shared sense of community. Once the consistency in height among neighboring structures has been broken, the character of the street is generally negatively effected; resulting in awkward relationships that tend to deteriorate the sense of neighborhood. However, some variety in the heights of buildings is acceptable, but if this occurs other design aspects (proportion, scale, rhythm etc...) must be that much more compatible and consistent.

Structure A is one story tall and located on a street defined by two and one-half story houses. It fails in maintaining a compatible height, despite having its first floor at a height of approximately 2'-0" to 3'-0" above the ground; **this design approach is not desirable.**

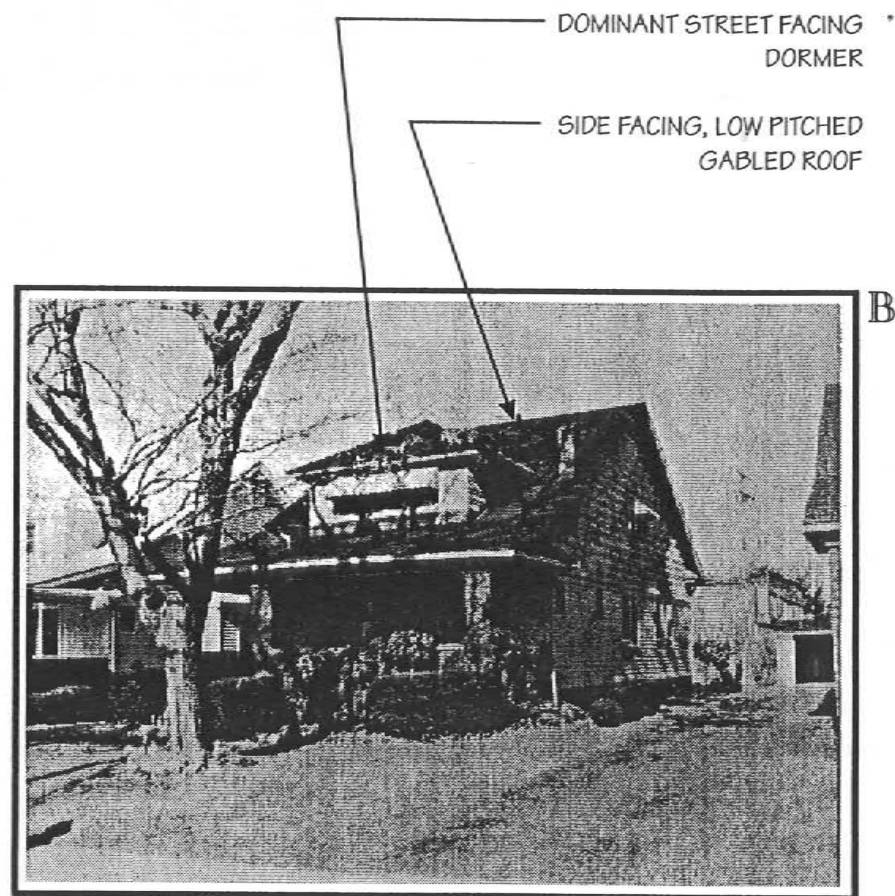


# III ARCHITECTURAL DESIGN GUIDELINES

## General Conditions



HOUGH: Stick Style



BUCKEYE-SHAKER: Bungalow

ASYMMETRICAL FACADE WITH STEEPLY PITCHED GABLED ROOF

Height

# III ARCHITECTURAL DESIGN GUIDELINES

## General Conditions



## Proportion

All new residential construction requiring design review should have similar proportions to existing neighboring structures.

Achieving the proper proportion for residential structures may prove to be a difficult task. However, it should be noted that a structure's proportion is determined by the relationship between its height, width and its depth.

There are also numerous factors involved that also help to establish a structure's proportion. A house may have either a vertical or horizontal emphasis; this may be based on its windows, types of materials and/or architectural elements (gable orientation, size of opening, bay windows, chimneys and columns, etc...).

Structure A, compared to the adjacent structures, has a vertical emphasis. This is based on the structure being taller and narrower. Also, another contributing factor to the significant differences between it and the adjacent structures is that its entrance is located well above the ground. Therefore, in the context of the horizontally emphasized structures, Structure A would be viewed as inappropriate.

# III ARCHITECTURAL DESIGN GUIDELINES

## General Conditions

### Proportion

Despite having virtually the same ground to first floor dimension and number of stories, the two structures at the right are vastly different proportionally.

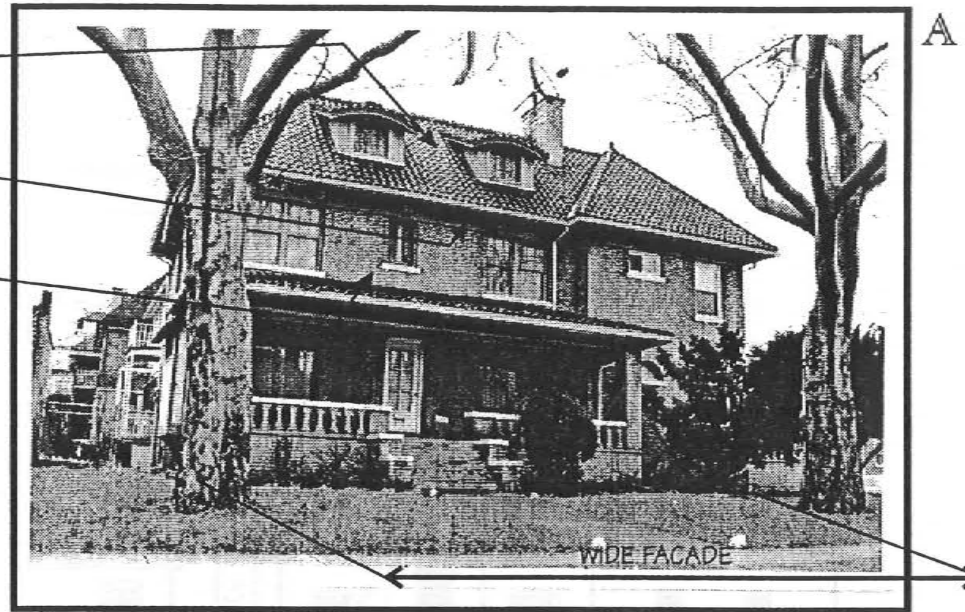
The East Boulevard Italianate/Mediterranean home has a wide presence along the front facade, given its substantial horizontal dimensions. The Gable Ell in Hough in comparison is quite narrow. The two structures may differ in the width of their respective facades, however, they both are 2 1/2 stories in height.

In spite of the apparent differences between the two structures, within their respective contexts, the homes are compatible with neighboring structures.

CLAY TILE  
HIPPED ROOF

BRACKETED  
CORNICE

BRICK  
EXTERIOR

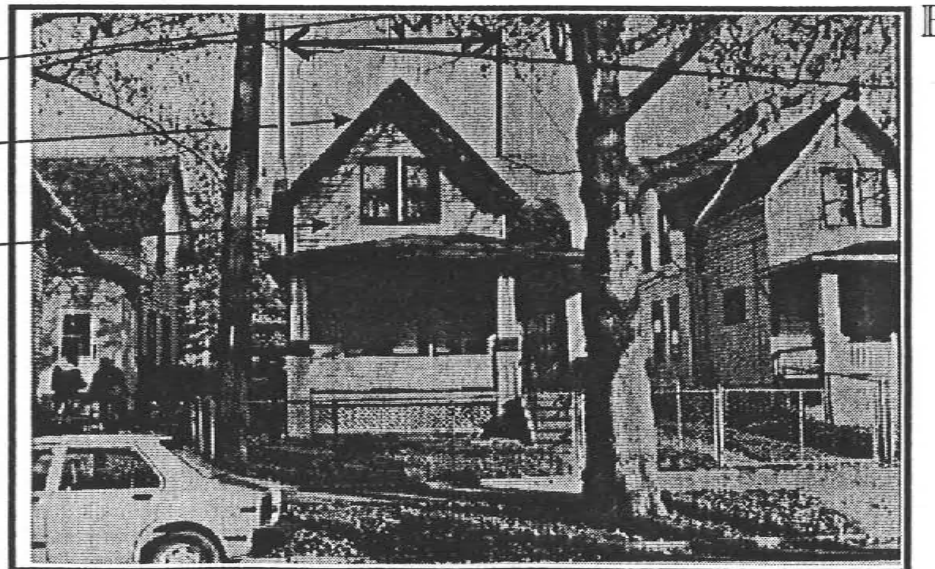


EAST BOULEVARD: Italianate/Mediterranean

NARROW FACADE

FRONT FACING  
GABLED ROOF

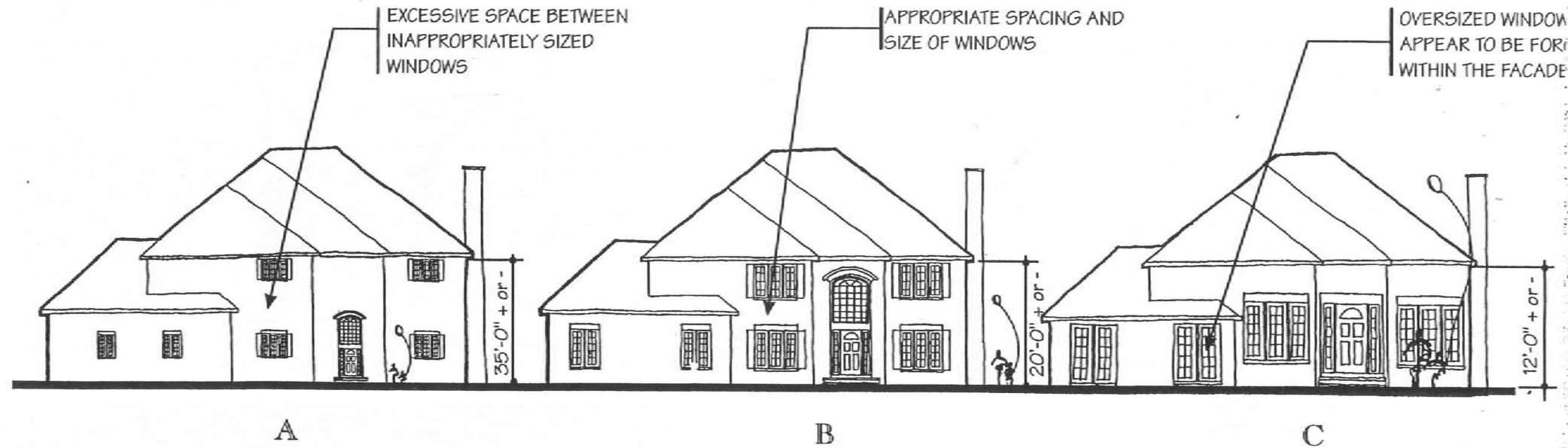
WOOD CLAPBOARD  
SIDING



HOUGH: Gable Ell

### III ARCHITECTURAL DESIGN GUIDELINES

#### General Conditions



Unlike proportion, which is based on the scientific and mathematical relationship between architectural elements, scale is based on the perceived relationships between the size of architectural elements.

In understanding architecture and employing these guidelines successfully, scale is generally comprehended at two levels:

- 1) Generic scale: building elements relative to other forms in its context
- 2) Human scale: the size of a building element or space relative to the dimension and proportion of the human body

Unquestionably it is necessary to reinforce the existing scale within a neighborhood when building new structures. One significant way to accomplish this is to utilize similarly sized forms and elements relative to neighboring structures.

Structures A, B and C are the same size graphically; however, the size of their openings are dramatically different, ranging from small (A) to large (C). It is obvious that the change in the structure's opening sizes drastically alters their scale. In Structure A, the opening gives the structure the perception of being quite a large home. The openings in Structure B gives the structure a sensible scale allowing the structure to appear less massive and more appropriate relative to the human scale, while also being a desirably sized home. With Structure C, the size of the openings further reduces the scale of the structure. However, it reduces it to a point where the home appears to be a single story structure which, in most Cleveland neighborhoods this size home would be deemed inappropriate.

Scale

# III ARCHITECTURAL DESIGN GUIDELINES

## General Conditions

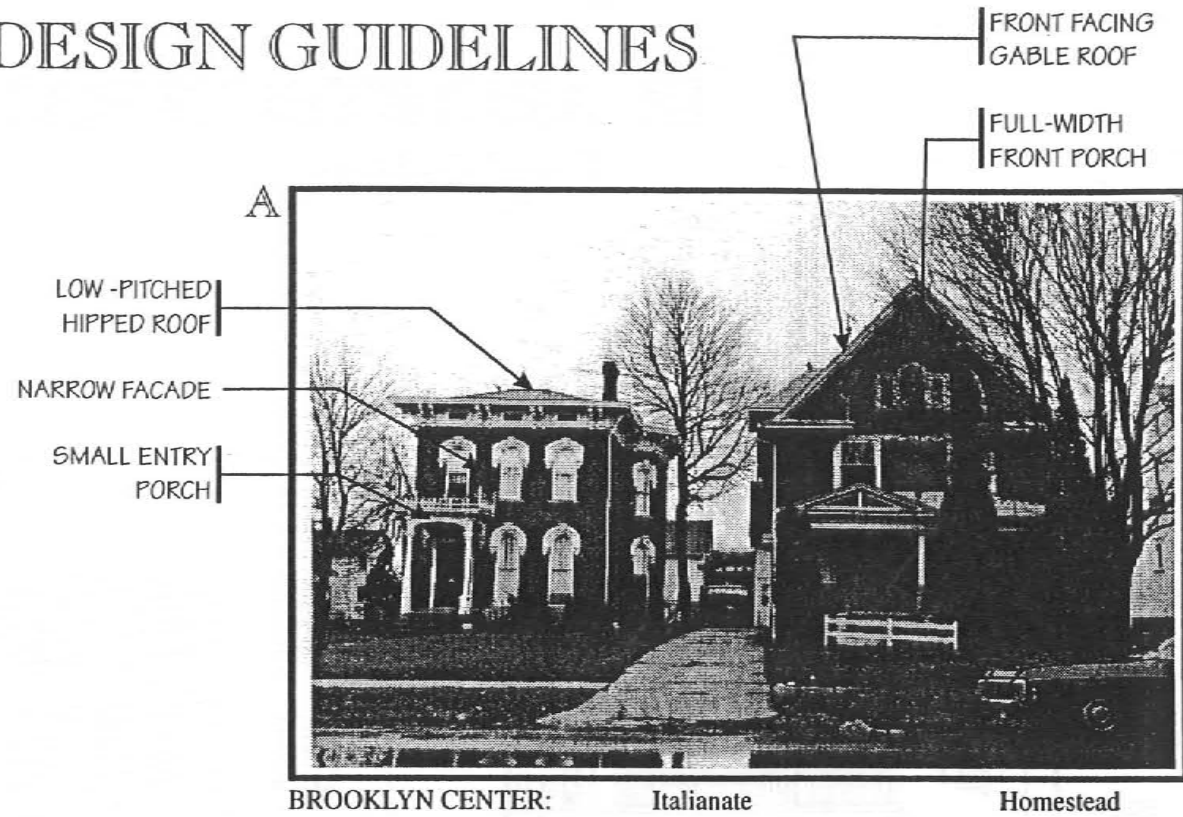
### Scale

The size and form of the overall structure plays a very important role in the perception of its scale. Also, various architectural elements of the structure will determine its sense of scale (doors, windows etc...).

In photograph A the Italianate style house which is considerably smaller than the neighboring Homestead structure. However, what helps increase the sense of height of the Italianate structure are the vertical emphasis of the windows. However, the absence of a significant roof (unlike the Homestead house) highlights the differences between the two structures.

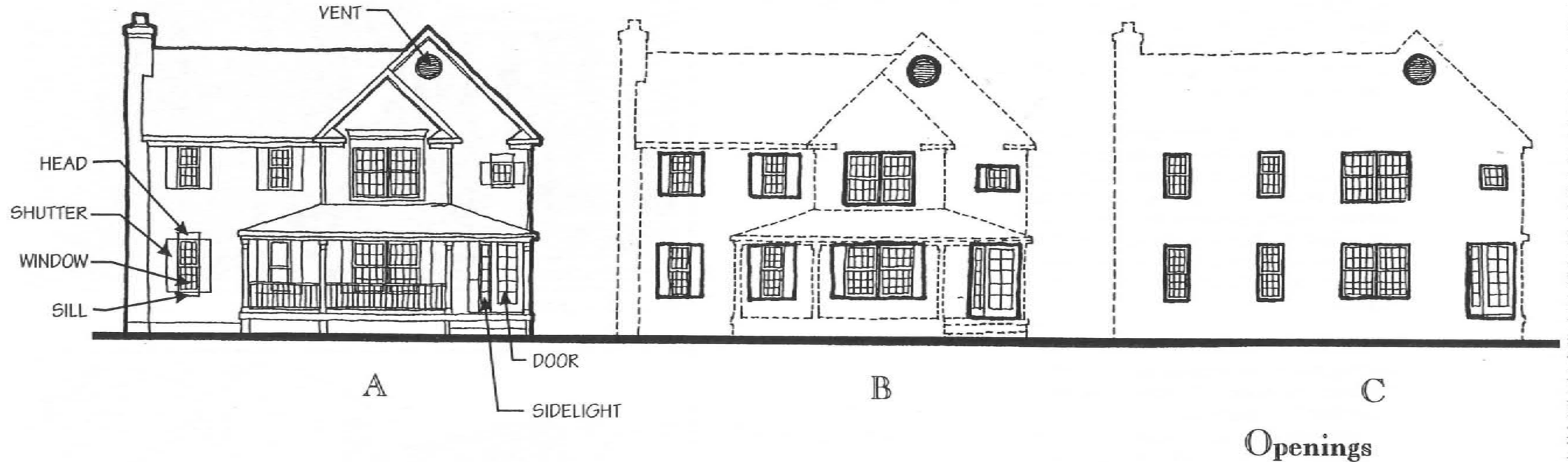
Photograph B illustrates the important role massing has in determining the scale of a structure. The house on the left is comparably larger than the adjacent structure. However, it is proportionally larger (in height, width and presumably depth) which gives both structures a sense of compatibility when viewed together.

Finally, houses may have slightly different scales and yet remain compatible. Therefore, it is very important to understand the nature of both materials and features (windows, doors etc...) when seeking to design a structure that is in keeping with the scale of existing neighboring structures.



# III ARCHITECTURAL DESIGN GUIDELINES

## General Conditions



**Openings may come in all shapes and sizes, but the best approach for new structures is to utilize compatible opening shapes and sizes relative to the neighboring structures.**

Building openings give the rooms within direction and meaning. The location of these openings is very important, giving evidence to the significance of the functional spaces within the structure.

The above graphic illustration is simply a distillation of the impact openings have within the facade of a home. By reviewing Elevations A through C one becomes aware of the level of importance openings have and the significance of their scale and proportion.

Exterior doors function as a transitional element between the interior and the exterior environment. They also serve to prepare the visitor for the spatial event to come. If the doors are designed inappropriately they may send a message that is repelling as opposed to inviting. Windows serve as a channel for the source of light which penetrates an interior space. Small windows, if used inappropriately, are unsuccessful because they have to be balanced with excessive artificial illumination. Large windows, if used inappropriately, may make a room uncomfortable, negating the feeling of safety and security.

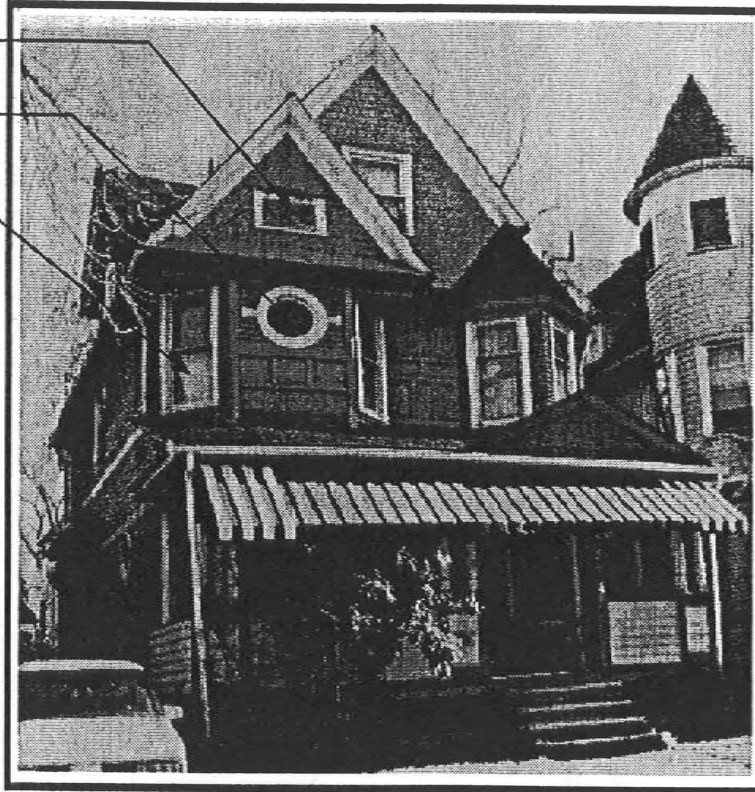
# III ARCHITECTURAL DESIGN GUIDELINES

## General Conditions

HOPPER TYPE WINDOW

OVAL WINDOW

ONE-OVER-ONE  
DOUBLE-HUNG  
WINDOW



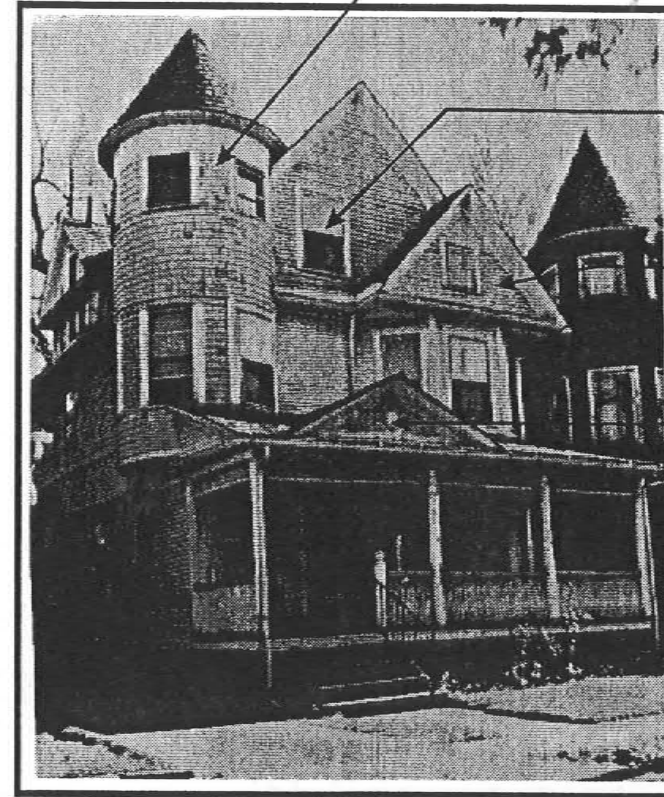
FAIRFAX: Queen Anne

ROUND TOWER  
INSET WITH WINDOWS  
AND CONICAL ROOF

ASYMMETRICAL  
ONE-OVER-ONE  
DOUBLE-HUNG  
WINDOW

PROTRUDING  
GABLE AT CORNICE  
OVER BAY WINDOW

ENTRANCE  
PEDIMENT  
OVER DOOR  
OPENING



FAIRFAX: Queen Anne

The openings within both of the Queen Anne examples are simple yet compelling. There are a variety of window sizes and forms. Typically, residential windows in Cleveland are absent of muntins. Also, it is rare to find any windowless elevations on any given residential structure.

