



# The Network an E-Newsletter for Ohio's Certified Local Governments

Ohio Historic  
Preservation Office

The Network  
January/February 2006

## New Richmond: A Proud Past and a Bright Future

Located about twenty miles east of Cincinnati on U.S. 52, New Richmond's history is inextricably linked to the Ohio River. Historically, New Richmond represents an era when river commerce dominated regional trade and industry.

It was the Ohio River that first brought Jacob Light to the area from Lancaster, Pennsylvania. On September 22, 1814, Light officially platted the town of New Richmond with seven streets and 219 one-quarter acre lots. In February 1816, Thomas Ashburn, a native of Lancashire, England, laid out a town adjacent to New Richmond which he named Susanna. Susanna had a grand plan with spaces set aside for public buildings, wide streets and a public promenade along the river. It never fully developed as planned, because the two competing villages were merged on January 11, 1828 by an act of the Ohio General Assembly and the name New



John Gibson Barry

Richmond was retained. The name of Union Street in New Richmond is a reminder of the union of two separate towns. An historic sign has been erected



along Union Street detailing this event, allowing visitors a unique perspective to how the communities were merged.

With its magnificent location along the Ohio River, New Richmond soon became a center of commerce. Beginning with flatboats and continuing with steamboats, New Richmond was a terminus for both freight and passengers going to Cincinnati and further downriver. Clermont County farmers brought their produce to New Richmond for shipping, causing the county to be known as "Cincinnati's Garden." Throughout most of the nineteenth century New Richmond was considered the county's largest and most flourishing village.

Citizens of the town have always believed firmly in the freedom of the individual. In 1836, the famous abolitionist newspaper *The Philanthropist*, edited by James G. Birney, was published in New

*Continued on page 2)*

### Inside this issue:

<i>New Richmond— Featured CLG</i>	1
<i>Mark Your Calendars</i>	1
<i>Ohio Historic Preservation Office Launches Internet-Based Inven-</i>	3
<i>Featured Website — Preserving Historic Character: The Rehab Yes/No Learning Pro-</i>	4
<i>Paying Attention to the Nuts and Bolts</i>	5
<i>Fast Fact—About Sections 3407 and 3410 of the Ohio Building Code</i>	6

### MARK YOUR CALENDARS!

Ohio Historic Preservation Office  
2006 Workshops

#### May Workshops

##### May 17

Applying for the Rehabilitation Investment Tax Credit  
9 a.m. - 12 Noon / \$75

Financial Considerations in Seeking the Rehabilitation Investment Tax Credit  
1-4 p.m. / \$75

Ohio Historic Inventory  
9 a.m. - 12 Noon / \$75

Ohio Archaeological Inventory  
1-4 p.m. / \$75

Section 106 Documentation: What Goes in the Envelope?  
1-4 p.m. / \$75

#### October Workshops

##### October 5

Fundamentals of Researching Historic Properties  
9 a.m. - 4 p.m. / \$75

##### October 17

Section 106 Fundamentals  
10 a.m. - 4 p.m. / \$150

*(Continued from page 1)*

Richmond. Although a sharply divisive issue, both the Presbyterian and Baptist churches of New Richmond passed resolutions against slavery as early as 1834. With its abolitionist tendencies, it is not surprising that New Richmond had a sizeable black population throughout its history, with most of its residents settling near Center and Quarry Streets. Many residents of New Richmond joined the Anti-Slavery Society and the homes of Dr. John Rogers and Caleb Walker among others still remain in the Village of New Richmond. Visitors to New Richmond will see sites on the Clermont County Freedom Trail marked by signs.

Although the river maintained its dominant position in transportation throughout the 19th and early 20th centuries, new forms of transportation began to have an impact. The Chesapeake and Ohio Railroad introduced service to New Richmond in the 1880's, an interurban line connecting New Richmond to Cincinnati operated from 1902-1922, and the increased usage of automobiles (and trucks) all provided alternative means of transportation for passengers and goods.

Ohio River floods have also had a dramatic impact on New Richmond.

Major floods occurred in 1884, 1913, 1937, and most recently in 1997, when over 500 buildings and businesses were damaged. The flood of 1997 devastated the Village of New Richmond and demonstrated, all the more the importance of preserving the historic presence of the Village. The Village looked to the Ohio Historic Preservation Office (OHPO) for assistance in this endeavor. In 1998 the Village Council adopted the Landmark Commission Ordinance to designate landmarks in the village in order to preserve, protect and perpetuate places, buildings, structures, works of art & other objects having special historical community or aesthetic interest or value.

