

The Network

an E-Newsletter for

Ohio's Certified Local Governments

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Oberlin: Not Just Another Pretty College Town

This month's featured Certified Local Government is Oberlin, home of the renowned Oberlin College. Oberlin is located in the center of Lorain County, in northeast Ohio, approximately 35 miles southeast of Cleveland. The town was founded as the Oberlin Colony by Elyria Pastor, John Jay Shipherd and Reverend Philo Stewart and was incorporated in 1846. In the 19th century Oberlin College became widely known for its liberal admissions policies with regard to women and African Americans. It was the first four-year institution in the country to admit women. The college attracted many well know abolitionists during the antebellum period and the village became one major stop on the Underground Railroad.

Downtown Oberlin is located directly south/southeast of Tappan Square, a large open green space enjoyed by students and residents alike. The downtown Oberlin Historic District was recently nominated to the National Register of Historic Places. The district is significant for

its collection of buildings that represent the various architectural styles popular during Oberlin's period of greatest growth and prosperity, from the mid-19th to the mid-20th centuries. As a means of promoting the city's downtown revitalization, Oberlin recently became an official Ohio Main Street community.

Oberlin was recently awarded a CLG grant to continue work on a city-wide historic property inventory. The Oberlin Historical and Improvement Organization (O.H.I.O.) will administer the project. The project will complete the inventory within the city limits. It will assist the community in complying with Section 106 of the National Historic Preservation Act and will help in identifying minority-related historic properties.

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Did You Know?

Ohio led the nation in 2002 in redevelopment projects using the federal Historic Rehabilitation Investment Tax Credit, with 30 projects representing over \$100 million in private investment.

Since the beginning of the federal fiscal year in October an additional 46 applications have been approved by the National Park Service and received by the OHPO representing an additional \$212.8 million in private investment.

These projects are reviewed and assisted by the Ohio Historic Preservation Office. Since the program's inception, the Ohio Historic Preservation Office has assisted with over \$1 billion in tax credit projects in Ohio resulting in revitalization of historic neighborhoods and business districts, job creation and increased tax revenues.

Historic Rehabilitation Projects Using the Federal Tax Credit in Ohio's Major Cities.

Municipality	Number of Projects	Dollars Invested in Millions
Cleveland	99	479.5
Cincinnati	294	249.1
Columbus	97	98.6
Toledo	52	91.3
Dayton	42	78.9
Akron	6	22.1

Planned and Purposeful Preservation: Workshops on the Section 106 Review Process and Conducting Survey

Section 106 Fundamentals Workshop

June 16, 2003, 9 a.m.-Noon
or September 23, 2003, 9 a.m.-Noon
Ohio Historical Center, I-71 & 17th Avenue, Columbus
\$50

If you work for an agency, a consulting firm, a company involved with development that may affect historic properties, or are looking for guidance about how the Section 106 review process can work effectively for your agency's projects, this workshop is for you. It will present fundamental concepts of the Section 106 review process and how that review is implemented in accordance with federal regulations at 36 CFR Part 800. Topics to be covered include establishing the area of potential effects, identifying and evaluating historic properties, and assessing effects. Roles of various participants in the Section 106 process, federal agencies, consulting parties, the public, state and tribal historic preservation offices, and the Advisory Council on Historic Preservation will be discussed in detail.

Section 106 Advanced Workshop

June 16, 2003, 1:30-4:30 p.m.
or September 23, 2003, 1:30-4:30 p.m.
Ohio Historical Center, I-71 & 17th Avenue, Columbus
\$50

Seeking creative and productive methods of consultation is an integral part of the Section 106 review process. This workshop will explore methods that help achieve meaningful solutions to complex project reviews. It includes analysis of two case studies, discussions of some common problems, and tips on preparing project documentation that will support informed decisions. In this advanced training, we will emphasize assessing effects on historic properties and developing the fundamental building blocks that make successful agreement documents.