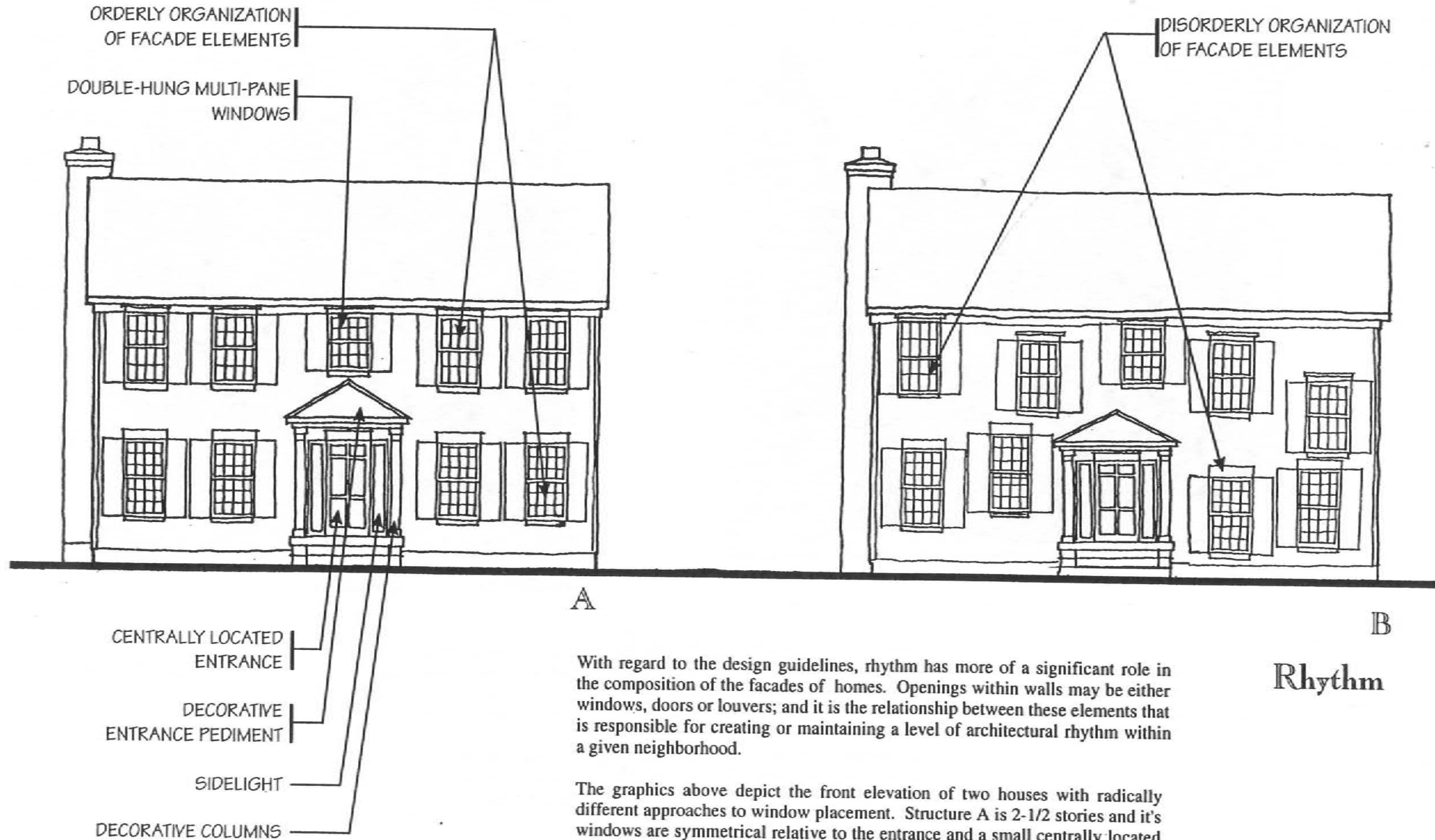
Doors are also significant openings and play an important role in determining the overall character of a house. Depending on the design and size of a door, a house may appear inviting or repelling.

The key to having successful openings within any given elevation of a house is that they be designed proportionally and to scale with the overall structure. They should be appropriately sized and have characteristics which complement the remaining aspects of the house.

## Openings

# III ARCHITECTURAL DESIGN GUIDELINES

## General Conditions



With regard to the design guidelines, rhythm has more of a significant role in the composition of the facades of homes. Openings within walls may be either windows, doors or louvers; and it is the relationship between these elements that is responsible for creating or maintaining a level of architectural rhythm within a given neighborhood.

The graphics above depict the front elevation of two houses with radically different approaches to window placement. Structure A is 2-1/2 stories and its windows are symmetrical relative to the entrance and a small centrally located second floor window. The windows, in this particular case, are also placed to have a complementary relationship vertically. However, Structure B takes an opposite approach; the windows have been arbitrarily located and fail to successfully relate to one another as well as the entrance.

Rhythm



# III ARCHITECTURAL DESIGN GUIDELINES

## General Conditions

### Rhythm

The two Colonial Revival Homes are good examples of what role rhythm can play in the development of residential facades. We see that the two structures are very handsome visually. They both place a great deal of emphasis on organizational symmetry. There is a central vertical axis located at the entrances; the window placement on the right side of the axis is the mirror image of those on the left, this design approach gives the structures a comfortable sense of balance. Also, they both have similarly oriented roofs.

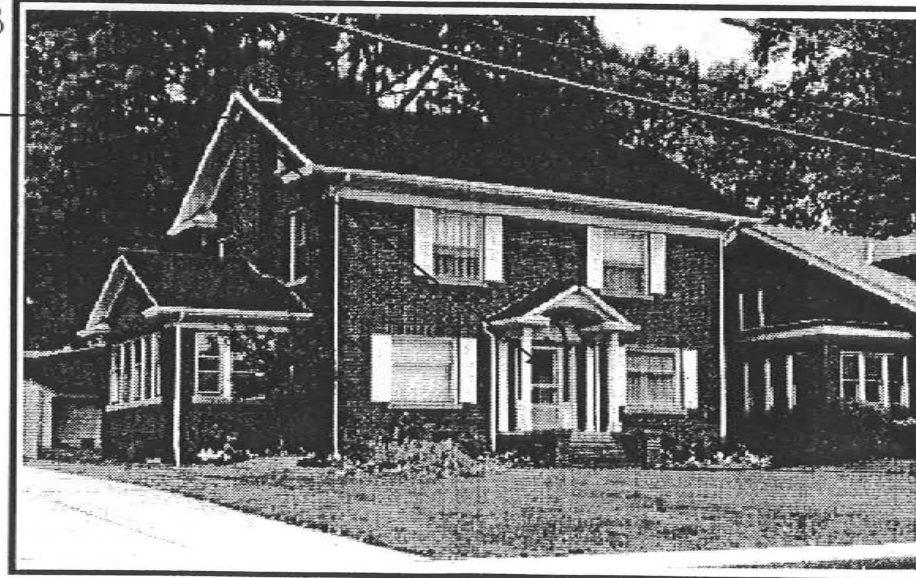
A subtle difference between the two structures are the amount of windows and that the windows for the house in photograph B do not align vertically as they do in the house in photograph A. And finally, the size of the windows and their entrances vary considerably.

A  
SIDE ORIENTED  
GABLE ROOF  
SYMMETRICALLY PLACED  
AND VERTICALLY ALIGNED  
WINDOWS AND DOOR



OLD BROOKLYN: Colonial Revival

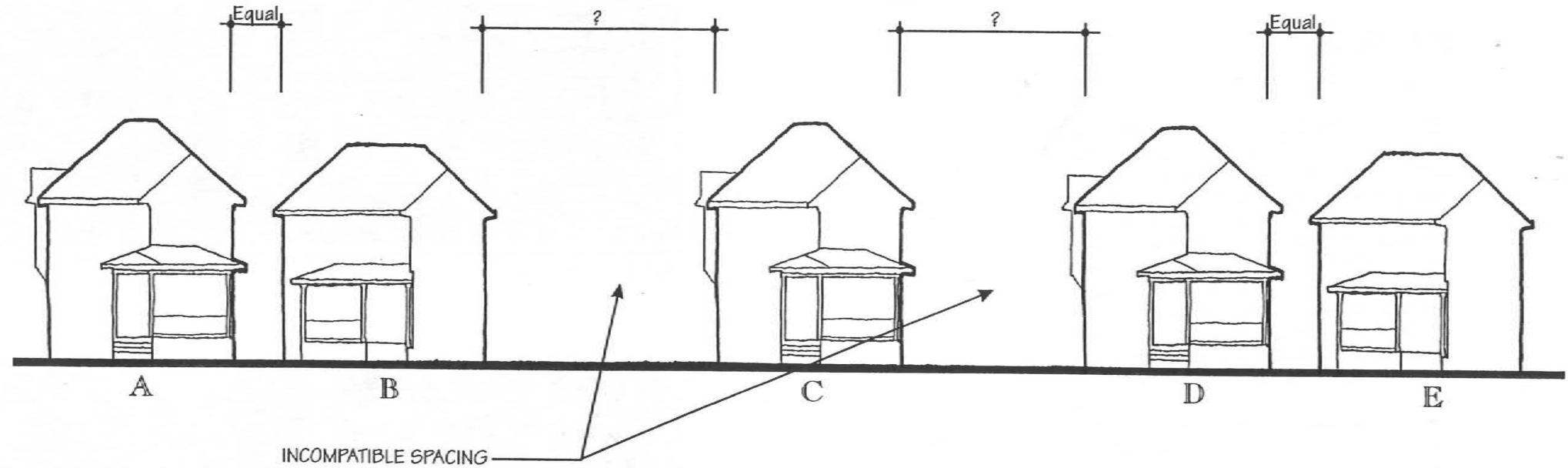
B  
SEE NOTES ABOVE



OLD BROOKLYN: Colonial Revival

# III ARCHITECTURAL DESIGN GUIDELINES

## General Conditions



INCOMPATIBLE SPACING

New homes should be appropriately located on the lot(s), re-enforcing the existing spacing pattern present among the existing homes.

The graphic illustration of the street above reveals the visual disharmony associated with a house that has been inappropriately located on a uniformly planned street. Structure C has unequal and larger space between itself and adjacent structures. Upon further analysis the space between structures A and B is equal to that separating structures D and E. Had Structure C site location been disciplined and compatible with existing structures, an additional home may have been constructed between structures B and D. This approach also heightens the perception of "Missing Teeth" along the street frontage.

Spacing

# III ARCHITECTURAL DESIGN GUIDELINES

## General Conditions

### Spacing

Spacing between residential structures has zoning implications as well as aesthetic ones. The existing housing stock of Cleveland, those units dating back prior to the creation of the City's Codified Ordinances, were planned with specific and consistent setback dimensions. These dimensions were not exclusively based upon safety issues, but goals of achieving sufficient light penetration into interior spaces and adequate air flow in and around the structures was significant as well.

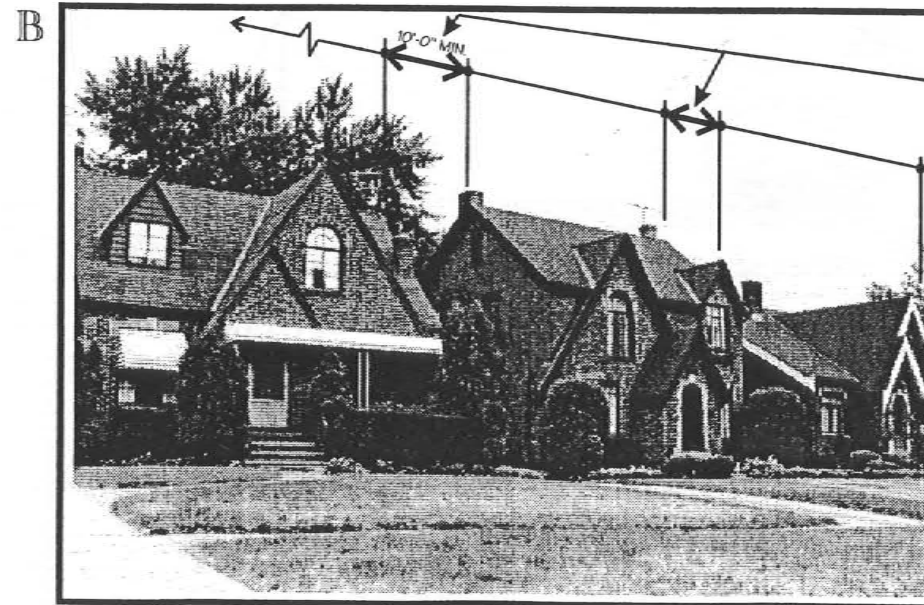
The majority of Cleveland's streets are lined with residential structures that are set apart a particular dimension and that dimension is what establishes the rhythm of unit placement on the entire street. This approach to planning is what gives street a sense of designed uniformity and an acceptable sense of order.

Photographs A and B both depict the pleasant characteristics of a well planned street where the structures are spaced adequately and consistently.



TREMONT: Gabled Ell

PRE-ZONING CODE  
SPACING BETWEEN  
DETACHED STRUCTURES

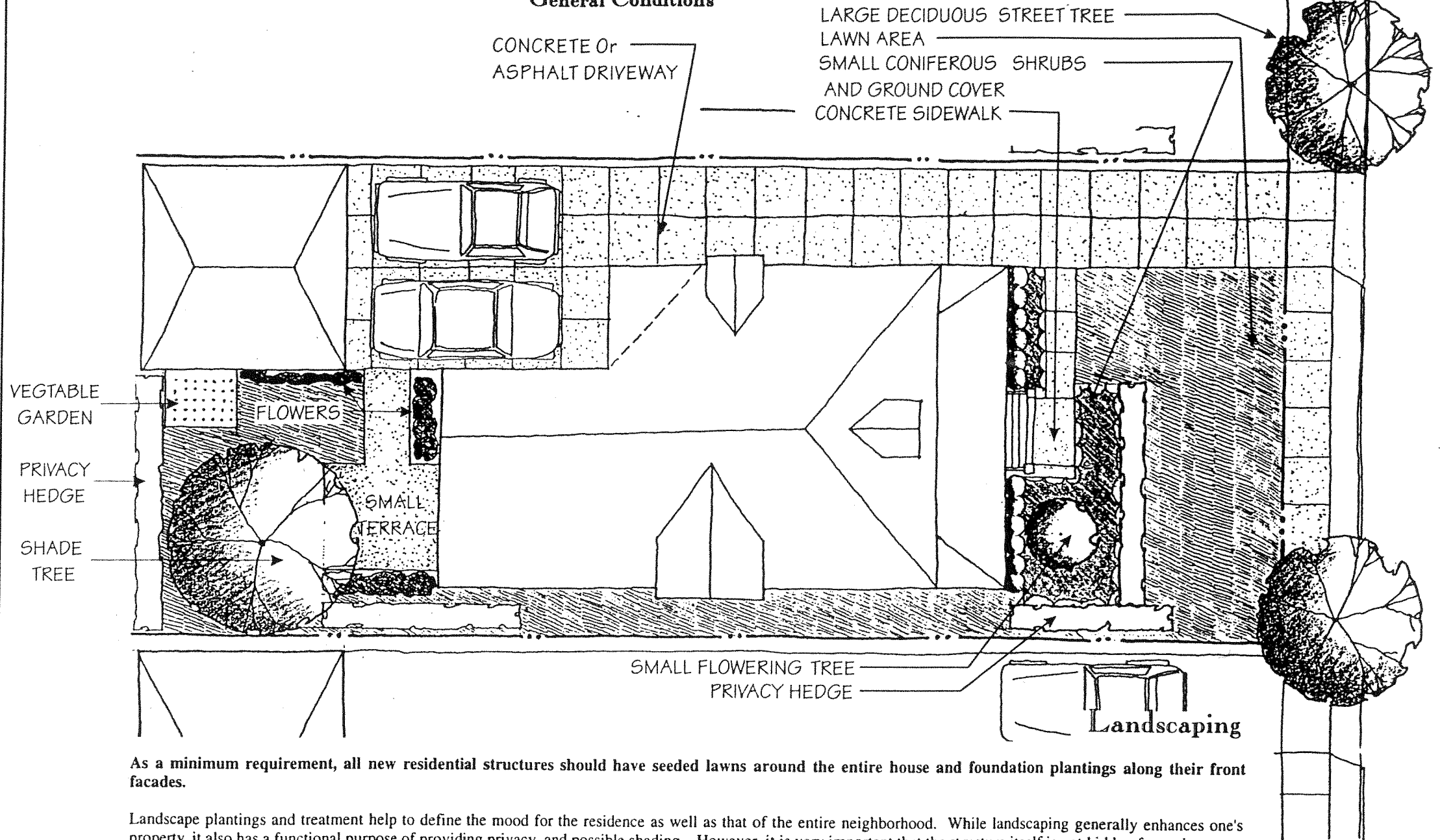


OLD BROOKLYN: Cotswold

SPACING REQUIREMENTS  
AFTER THE CREATION AND  
RATIFICATION OF THE  
CITY OF CLEVELAND  
CODIFIED ORDINANCES

# III ARCHITECTURAL DESIGN GUIDELINES

## General Conditions



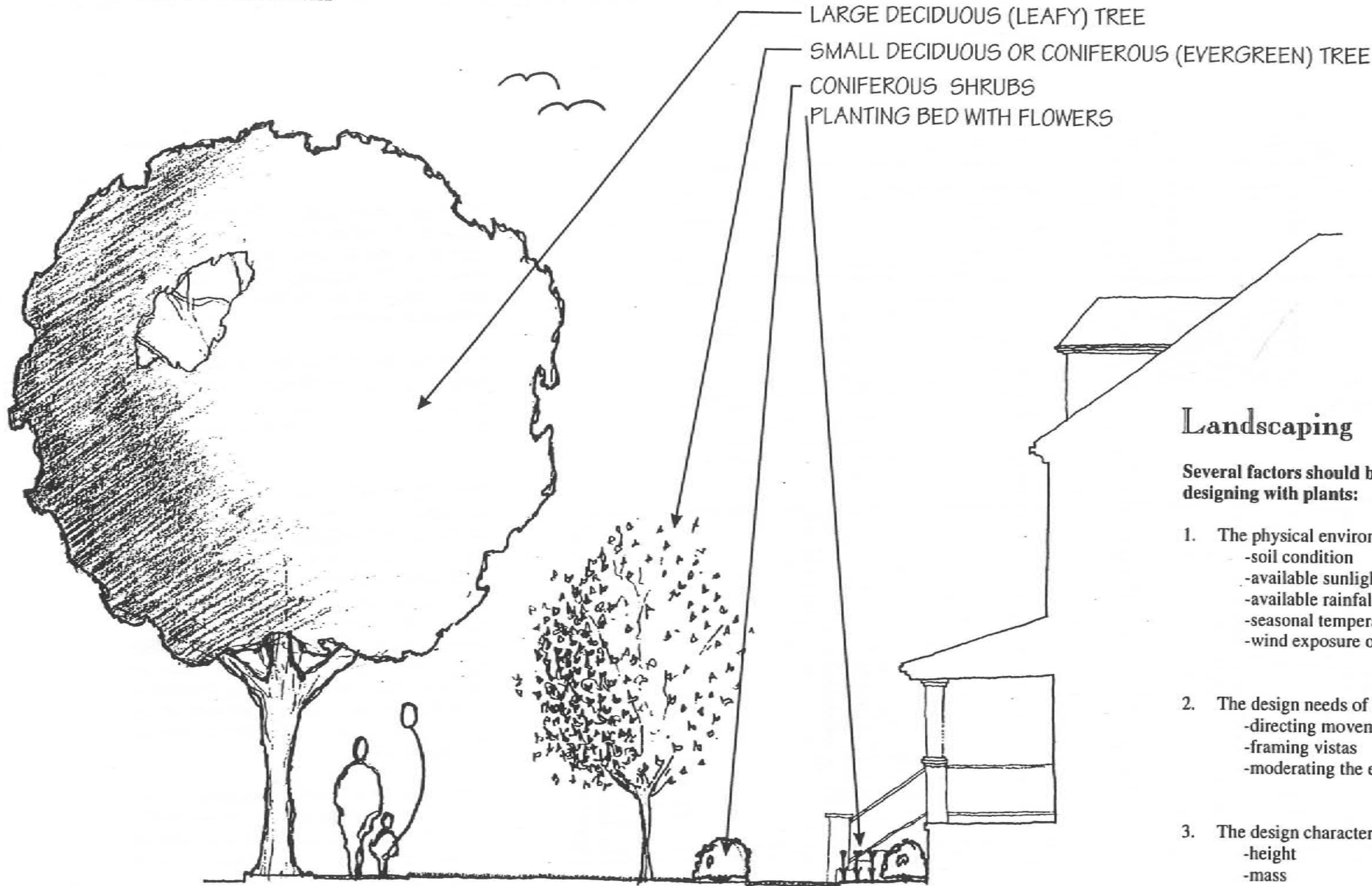
As a minimum requirement, all new residential structures should have seeded lawns around the entire house and foundation plantings along their front facades.

Landscape plantings and treatment help to define the mood for the residence as well as that of the entire neighborhood. While landscaping generally enhances one's property, it also has a functional purpose of providing privacy, and possible shading. However, it is very important that the structure itself is not hidden from view.

Landscaping, other than plantings, may be defined by treatment of the walking surfaces. Predominately, concrete is used for sidewalks and driveways; however, other materials are also encouraged: brick pavers, cobblestones, granite pavers, slate and asphalt are just to name a few. Also, substantial and well maintained lawns are

# III ARCHITECTURAL DESIGN GUIDELINES

## General Conditions



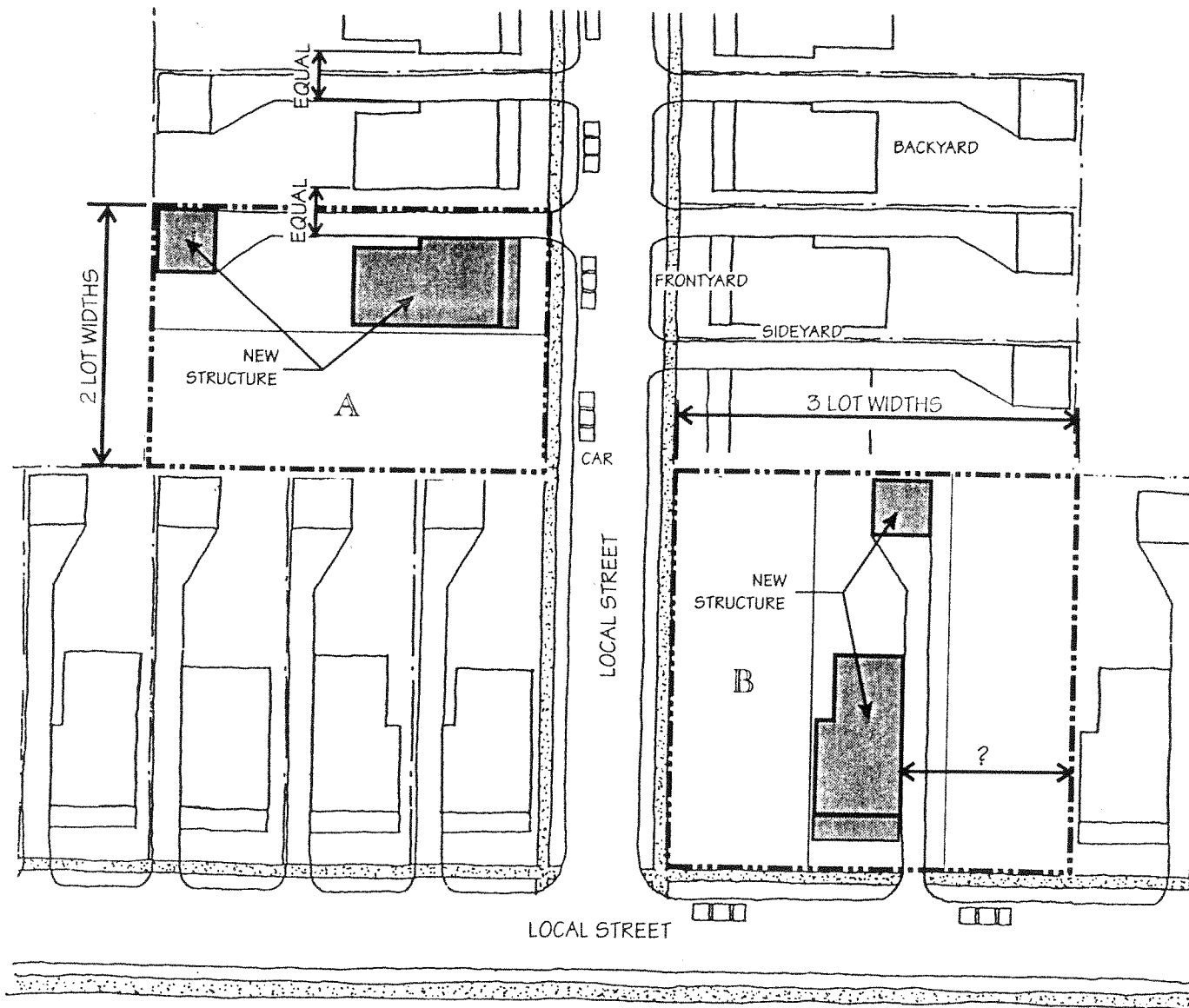
## Landscaping

Several factors should be considered when designing with plants:

1. The physical environment of the site:
  - soil condition
  - available sunlight
  - available rainfall
  - seasonal temperature range
  - wind exposure of the site
2. The design needs of the project:
  - directing movement
  - framing vistas
  - moderating the environment of the site
3. The design character of the plants chosen:
  - height
  - mass
  - silhouette (rounded, pyramidal, spreading)
  - texture (fine, medium, coarse)
  - color
  - seasonal interest (flowers, fruit, fall color)
  - growth habits (fast or slow)

# III ARCHITECTURAL DESIGN GUIDELINES

## Specific Considerations



### Lot Size

The City of Cleveland is willing to approve consolidation of no more than two lots of record for the location of one residential structure. The structure shall be located in such a way as to reinforce the existing residential spacing.

Lot sizes vary throughout the city ranging from approximately 2,000 to 22,000 square feet; with the average size being 6,000 square feet for a lot having a 40'-0" frontage and a 150'-0" depth.

The City of Cleveland encourages new residential development to utilize existing *Lots of Record* with minimal modification. This limitation is necessary in order for existing neighborhoods, that have streets with missing homes, to be re-established without destroying the rhythmic house placement pattern which is characteristic of Cleveland. However, unlike typical Local streets, Main streets (such as Superior, Wade Park etc...) may consolidate more than two lots of record, if the opportunity exists, in order that larger structures may be accommodated.

Lots A and B have been reconfigured relative to the typical adjacent lots; Lot A is equal in size to two typical lots and Lot B is made up of three typical lots. For simplification, a residential structure similar in size to the surrounding homes has been placed on the two consolidated lots. This new housing relationship fails in maintaining the existing residential fabric, thereby creating architectural disharmony. However, in option A the placement of the new structure does reinforce the existing spacing pattern.