Under the guidance of the OHPO the village was designated a Certified Local Government (CLG). The designation led to the receipt of a CLG grant for the completion and



adoption of the Village's first architectural design guidelines. These guidelines prepared by a Columbus based consulting firm allowed the village to put in place moderate restrictions over the renovation of all of the Village's state designated historic properties and those within the defined landmark district. These guidelines are in place today and are functioning very well.

With a large portion of the Village located within a floodplain new construction is somewhat limited. The required elevation/flood proofing restrictions often make it an undesirable venture for a builder therefore most of the activity seen within the floodplain is renovation projects. The rich heritage of the village's buildings was slowly declining as repairs were often completed without attention to their historical or architectural significance. This made the need for the design guidelines even more important.

The Village has also been able to utilize its CLG status to assist with a

*(Continued from page 2)*

window renovation project of the Village's museum the Ross Gowdy House. This building is listed on the National Register of Historic Places and has been meticulously restored by the members of Historic New Richmond. The use of the CLG funds were very helpful in obtaining local public support. The project that has been completed over time as funds have been raised by the membership. The project was a per-

fect example of a public private partnership for the good of a community.

New Richmond is very proud of its rich history and its current efforts to protect and preserve its many landmarks. The recent focus and accomplishments are largely due to the assistance the Village has received from the Ohio Historic Preservation Office staff. With that the Village is taking this opportunity to thank OHPO and looks forward to

working with them in the future.

**The above article was written by David Kennedy, Village Administrator and Edna Burns, of Historic New Richmond.**

## Ohio Historic Preservation Office Launches Internet-Based Inventory Form (I-Form)

Under one of the major mandates of the National Historic Preservation Act, the Inventory and Registration Department of the Ohio Historic Preservation Office maintains the Ohio Historic Inventory and the Ohio Archaeological Inventory. These inventories record information about buildings, structures and sites throughout Ohio that may be worthy of preservation. The survey is part of an ongoing effort to record information about Ohio properties that are at least 50 years old.

The office maintains records on over 130,000 properties in the inventories. The data is used by staff, researchers, and by agencies and consultants as they research the effect of planned federal projects on historic places. Information about surveyed

properties is also useful for Certified Local Government Commissions for building awareness of historic properties. This information can be used in promoting economic benefits of historic preservation and creating brochures and walking tours for tourism and for school children.

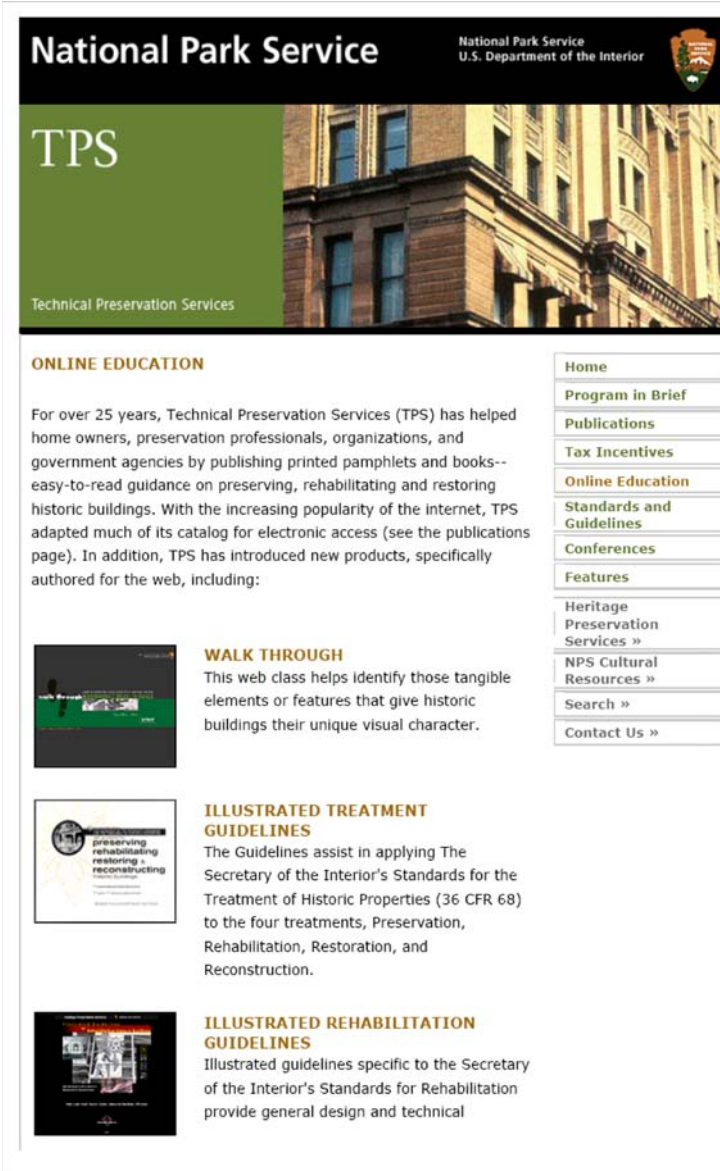
In recent years, data from these records has been converted from paper records to electronic files and made part of the preservation office GIS program. Another major initiative is to begin collecting inventory data electronically in order to eliminate the necessity and cost of converting paper records. The Ohio Historic Preservation Office recently launched its Internet-based solution for direct submission of data in an electronic format. This new applica-