Ohio Archaeological Inventory Workshop

June 16, 2003, 1:30-4:30 p.m.
or September 23, 2003, 1:30-4:30 p.m.
Ohio Historical Center, I-71 & 17th Avenue, Columbus
\$50

This half-day workshop is designed for anyone who needs to understand the information recorded in the Ohio Archaeological Inventory (OAI), including government agency staff, cultural resource management consultants, and archaeology instructors and their students. This workshop will provide detailed instructions for completing OAI forms, and will include specific examples and updated information consistent with the Ohio Historic Preservation Office's Archaeology Guidelines. Participants will be encouraged to view the OAI as a multifunctional planning tool for historic preservation, cultural resource management, heritage tourism, and basic archaeological research in Ohio.

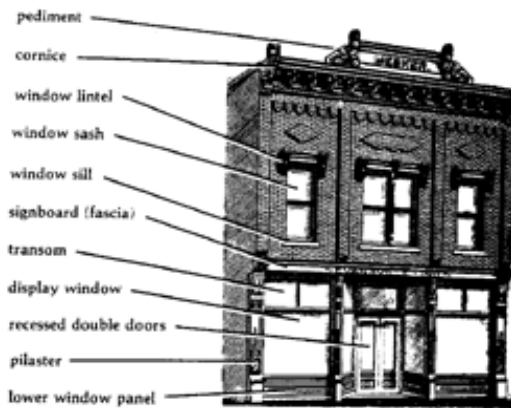
Ohio Historic Inventory Workshop

June 16, 2003, 1:30-4:30 p.m.
or September 23, 2003, 9 a.m.-Noon
Ohio Historical Center, I-71 & 17th Avenue, Columbus
\$50

If your organization, community, or agency plans to conduct a historic property survey or record specific property types such as schools, factories, ranch houses, Lustrons, or farmsteads, this workshop is for you. Tips for conducting solid background research and for meeting the minimum standards for accepting digital photography will be offered. Participants will learn how to update existing OHI forms and electronically plot UTM's. This workshop is for novices as well as seasoned veterans. The format will include time for discussion of survey projects and participants' questions. Helpful handout materials will be provided.

[Click here](#) to download the workshop registration form.

Learn More About Main Street



A positive aspect of most Ohio towns is their diversity of building types and architectural styles. In fact, because they have experienced the ravages of time, economic ups and downs and architectural fads, most historic commercial districts present boards and commissions with both challenges and opportunities, when reviewing proposed rehab, restoration and in-fill new construction projects.

The publications identified in the following bibliography may help you clear up some of your Main Street mysteries and restore some architectural integrity to your commercial district.

Commercial Architecture

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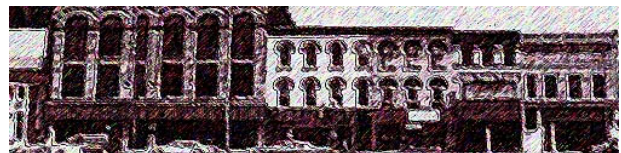
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History of Commercial Architecture 10

National Main Street Center®
Main Street Certification Institute in Professional Downtown Management™



Oxford's Historic Property Inventory Goes Hi-Tech

What do you get when you combine the efforts of a small town founded in the early 1800s, a university department of geography, and the Ohio Historical Society? You can see for yourself by logging on to Oxford Ohio's Historic Inventory Resource System.

You will find a user-friendly interactive database on all of the properties in Oxford's historic "Mile Square." In addition to photographs and background information of every building over 50 years old, you can learn the basics of historic preservation, local civil war stories, and other facts about Oxford's history. But by far the most technologically impressive element of the web site is the on-line map. It is easy to zoom in on a property and access the file with photos and preservation facts about the property.

This project was made possible through the joint efforts of the City of Oxford and the Miami University Department of Geography. It was funded in part by a Certified Local Government Grant. Click [here](#) to visit their website.

For more information about this innovative project contact Bernadette Unger at (513) 524-5204 or by email at bunger@cityofoxford.org.

It's not just About Certificates of Appropriateness

Building Community Support for Historic Preservation

Projects and initiatives that help educate your community about its architectural heritage and the role of historic preservation in preserving and maintaining that heritage, should be among the goals and objectives of your board or commission.