Typical Cleveland Street

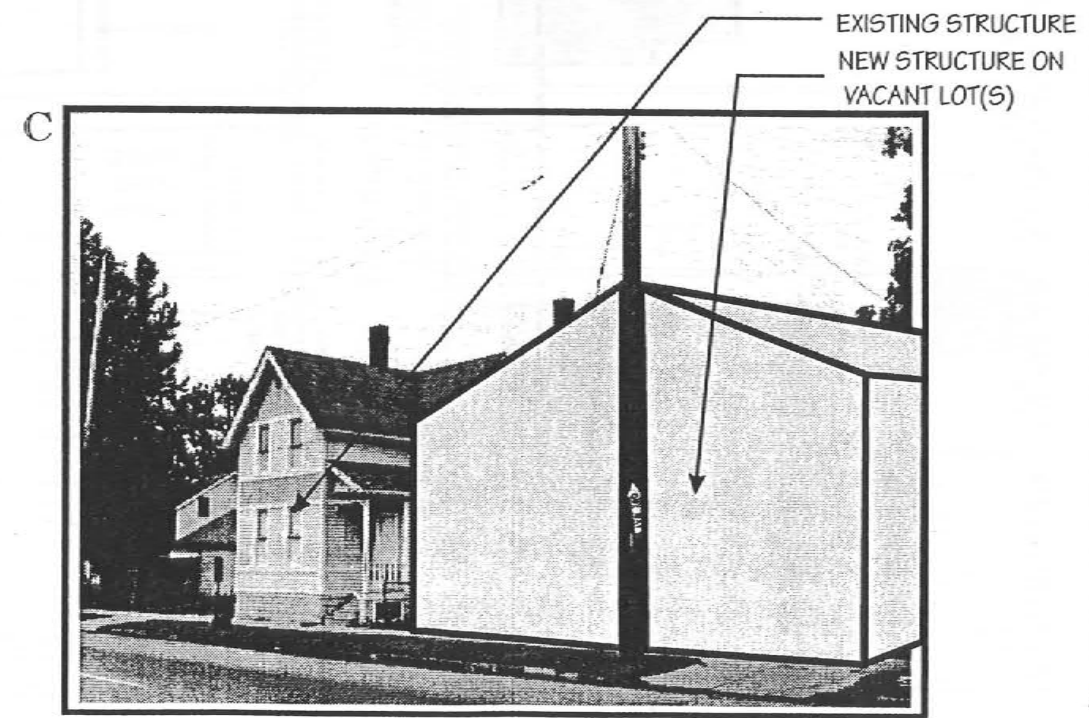
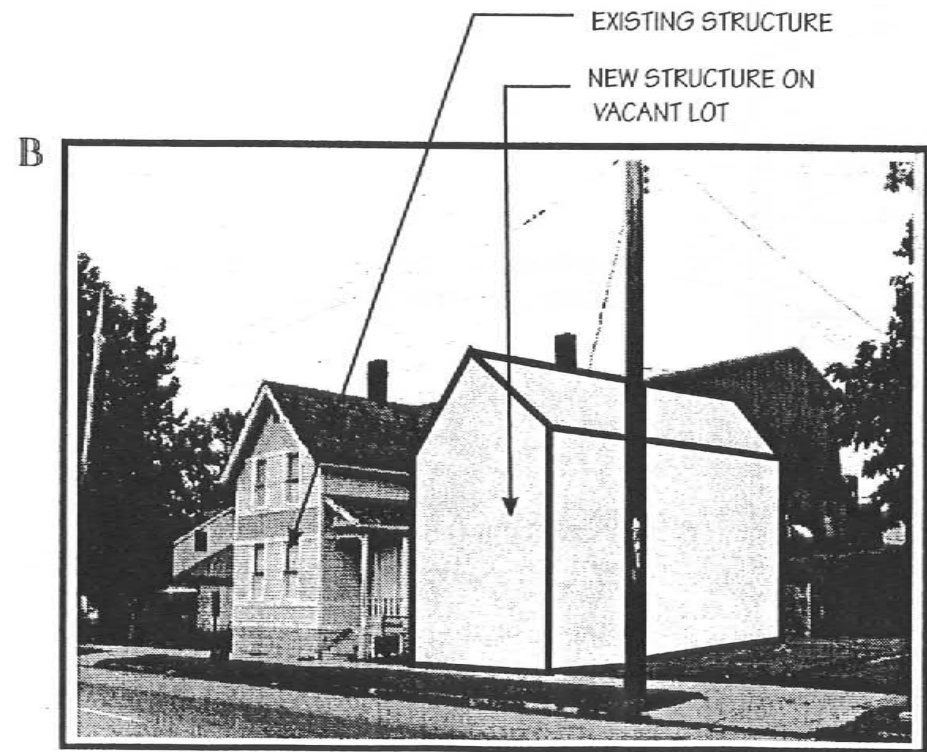
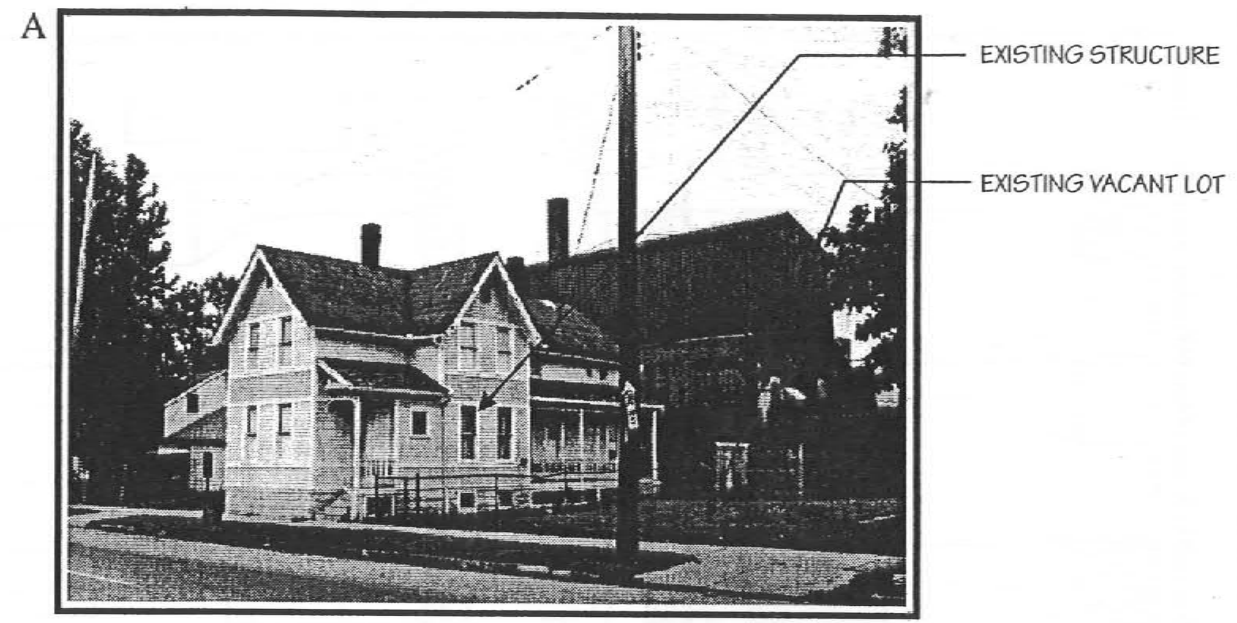
Not To Scale

# III ARCHITECTURAL DESIGN GUIDELINES

## Specific Considerations

### Lot Size

Photographs A and B depict the relationship between an existing residential structure and an adjacent vacant lot. Optimally, the planning department would prefer to see the construction of a new compatible house on each vacant lot of record; as illustrated in photograph B. Also, by limiting the number of lots that may be consolidated, neighborhoods may maintain a sense of homogeneity, unlike the situation in photograph C.



# III ARCHITECTURAL DESIGN GUIDELINES

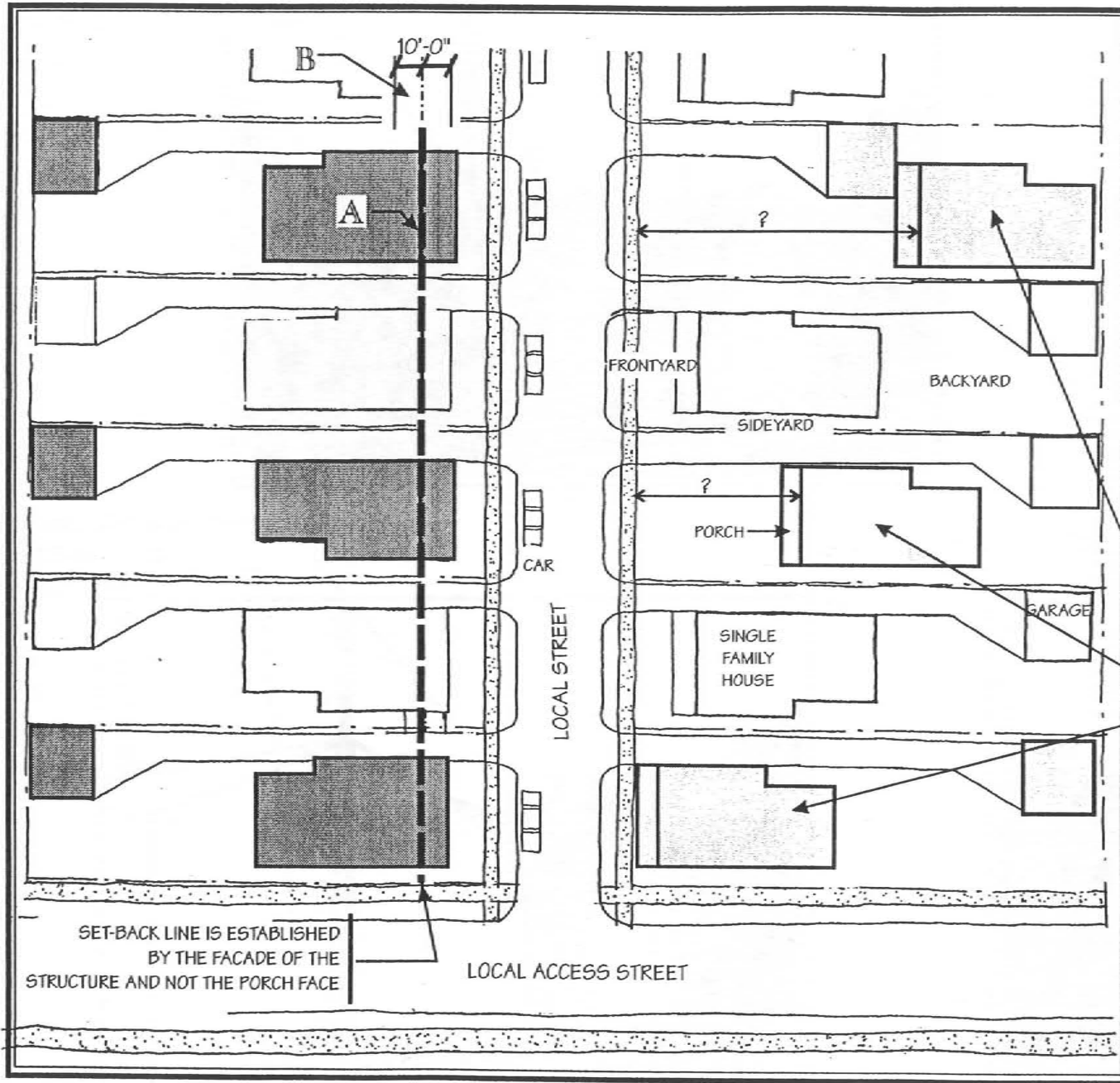
## Specific Considerations

### Set-Back Line

All new construction along streets having existing structures should adhere to the predominant building set-back line of the existing structures.

Allowable variation of the building set-back line should not exceed 10'-0" (B) in either direction of the established set-back line. By adhering to this requirement new residential units will not destroy the planned uniformity and order of existing local streets, but it will reinforce the new unit's sense of compatibility within the given context.

ARBITRARILY LOCATED  
RESIDENTIAL STRUCTURES



Typical Cleveland Neighborhood

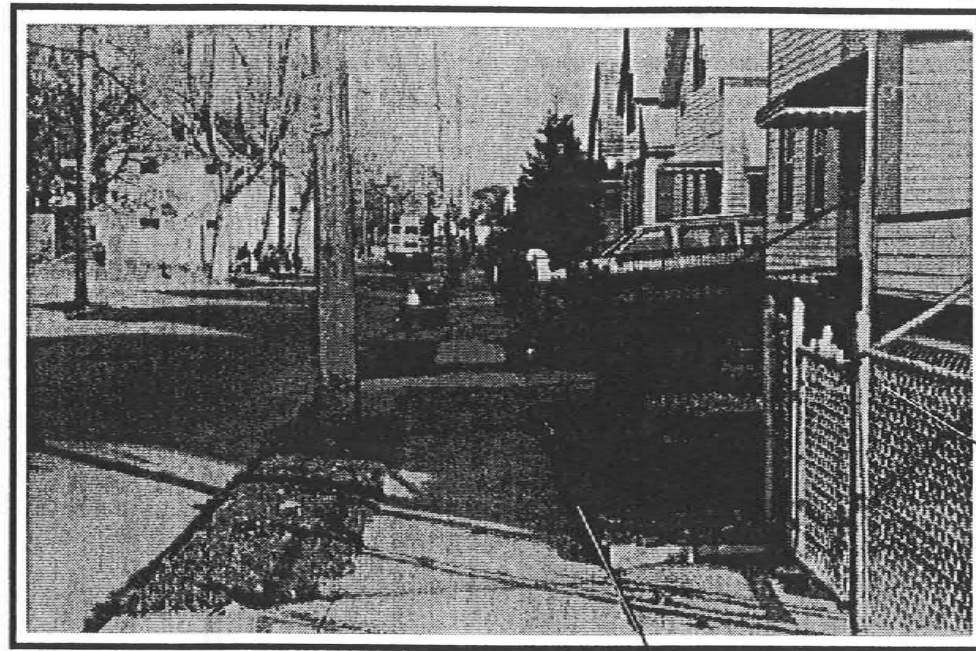
Not To Scale

40

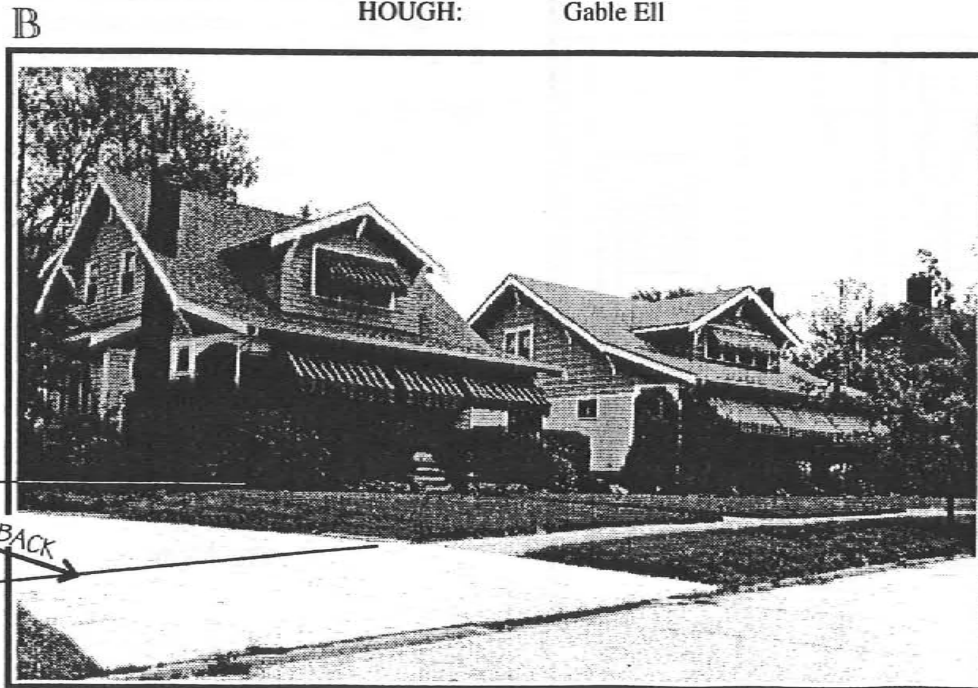


# III ARCHITECTURAL DESIGN GUIDELINES

## Specific Considerations



HOUGH: Gable Ell



BROOKLYN CENTRE: Bungalows

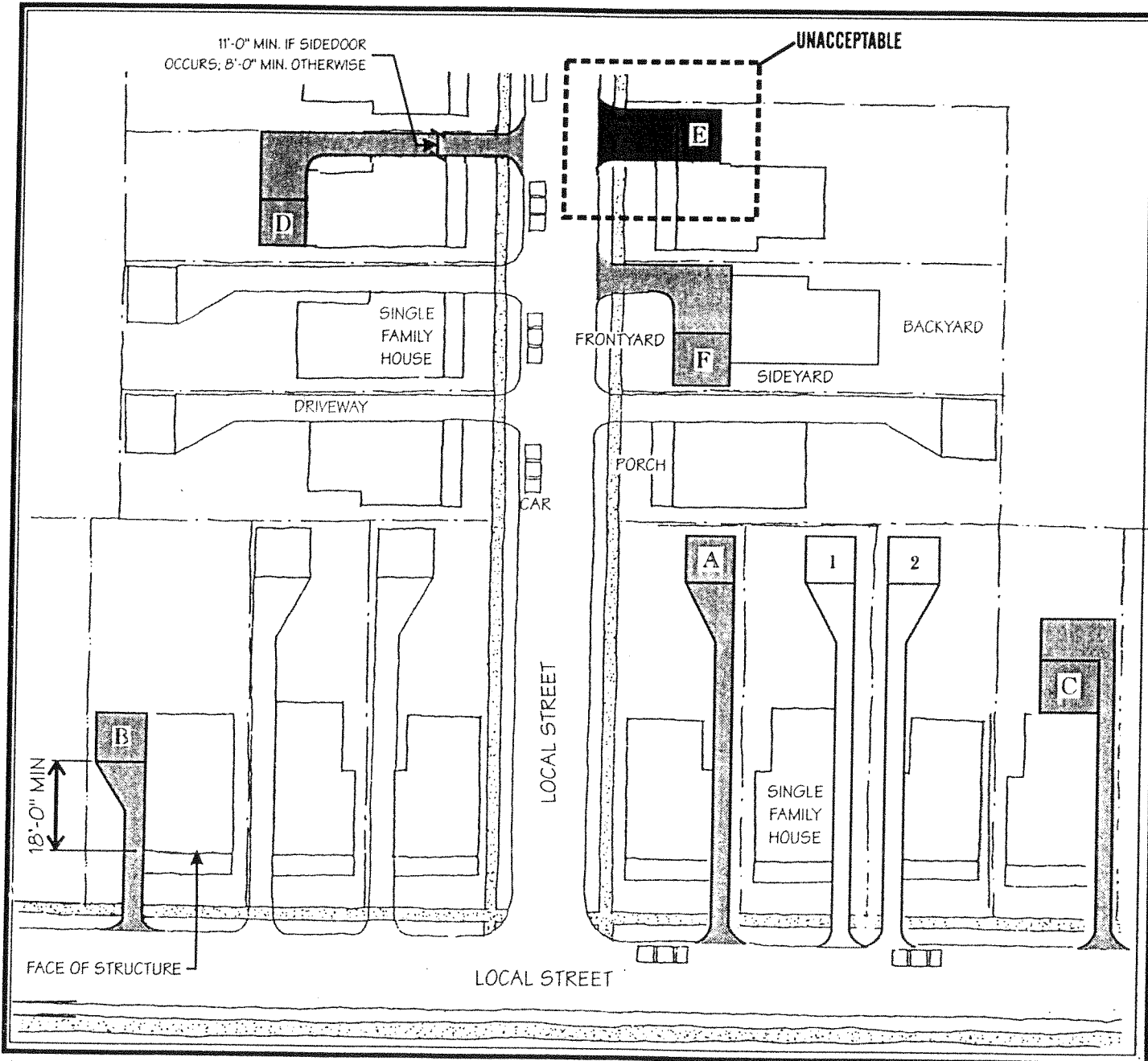
### Set-Back Line

The homes in photo A are set back from their front property line approximately 10 to 12 feet giving the street an acute sense of enclosure. This characteristic differs from that of the homes in photo B, where the homes are set back a considerable distance, approximately 25 to 30 feet, from the front property line.

Despite the differences in the respective approaches to neighborhood set-back requirements any new development within the two contexts should reinforce the established set-backs thereby helping to further define the character of the street and also that of the neighborhood.

# III ARCHITECTURAL DESIGN GUIDELINES

## Specific Considerations



### Driveways and Garages

Driveways are generally poured concrete with an appropriate thickness to eliminate/reduce cracking, or premature weathering and erosion.

The typical driveway in Cleveland, as Option A depicts, is located along one side of the structure and serves as the only means of vehicular access to the local street. It is encouraged that driveways not be adjacent to one another (illustrations 1 and 2).

Option A also depicts the relationship of the garage relative to the residence as well as the driveway. In this case, as it is typically throughout the city, there is a detached garage serving the house. However, given today's perceived standards and ideas of marketability, attached garages are deemed most desirable. Options B through Option E are residential units having attached garages, each with its own set of issues and concerns.

Option B: -should be set-back a minimum of 18'-0" from the front facade of the residence  
-may require a wider lot than the typical lot of record  
-appropriate

Option C: -requires the elimination of a significant amount of rear yard area  
-reduces the views from the house to the rear yard  
-appropriate

Option D: -reduces the views from the house to the rear yard  
-appropriate

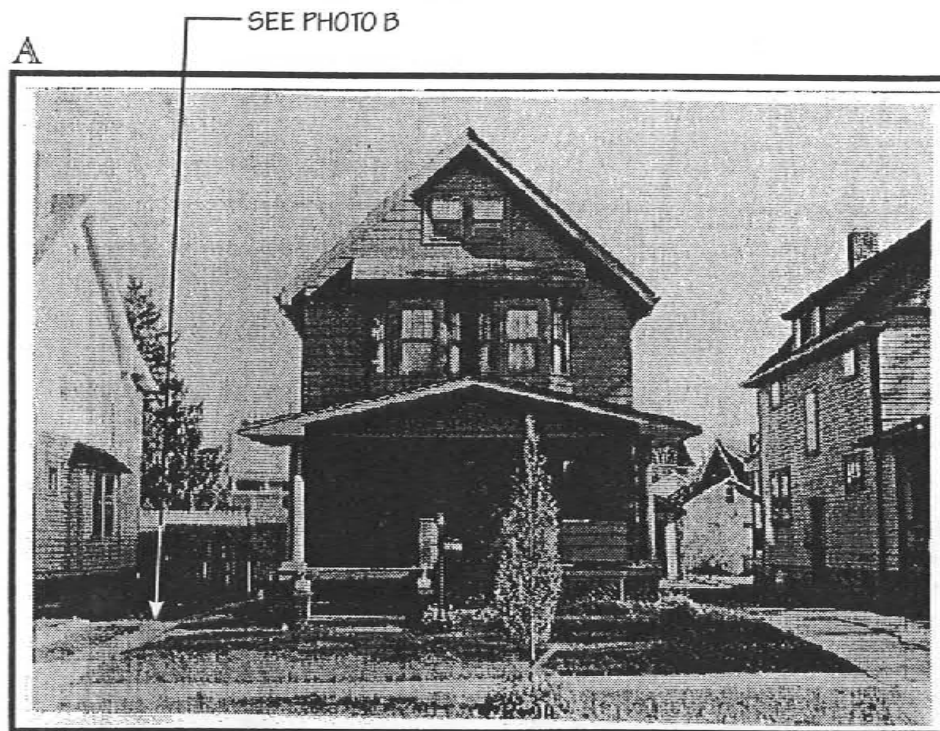
Option E: -may require a wider lot than the typical lot of record  
-destroys the character of the existing street  
-UNACCEPTABLE

Typical Cleveland Street

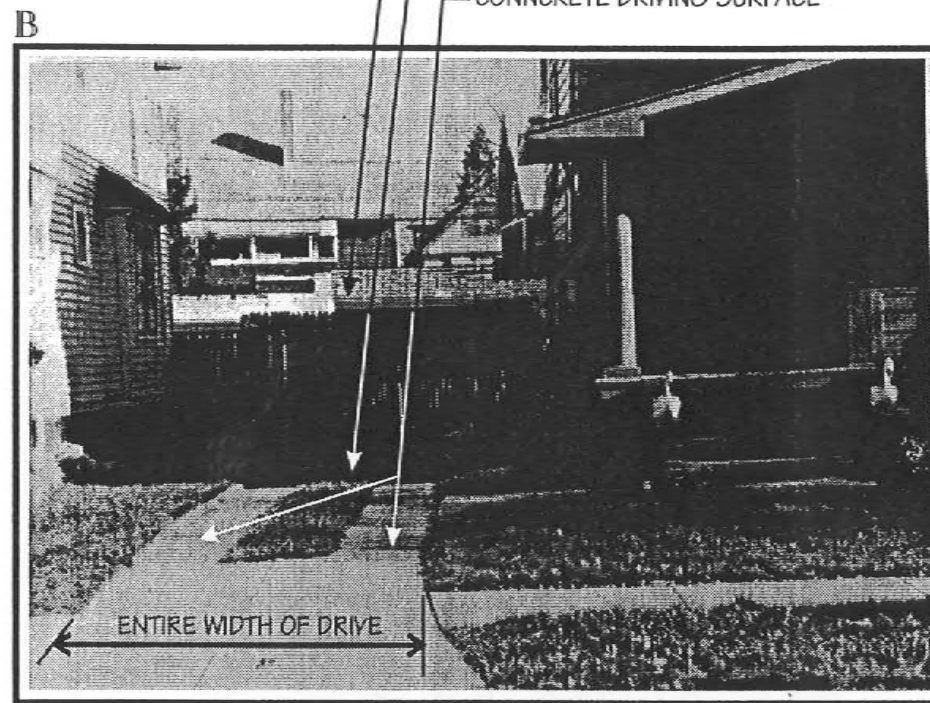
Not to Scale

# III ARCHITECTURAL DESIGN GUIDELINES

## Specific Considerations



**FAIRFAX: Homestead**



**ENLARGED PHOTO of Driveway Leading to Detached Garage**

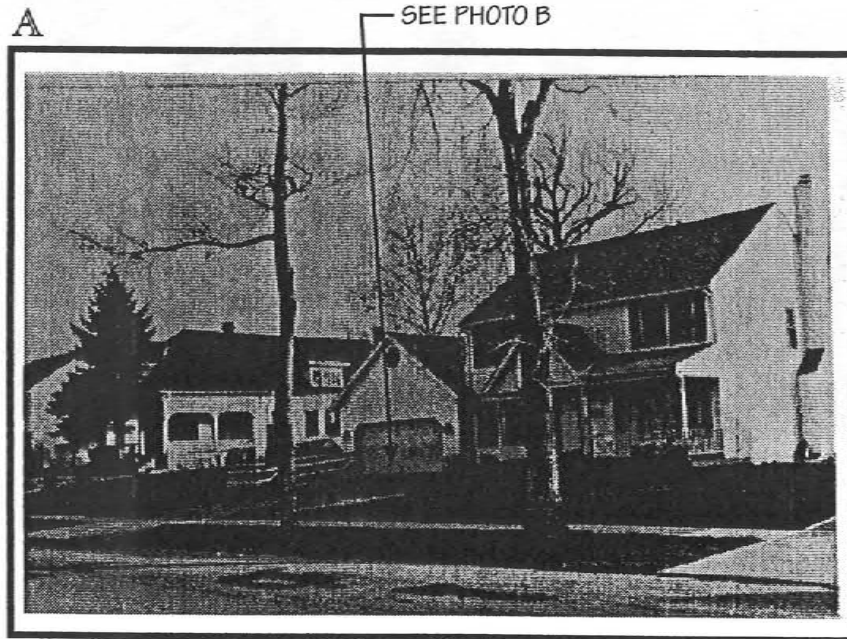
Generally, Cleveland's residential architecture have driveways located along one of the sides of the actual structure leading to detached garages at the rear of the property. In today's residential construction climate homeowners/developers seem to prefer attached, front loaded garages placed primarily in front of house.