tion, known as I-Form, is a free computer application that allows users to enter their inventory data online, save their records, and print out records in a format very similar to the traditional, printed inventory form.

All survey projects undertaken with Certified Local Government grant assistance are now required to utilize the I-Form for entering data. For more information about the I-Form or to become an I-Form user, contact Nancy Parsons, GIS assistant at the Ohio Historic Preservation Office. Ms. Parsons can provide instructions on how to obtain and register to use the application. Ms. Parsons can be reached at 614-298-2000.

## Featured Website —

[http://www.cr.nps.gov/hps/tps/online\\_ed.htm](http://www.cr.nps.gov/hps/tps/online_ed.htm)



**National Park Service**  
National Park Service  
U.S. Department of the Interior

**TPS**  
Technical Preservation Services

**ONLINE EDUCATION**

For over 25 years, Technical Preservation Services (TPS) has helped home owners, preservation professionals, organizations, and government agencies by publishing printed pamphlets and books--easy-to-read guidance on preserving, rehabilitating and restoring historic buildings. With the increasing popularity of the internet, TPS adapted much of its catalog for electronic access (see the publications page). In addition, TPS has introduced new products, specifically authored for the web, including:

**WALK THROUGH**  
This web class helps identify those tangible elements or features that give historic buildings their unique visual character.

**ILLUSTRATED TREATMENT GUIDELINES**  
The Guidelines assist in applying The Secretary of the Interior's Standards for the Treatment of Historic Properties (36 CFR 68) to the four treatments, Preservation, Rehabilitation, Restoration, and Reconstruction.

**ILLUSTRATED REHABILITATION GUIDELINES**  
Illustrated guidelines specific to the Secretary of the Interior's Standards for Rehabilitation provide general design and technical

Home  
Program in Brief  
Publications  
Tax Incentives  
Online Education  
Standards and Guidelines  
Conferences  
Features  
Heritage Preservation Services »  
NPS Cultural Resources »  
Search »  
Contact Us »

“For over 25 years, Technical Preservation Services (TPS) has helped home owners, preservation professionals, organizations, and government agencies by publishing printed pamphlets and books--easy-to-read guidance on preserving, rehabilitating and restoring historic buildings. With the increasing popularity of the internet, TPS adapted much of its catalog for electronic access. In addition, TPS has introduced new products, specifically authored for the web, including:” *Walk Through*—This web class helps identify those tangible elements of features that give historic buildings their unique visual character; *Illustrated Treatment Guidelines*—The Guidelines assist in applying The Secretary of the Interior’s Standards for the Treatment of Historic Properties (36 CFR 68) to the four treatments, Preservation, Rehabilitation, Restoration, and Reconstruction; *Illustrated Rehabilitation Guidelines*; *REHAB Yes/No*; *Electronic Rehab*; *Working on the Past in Local Historic Districts*; *Incentives! A Guide to the Historic Preservation Tax Incentives Program* and much more!

Visit the site at [www.cr.nps.gov/hps/tps/online\\_ed.htm](http://www.cr.nps.gov/hps/tps/online_ed.htm).