Unfortunately, such efforts often take a back seat to more immediate issues and concerns, such as how to respond to a controversial rehab project, a proposed demolition or the latest design proposal for a chain drugstore.

This is ironic since preservation education projects can help build community support for historic preservation among government officials and the community that ultimately make your job a little easier.

You don't have to do this alone. Consider co-sponsoring one or more of the following projects with the local

historical society, preservation organization or city or village government. Remember also that many of the following projects may be eligible for annual CLG grants.

- **Create a community plaque program.** Some communities subsidize a percentage of the cost of individual National Register plaques, in order to encourage building owner participation. For information about companies that manufacture plaques, contact the Ohio Historic Preservation Office.
- **Plan one or more seminars/lectures on historic preservation topics.** Sponsor a Building Doctor Clinic See article about the Building Doctor program on page 5.
- **Develop a preservation library of books, brochures, videos etc., for use by community residents.** The City of Springboro worked with the local public library to set aside a space for their preservation collection. The Library catalogues and cares for the collection and citizens may check out a book or other item just as they would any of the items in the library. The City helped pay for the purchase of the materials and the Architectural Review Board distributed a brochure explaining the Preservation library.
- **Develop a self-guided walking tour of historic buildings.**
- **Give annual preservation awards for best building preservation, restoration and rehabilitation, preservation leadership, corporate support etc.** Awards programs are often held in May during National Historic Preservation Week, and can generate a lot of positive publicity.
- **Work with the public schools to implement a Teaching With Historic Places program, or other programs that educate students about their architectural heritage.** For more information about the Teaching with Historic Places Program, contact the [National Park Service](#).
- **Publish a brochure of the most frequently asked questions about historic preservation and architectural design review, for distribution to all historic property owners.** The city of Gallipolis printed a brochure entitled: *Working Together: Gallipolis Historic Preservation Review Board and Property Owners* and distributed it to every historic property owner in the historic district.
- **Sponsor bus tours of local or regional historic sites.**
- **Create a community newsletter.** Newsletters which promote local architectural heritage, inform residents about local preservation projects and promote architectural design review are great communication tools.
- **Sponsor a candidates forum or survey to inform the community about a political candidates attitudes and opinions about historic preservation.**

- Provide free preliminary design service for owners of historic buildings.
- Provide façade improvement grants, revolving loan funds and other financial incentives.
- Sponsor an inventory of historic buildings and publish the results of the inventory in an entertaining format to inform residents about their architectural heritage.

This is just sampling of the potential preservation education projects. If you would like more information about any of the above projects, contact Glenn Harper, CLG Manager, at 614/298-2000 or gharper@ohiohistory.org.

City of Medina Takes Preservation to the Viewers

The City of Medina will produce four cable access television shows as its method of educating property owners about the Intensive Survey of Historic Properties being conducted in the City and the importance of historic preservation. This project is funded through a Certified Local Government Grant.

The first program will air in June, followed by one each quarter for a year. “We will use an interview format to explain the survey process, the benefits of the survey and the importance of preservation to our rich local heritage,” said Barbara Dzur, Certified Local Government Coordinator. “We hope to add several significant structures to the National Register of Historic Places as a result of this project,” she added.

Guests on this show will include Glenn Harper, Manager of Ohio’s Certified Local Government program; Steve McQuillin, of Steven McQuillin and Associates, the firm selected to conduct the survey; Janet Senkar, program coordinator of Medina’s Community Design Committee, a local organization responsible for many of the preservation efforts in Medina and Joanne King, local historian and co-author of [Building a Firm Foundation, Medina County Architecture 1811- 1900](#).

“The real stars of these shows will be many restored historic properties that can be found in Medina. Some of these buildings are already listed on the National Register, but residents don’t have a true appreciation of the history of the structures, the restoration efforts that went into the buildings and the interesting people who lived and worked in them. It’s time to share these stories,” Dzur explained.

