



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

Ohio Historic
Preservation Office
Ohio Historical Society

The Network
October/November 2007

Akron, Ohio's 45th Certified Local Government by Glenn Harper

Akron, my hometown, is Ohio's 45th and newest Certified Local Government! Growing up there, I watched as much of the city's industrial heritage was dispersed and the rubber companies, for which the Akron was world famous, moved nearly all production out of the city. Today Akron has diversified its economy and is a world-renowned center for polymer research and development. Its once neglected downtown is experiencing a renaissance.

Akron is located approximately thirty miles south of Cleveland, along the historic Ohio and Erie Canal. Founded with the arrival of the Canal in 1825, the name Akron was derived from a Greek word meaning "high." Akron was the fastest growing city in America during the early twentieth century. Fueled by the ever-growing demand for laborers to service the rapidly growing rubber industry, Akron's population exploded from 69,000 to 210,000 between 1910-1920. Today, the population is approximately 212,000.

Akron is well situated for future growth and development, with 10 million people living within a 150-mile radius of the city. Ohio's fifth largest city, Akron is home to the Akron Aeros, the Cleveland Indians AA Minor League baseball team, the Akron Symphony Orchestra and the Akron



Tax Credit Projects in Market/Main Street Historic District.

Art Museum, which features a brand new facility to complement its original historic building. Akron also plays host to the

world famous Akron Soap Box Derby, the World Golf Championship at Firestone Country Club and the Roadrunner Akron Marathon.

Akron has not forgotten its past. Once ignored and neglected, the canal is now part of the Ohio and Erie Canal National Heritage Area and the Towpath bike and hike trail is a tremendous asset for residents and a destination for bicyclists from around the country. Akron recently listed its first historic commercial district on the National Register of Historic Places and



The \$35 million dollar expansion of the Akron Art Museum.

has taken advantage of the new state historic tax credit program to rehabilitate numerous downtown commercial buildings.

Downtown Akron is also experiencing residential growth with the recent construction of the popular Northside Lofts and the nearby Cascade Village, new urbanism inspired development alongside the Little Cuyahoga River.



The new Northside Lofts Condominium project is fueling a resurgence in downtown Akron.

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MARK YOUR CALENDARS!

Ohio Farmland Preservation Summit
November 1, 2007

Ohio Department of Agriculture,
8995 E. Main Street,
Reynoldsburg, Ohio

County Courthouses & Community Revitalization
November 2 & 3, 2007
Heidelberg College
Tiffin, Ohio

The National Association of Preservation Commissions Forum
July 10-13, 2008
New Orleans, LA

National Trust Annual Conference
October 21-25, 2008
Tulsa, Oklahoma

The Secretary of the Interior's Standards Applying them to your Board or Commission's Work

As a member of your architectural review board or commission, you should be familiar with The Secretary of the Interior's Standards for Rehabilitation and recognize them as the basis for your local design guidelines. In this and two previous issues of The Network, we have focused on the Standards but have annotated them with your board's or commission's work in mind. In this issue we discuss Standards 9-10. Portions of these articles are based on an article that appeared in the September/October 2006 issue of The Alliance Review.

Standard #9

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, and architectural features to protect the historic integrity of the property and its environment

"It looks like the old house was swallowed by the addition", said a member of a local architectural review board at a recent meeting. Don't let that be said of something your board or commission approved. Help property owners understand how new additions can enhance a property without being intrusive or over-powering by providing clear information and examples in your design guidelines. When considering applications for new additions, carefully examine whether the addition will be easily identified as new and appear secondary to the original building. A visitor should be able to visualize the property without the new addition and be able to understand what the building and site would look like during their historic period.



This is a drawing of in-fill construction between two historic buildings in Cleveland's Warehouse District. The new construction is compatible with but does not duplicate the flanking buildings. The materials, massing, storefront and window sizes are contemporary yet compatible in their design.



This is the Smith House Inn Near Zanesville on the National Road.



This is the addition to the Smith House Inn on the National Road near Zanesville to house restrooms and a bar. It is contemporary but definitely not compatible for this building.



Here we can see how the Americans with Disabilities Act (ADA) can be met in a sensitive way. The materials, colors and textures are compatible with the historic building.

Standard #10

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired

Though new construction is seldom removed from an historic property, the point here is that maintaining the historic character of the property should take precedence. When reviewing applications for additions, boards and commissions must determine that neither the construction, nor later removal of the addition, will damage the original building.



This is a bank where the new partitions were designed in a manner that, when removed, would not harm the pressed metal ceiling. There are small hangers attached to a gasket, so that the glass does not actually touch the ceiling and can be easily removed.



Here is an example of an interior vestibule added in a manner that does not significantly alter the appearance of the historic lobby while in place or it will cause damage to historic features if removed in the future.

Do you want to know more about The Secretary of the Interior's Standards for Rehabilitation? The following resources are available to you.

***The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings.* Contact the Ohio Historic Preservation Office at 614/298-2000.**

An interactive web class on the Secretary of the Interior's Standards for Rehabilitation is available at www.cr.nps.gov/hps/tps/e-rehab/index.htm.