## Paying Attention to the Nuts and Bolts

Is your ordinance out of date? Did you fail to get the meeting notice in the newspaper on time? Are your design guidelines based on your communities composition and historic character or are they “copycat” guidelines from another community?

The failure to pay attention to the “nuts and bolts” of your commission or boards operation, i.e. public notices, meeting conduct, ethics conflict of interest, record keeping etc. may become very clear if and when your decisions are challenged. Drane Wilkinson, National Alliance of Preservation Commissions Coordinator, notes that “the time invested in constantly checking to ensure that the commission is following the best practices possible pays off in headaches avoided and public support gained.”

The following are examples of requests for technical assistance the NAPC has receive over the years, (reprinted in part) from the September/October 2005 issue of *The Alliance Review*, concerning the nuts and bolts operation of boards and commissions. More examples will be printed in the April/May issue of *The Network*.

1. *How do property owners find out about the commission and what information should we provide?*

Send friendly welcome letters to new property owners explaining the commission and its work. Include an historic district boundary map and a simple brochure that outlines the type of work reviewed the basic standards and a flow chart showing the review process. Let them know where they can get copies of your design guidelines (better yet, send them a copy), how to apply for a Certificate of Appropriateness and whom they can they call for more information. Send all property owners an annual letter or brief report to keep them informed and aware of the commission and its work.

2. *How often should we review our ordinance?*

There is no standard time frame. The ordinance should be reviewed often enough to insure that old and new members of the commission are familiar with its provisions and to identify any deficiencies that need to be corrected.

3. *How important are meeting minutes?*

Meeting minutes are very impor-

tant and should be produced on time and adopted at every meeting. Accurate and timely minutes help keep a commission’s work on track and should accurately reflect the business of the commission and the decisions that were made. Even if the meeting is taped, the longer the time between the meeting and writing the minutes, the less likely they are to be accurate. After adoption, the minutes should be available to the public. If the commission is doing it job and following the rules, minutes can be an effective public relations tool.



## Fast Fact: About Sections 3407 and 3410 of the Ohio Building Code

**Do you own a historic building that you would like to rehabilitate? Are you concerned about how to meet current building codes? Help may be available from Chapter 34 of the Ohio Building Code, specifically Section 3407 "Historic Buildings" and Section 3410 "Compliance Alternatives."**

Let's look at Section 3407 "Historic Buildings." This can be an especially helpful section of the code for smaller buildings and relatively uncomplicated projects. The section in part reads that provisions of the Ohio Building Code "...shall not be mandatory for historic buildings where such buildings are judged by the building official to not constitute a distinct life safety hazard." For the building code, historic buildings are defined as "buildings that are listed in or eligible for listing in the 'National Register of Historic Places,' or designated as historic by certified local governments in accordance with the National Historic Preservation Act of 1966 as amended." As an example, consider a corridor that is too long according to modern building codes. If the code official determines that this situation doesn't constitute a distinct

life safety hazard, it may be approved under Section 3407.

For larger or more complicated projects involving buildings constructed before July 1, 1979, another code option is found in Section 3410, "Compliance Alternatives." Unlike Section 3407, which may allow a building to be exempted from meeting modern code as long as it doesn't pose a life safety hazard, Section 3410 allows alternative ways to achieve code compliance.

Section 3410 evaluations are based on a point system and score sheet. A building in its current condition may not score well in certain areas of the code, but it can be improved to score well in others, so at the end of the scoring process the building has achieved the necessary points to meet the requirements of Section 3410.

Here's how 3410 works. Buildings undergo a safety evaluation under three standard categories: fire safety, life safety, and means of egress. Under provisions of Section 3410, they can earn needed rating points by counting existing safety features inherent in the construction of the building. This means that your building may be able to com-

ply with the building code without major alterations as long as it earns enough rating points to demonstrate that it is inherently safe and/or will be when additional safety features are installed.

Commonly, the procedure is as follows. An analysis is done by your Registered Architect or Professional Engineer to see if existing structural systems are adequate. Then they proceed to the 3410 Compliance Alternatives analysis for a life safety evaluation. The elements of the building are divided into parameters. These include height; area; compartmentation; tenant and dwelling unit separations; corridor walls; vertical openings; HVAC systems; automatic fire detection and suppression (sprinkler) systems; fire alarm systems; smoke control; means of egress (capacity and number); dead ends (corridors); maximum travel distance to an exit; elevator control; emergency lighting; mixed-use group separations; and specific occupancy areas. Each of the above parameters is evaluated for fire safety, general safety, and means of egress. Each of these options is given a numerical value, either positive or negative, the sums

*(Continued from page 6)*

of which must meet Mandatory Safety Scores that are established by the code relative to the proposed uses of the building.