For more information about this project contact Barbara Dzur at bdzur@medinaoh.org

Our Doctors Make House Calls

Two CLG Communities Feature Building Doctor Program

On May 1st and 2nd Canal Fulton, Ohio’s newest Certified Local Government, hosted the first of eight Ohio Historic Preservation Office Building Doctor Clinics planned for 2003. In August, Cincinnati, also a CLG, will host the next to last clinic of the year. Each clinic begins with a free seminar on building maintenance, repair, alterations and additions, with the emphasis on bringing buildings built before 1950 up to date without sacrificing historic character. On the following day, the Building Doctors make the rounds of ailing buildings, to examine problems and prescribe cures. Consultations are free but are pre-scheduled and limited. The Building Doctors examine all kinds of older buildings including houses, churches, schools, commercial buildings, factories, barns and other farm buildings.

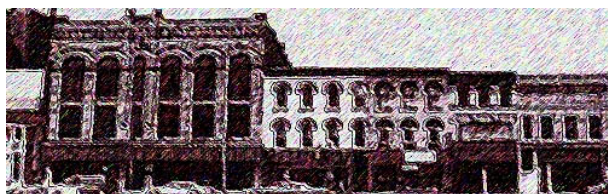
[Click here](#) for information about the Building Doctor program and a complete list of 2003 clinics or [click here](http://www.ohiohistory.org/resource/histpres/programs/index.html) <http://www.ohiohistory.org/resource/histpres/programs/index.html>

Find out more about sponsoring a Building Doctor Clinic in your community, call the Ohio Historic Preservation Office at 614/298-2000.

Ohio Historic Preservation Office Invites Award Nominations

Each year, the Ohio Historic Preservation Office recognizes achievements in historic preservation by presenting awards in two categories: **Public Education and Awareness**, and **Preservation Merit**. We encourage Certified Local Governments to help identify local preservation achievements by submitting nominations in either category. Nominations are due July 1st, and awards will be presented at a luncheon during the statewide preservation conference in November.

[Click here](#) for more information about the award categories, to see past recipients or download a copy of the Awards nomination in Adobe format.



Fast Fact: Exterior Painting

by Mariangela Pfister

Fast Facts are publications of the Ohio Historic Preservation Office.

The sun is shining, a nice breeze is blowing, so it's time to paint your wood frame house. Do thoughts of painting send a winter chill through you? Painting is not the easiest or least expensive home maintenance job, but it is one of the most beneficial for your house. Paint adds a protective layer to your wood that if maintained, extends the life of your wood. Do-it-yourself house painting projects aren't for everyone. However, the information that follows could be useful even if you decide that your job requires outside assistance, guiding those you hire.

Before you begin the paint removal work, however, try to determine what caused the paint to fail in the first place. Is it the fact that it's just been a long time since the house was painted or is the cause more serious? For example, a leaking roof, bad flashing or poor drainage systems can cause a house to hold moisture and thus cause the paint to fail. Blown-in insulation, without a proper vapor barrier, can also cause this same type of problem as can poor caulking jobs. Before you tackle your painting job, make certain the cause of paint failure has been identified and corrected, or your paint will continue to fail.

Let's continue by dispelling a popular myth. You **do not** have to remove all the paint from your wood before you can repaint it. New paint will adhere to sound paint surfaces just as well as it will to bare wood, so you need to remove only the paint that is failing. Also, no matter what, resist the urge to power wash or "blast" your wood surfaces with anything (even air)! Power washing forces water into the pores of the wood, and blasting of any kind can damage your wood. We also caution against the use of heat removal systems, such as heat plates, hot air guns or blow torches. They are difficult to control, and can easily cause fires and/or heat damage your wood. So, what are the paint removal methods for do-it-yourself jobs? These methods are low tech, low cost but require a substantial amount of elbow grease and no fear of heights.

