

Local Historic Preservation

Westerville · November 7, 2016



Agenda

- Historic Preservation 101
- Local Preservation
- National Register
- Funding Opportunities
- Discussion





Federal Preservation Laws

- Laws Prior to 1966
 - Reactionary to offenses
 - Focused on archaeology and landmarks
- National Historic Preservation Act of 1966
 - Established proactive preservation programs
 - Recognized local impact on movement



Local Preservation Laws

- *Euclid v. Ambler Realty Co., 1926*
 - Affirmed municipal right to zoning laws
- District-based historic preservation
 - Charleston, 1931
- Tool against urban renewal
 - German Village Commission, 1960



Penn Central v. New York

- Affirmed legality of designation
- Affirmed legality of design review
- Established process
 - Due process
 - Avoiding takings



What Goes into a Local Preservation Program?



Local Ordinance

- Enabling Ordinance for Historic Preservation Commission
 - Establishes Commission
 - Procedure for designation
 - Procedure for design review
- States that local public policy supports historic preservation



Survey & Inventory

- The baseline data for any local preservation program
 - What resources?
 - Where are they?
 - What is their condition?
 - What are the threats or concerns?
- Must be reviewed and updated for accuracy



Local Designation

- Ordinance based procedure for designation
 - Criteria for designation
 - Establishes period of significance
 - Contributing vs. non-contributing
- Public hearings







Design Review

- Decisions guide development
 - Does not prevent new business or growth
 - Ensures compatibility with historic buildings
- Applying the *Standards for Rehabilitation*
 - Preservation of historic character
 - Repair vs. replacement
 - Compatibility
- Make legally defensible decisions











Certified Local Government Program



Certified Local Government Program

- 1980 Amendments to 1966 Preservation Act
- Recognized importance of local efforts
- Certification ensured communities could review National Register nominations
- Funding added to help with training and operations



Who is Certified?



Akron	Dayton	Lorain	Parma
Alliance	Delaware	Madison	Perrysburg
Athens	Dublin	Mansfield	Portsmouth
Aurora	Elyria	Mantua	Ravenna
Avon Lake	Euclid	Mariemont	Salem
Barberton	Galion	Marysville	Sandusky
Bellaire	Gallipolis	Massillon	Shaker Heights
Berea	Gates Mills	Medina	Springboro
Brookfield Twp	Glendale	Millersburg	Steubenville
Burton	Green	Montgomery	Tipp City
Canal Fulton	Hamilton	Mt. Pleasant	Toledo
Canal Winchester	Hudson	Newark	Wauseon
Canfield	Jefferson	New Richmond	Waynesville
Cincinnati	Kent	North Olmsted	Willoughby
Cleveland	Lakewood	Oberlin	Wooster
Columbus	Lancaster	Olmsted Falls	Zanesville
Cuyahoga Falls	Lebanon	Oxford	Zoar

Becoming a CLG

- Pass a local ordinance
 - Meets state and federal guidelines
- Submit application for state review
 - Final version of completed ordinance
 - 90 days
- Submit to National Park Service Review
 - 2 weeks+



CLG Program Benefits

- Eligibility for CLG Grants
- Eligibility for training and technical assistance
- Review authority for local National Register nominations
- Additional benefits from Ohio History Connection and the State Historic Preservation Office

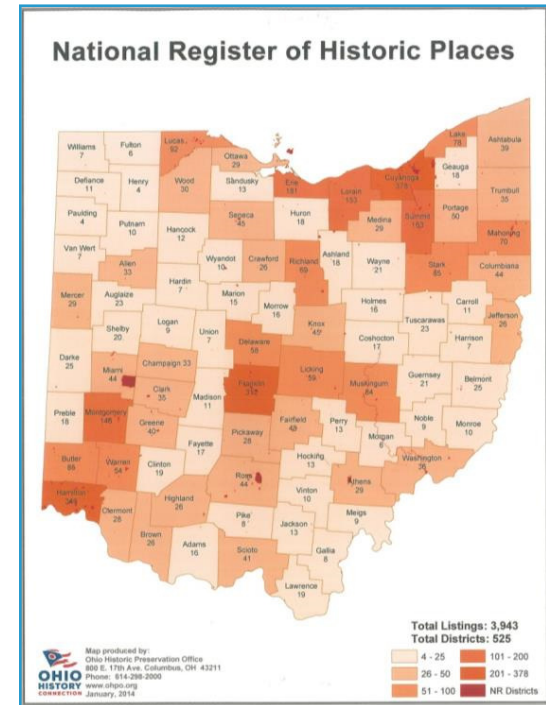


National Register of Historic Places



What is the National Register?

