



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

Ohio Historic
Preservation Office

The Network
July/August 2005

Tipp City, Ohio's 41st Certified Local Government



Old Municipal Building.

Congratulations to Tipp City on becoming Ohio's 41st Certified Local Government. Tipp City is located in southwest Ohio in Miami County, about twelve miles north of Dayton.

Tipp City was founded by John Clark, who was able to visualize the success of a town located at the intersection of the Miami and Erie Canal (completed through this area about 1837) and the state road from Springfield to Greenville (now State Route 571). Clark had the land surveyed for a town site. In selling lots to settlers, Clark asked that no log structures be erected with the result that the community began with a dominance of brick buildings, many of which are standing today.

Mr. Clark admired William Henry Harrison, whose 1840 Presidential campaign slogan was "Tippecanoe and Tyler, too." Harrison was widely respected for his 1811 success at the Battle of Tippecanoe, which eventually led in 1814 to the Treaty of Greenville, and ended Ohio

and Indiana settlers' fear of attack by the Shawnee Indians. Clark named his town "Tippecanoe" in honor of Harrison.

In response to problems with mail delivery, due to the proximity of the two villages of Tippecanoe and Hyattsville and in order to distinguish it from a Tippecanoe in Harrison County, in 1867, the Post Office agreed to change the name of the town to Tippecanoe City. However, the legal name was not changed until 1938, when the Common Pleas Court of Miami County gave permission to change it from Tippecanoe to Tipp City.

Today, Tipp City is a growing community of 9,800. The Old Tippecanoe Main Street Historic District, consisting of 88 buildings is listed on the National Register of Historic Places. The Tipp City Restoration and Architectural Board of Review was created by the City Council to implement the provisions of the local historic preservation ordinance passed in 1974. The Restoration Board consists of seven members, who volunteer their time and expertise to help protect the Old Tippecanoe City Historic Restoration and Architectural District.

The Restoration Board meets monthly, on the fourth Tuesday, at 7:30 P.M. at the Tipp City Government Cen-

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MARK YOUR CALENDARS!

2005 National Preservation Conference, Portland, Oregon, September 27-October 2.

National Scenic Byway Conference, Cleveland, Ohio, October 16-19

OHPO Workshops, September 13

OAHSM Conference, October 7-8

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ter. The Restoration Board reviews applications for Certificates of Appropriateness, and also provides advice and technical assistance for projects that are in the early planning stage.

Matt Spring, City Planner and Zoning Administrator, serves as the staff liaison to the Board and contact person for the CLG program. Matt assisted with the preparation of this article. For additional information about Tipp City or the Restoration and Architectural Board of Review, contact Matt at (937)667-6305 or springm@tippcity.net.



Tipp Roller Mills.

Medina and Tipp City Awarded CLG Certificates

The cities of Medina and Tipp City recently received certificates recognizing their designation as Certified Local Governments. Medina became a CLG in March 2002 and Tipp City is Ohio's most recent CLG (see feature article). Glenn Harper, Manager of the CLG program presented Tipp Cities certificate to Mayor Donald Ochs at the June 7th City Council

meeting. If your Certified Local Government would like to be recognized with a certificate please contact Glenn Harper at 614.298-2000 or by **email at ggharper@ohiohistory.org**

Signage Guidelines for Historic Districts Essential Elements

Compiled by NAPC

The following article was reprinted from the March/April issue of The Alliance Review.

The regulation of signage in historic districts is often a tricky and contentious issues, fraught with accusations that the commission is overstepping its bounds, limiting free speech, and hindering progressive commerce. Some regulation, however, is necessary to maintain the district's character and protect its resources; but it should complement, not hinder the district's economic viability.

Before establishing signage guidelines, a commission should first determine what other regulations already exist and apply. For example, the city may already have advertising and signage ordinances limiting the height, size, and placement of signs that apply in the historic district as well as elsewhere. Additional guidelines should be developed in accord with the provisions of the ordinance for specific use in the historic district. The following essential elements of effective signage guidelines are offered as a starting point, not a final solution, in addressing signage

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regulation in local historic districts.

How the Sign is Fastened to the Building

New signage, when attached to the building, should be capable of being removed without causing damage to the building. Applicants should be required to include how the sign will be fastened to the building in their C of A application and to satisfactorily demonstrate that the fastening method will not damage the building. Examples of appropriate fastening methods should be included in the guidelines.



Signs should be placed in a location that would traditionally have been used for signage.

Signs should not be placed in such a way that they obscure architectural details, and should be placed in locations that would traditionally have been used for signage. Free-standing signs should be placed so that they do not impede the flow of traffic or disrupt the existing streetscape. Examples of appropriate and inappropriate placement should be included in the guidelines. All other health and safety regulations concerning location, clearance, and physical stability should apply to signs in the historic district.

Materials

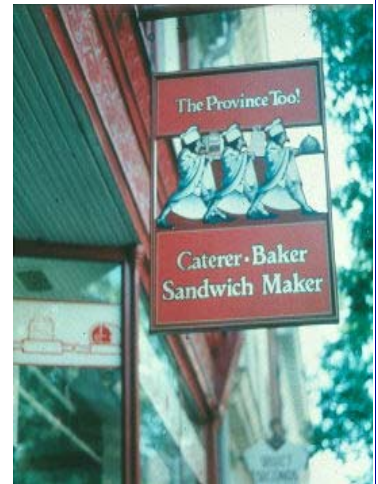
Signs should be made of materials that can be expected to remain durable and retain their appearance for the anticipated life of the sign. Contemporary materials are acceptable; but their appearance should be visually compatible with the surrounding area and the applicant should be required to establish that the material is of sufficient durability. Examples of acceptable materials should be included in the guidelines.