The next step in removing the failing paint is to choose a period of work time where rain is not expected for several days (this might be the trickiest part of the entire job). Then, prepare your surroundings and yourself for the task ahead. Remember that any building painted before the mid-1970s most likely contains lead. Also, until relatively recently, many paints also contained mercury. Lead and mercury are toxic materials, and their removal must be accomplished very carefully. Be sure to cover all surfaces so as to catch the chips and dust that will result. You should wear a good fitting respirator (lead dust can be inhaled),

goggles, hat and overalls that cover all bare skin (lead can also be absorbed through the skin). On another cautionary note, pregnant and nursing women and children should keep clear of the work site until the job is completed and the area has been completely cleaned. Windows should be kept tightly closed during the project.

First of all, if your paint is simply chalking, clean it with a natural bristle brush, some detergent and water. Then rinse it thoroughly with gentle garden hose pressure and allow to dry completely. For paint surfaces that are actually failing (the paint is no longer adhering to the surface) the trick is finding an effective, safe and non-damaging way to remove the paint. For many wood surfaces, simple hand scraping and sanding are very effective.

So, after you and your environment are all outfitted, use a sharp, good quality scraper to remove all the loose sections of paint. Using a pushing motion, work from the loose paint toward the edge of the sound paint. If you're finding that you have to work very hard to get the paint off, that means it's sound and doesn't need to be removed. Move on to the next patch, there will be plenty of other areas that need your attention. Pace yourself. Many do-it-yourselfers find it is easier to focus on small sections at a time. It makes the job seem more manageable. Also, take care not to gouge the wood. Once you've removed all the loose paint you can, prepare a sanding block with sandpaper. Resist the urge to use power sanders. They're difficult to control especially when you're on a ladder, and they can mar the wood. Place your sandpaper in such a way as to sand **toward** the area you've just scraped. The idea is to reduce the thickness of the seam that was created when you scraped. In essence you want to feather the edges. This way when you repaint, you won't have a seam that will allow moisture to penetrate and cause your paint to fail. If you don't feather your seam, you'll find that the paint that was sound and didn't need scraping this year, will have failed within a couple of years. I've done this job myself several times, so I don't give this advice lightly. I know how painstaking it is to prepare the surface properly, but it really is worth the effort in the long run.

Once you've completed the scraping and sanding steps, check your wood for any unsound surfaces that need to be repaired. Then lightly wash your wood surface with water and a cloth to remove dust and any surface dirt. This method of cleaning doesn't push any water into the wood, and dries quickly. Once the area is thoroughly dry, you can begin painting. Use a good quality paint brush that is recommended for the type of paint you're using. We're often asked what type of paint to use. Generally, a quality oil-based or alkyd primer can be used effectively on bare wood surfaces or surfaces where you don't know whether the topcoat is oil or latex. Oil or alkyd primers will stick to oil, alkyd, or latex topcoats, and will allow oil, alkyd, and latex topcoats to stick to them.

However, many painting contractors like latex primers.

They say that the latex primers are more forgiving in high moisture parts of the country. No matter what paint you prefer, make certain that your primer and topcoat are compatible. Also, if you don't prime, be sure that your new topcoat is compatible with the old paint. For example, a latex paint over old oil or old alkyd paint is likely to fail. In the end, it's wise to follow the manufacturer's instructions.

After you've applied your one coat of primer, you're now ready to apply your topcoat! Two applications of a high quality paint is usually preferable. Try not to apply the paint too thickly, so as to allow for better adhesion and appropriate drying. Also, be sure to follow the can's instructions carefully regarding drying times, and temperatures. Keep in mind that if it's very hot or humid, your paint will take longer to dry. If the paint can says don't paint if the temperature drops below 50 degrees or rain is expected, then I usually wouldn't suggest painting if the temperature is going to drop below 50 degrees or rain that night. So that means, in Ohio your window of opportunity to paint when no rain is predicted and the temperatures are moderate is about two days! Seriously, early fall is often a good time to paint because temperatures usually cooperate and you can hit dry spells.

Good preparation and using good products, along with Mother Nature's cooperation, will result in a paint job that not only looks nice, but also will last for many years to come.

For more information about exterior painting, contact the Ohio Historic Preservation Office.

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

Ohio Historic Preservation Office

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(Individual staff hours may vary)

To better serve you we recommend that you call ahead for an appointment

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