This new approach has some assets (enclosed access to the house), however, its liabilities are more substantial. Aside from being incompatible with the majority of residential structures in the city of Cleveland, by locating the garage less than 18 feet back from the front facade of the structure, vehicles parked in the driveway are regrettably forced into view (see page 38). This assault on the visual integrity of some simple, yet elegant streets consciously and subconsciously establishes disharmony among neighboring structures. It also fails in honestly solving the design problem of incorporating modern amenities within older neighborhoods, that may have possible site constraints.

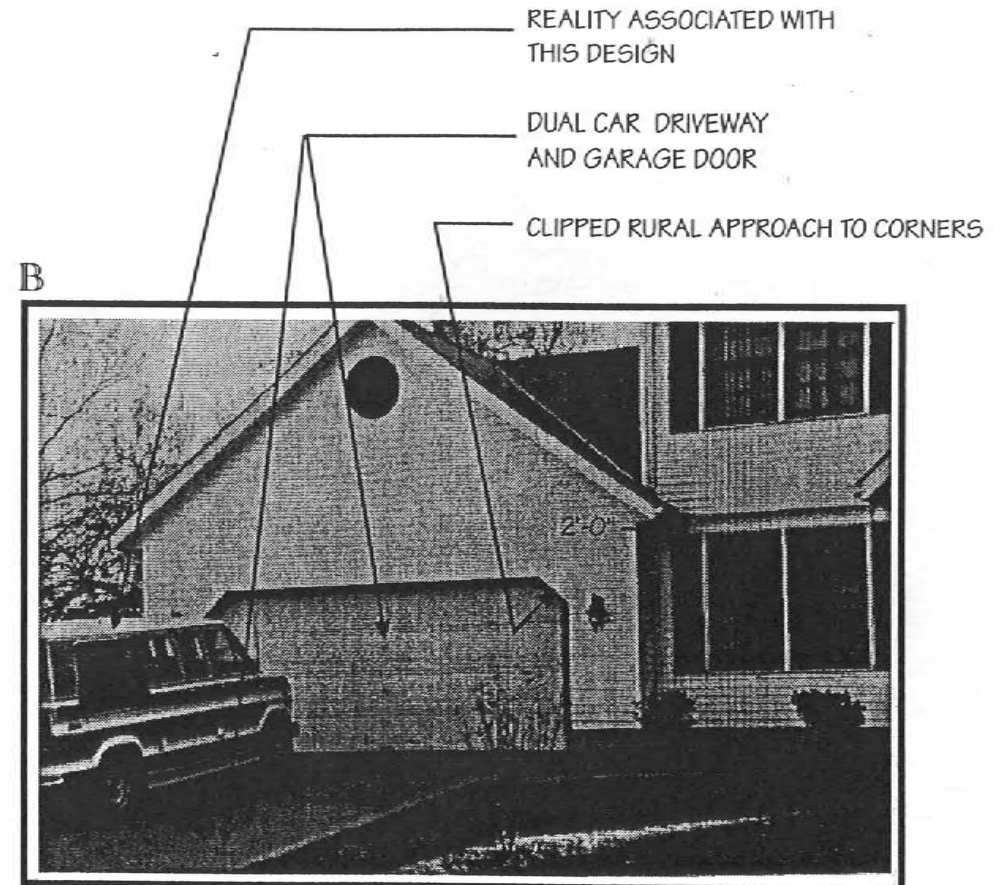
## Driveways and Garages

# III ARCHITECTURAL DESIGN GUIDELINES

## Specific Considerations



HOUGH: Neo-Colonial:



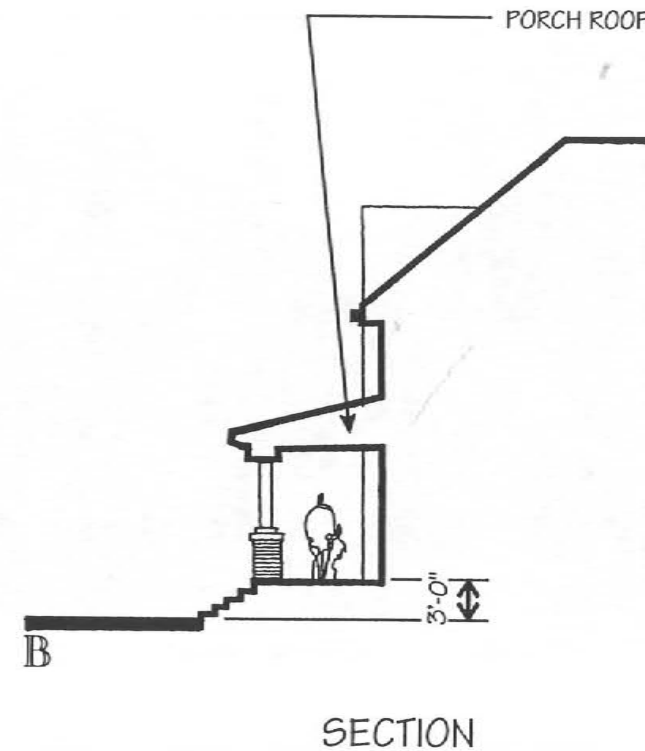
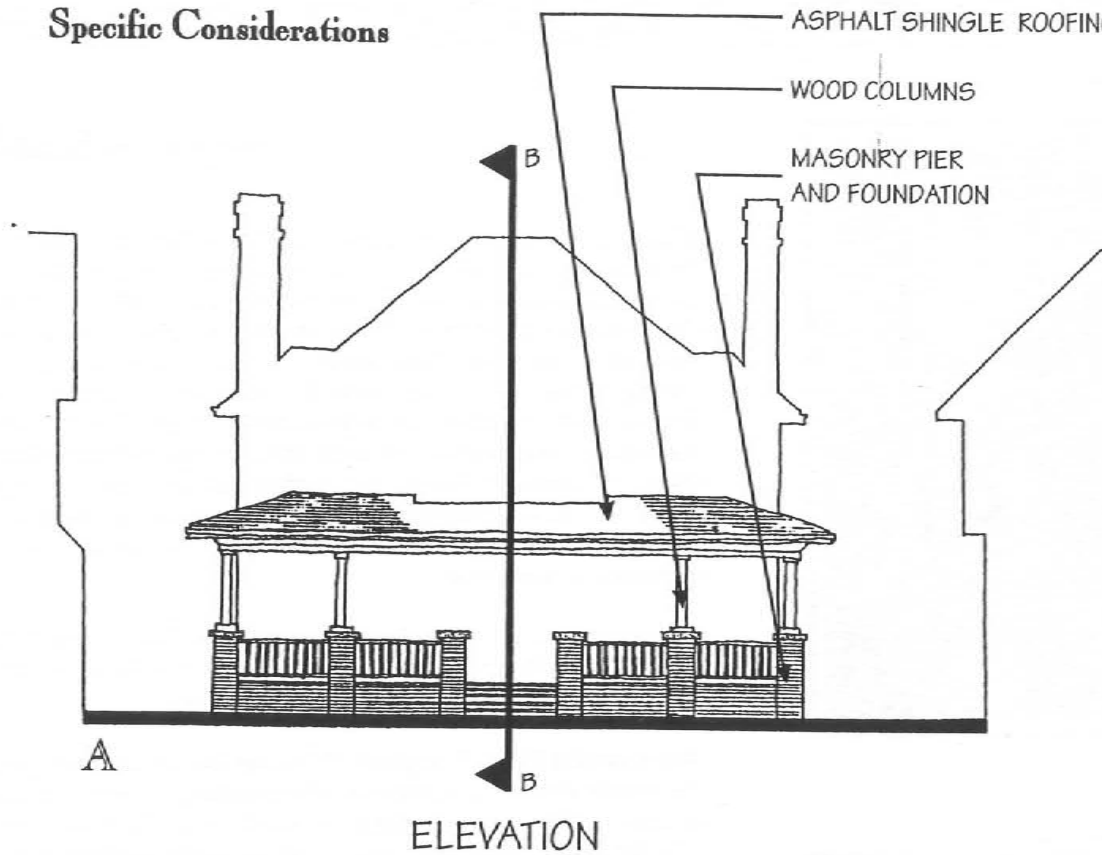
ENLARGED PHOTO of Driveway Leading to Attached Garage

The example above illustrates nicely designed and constructed residential structures. However they relate very little with the existing predominate housing type in the Hough neighborhood. This type of incompatible development fails to consider the context in which it will coexist. However, with this particular development there were approximately 6 to 8 new structures of similar design adjacent to one another; which in some respect establishes a new architectural vocabulary within the existing urban setting. There is still some debate and discussion about the minimum number of units it would take totally change to a new and different housing type.

## Driveways and Garages

# III ARCHITECTURAL DESIGN GUIDELINES

## Specific Considerations



Front Porch and Stair

**In areas where the majority of the surrounding structures have front porches, new residential structures should have front porches that extend across at least 50% of the front elevation.**

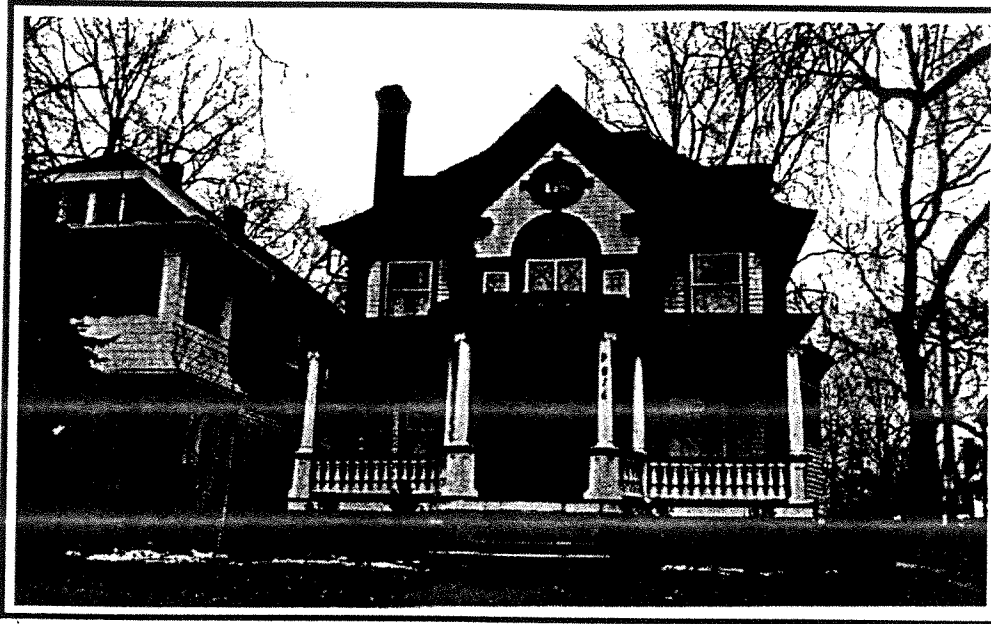
The open front porch is a predominant architectural feature of Cleveland's single family housing stock. This feature may vary in form, size and material selection; however, it generally consists of materials similar to the primary building. Many of the porches are supported by masonry piers which support wood columns giving them a strong presence. Even in this day and age, the front porch maintains its fundamental purpose of providing a semiprivate space by which one can interact with his/her neighbors along the street or simply enjoy the outdoors safely and securely, but not in isolation.

The above graphics illustrates the physical relationship front porches have with the street/ground plane and the actual building. Diagram A shows a front porch extending across the entire front facade of the building. The primary material is masonry piers and wood columns supporting a hip roof. Diagram B shows a section through the center of the front porch illustrating the vertical relationships between the ground plane, the porch floor, porch roof and the actual building. Typically, the porch is elevated between 2'-0" to 3'-0" and accessed by a set of steps, either centrally located or to either side. Under no circumstances should Wolmanized Pressure Treated wood be used as opposed to Finished Dressed and Painted wood for the construction of new front porches.

# III ARCHITECTURAL DESIGN GUIDELINES

## Specific Considerations

### Front Porch and Stair



A

**GLENVILLE: Colonial Revival**



B

**EDGEWATER: Colonial Revival**

Front porches vary in shape and size throughout the city of Cleveland. Photo A depicts a High Style home having a significantly detailed front porch. The centrally located entrance into the building is highlighted by the porch taking the form of a colonnade that projects forward directly in front of the entrance. This design not only expresses the importance of having a front porch, but also the architectural success achieved by integrating the porch design with the house design. The city of Cleveland understands that this level of architectural detail and sophistication (wood piers, substantial columns, and articulated cornices) is uncommon in today's residential construction climate. However, the structure in photo A exemplifies the significant role front porches can play in the overall composition of a house.

In comparison, the examples in photos A and B are quite different from one another. One may say that the front porch in photo A is extroverted, and that the front porch in photo B is introverted.

The Colonial Revival in photo B has an interesting front porch, in that despite the difference in floor to ceiling heights, the outward view from the porch would be similar to the porch in photo A. However, from the street it is the design of the front porches which causes the two structures to be viewed quite differently. As opposed to the Glenville home, the Edgewater home has the front porch folded snugly into the main body of the structure; almost to the point that the porch is undetected. However, the masonry base and piers, the detailed wood balustrade, and substantial wood columns help give the porch a significant visual presence.

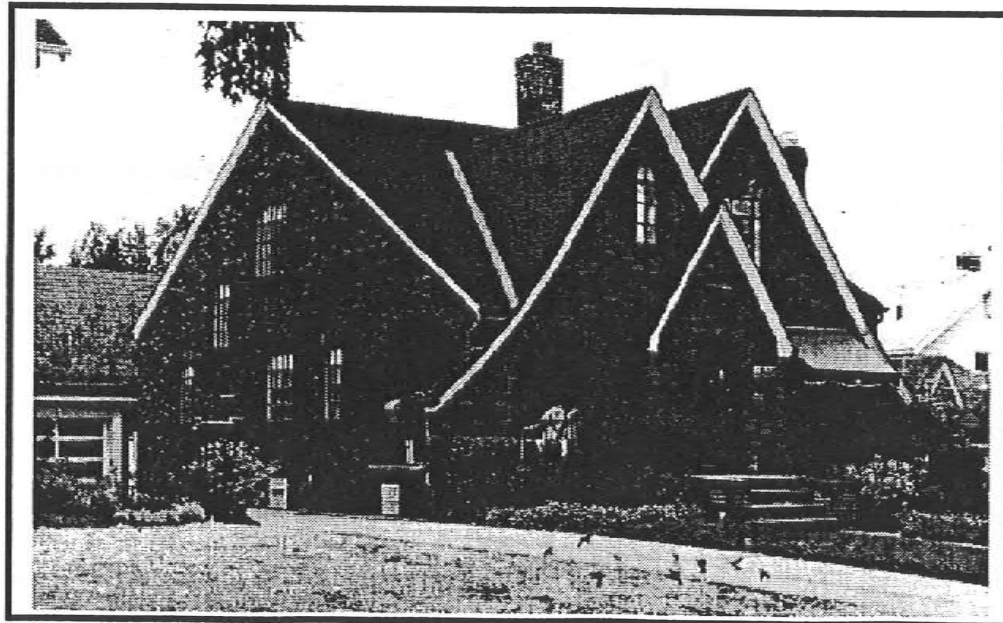
# III ARCHITECTURAL DESIGN GUIDELINES

## Specific Considerations



A

BROADWAY: Homestead



B

BROOKLYN CENTRE: Cotswald

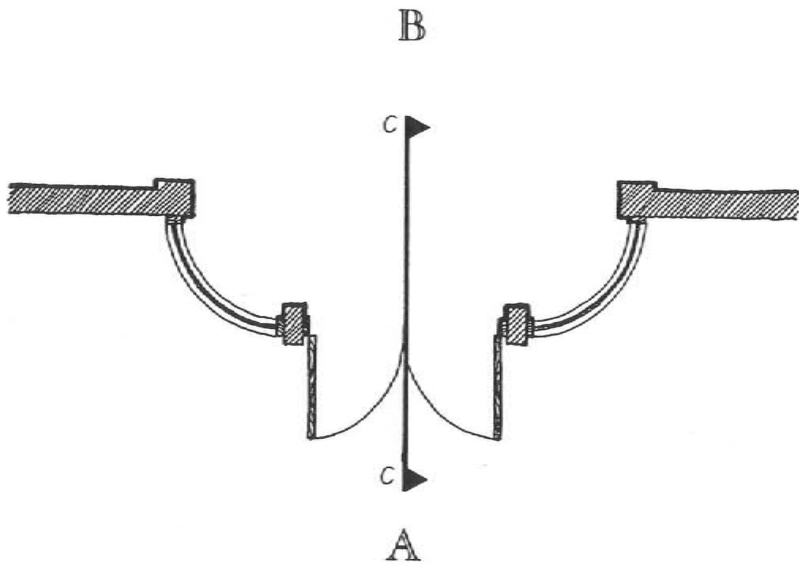
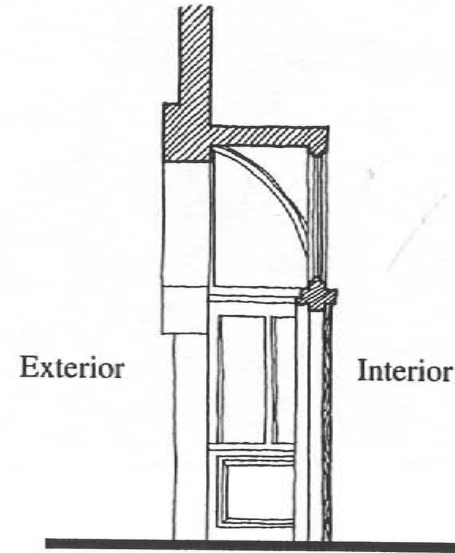
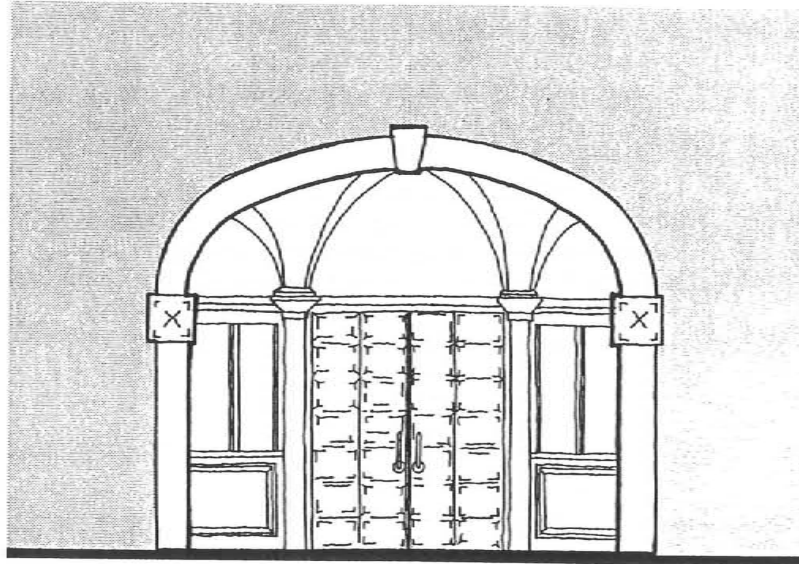
## Front Porch and Stair

Photo A depicts a modestly scaled structure having a front porch that extends across the entire facade of the house. This example illustrates the predominate housing type in the city of Cleveland. The City of Cleveland encourages that compatible design approaches be taken with new structure that fall within the context of these types of structures.

The Cotswald example in photo B has a front porch. However, like the Colonial Revival example on page 40, the porch is also folded snugly within the main body of the structure. Yet, unlike the Colonial Revival, this approach is in response to the surrounding neighborhood context; in which the predominate residential structures do not have front porches.

### III ARCHITECTURAL DESIGN GUIDELINES

Specific Considerations



#### Entrances and Portals

Entrances are generally the first indication of the level architectural integrity present in any example of residential design. During Cleveland's formative years buildings were similar in form and size, however, it was the entrance that distinguished one home from another. The architects of that era demonstrated great skill in celebrating the transition from the public exterior to the private interior.

The graphics above illustrate a dramatic entrance solution; recessed doors, and curving wood and glass side walls that terminate at the building front facade. Plan A, Elevation B and Section C are shown not as something to be blindly duplicated, but as an example of what could be accomplished when planning an entrance as opposed to arbitrarily violating a wall with a door.

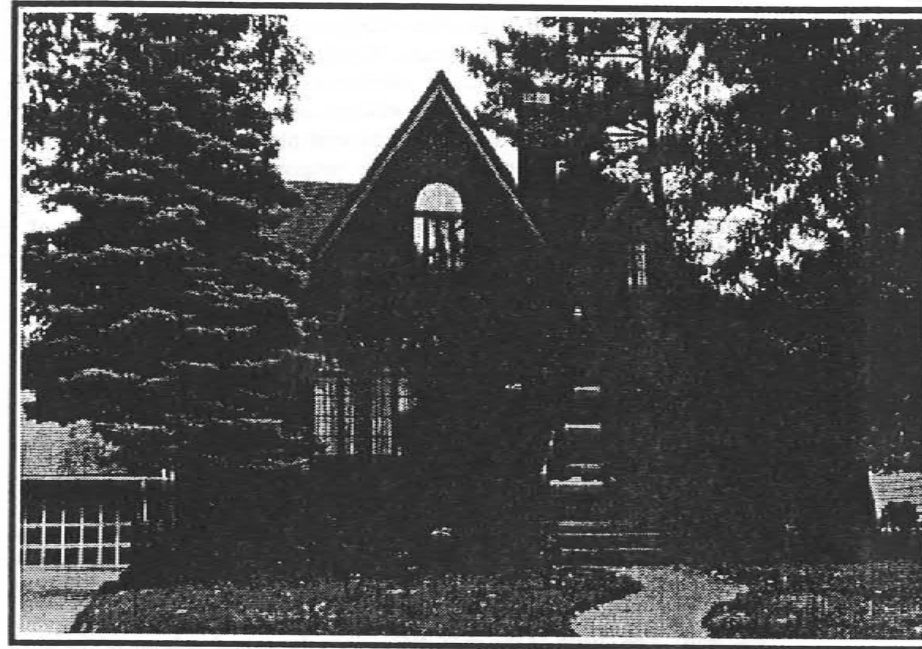


# III ARCHITECTURAL DESIGN GUIDELINES

## Specific Considerations



GOODRICH-KIRTLAND PARK: Gabled Ell



BROOKLYN CENTRE: Cotswold

### Entrances and Portals

From the modest urban Gabled Ell structure to the more suburban Cotswold structure, the importance placed on their respective entrances is realized in photos A & B. In photo A a small porch with accompanying roof signifies where one should enter the home. The same idea is used in photo B, however, the Cotswold example (with the lack of front porch) gives one more of a sense of enclosure.