- Official list of properties recognized as worthy of preservation
- Local, State, or National significance
- American history, Architecture, Archaeology, Engineering, or Culture



National Register of Historic Places

- Program of the National Park Service
 - Administered by SHPO
- Close to 4000 listings, with more than 40,000 historic properties
- 529 listings for historic districts, including commercial, residential, large farms or estates, and campuses



What Makes a Listing?

- Property with **Age, Significance, and Integrity**
- Meets one of four Criteria for Consideration
 - Events, People, Architecture, Archaeology
- Not one of the property exceptions
 - Unless it achieves special significance



National Register Nomination Process

- Property is nominated
- State Historic Preservation Office
 - Review, edit, comment
- Ohio Historic Site Preservation Advisory Board
- National Park Service



What Does the Register *Not Do*?

- Place restrictions on property owner
 - Unless using federal funds
- Obligate owner to make repairs or improvements to property
- Protect property in perpetuity



What does the Register *Do*?

- Recognition of historic properties
- Consideration in planning federal federally assisted projects
- Eligibility for federal tax benefits
- Qualifying historic preservation projects for federal grant assistance



Funding Resources



CLG Grants

- Created to support local preservation efforts
 - Only available to CLGs and their preservation partners
- Awarded annually
 - ≈\$100,000 available each year
 - 7-12 awards at between \$8,000 – \$25,000 each
- 60-40 Matching reimbursement grant



Strengthen Local Preservation




Protect and Preserve Cultural Resources

**Cleveland Historic Schools
Feasibility Study**

Final Report

 Cleveland Restoration Society
Cleveland, Ohio



NPS Form 1090 (Rev. Aug. 2002)

OHIO
OMB No. 1024-0018

United States Department of the Interior
National Park Service

ENTERED OCT 14 2008

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in submitting an application for nomination or for additional properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by providing the information requested. If you have data not applicable to the property being nominated, enter "None" or "Not Applicable." For details, instructions, illustrations, and forms, see *How to Complete the National Register of Historic Places Registration Form*. Place additional sheets or continue forms on continuation sheets (NPS Form 1090-100). Use a typewriter, word processor, or computer, as appropriate.

1. Name of Property
historic name North Columbus Commercial Historic District
other names/alias number _____

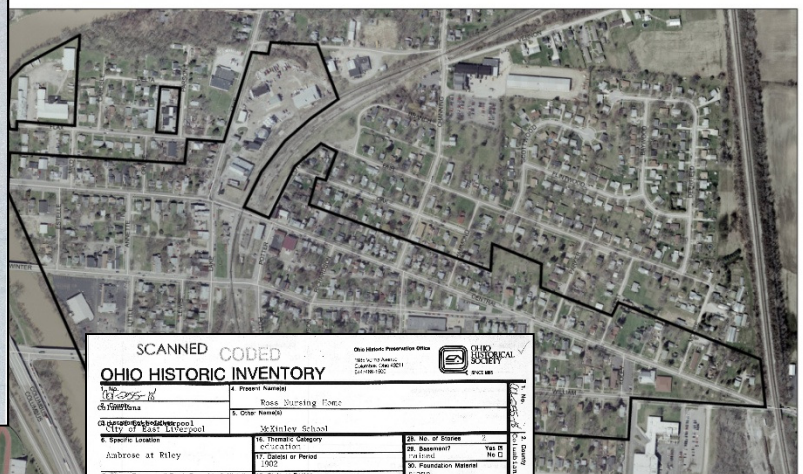


Figure 2. East Side Survey Area.

2. Location
street & number 1840 1/2 (entered on N. High Street between
city or town Columbus
state Ohio code OH county Franklin)

3. State/Federal Agency Certification
As the designated authority under the National Historic Preservation Act of 1966, and in accordance with the documentation requirements of this program, I hereby certify that this property meets the criteria for inclusion on the National Register of Historic Places. I have reviewed the property and I agree that it meets the criteria for inclusion on the National Register of Historic Places. I have reviewed the property and I agree that it meets the criteria for inclusion on the National Register of Historic Places. I have reviewed the property and I agree that it meets the criteria for inclusion on the National Register of Historic Places.