Though this isn't a simple process, it can be a very worthwhile one as the building's historic features are retained, rather than lost or compromised in order to meet code. It's important to hire an architect, engineer, and contractor willing to be creative and flexible in their thinking, as well as experienced with working with older buildings, so that the points needed to meet code under Section 3410 can be achieved. Also, evaluating the building in this manner allows building owners and their design teams to make decisions that are based on a clear numeric system and establishes an objective process for approval by the building official.

The Merrell Building in Cleveland, Ohio, demonstrates how a historic building can be sensitively rehabilitated and still meet fire and safety codes utilizing 3410. The complexity of this particular project, its use and some of the existing architectural features precluded its ability to meet standard code requirements, so Section 3410, Compliance Alternatives, was used. Lo-

cated in the Market Square Historic District, the building was rehabilitated using the 20% Rehabilitation Investment Tax Credit available to owners of income-producing properties listed in the National Register of Historic Places.

The Merrell Building is a Richardsonian Romanesque style building completed in 1895 and altered in the 1920s. Originally used as office and retail space, it was rehabilitated in 1997 to serve as retail space on the first floor and for residential use on the upper floors. The major issues working against reuse of the building under the other sections of the building code were its size, the intended mixed use, and two open staircases in the atrium.

The architect and owner were able to develop plans using Section 3410 that allowed the atrium, skylight, and open staircases to be preserved. The building was successfully rehabilitated, retaining its historic character, and meeting all safety requirements. And though the building definitely earned some points because of the safety features already inherent in it (mainly its sturdy construction - masonry, plaster, etc.), by applying Section 3410 the owner was able to de-

termine how to improve certain life saving aspects of the building, sensitively adding features (some of which include unobtrusive sprinkler heads and a state-of-the-art smoke evacuation system), in order to increase the points.

In short, Section 3410 is a flexible, creative way to achieve fire safety, emergency egress, and life safety for existing buildings, and allows for safety even when building height and area parameters are exceeded. It also may allow reuse of such historic features as open staircases, exposed structural elements, and decorative details that might be lost or severely altered under the other



*Use of 3410 allowed the retention of an atrium and two open stairs in the Merrell Building rehabilitation in Cleveland.*

*(Continued from page 7)*

sections of the building code.

As a result, the owner may save money because he or she doesn't have to modify or replace these features.

Section 3410 is especially useful for preservation projects where exemption under Section 3407 isn't possible and the goal is to keep as much historic fabric as possible. It's best to involve code and design professionals early in the planning process to achieve functional, cost-effective solutions that satisfy the building code requirements, while preserving the character-defining

features of your building. By using Section 3410, it's possible to do both.

In summation, Section 3407 is specifically for historic buildings and is used when there are no life safety hazards that would require strict code compliance. Section 3410, for any building predating July 1, 1979, may be used as an alternative to meet all sections of the code. Both sections can be important and effective tools for the rehabilitation of older and historic properties.

For more information about Section 3407 or Section 3410, contact the Ohio Historic Preservation Office.

*Thanks to Sandvick Architects, Bernardi+ Partners, Inc., Architects & Engi-*

*neers and Asebrook and Company Architects for their assistance with this publication.*

*Mariangela Pfister is Technical Preservation Services Manager in the Ohio Historic Preservation Office. She holds a master's degree in history from The Ohio State University.*



**OHIO HISTORICAL SOCIETY**

*Ohio Historic Preservation Office*  
 567 E. Hudson Street, Columbus, Ohio 43211-1030  
 ph: 614.298.2000 fx: 614.298.2037  
 www.ohiohistory.org

Monday-Friday 9 a.m.-5 p.m.  
 (Individual staff hours may vary)  
 To better serve you we recommend that you call ahead for an appointment.

Publications of this newsletter has been made possible in part by a grant from the U.S. Department of the Interior's National Park Service, administered by the Ohio Historic Preservation Office of the Ohio Historical Society.

U.S. Department of the Interior regulations prohibit unlawful 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: Director, Equal Opportunity, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127.