# III ARCHITECTURAL DESIGN GUIDELINES

## Specific Considerations

### Sections F through J

#### F. Windows

The primary function of any window is to provide light to the interior space of a structure. Given this purpose, it is vitally important to determine the amount of light that is appropriate for a given space. Windows that are too large or glass walls make a room uncomfortable, thereby eliminating the feeling of safety and security. Appropriately sized single sources of light create far more exciting illumination of the interior space --even creating delightful places of shade during times of direct sunlight. Window openings should be proportional to and compatible with the architecture of the house (see *Division IV Elements of Architecture* for window characteristics). The City of Cleveland is encouraging the use of muntins in windows of traditionally designed homes (full or half sash). It is also encouraged that molding also occur around all windows.

#### G. Roof and Attic Storey

The roof of a house can be viewed as a second plane between the earth and sky. It generally is engaged in visually terminating the facades of homes and serving to define and cover the ambiguous attic space. As the crown of the structure the roof may take various forms and be composed of various waterproofing materials (see *Division IV Elements of Architecture*) the materials used may vary, but they must be compatible with existing neighboring structures including gutters, downspouts and flashing. The shape of the roof determines the actual volume of the attic space. In keeping with Cleveland's predominate residential vernacular, steeply pitched roofs -- that may also incorporate chimneys, dormers and/or cupolas -- are encouraged as appropriate options.

#### H. Exterior Walls and Fences

Space defining elements such as walls and fences are not required. However, if desired by the homeowner, designs using masonry, stone or decorative metal are deemed appropriate. However, their impact should not adversely effect the perception of the structure. Less aesthetically pleasing elements may be used only along the side (starting from approximately 18 feet from the face of the front elevation) and rear lot lines (example-plastic coated galvanized and painted or stained board and board fencing).

#### I. Exterior Materials

Exterior materials used for new residential construction vary as much as do the homeowners themselves. However, neighborhood compatibility must be achieved through material selection.

Various materials may be viewed as appropriate or inappropriate. Therefore, it would be advantageous for the prospective homeowner/developer to apply the principles set forth in *Division III Architectural Design Guidelines* when determining the proper selection of materials.

#### J. Material Color

As a general rule of thumb, it is best to choose a muted color for the base of the house (foundation). The use of too many different colors (over 3) should be avoided; also the use of bright colors should be limited to focal points --such as the front entry door. Considering the roof color, it should be neutral and compatible with the buildings trim color. As with all other aspects of residential design, the selected color should be compatible with neighboring structures.

The **Elements of Architecture** division will highlight various architectural terms in a written and graphic format. The first part of this division is made up of a glossary of terms which, in many cases, are used in residential design, yet remain unfamiliar to most people.

Secondly, the latter part of the division is comprised of many illustrations which focus on critical elements that make up significant residential architecture.

# IV ELEMENTS OF ARCHITECTURE

## A. Glossary Of Terms

**Arcade:** a line of arches and their supporting columns

**Architrave:** the lowest part of an entablature; a beam resting directly on the tops of the columns; also the molding around a doorway, window, etc.

**Ashlar:** square, or cut stone used in building

**Balloon frame:** a frame for a building, constructed of small members nailed together instead of heavy timbers joined by mortises and tenons

**Baluster:** any of the small posts of a railing, as on a staircase

**Balustrade:** a railing held up by balusters

**Bargeboard:** a piece of board, often elaborately ornamented, covering the roof timbers which project over gables

**Battlement:** a low wall, as on top of a tower, with alternating open and closed spaces

**Belt course:** a horizontal band forming part of an architectural composition, as on the face of a building or in an elaborate interior where it may break around pillars, engaged columns, etc.

**Bent:** a framework perpendicular to the length of a structure, usually designed to carry lateral as well as vertical loads

**Chamfer:** a beveled edge or corner

**Clapboard:** a thin board with one edge thicker than the other, used as siding

**Classical:** the principles and characteristics of Greek and Roman architecture embodying formal elegance, simplicity, dignity, correctness of style, just and lucid conception and finally order

**Colonnade:** a series of regularly spaced columns, generally supporting detailed horizontal structural elements (cornice, entablature, etc.)

**Coping:** the highest or covering course of a wall, often with a sloping top to carry off water.

**Corbel:** a projection from the face of a wall, supporting a superimposed weight.

**Cornice:** a horizontal molding projecting along the top of a wall, etc.

**Cupola:** a small geometrical structure built on top of a roof or building for a lookout, to complete a design

**Dentil:** a small rectangular block in a series projecting like teeth, as under the corona of a cornice, especially in the Ionic, Corinthian, and Composite orders

**Entablature:** in classical architecture, the architecturally treated part of a wall resting upon the capitals (tops) of columns and supporting the pediment (gabled structure) or roof plate. It is divided into three parts: 1. *architrave*-located directly above the column 2. *frieze*-the central space 3. *cornice*-the upper projecting moldings

**Facade:** the principal front of a building

**Fenestration:** the arrangement, proportioning and ornamentation of windows and doors in an architectural composition

**Fretwork:** ornamental work in relief consisting of small straight lines or bars, intersection one another in right or oblique angles, often of solid fillets or for slats intersecting each other

**Freize:** the part of the classical entablature between the architrave and the cornice, generally decorated

## IV ELEMENTS OF ARCHITECTURE

### A. Glossary Of Terms

**Gauged arch or flat arch:** an arch generally over doors or windows -formed by radiating wedge-shaped stones or bricks.

**Hoodmold:** the projecting molding over the head of either an archway, doorway or window.

**Insulbrick:** building siding material made of asphalt, which resembles brick masonry in color and texture.

**Loggia:** a roof gallery projecting from the side of a building, often one overlooking an open court.

**Modillion:** the enriched block or horizontal bracket generally found under the cornice or soffit

**Mullion:** a vertical slender bar or pier forming a division between lights of windows or screens

**Muntin:** vertical and horizontal framing separating panes of glass in either doors or windows

**Newel:** the upright principal post at the foot of a staircase, or a secondary one at a landing

**Oculus:** a member resembling or suggesting an eye such as a circular window, panel or opening

**Parapet:** a low wall, or similar barrier which protects the edge of a roof

**Pediment:** the triangular or arched element forming the gable of a two-pitched roof, also used as decoration over porticoes, doors and windows

**Pergola:** an architecturally treated trellis-resembling a colonnade of latticework, usually covering a walkway which generally supports climbing vines

**Pocket door:** A horizontally sliding door; when open it is concealed within a wall

**Polychromatic:** architectural elements showing a variety, or a change of colors

**Quoins:** selected pieces of material -stone or brick- by which the corner of a building is marked; which are laid in an alternating pattern

**Reveal:** the side of an opening for a doorway, or window between the frame and the outer surface of the wall

**Rustication:** to bevel the edges of masonry or wood, thereby causing the joints to become more conspicuous

**Soffit:** the underside of a part of a building, such as a staircase, entablature, archway, or cornice

**Spandrel:** in skeleton construction, the space from the top of a window to the sill of the window in the story above

**Stringcourse:** a horizontal band in a building, forming a part of the design in some way distinguished from the rest of the work

**Terra cotta:** clayware of structural character extensively used in the facing of large buildings and for relief ornament

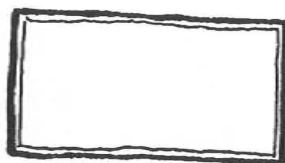
**Transom:** the horizontal crossbar in a window, over a door, or between a door and a window or fanlight above it, as distinguished from a mullion.

**Watertable:** level below which if saturated with water, would cause minimal damage to the structure's first floor.

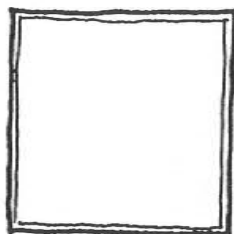
# IV ELEMENTS OF ARCHITECTURE

## B. ILLUSTRATIONS

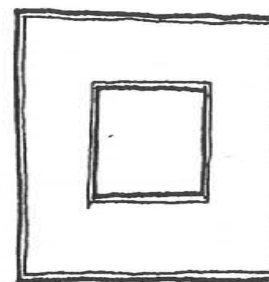
### Plan Shapes



Rectangular



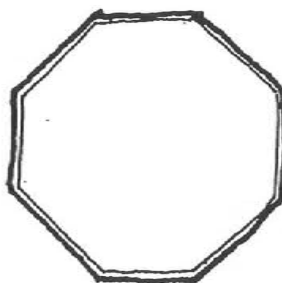
Square



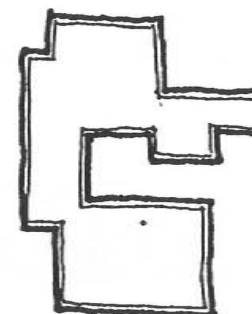
Central Court



Circular



Octagonal

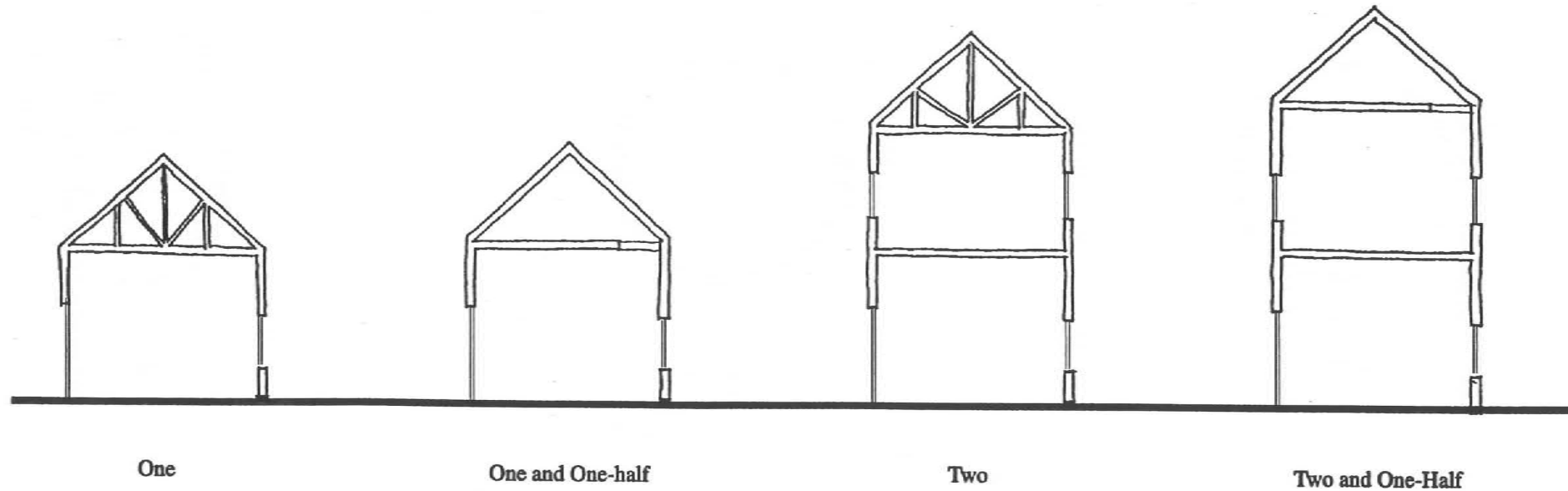
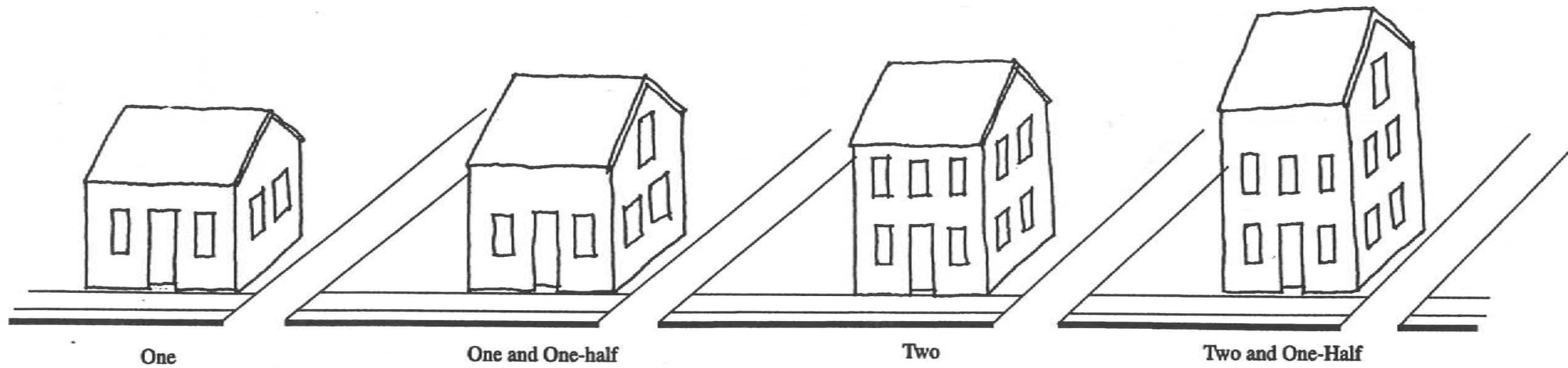


Irregular

# IV ELEMENTS OF ARCHITECTURE

## B. ILLUSTRATIONS

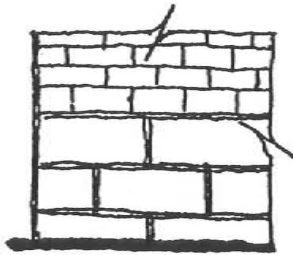
### Number Of Stories



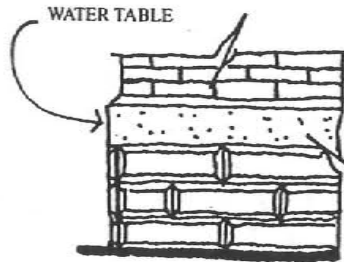
# IV ELEMENTS OF ARCHITECTURE

## B. ILLUSTRATIONS

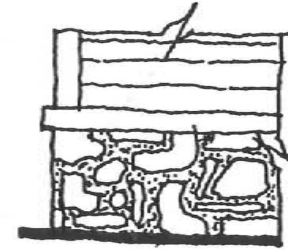
### Foundation Materials



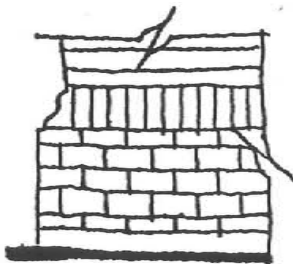
Ashlar Stone, no water table



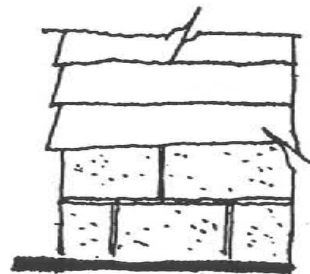
Rusticated Stone



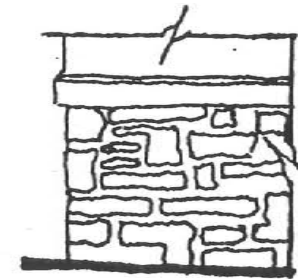
Rubble Stone, with wood water table



Brick, with molded brick water table



Concrete Block



Coursed Rubble Stone, with cut stone water table



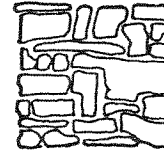
# IV ELEMENTS OF ARCHITECTURE

## B. ILLUSTRATIONS

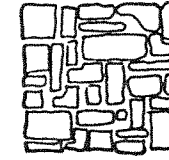
### Stone Treatment



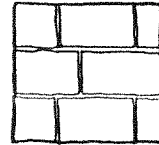
Rubble



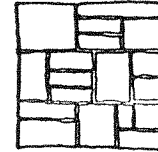
Coursed Rubble



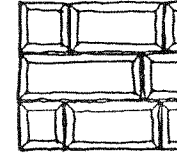
Squared and Coursed Rubble



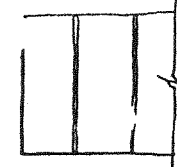
Plain Ashlar



Random Ashlar

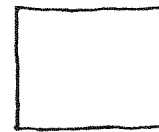


Rusticated Ashlar

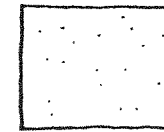


Stone Panels

### Stone Textures



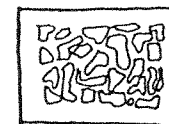
Polished



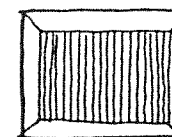
Smooth Dressed



Rock Faced



Vermiculated

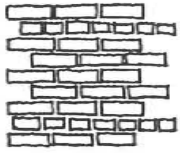


Rusticated

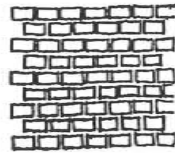
# IV ELEMENTS OF ARCHITECTURE

## B. ILLUSTRATIONS

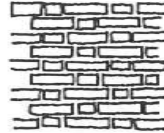
### Brick Patterns



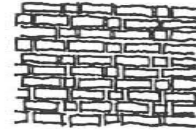
Common or American Bond



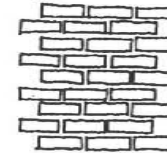
Header Bond



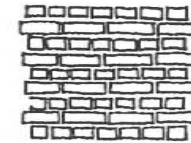
Flemish Bond



Double Stretcher  
Flemish Bond

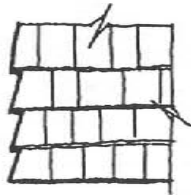


Stretcher or  
Running Bond

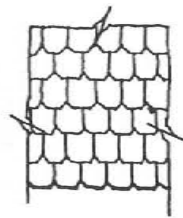


English Bond

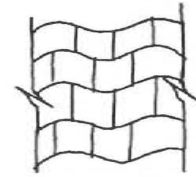
### Wood Siding Patterns



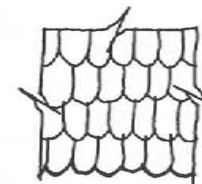
Wood Shingles



Shaped Wood Shingles



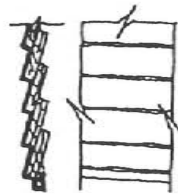
Undulant Pattern



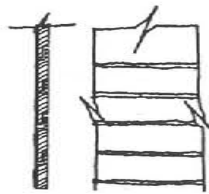
Imbricated Wood Shingles



Beveled Siding



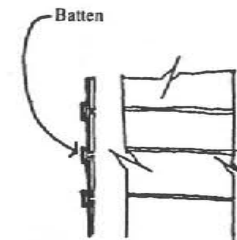
Weatherboard



Shiplap



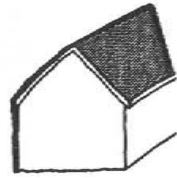
Drop or Novelty



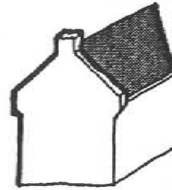
Board and Batten

IV ELEMENTS OF ARCHITECTURE  
B. ILLUSTRATIONS

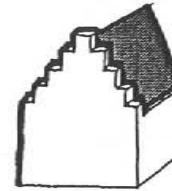
Roof Types



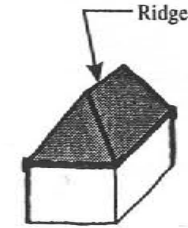
Gable



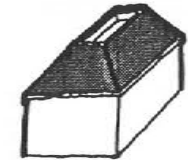
Parapet Gable



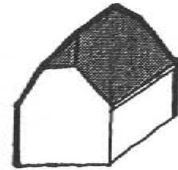
Stepped Gable



Hip



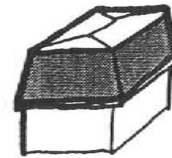
Truncated Hip



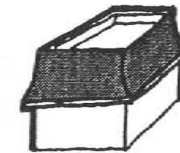
Hipped Gable



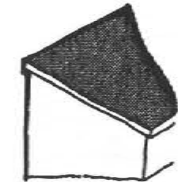
Hip, with gablet



Mansard



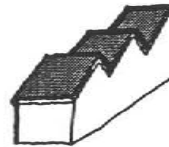
Bell-Cast Mansard



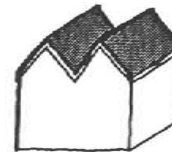
Shed



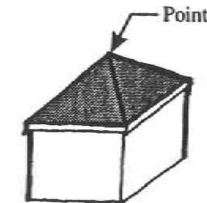
Saltbox



Sawtooth



Butterfly



Pyramidal



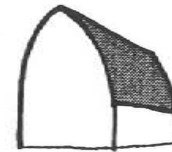
Gambrel



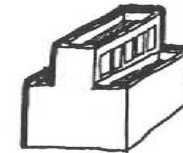
Conical



Hangar



Arched or Gothic



Monitor



Flat

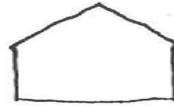
# IV ELEMENTS OF ARCHITECTURE

## B. ILLUSTRATIONS

### Roof Pitch



Low

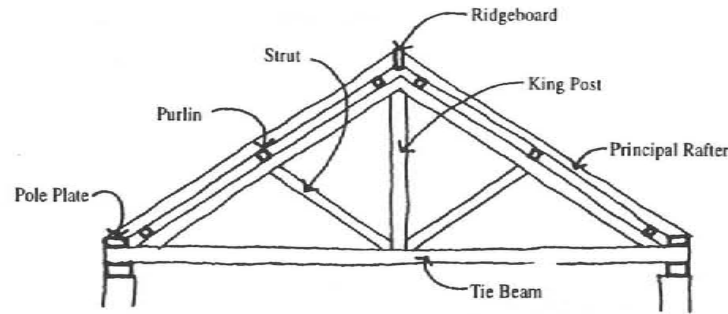


Moderate

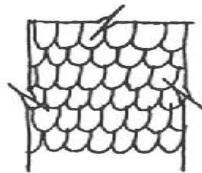


Steep

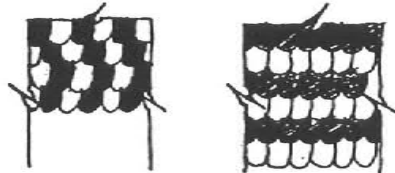
### Roof Structure



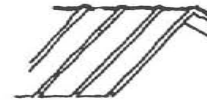
### Roof Material



Imbricated Slate



Patterned Imbricated Slate



Standing Seam Metal



Asphalt Shingles

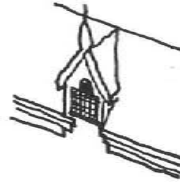
# IV ELEMENTS OF ARCHITECTURE

## B. ILLUSTRATIONS

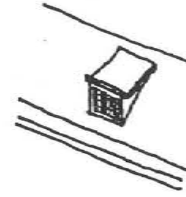
### Roof Treatment



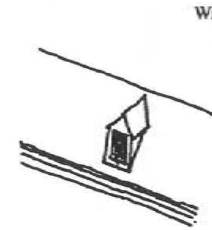
Gabled Dormer



Shed Dormer



Wall Dormer



Window  
Eyebrow Window, in roof

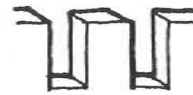
### Roof Details



Finial



Urn



Battlements

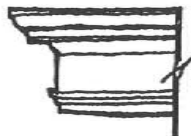


Cresting

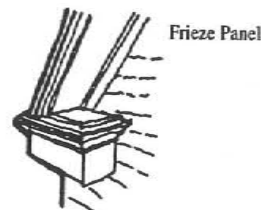


Bargeboard

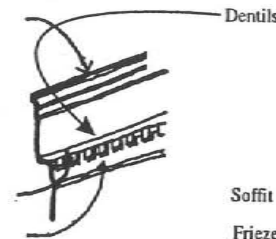
### Cornice Details



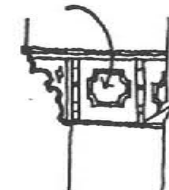
Exposed Rafters, no cornice



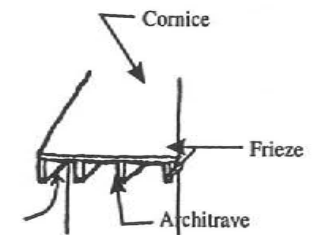
Bracketed Cornice



Box Cornice



Cornice Return



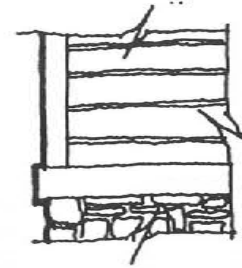
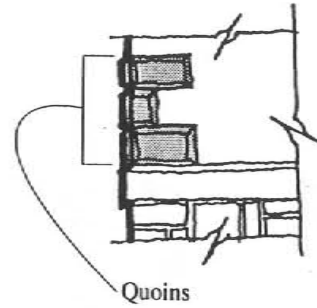
Three-Part Entablature

61

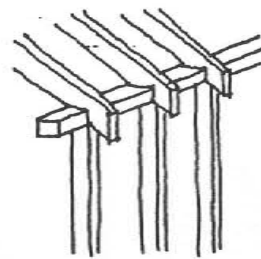
# IV ELEMENTS OF ARCHITECTURE

## B. ILLUSTRATIONS

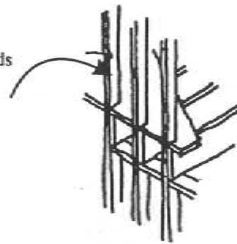
### Wall Treatment



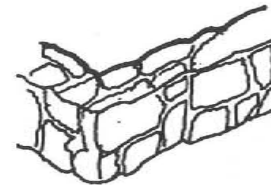
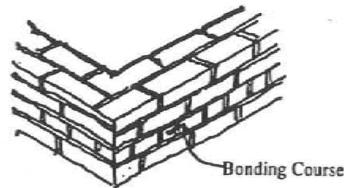
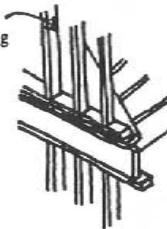
### Wall Construction