Lighting

If lighted signs are allowed in the historic district, signage guidelines should provide information about what lighting methods are appropriate and the maximum lumens allowed. For example, in some historic districts, externally lighted signs may be allowed while new neon signs are not. Whatever the lighting method, it should not detract from adjacent businesses or cause a safety hazard for pedestrian or vehicular traffic.

Size and Scale

Signs should be an appropriate size not to dominate the historic resource with which they are associated. Commissions may want to determine a maximum percentage of wall space that can be covered by building mounted signs and a maximum size allowed for free-standing and projecting signs. The cumulative area or size of signage for multiple businesses in a single building should not exceed the maximum percentage of wall coverage and/or size allowed. Signs should be of appropriate scale for the type of traffic the street experiences. Signs seen primarily by vehicular traffic should be a different scale than signs seen primarily by pedestrian traffic. Guidelines should include examples of appropriate and inappropriate scales as well as clear information about how the commission will determine whether a proposed sign is of appropriate size.



When attached to the building signs should not obscure architectural details and should be capable of being removed without causing damage to the building.

A Final Caution

While it may be tempting to render aesthetic judgments when reviewing sign applications, try to avoid doing so. If colors are regulated, the commission

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should provide a palette of acceptable colors from which an applicant can choose. If typeface is regulated, the commission should provide samples of acceptable typefaces. If commissioners cannot show that they are basing their decisions on clearly stated

standards and guidelines, they cannot show that their decisions are defensible. The proposed sign may not look good or be effective as a sign, but that isn't the commission's concern if it meets the guidelines.

OHPO to Hold Workshops

Would you like to learn more about historic preservation? Workshops on the Ohio Historic Inventory, Ohio Archaeological Inventory and the review process for federally funded and licensed projects required under Section 106 of the National Historic Preservation Act will be held in Columbus September 13, 2005. The Ohio Historic Preservation Office of the Ohio Historical Society sponsors the workshops.

Workshops are geared to agency managers and staff, applicants for federal assistance, archaeologists, architects, consultants, contractors, developers, elected officials, historians, historic-property owners, and the interested public.

The September 13 workshops, each a half-day in length, are *Ohio Archaeological Inventory*, *Ohio Historic Inventory*, *Section 106 Fundamentals*, and *Section 106 Advanced*. Registration is \$75 for each half-day workshop; registration includes lunch for full-day registrants.

For more information, visit the Programs and Events page of the Ohio Historic Preservation Office web pages at www.ohiohistory.org/resource/histpres (click on Conferences, Workshops and Training Opportunities). Call 1-800-297-2470 for a brochure or to register by phone.

Did You Know?

Building Friendly Code

Chapter 34 of the Ohio Building Code pertains to existing structures with Section 3407.1 pertaining to historic buildings. The provisions of this code that relate to the construction, repair, alteration, addition, restoration, movement of structures and change of occupancy shall not be mandatory for historic buildings when such buildings are judged by a building official to not constitute a distinct life safety hazard.

Historic buildings are defined in the code 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 accord-

ance with the National Historic Preservation Act of 1966 as amended."

Section 3410 allows code compliance alternatives for structures that were existing prior to July 1, 1979. An evaluation is made via a point system. Please refer to the Ohio Building Code, Section 3410 for more information about the compliance alternatives.

Ohio Historical Markers Program

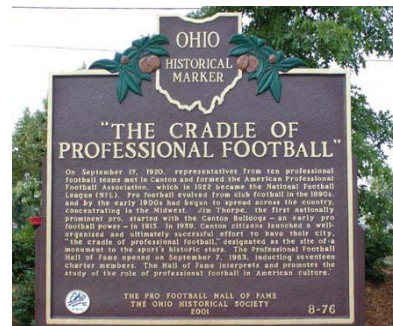
The Ohio Historical Markers Program is administered by the Local History Office of the Ohio Historical

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Society. The Historical Markers Program is a vital educational tool, informing residents and visitors about significant aspects of Ohio's past. Ohio Historical Markers identify, commemorate and honor the important people, places and events that have contributed to Ohio's rich history.

The Ohio Historical Society works with local partners and sponsors to choose topics, research historical materials, draft marker text and submit applications for markers. For information about the criteria for a historical marker, applications or general information about the Markers Program, contact the Local History Office, Ohio Historical Society at 614/297-2340 or 800/858-6878 or on line at www.ohiohistory.org.



Next CLG Grant Round Coming Soon

Planning is underway for the next round of Certified Local Government grants. As this is printed, the federal appropriation is being debated in conference committee. The Senate version of the Department of the Interior budget had a small increase in the Historic Preservation Fund for federal fiscal year (FFY) 2006. We won't know the outcome until the conference report is issued and the appropriation bill is signed by the President.

In the meantime, the Ohio Historic Preservation Office (OHPO) is planning for the next funding round. The CLG grant notice will be issued in August stating the approximate funding available and the state funding priorities for FFY 2006.

Accompanying the CLG grant application that will be available in September will be some fact sheets with answers to frequently asked questions about the CLG grant application and process, a sample budget format, project scheduling recommendations, as well

as project-type specifics [survey, pre-development, etc.].

We encourage communities, especially those CLGs submitting a grant application for the first time, to submit a draft application, either parts or in total, to OHPO for review to help insure that the final application is clear, concise, and consistent with program requirements.

FFY 2006 CLG grant applications will be due October 28. The project period for projects funded during this round is March 1, 2006 – August 31, 2007.

Any questions about the CLG grant application, process, or eligibility of projects can be directed to Judy Krasniewski, Grants Manager, at jkrasniewski@ohiohistory.org or (614) 298-2000.