Signature of certifying official
State or Federal agency and bureau:



SCANNED CODED

OHIO HISTORIC INVENTORY

1. Name of Property
1840 1/2

2. Address
1840 1/2

3. City or Town
Columbus

4. State
OH

5. County
Franklin

6. Date of Survey
2008

7. Surveyor
Ohio Historical Society

8. Site Plan with North Arrow

9. Owner's Name & Address
City of Columbus

10. Name of Examined District

11. National Category
Historic

12. Special Period
1900-1920

13. Style or Design
Neoclassical

14. Architect or Engineer

15. Contractor or Builder

16. Original Use if Apparent
Commercial

17. Present Use
Public

18. Ownership
Public

19. Date of Birth
1900

20. Date of Death
1920

21. Other Surveys in which included

22. Further Description of Property Features (Describe in several sentences)

23. Name and Significance

24. Descriptor of Environment and Outbuildings

25. Source of Information

26. Historic or Archaeological

27. Date of Survey

28. Name of Surveyor



Physically Preserve Cultural Resources



Promote Economic Development

Mobile History



More Shaker Heights History? There's An App for That. The Cleveland

Historical website and smart phone app feature information about dozens of landmark properties, events, and people significant to the history of Shaker Heights. The app puts Cleveland—and now Shaker Heights—history at your fingertips. Developed by the Center for Public History + Digital Humanities at Cleveland State University, Cleveland Historical includes information about the city's 45 individual landmarks, two local landmark districts and the Shaker Village National Register District. Download the app or visit the website in your browser.

ClevelandHistorical.org



Apple App Store



Google Play

Franklin Park Trolley Barn

A Feasibility Study for the Rehabilitation and Adaptive reuse of an historic building complex in Columbus, Ohio

DATE: 09-30-2012

THIS STUDY WAS PREPARED BY:

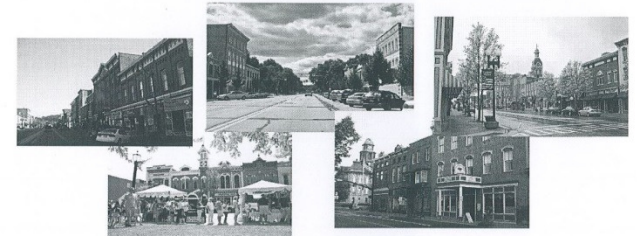
BENJAMIN D. RICKEY & COMPANY
UNDER CONTRACT TO COLUMBUS COMPACT CORPORATION



Friends of Historic Downtown Salem
ROAD TRIPS
Preservation Means Business



As part of our downtown revitalization efforts, we have organized trips to nearby cities with thriving historic downtown districts. If you didn't look closely, you might think these photos were taken in Salem. We have a lot in common with these places - rich history, wonderful architecture, and a small, close-knit community. But there is a difference between Salem and these towns - optimal use/revenue, building owner support, and preservation promotion. What can we learn from these cities? Civic, social, and commercial leaders from each town have agreed to meet with us. During our visit we will hear presentations, walk around downtown, talk to merchants and residents, and have lunch. Invest a day to gain of lifetime of experience. Then share your observations and ideas so that we may include them in our plan for Historic Downtown Salem.



Brookville - Medina - Beaver - Millersburg - Wooster



The CLG Grant Process

- Grant period opens in November, applications are due in February, awards are announced in March
- Grants are evaluated based on need
- SHPO staff are available to review project ideas and draft applications
- All projects must meet the applicable Secretary of the Interior's Standards



Federal Historic Preservation Tax Credit

- 20% federal tax credit for properties listed on the National Register of Historic Places
- No annual cap or application deadline
- Administered by National Park Service in partnership with IRS



Ohio Historic Preservation Tax Credit

- 25% state tax credit for properties that are listed on the National Register of Historic Places or are CLG designated
- Competitive program of \$60 million awarded annually in two rounds of \$30 million each
 - General project cap of \$5 million
- Administered by Development Services Agency and Department of Taxation



Historic Rehabilitation Tax Credits

- All properties must be income producing
- All work must conform to the Secretary of the Interior's *Standards for Rehabilitation*
- Projects may seek both credits at the same time
- Credits are based on Qualified Rehabilitation Expenditures (QREs)



Pipeline Initiative

- Small grants to assist in listing properties to the National Register
 - Targeted to properties seeking tax credits
- Nominations for historic districts or landmarks
- Integrity investigation for individual property
 - e.g. Removing a metal screen



Technical Preservation Services Department

Nathan A. Bevil
Community Planning & Preservation Manager

Ohio History Connection

State Historic Preservation Office

800 East 17th Avenue Columbus, Ohio 43211-2474

Phone: 614-298-2000

Email: nbevil@ohiohistory.org





This presentation is made possible in part by a grant from the National Park Service, U.S. Department of the Interior, administered by the State Historic Preservation Office of the Ohio History Connection. This program receives federal financial assistance for identification and protection of historic properties. The U.S. Department of the Interior prohibits discrimination in departmental federally assisted programs on the basis of race, color, national origin, age or disability. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of federal assistance should write to: Office of Equal Opportunity, National Park Service, 1849 C Street, NW, Washington, D.C. 20240.