Continuous Studs  
From Sill  
To Roof Plate



Studs Not Continuous  
Through Floor Framing



# IV ELEMENTS OF ARCHITECTURE

## B. ILLUSTRATIONS

### Window Treatments *Head*



Lancet



Segmental Pediment



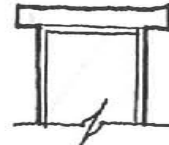
Triangular Pediment



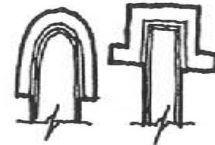
Entablature



Broken Pediment

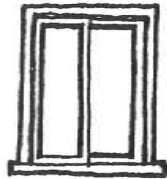


Plain Stone Lintel



Hoodmold, Dripstone, or Label

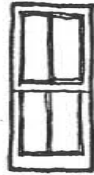
### Window Types



Horizontal Sliding  
Casement Window



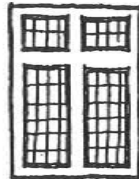
Double Hung,  
1/1 lights



Double Hung,  
2/2



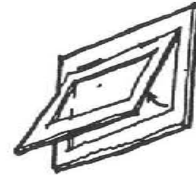
Double Hung,  
4/4



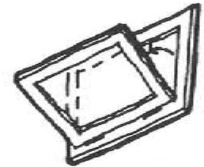
Mullion Window,  
with transom



Palladian Window

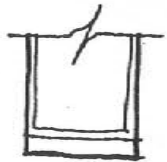


Awning Window

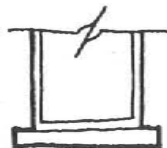


Hopper Window

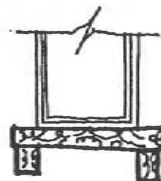
### Window Treatments *Sill*



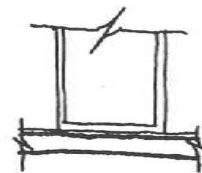
Plain Slip Sill



Plain Lug Sill



Carved and Bracketed Lug Sill



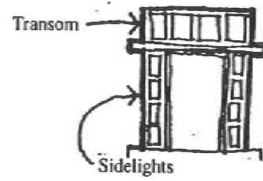
Continuous Sill

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# IV ELEMENTS OF ARCHITECTURE

## B. ILLUSTRATIONS

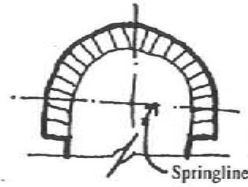
### Door Treatment



Trabeated



Fanlight



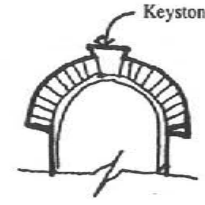
Stilted Arch



Flat Arch



Semielliptical Arch

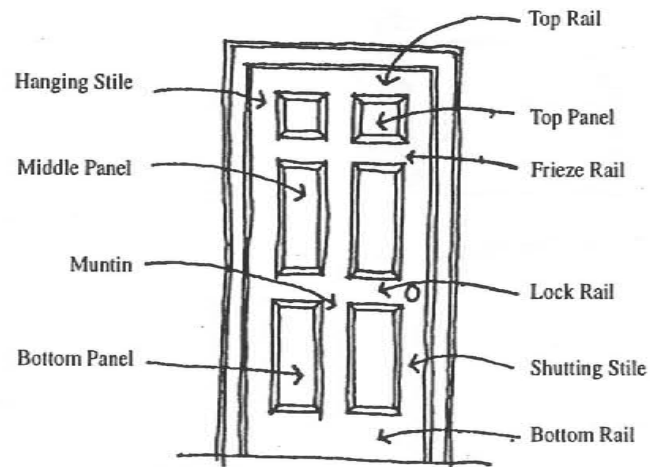


Semicircular or Round Arch



Segmental Arch

### Door Characteristics



Four Panel



Six Panel



Eight Panel



Two Panel



Four Panel



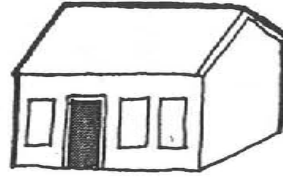
Five Panel



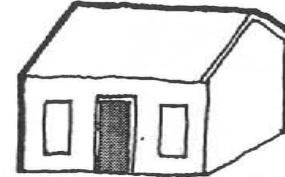
# IV ELEMENTS OF ARCHITECTURE

## B. ILLUSTRATIONS

### Front Door Placement

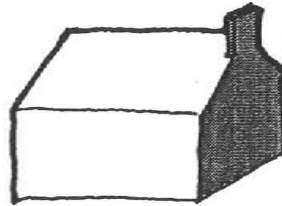


Off-Center

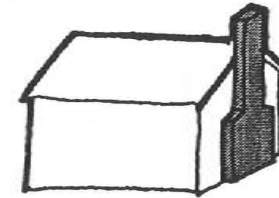


Centered

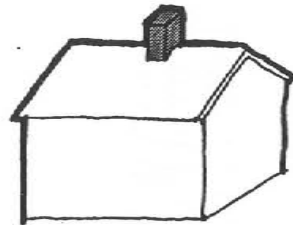
### Chimney Placement



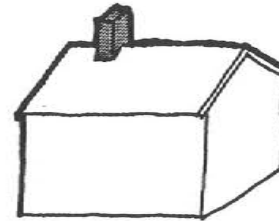
Gable End, flush



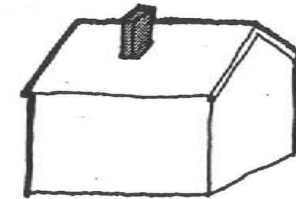
Gable End, exterior



Center



Of Center, within ridgeline

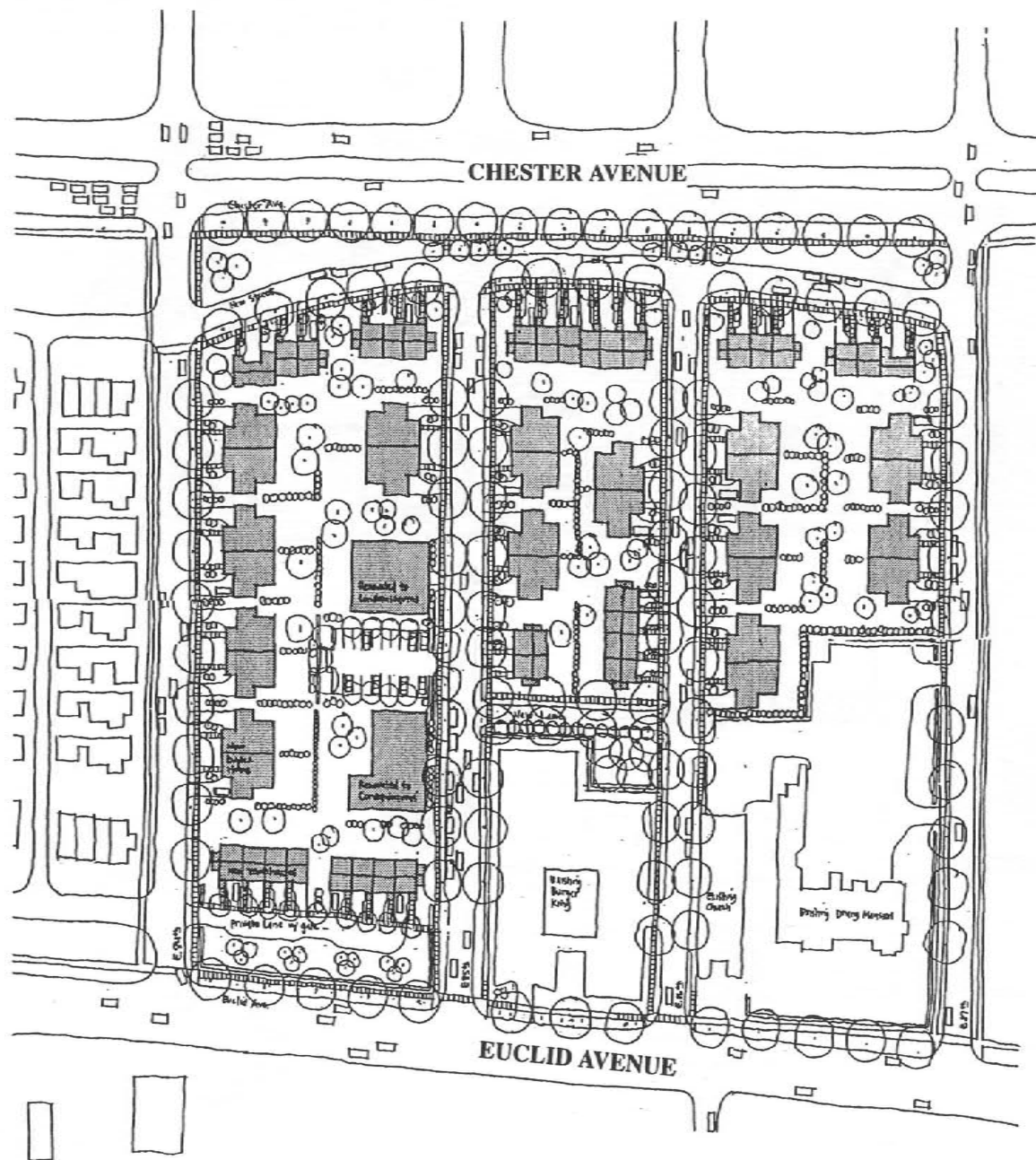


Of Center, within roof surface

65

The new **Housing Inventory** division is comprised of various samples of residential projects ranging from contextually compatible single family structures to major sub-division developments that uniquely establishes their own architectural vocabulary; yet without ignoring existing design features which help to define Cleveland's residential vernacular.

# V HOUSING INVENTORY



Villas of Woodhaven  
Single Family Houses and Townhouses

RESIDENTIAL  
DESIGN  
GUIDELINES

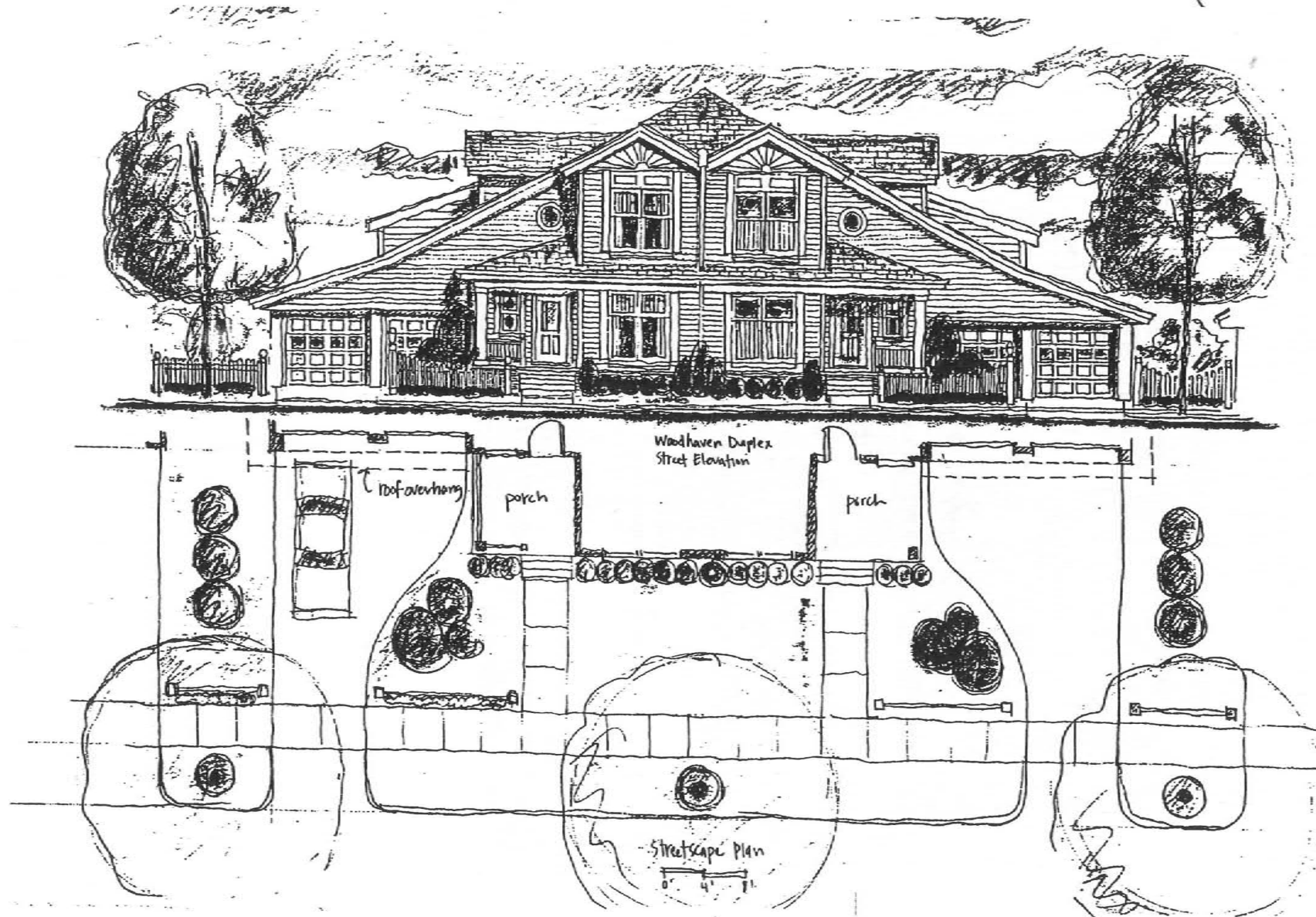
CITY  
OF  
CLEVELAND

V  
HOUSING  
INVENTORY

CITY PLANNING  
COMMISSION

601 LAKESIDE AVENUE  
ROOM 501  
CLEVELAND, OHIO 44114

# V HOUSING INVENTORY



Villas of Woodhaven  
Single, Two Family Houses and Townhouses

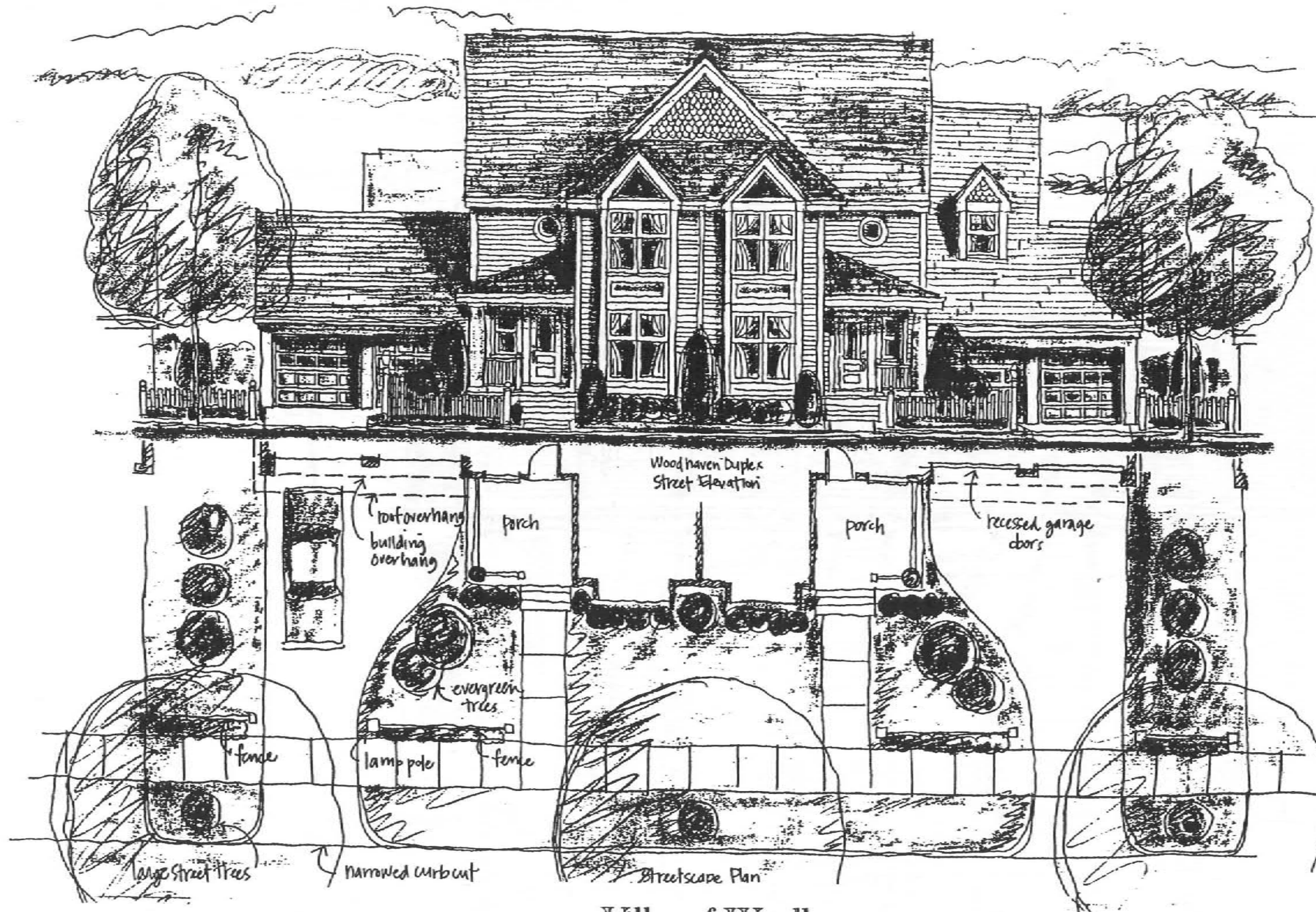
68

# V HOUSING INVENTORY

RESIDENTIAL  
DESIGN  
GUIDELINES

CITY  
OF  
CLEVELAND

V  
HOUSING  
INVENTORY

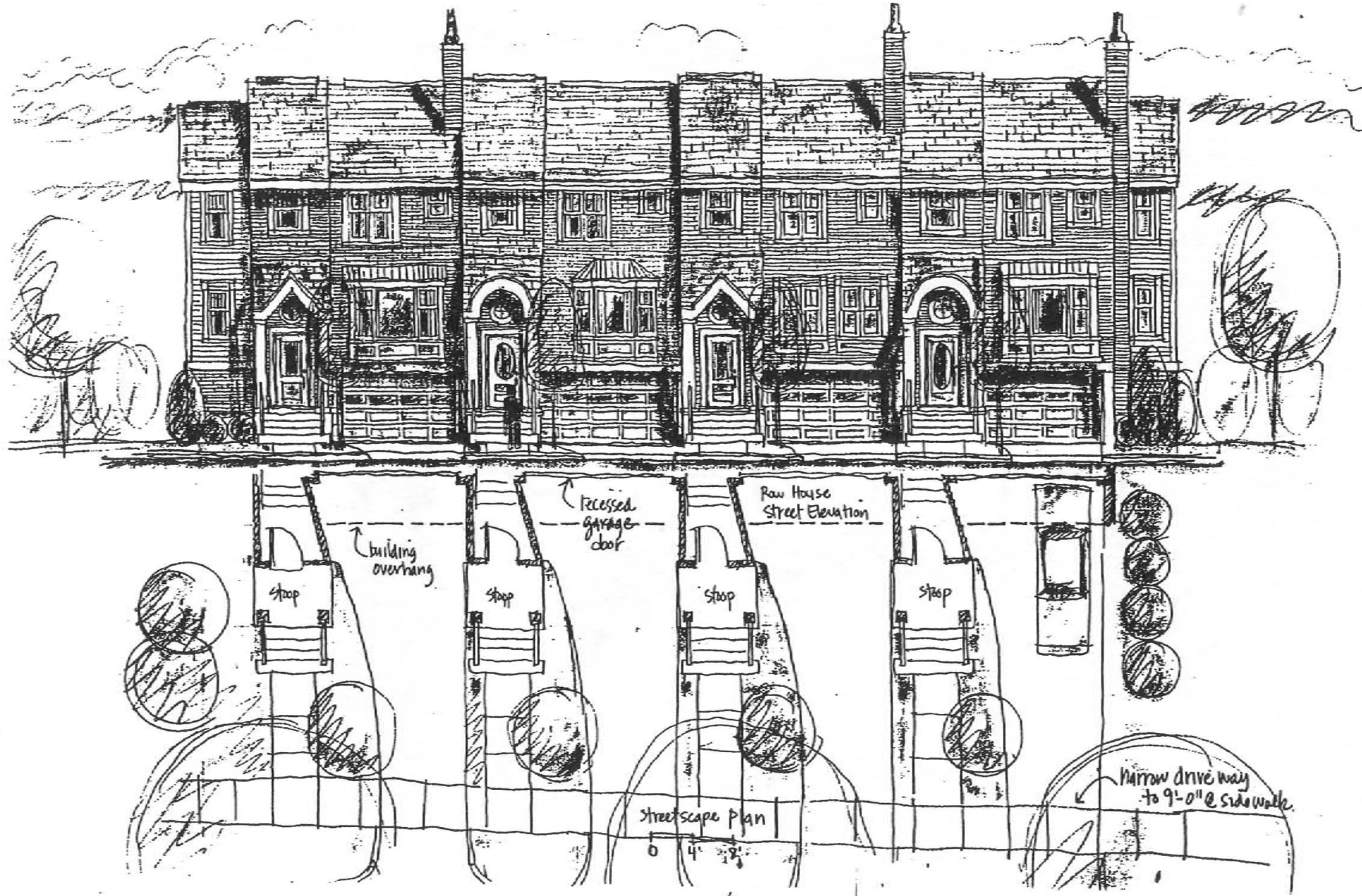


Villas of Woodhaven  
Single, Two Family Houses and Townhouses

CITY PLANNING  
COMMISSION

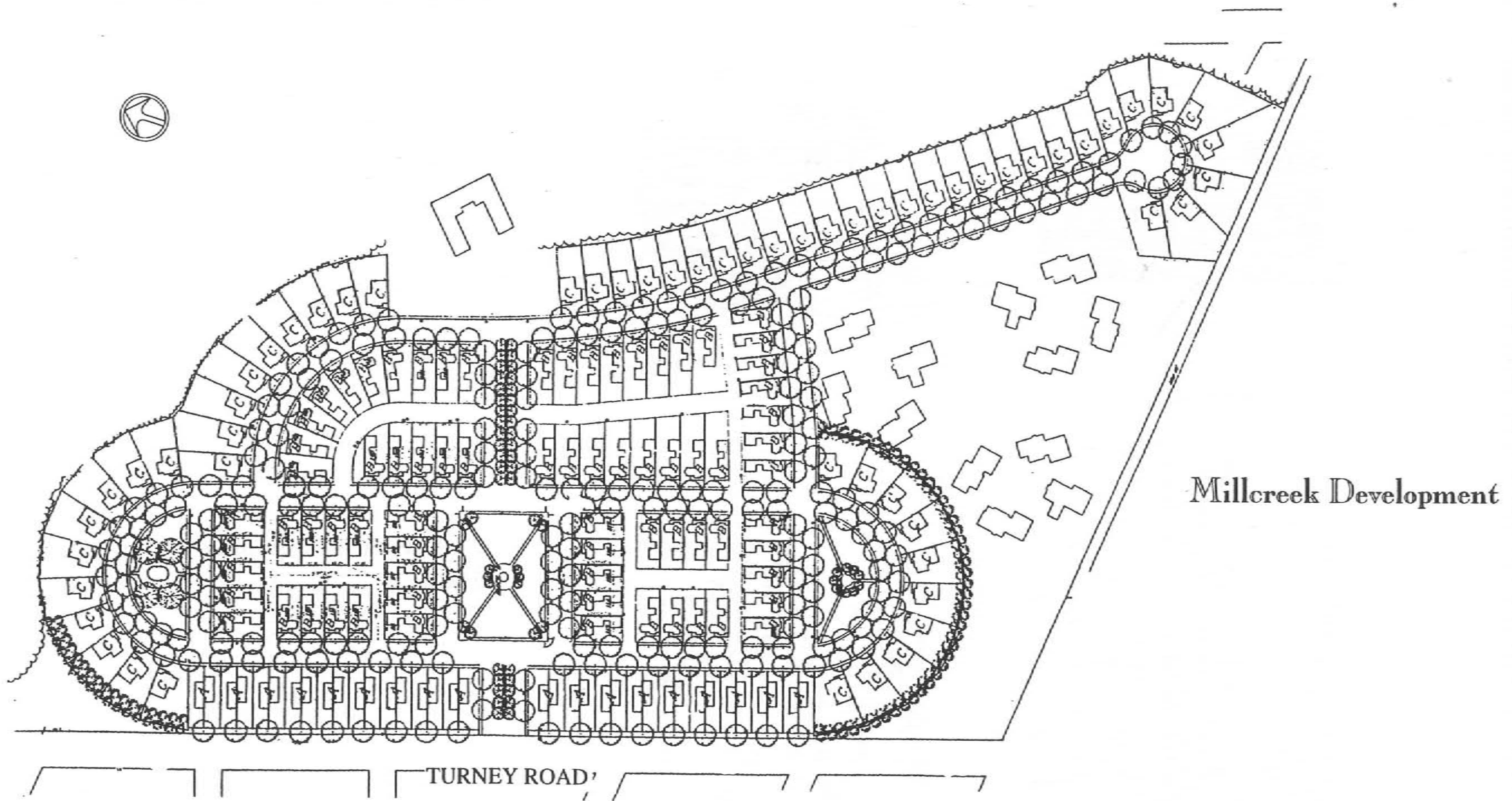
601 LAKESIDE AVENUE  
ROOM 501  
CLEVELAND, OHIO 44114

# V HOUSING INVENTORY



Villas of Woodhaven  
Single Family Houses and Townhouses

# V HOUSING INVENTORY



RESIDENTIAL  
DESIGN  
GUIDELINES

CITY  
OF  
CLEVELAND

V  
HOUSING  
INVENTORY

CITY PLANNING  
COMMISSION

601 LAKESIDE AVENUE  
ROOM 601  
CLEVELAND, OHIO 44114

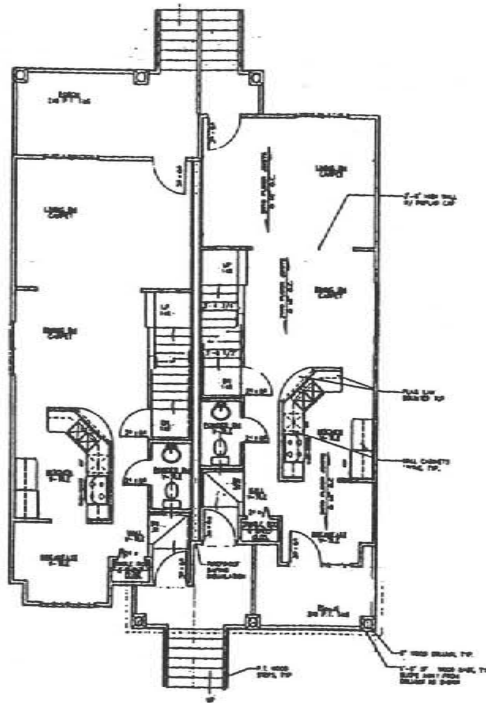
# V HOUSING INVENTORY



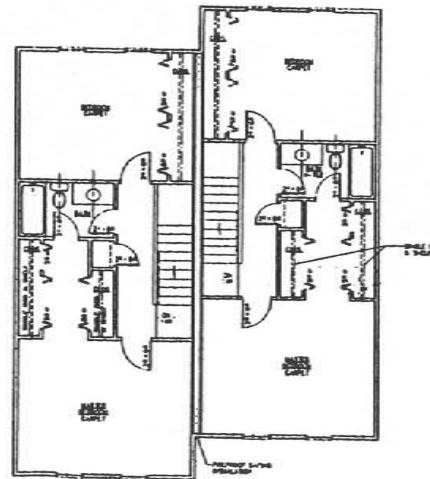
Front Elevation



Rear Elevation



First Floor Plan



Second Floor Plan

Millcreek Development  
House Type A - Unit I



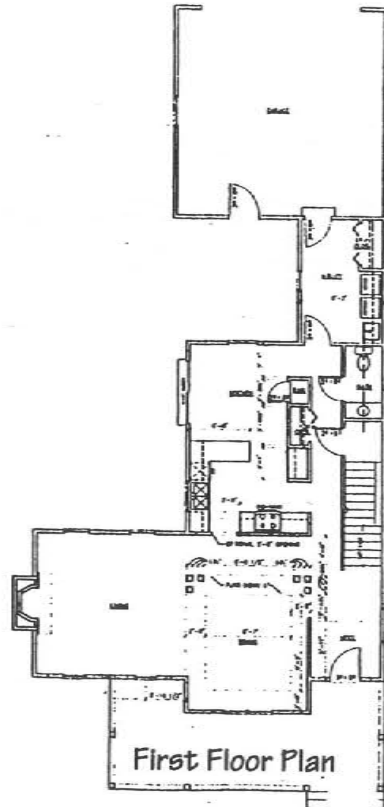
# V HOUSING INVENTORY



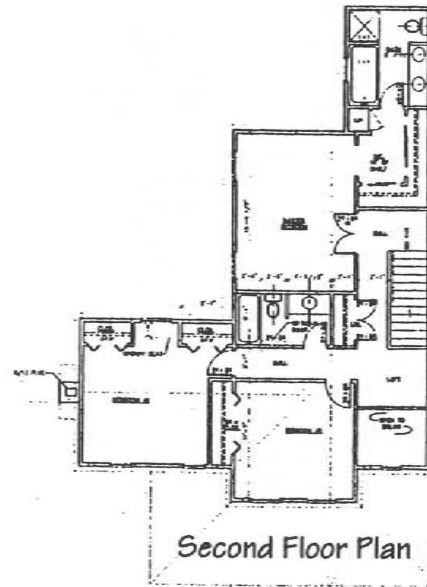
Front Elevation



Rear Elevation



First Floor Plan



Second Floor Plan

Millcreek Development  
House Type B - Unit I

RESIDENTIAL  
DESIGN  
GUIDELINES

CITY  
OF  
CLEVELAND

V  
HOUSING  
INVENTORY

CITY PLANNING  
COMMISSION

601 LAKESIDE AVENUE  
ROOM 501  
CLEVELAND, OHIO 44114

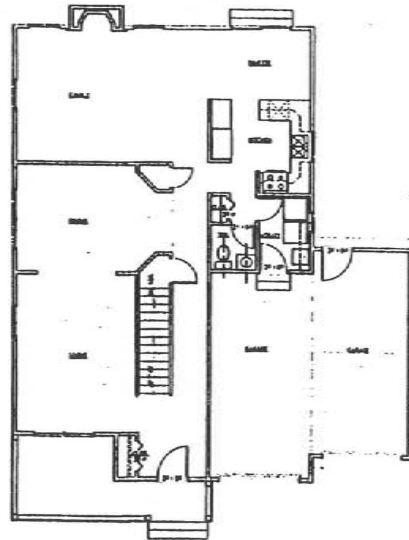
# V HOUSING INVENTORY



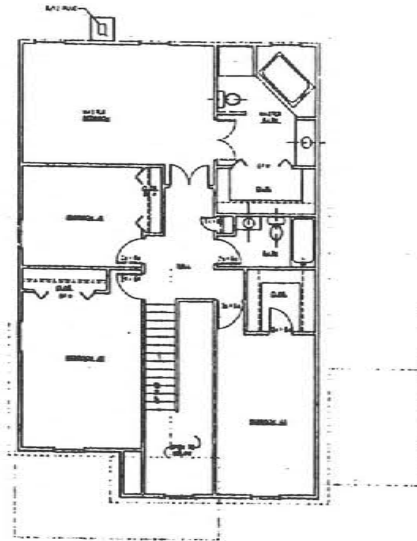
Front Elevation



Rear Elevation



First Floor Plan



Second Floor Plan

Millcreek Development  
House Type C - Unit IV

# V HOUSING INVENTORY

RESIDENTIAL  
DESIGN  
GUIDELINES

CITY  
OF  
CLEVELAND

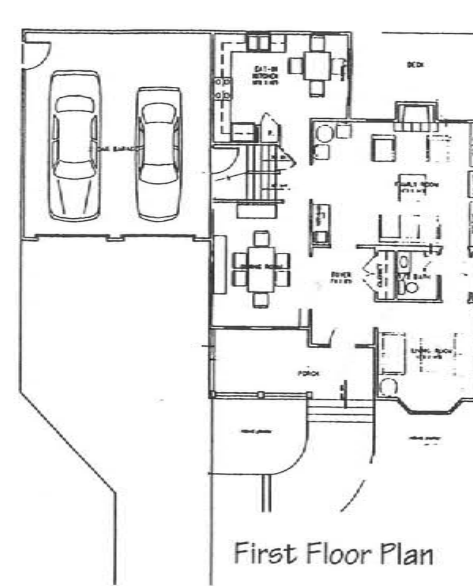
V  
HOUSING  
INVENTORY

CITY PLANNING  
COMMISSION

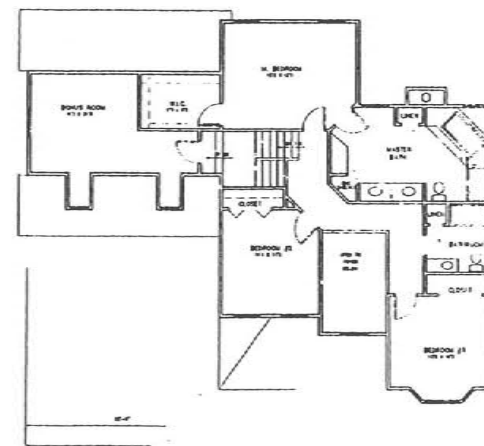
601 LAKESIDE AVENUE  
ROOM 501  
CLEVELAND, OHIO 44114



Front Elevation



First Floor Plan

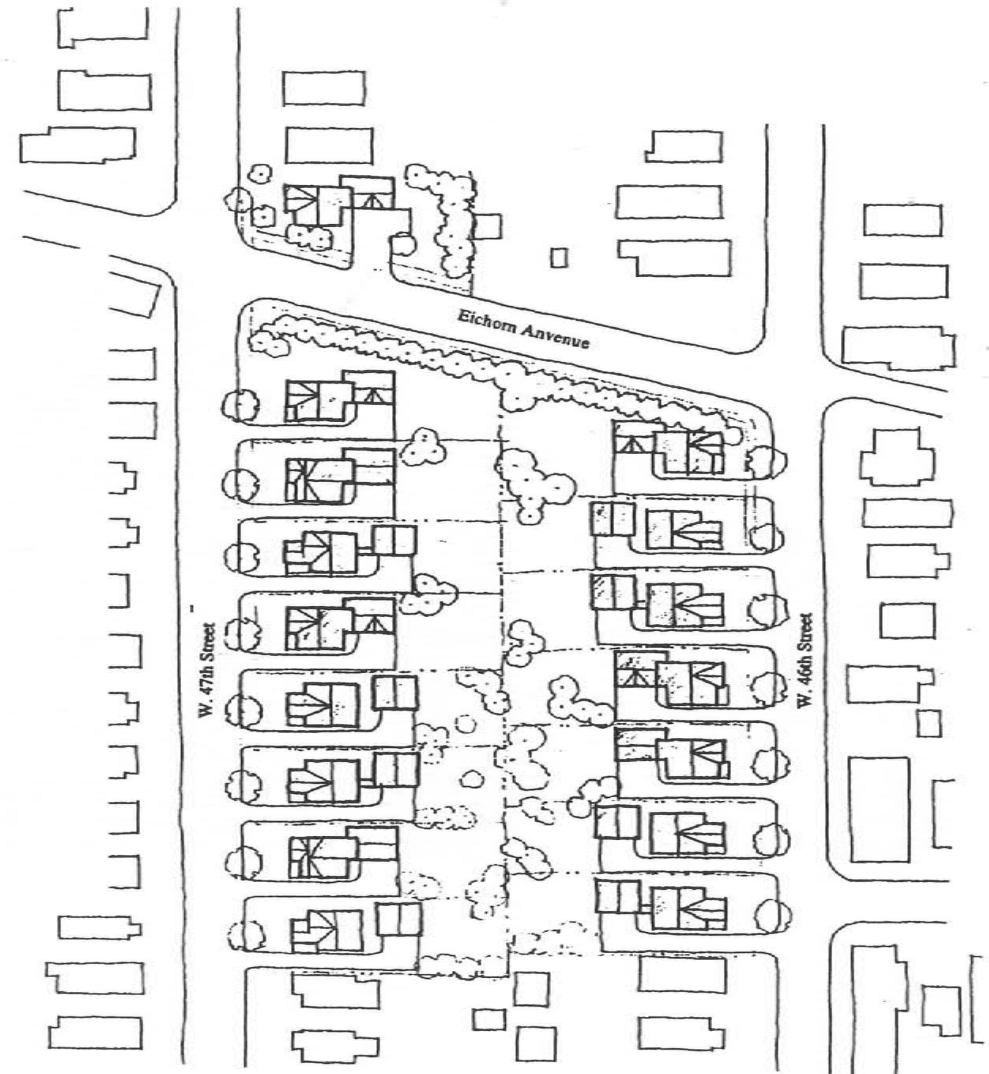


Second Floor Plan

Bicentennial Village Model Home

Milford Square  
Single-family Housing Development

V HOUSING INVENTORY



Site Development Plan  
Typical Lot 50'-0" x 126'-0"

# V HOUSING INVENTORY

RESIDENTIAL  
DESIGN  
GUIDELINES

CITY  
OF  
CLEVELAND

V  
HOUSING  
INVENTORY



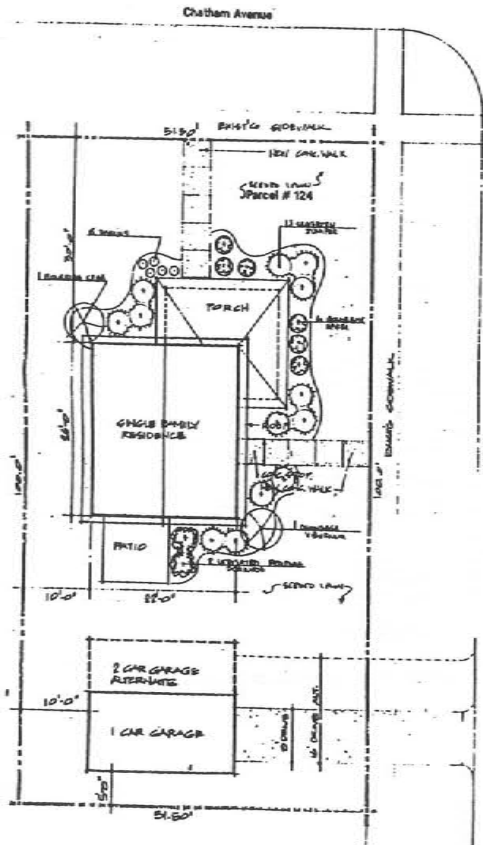
Milford Square  
Single-family Housing Development

*Streetscape Elevations*

CITY PLANNING  
COMMISSION

601 LAKESIDE AVENUE  
ROOM 501  
CLEVELAND, OHIO 44114

# V HOUSING INVENTORY



Site Plan



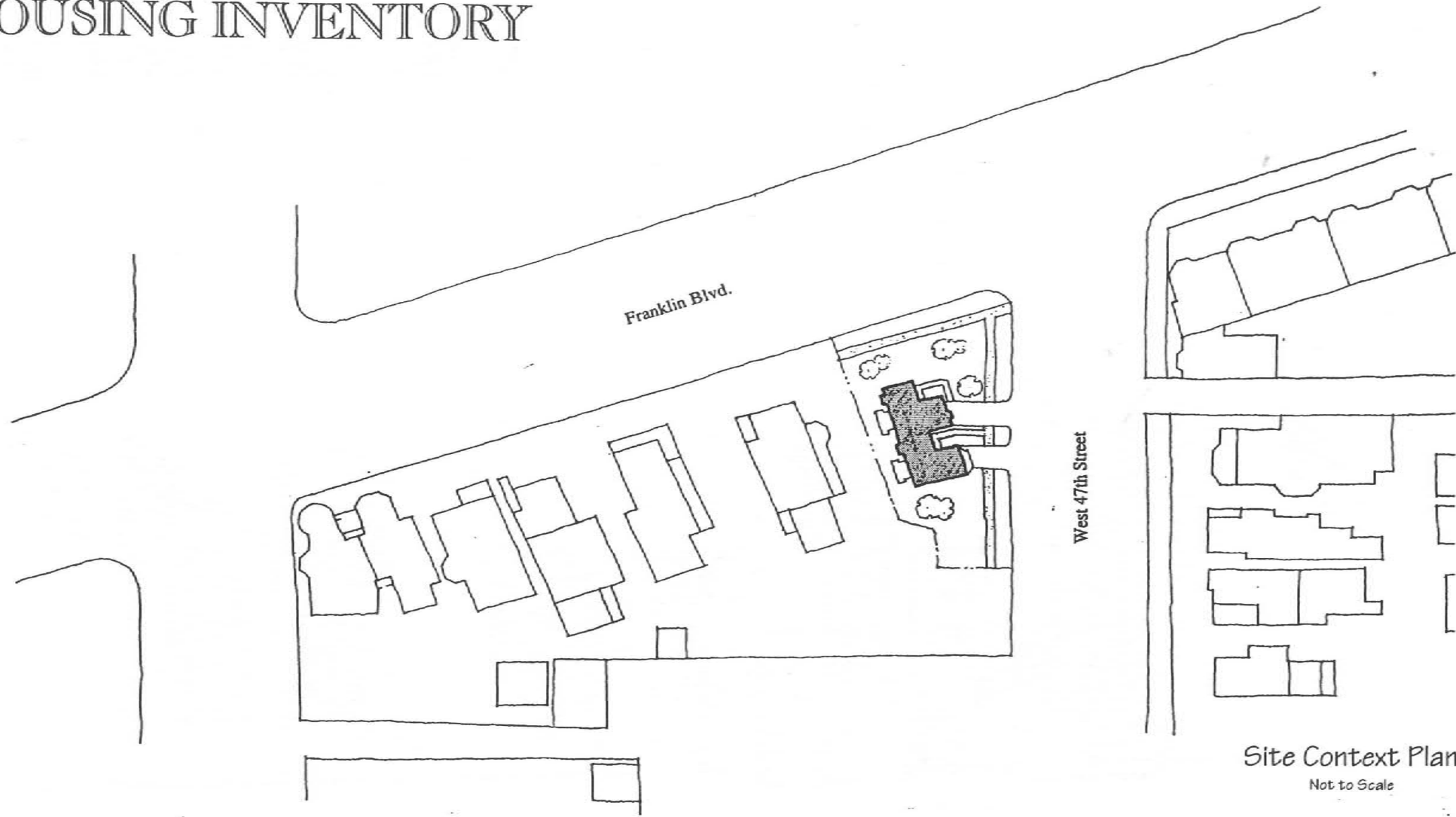
First Floor Plan



Front Elevation

Saint Ignatius  
Single Family Houses

# V HOUSING INVENTORY



Jones Residence  
Duplex Dwelling Unit

# V HOUSING INVENTORY



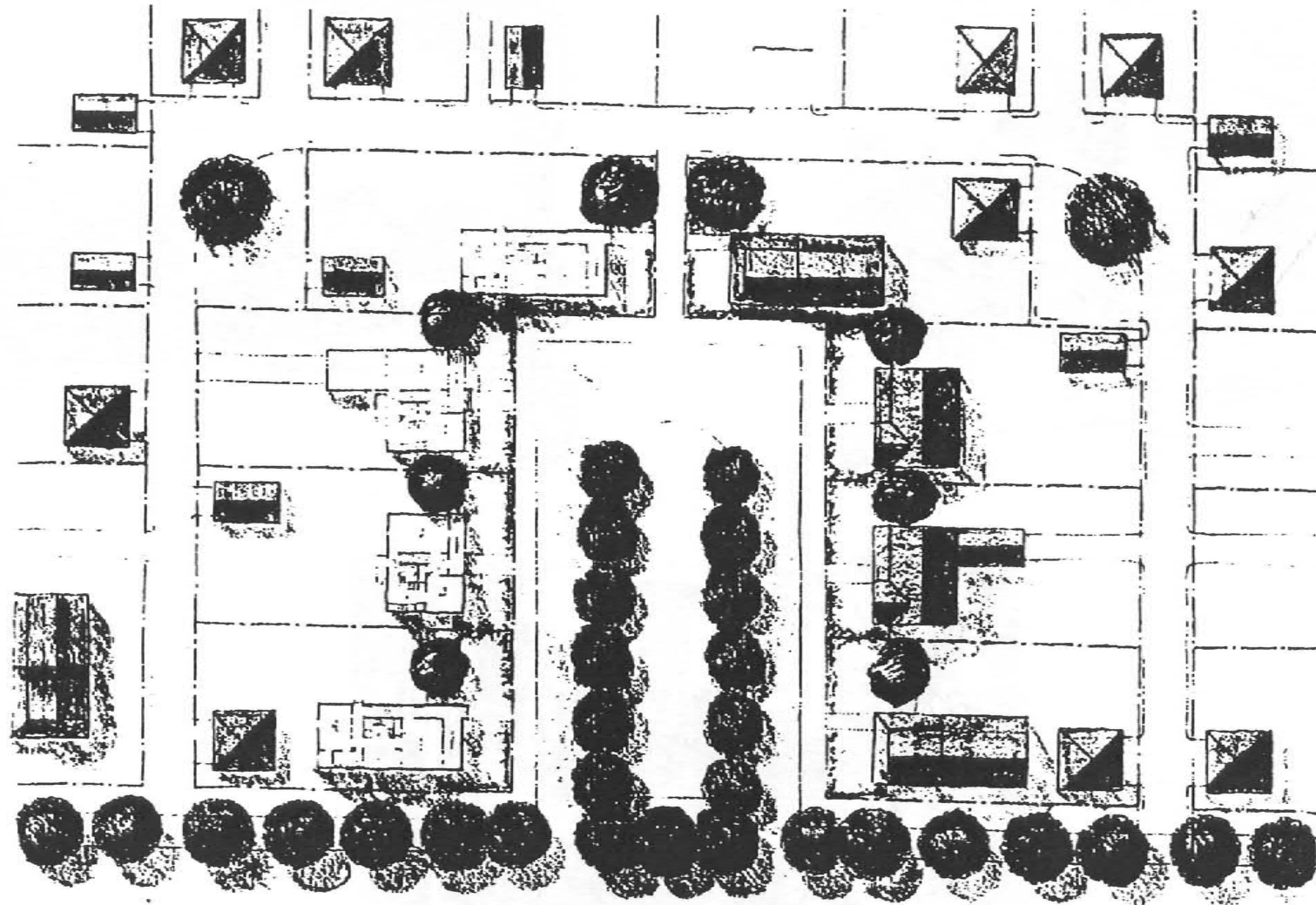
Jones Residence  
Duplex Dwelling Unit

Streetscape Elevations  
Not to Scale

80



# V HOUSING INVENTORY



Central Commons

RESIDENTIAL  
DESIGN  
GUIDELINES

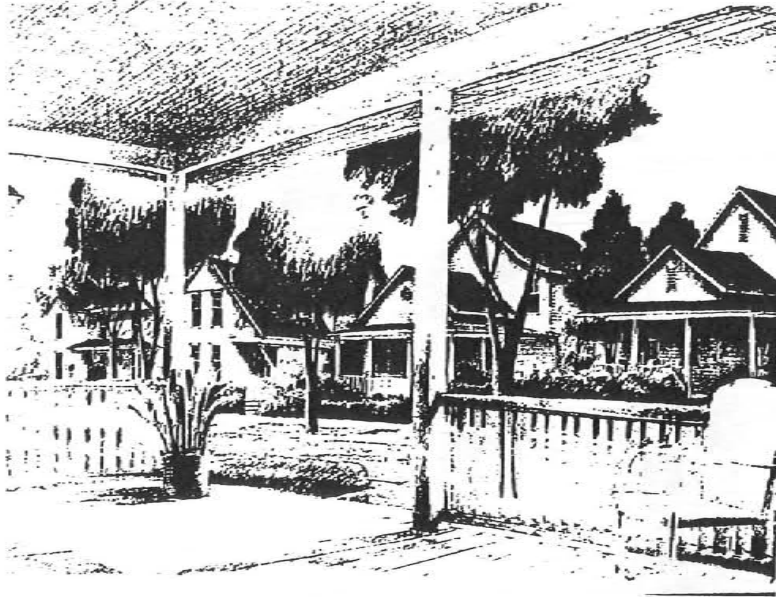
CITY  
OF  
CLEVELAND

V  
HOUSING  
INVENTORY

CITY PLANNING  
COMMISSION

601 LAKESIDE AVENUE  
ROOM 501  
CLEVELAND, OHIO 44114

V HOUSING INVENTORY



Central Commons

# V HOUSING INVENTORY

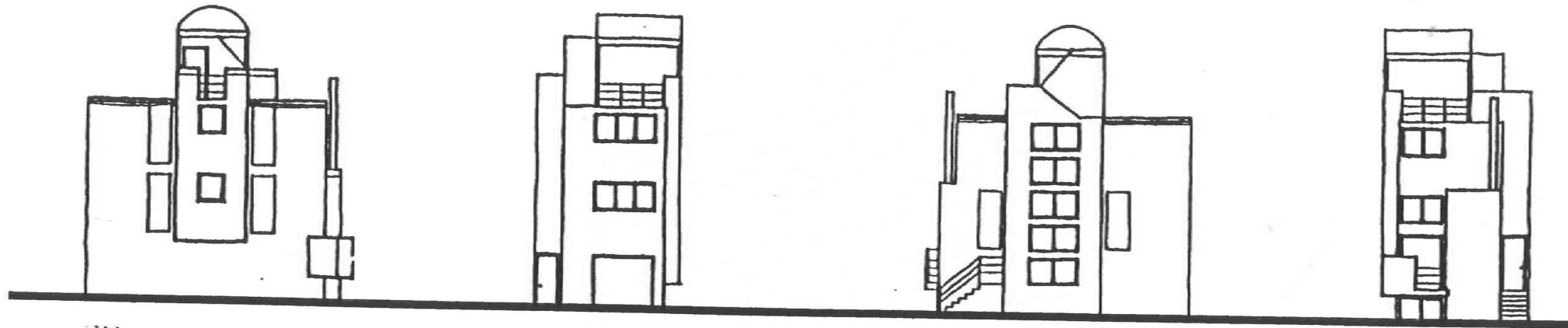
RESIDENTIAL  
DESIGN  
GUIDELINES

CITY  
OF  
CLEVELAND

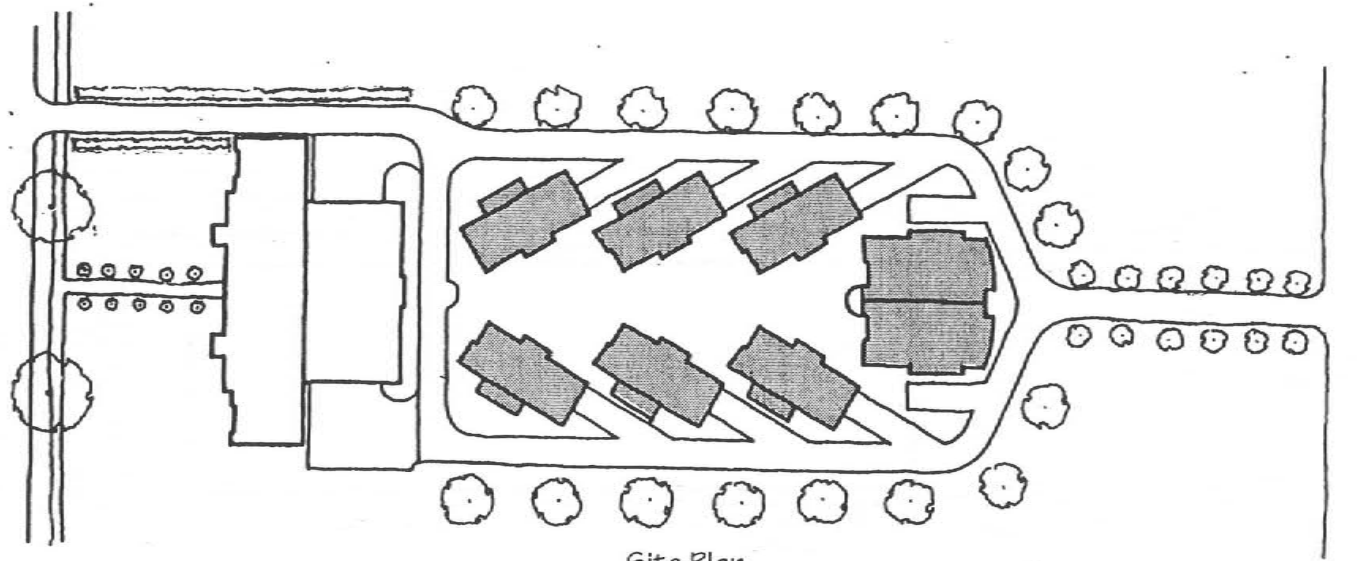
V  
HOUSING  
INVENTORY

CITY PLANNING  
COMMISSION

601 LAKESIDE AVENUE  
ROOM 501  
CLEVELAND, OHIO 44114



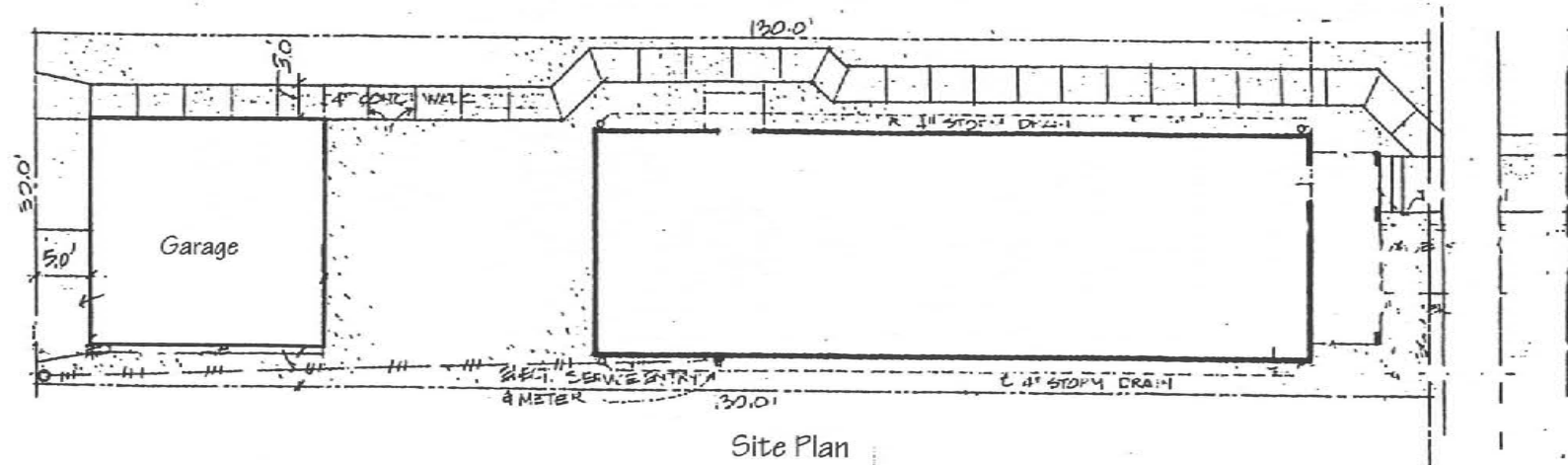
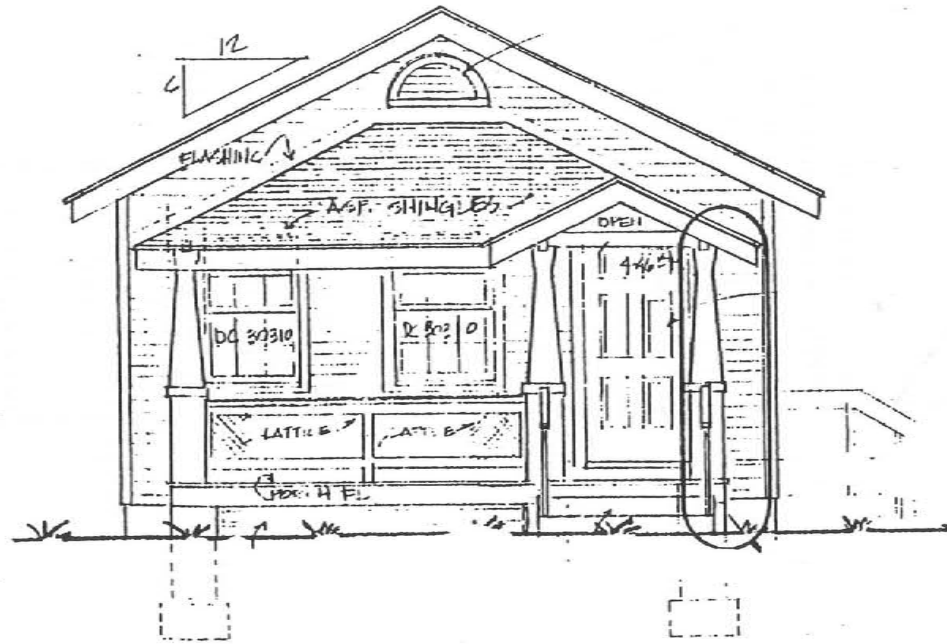
Elevations



Site Plan

The Lincoln Park Bath Houses

# V HOUSING INVENTORY



Wong Residence

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The **Submittal Requirements** division is one of the most important parts of this document. This division plainly explains in written and graphic form the exact materials that are needed in order for city officials to review the project in a comprehensive manner. These items are essential and if not presented, the possibility of not having the project move forward may exist.

# VI SUBMITTAL REQUIREMENTS

## A. Presentation Material For Single Family New Construction

Prior to the informal staff review of all residential projects the appropriate sponsor(s) must submit the following materials:

1. **Site Context Plan**, a 1"=1'-0" building base map, which provides context within a larger area by showing streets, buildings, and landmarks (all appropriately labelled) to orient the reviewer. As appropriate, the actual site should be outlined on this plan. Or, in lieu of a plan drawing, a clear and recent aerial photograph at 1"=100' may be substituted. This plan should clearly identify the design context defined on page 78 of the *Residential Design Guidelines*.
2. **Site Plan** which shall contain the following:
  - **scale & title block:** Numeric and/or graphic scales, north arrow, date of preparation, drawing number, and drawing name.
  - **boundaries:** Boundaries of the proposed development and each phase thereof.
  - **dimensions:** Lot lines and dimensions and areas of lots and building set-backs, etc..
  - **landscaping treatment:** Indicate on site plan (or additional drawing) exact design and specifications of planting material and features (see page 30 and 31 for details).
3. **Color Photographs** of the eye-level view from public streets along the subject property and all other lots within 150' thereof along the same side of the street.
4. **Floor Plans** that clarify the elevations. In any case, this will include first floor plans and, for multi-story structures all additional floor plans.
5. **Building Elevations** (for all sides of the building) showing details, materials, colors (file copy shall be partially color rendered).
6. **Build Sections** cut through the most significant portion of the structure. This helps in establishing the approximate scale of the structure and its vertical components. 3

# VI SUBMITTAL REQUIREMENTS

## B. Establishing Neighborhood Context

It is of the utmost importance that the prospective homeowner/developer comprehend the architectural context in which he/she is planning to build. It is required that once the site is determined that the *center* (1) of the property line facing the street be determined as well. After establishing the center of the street side property line, that same point becomes the centerpoint of a theoretical *circle* (2) with a radius of 300'-0". This should be accomplished before completing the *Contextual Checklist*. A 1"=100'-0" map from the Division of Engineering department located on the fifth floor of Cleveland City Hall or from some other source should be used to accomplish this undertaking. This circle, once superimposed over neighboring structures, establishes the architectural context; in which design cues for proposed residential construction are to be taken, ensuring neighborhood compatibility.

It is not the position of the Planning Commission to dictate the particular style or type of residential architecture that is to be built within the City of Cleveland. However, it is the goal of the Planning Commission to comprehensively facilitate the re-establishing of Cleveland's neighborhoods. The optimum strategy in reaching this goal is to approach residential redevelopment with an unwavering, committed emphasis on compatibility between new and existing structures.

The fundamental method of achieving compatibility between new and existing structures is to analyze them on various levels.

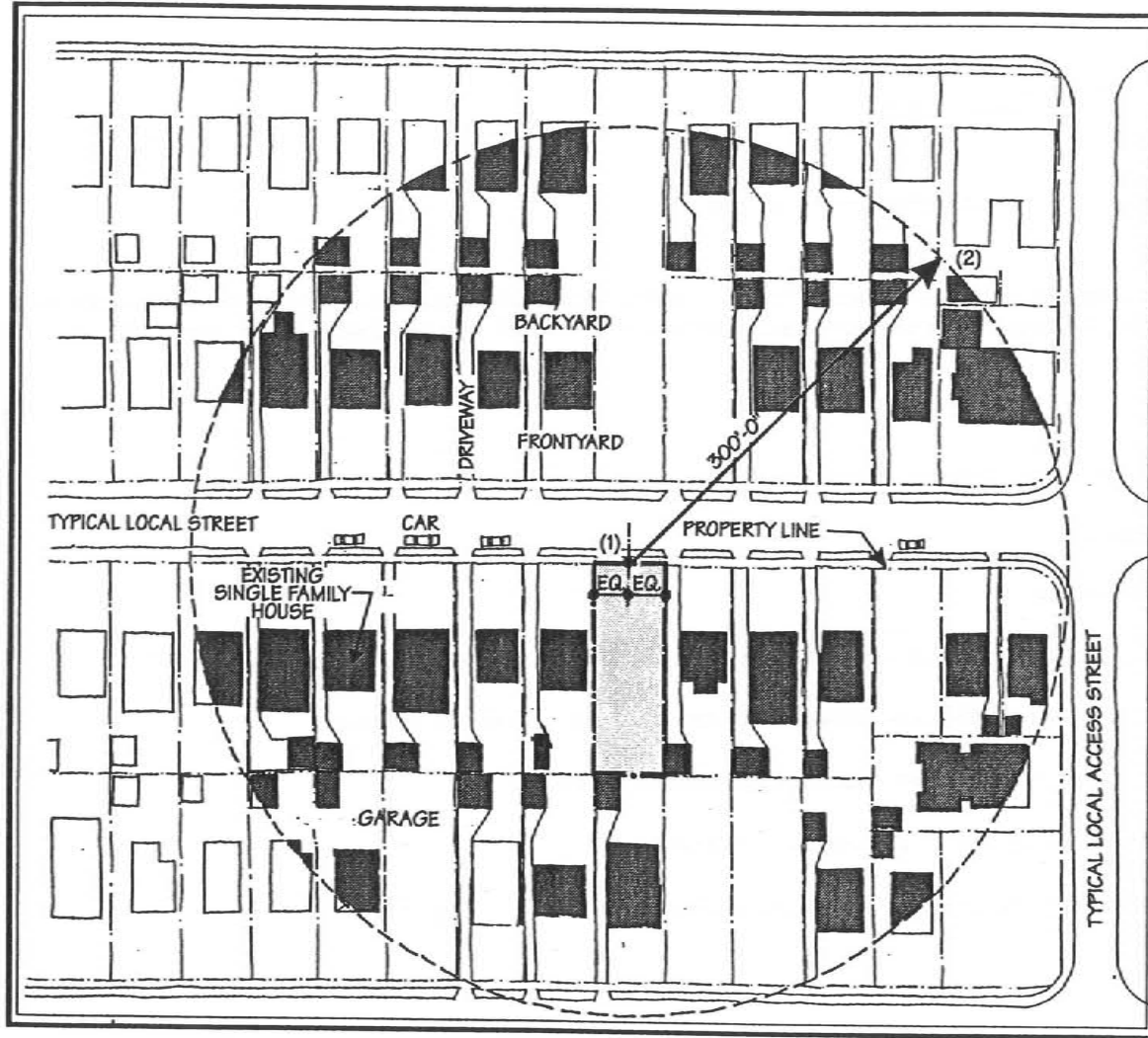
**General conditions** which play a critical role are:

- |                |                |
|----------------|----------------|
| a) streetscape | e) openings    |
| b) height      | f) rhythm      |
| c) proportion  | g) spacing     |
| d) scale       | h) landscaping |

**Specific considerations** which play a critical role are:

- |                      |                        |
|----------------------|------------------------|
| a) lot size          | f) windows             |
| b) set-back          | g) roof & attic storey |
| c) driveways/garages | h) walls/fences        |
| d) porches           | i) materials           |
| E) entrances         | j) colors              |

After the prospective homeowner/developer completes a thorough analysis of the area in which they plan to build, and by using a harmonious building vocabulary as outlined under the general conditions and specific considerations, thriving compatible neighborhoods will unfold quite effortlessly.

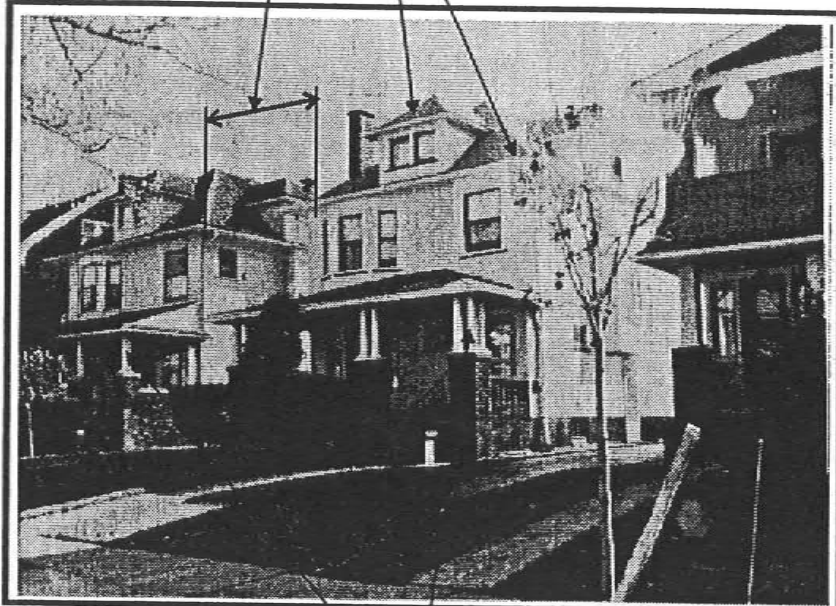


SITE CONTEXT PLAN  
NTS

# VI SUBMITTAL REQUIREMENTS

TYPICAL HIP ROOF WITH DORMERS

CONSISTENT SPACING



WOODLAND HILLS:

American Foursquare

FULL ONE STORY FRONT PORCHES WITH SUBSTANTIAL POSTS

CONSISTENT BUILDING HEIGHTS  
SECOND STORY PORCH WITH WOOD SIDING

TYPICAL DORMER (HIPPED)



BUCKEYE-SHAKER

Cleveland Double

MASONRY LOWER PORCH

CONSISTENT BUILDING SETBACK

## Area Context

The uniformity of most Cleveland neighborhoods is undeniable and quite delightful. Therefore, it is required that the existing conditions and characteristics of local neighborhoods be documented, analyzed and finally expressed through the designs of all new residential development. As noted on the above photographs, general site conditions and specific architectural features, if used appropriately and compatibly, help to uniquely define neighborhoods and districts. In the absence of 25% or more of the existing urban fabric a new architectural precedent may be established. However the City Planning Commission also recommends that any new development be sensitive to the surrounding neighborhood structures which lie outside of the 300'-0" sphere of context.



## VI SUBMITTAL REQUIREMENTS

### C. Defining The Existing Neighborhood: *Contextual Checklist*

The *Residential Design Guidelines* Contextual Checklist shall be completed prior to the informal staff reviews of all residential projects which require City Planning design review. This checklist will help to define the existing context in which prospective homeowners/developers are planning to build.

1. Describe *All* Streetscape Features:
  - a. Street width \_\_\_\_\_
  - b. Are there treelawns? \_\_\_\_\_ If so, what is their typical width and length? \_\_\_\_\_
  - c. Is there a sidewalk? \_\_\_\_\_ If so, what is its width and material? \_\_\_\_\_
  - d. What is the predominant building set-back distance from the sidewalk to the face of the structure? \_\_\_\_\_
  - e. Is there/Will there be on street parking? \_\_\_\_\_
  - f. Do the majority of the buildings have front porches? \_\_\_\_\_  
If so, what are their predominant sizes and placements relative to the overall building? \_\_\_\_\_
2. What is the predominant *height* of neighboring buildings ( stories)? \_\_\_\_\_
3. What are the general *proportions* (tall/narrow, short/wide etc...) of neighboring buildings? \_\_\_\_\_
4. What is the general *spacing* of neighboring buildings (the dimension between the structures)? \_\_\_\_\_
5. Is *landscaping* an important feature of neighboring buildings? \_\_\_\_\_  
If so, where does the landscaping occur? \_\_\_\_\_  
What does it consist of? \_\_\_\_\_
6. What is the *size of the lot* in question (dimensions)? \_\_\_\_\_ How does it compare (frontage, total square footage) to neighboring lots? \_\_\_\_\_
7. Do neighboring buildings have *garages* and/or *driveways*? \_\_\_\_\_  
If so, what is the typical driveway width and length? \_\_\_\_\_  
Are the majority of the garages detached or attached? \_\_\_\_\_  
And are they located toward the front or rear of the property? \_\_\_\_\_
8. What are the predominant *roof pitches* (low, moderate or steep) of neighboring buildings? \_\_\_\_\_
9. Describe the building *material* (wood, brick etc...) used to construct the majority of the surrounding structures which characterize the neighborhood context.  
\_\_\_\_\_



## *Designing a New House to Become Part of an Older Neighborhood*

*The development of new houses can breath new life into an older neighborhood.* The new houses represent a vote of confidence in the neighborhood's future. However, if these houses are designed in a vacuum, without regard to their surroundings, the result can be a weakening of the *visual order* and *cohesiveness* which help give the neighborhood its sense of *place*, its sense of *community* -- its sense of being a "*neighborhood*," rather than merely a random collection of houses.

A neighborhood benefits most from the construction of new houses when those houses are designed to *complement* and *strengthen* the traditional character of the neighborhood. When there is a clear link between the *old* and the *new* -- when older homes are seen as *part of* the new neighborhood, and as not a remnant of a by-gone era -- there will be greater interest in renovating the older homes, and the value of those homes will increase. This extends the benefits of the new development throughout the *entire neighborhood*.

For the owner of the new house, a stronger neighborhood means, not only a better place to live, but *higher property values* over the long term. From this perspective, the "design review process" can be seen as an important tool in *protecting the substantial investment* made by the owner of a new or renovated house. (It has been said that no one likes design review for his own property, but everyone loves it for his neighbor's property).

Creating a strong link between the old and the new does not mean that new houses should be identical to houses built in an earlier era. Changes in lifestyle and technology dictate changes in the design of houses. The goal is not to replicate the past but to shape the future in a way that *builds on* the solid architectural heritage of the past.

This can be accomplished by *retaining certain traditional design features* while varying others to meet contemporary preferences. For example, the prevailing setback of houses from the street can be maintained, while the width of the lot and the width of the new house are increased. Or, the number of stories can be reduced, while design features are selected which give the new house a height (or an appearance of height) which is comparable to adjoining houses.

There will be no single solution for each situation. There is always room for *flexibility* and *creativity*, as long as the final result is a house which has been designed to meet the needs of its occupants *and* to make a contribution in stabilizing and revitalizing the neighborhood -- the neighborhood of which that house has become the newest member.

Robert N. Brown  
City Planning Commission, Assistant Director

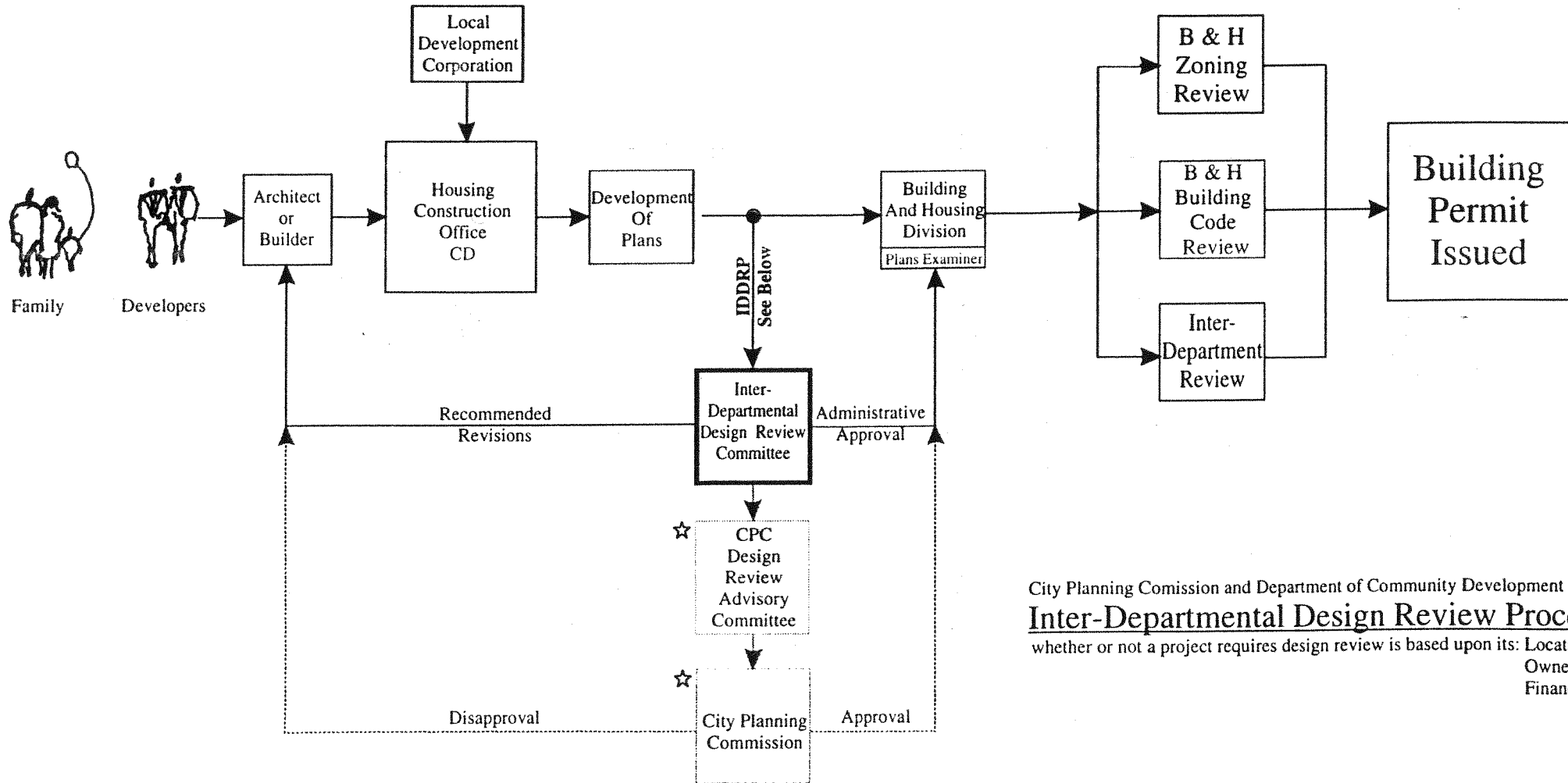


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# RESIDENTIAL PERMIT PROCESS



City Planning Commission and Department of Community Development  
**Inter-Departmental Design Review Process**  
 whether or not a project requires design review is based upon its: Location  
 Ownership  
 Financing

☆ Denotes if requested by the applicant and/or the City Planning Director  
 CD - Community Development (Department)  
 B & H - Building and Housing (Division)  
 CPC - City Planning Commission

RESIDENTIAL  
 DESIGN  
 GUIDELINES

CITY  
 OF  
 CLEVELAND

RESIDENTIAL  
 PERMIT  
 PROCESS

CITY PLANNING  
 COMMISSION

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