Resources for Local Preservation Commissions

The National Alliance of Preservation Commissions (www.uga.edu/napc) and the National Trust for Historic Preservation (www.nationaltrust.org), together and separately, provide a wide range of information and services to assist local government preservation programs.

Education and Information

The NAPC Resource Library and NAPC-L. The NAPC office responds to information requests daily, using its voluminous library of resources and precedents. A network of experts is also available for consultation on unusual problems. The *NAPC-L listserv* is available to members to exchange information on local commission issues.

The Alliance Review



The NAPC newsletter, published six times per year, is its primary vehicle of communication with NAPC members. Each thematic

issue features articles on topics of current interest to local commissions as well as information about NAPC programs and activities.

National Trust Forum

Forum is the National Trust's membership program for volunteer and staff leaders in the preservation field. Members receive the quarterly *Forum Journal*, the bi-monthly *Forum News*, *Preservation* magazine, substantial discounts on Preservation Books titles and registration fees for the National Preservation Conference and other Trust training programs, and access to a wealth of web-based information through *Forum Online* and the *Forum-L listserv*. Each summer *Forum News* publishes an extensive supplement with *Preservation Resources on the Internet*.



Preservation Books

Numerous titles are available through the National Trust's Preservation Books program that support the work of local preservation commissions, including:

- *Building Codes and Historic Buildings*
- *Community Design Assessment: A Citizens' Plan-*

ning Tool

- *Design and Development: Infill Housing Compatible with Historic Neighborhoods*
- *Design Review in Historic Districts*
- *A Layperson's Guide to Preservation Law: Federal, State and Local Laws Governing Historic Resource Protection*
- *Maintaining Community Character: How to Establish a Local Historic District*
- *Neighborhood Conservation Districts*
- *Procedural Due Process in Plain English: A Guide for Preservation Commissions*
- *Protecting America's Historic Neighborhoods: Taming the Teardown Trend*
- *Reviewing New Construction in Historic Areas*
- *Self-Assessment Guide for Local Preservation Commissions*
- *Takings Law in Plain English*
- *The Economics of Historic Preservation: A Community Leader's Guide*

To request a catalog, call 202-588-6296 or visit www.preservationbooks.org to order and review the hundreds of available titles.

Conferences

The National Commission Forum is a biennial conference, sponsored and organized by the NAPC, which offers a unique interactive format where participants discuss the issues and develop the solutions. NAPC then issues reports of the conference proceedings that serve as a two year strategic plan for the issues local commissions may be facing. The next Commission Forum will take place in New Orleans from July 10-13, 2008.

The National Trust's National Preservation Conference takes place each fall. The NAPC works closely with the National Trust in the solicitation and selection of educational sessions for Local Preservation Commissions and also offers the Preservation Short Course and Mock Commission Hearing on a regular basis. The 2008 National Preservation Conference will be in Tulsa, Oklahoma from October 21-25.

Training

The NAPC's **Commission Assistance and Mentoring**

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Program (CAMP) is based upon a core curriculum of the preservation network, procedural and legal issues, hands-on design exercises, public relations, preservation planning, and local issues. CAMPs can be tailored to meet local, regional, or statewide needs. Modeled after summer camp experiences, this entertainingly effective training program features terrific counselors who help the "campers" improve their preservation skills while everyone has fun.

The National Trust offers **Preservation Leadership Training (PLT)** each June in a different location. The 2008 PLT will be held in Portland, Main. PLT is an intensive one-week program focused on leadership and organizational development techniques and training in current preservation practices, issues, and action strategies. The Trust also offers **Advanced PLTs** in various real estate, design, advocacy and organizational excellence topics.

Advocacy and Technical Assistance

NAPC and the National Trust work with Preservation Action, the National Conference of State Historic Preservation Officers and the National Park Service to provide in-

formation to decision-makers on issues such as funding of the Historic Preservation Fund, the Historic Homeowners Assistance Act (rehabilitation tax credits), the Post Office Bill (providing local communities input into postal facility siting decisions), and others. These national partners also work together to organize the annual Preservation Advocacy Day.

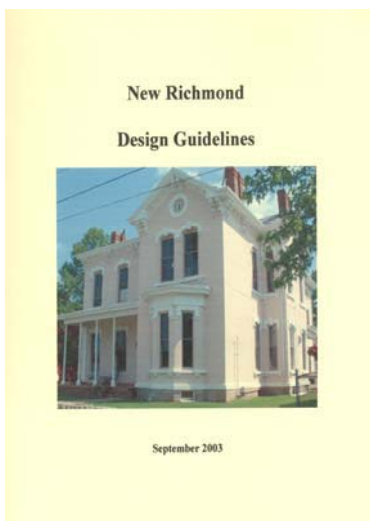
NAPC provides local community leaders with letters of support that cite solutions, successes, and precedents to aid them in presenting a stronger case on local preservation issues.

The National Trust's Law Department and its Regional Offices are available to provide advice and assistance on local government preservation problems and solutions.

Financial Assistance

The National Trust provides financial assistance to support a variety of planning, education, and other preservation-related activities. Contact the Midwest office of the National Trust of Historic Preservation or visit the National Trust web site at www.nationaltrust.org for more information.

Creating and Using Design Guidelines



Some communities begin administering their historic preservation ordinance without published and distributed design guidelines. A good set of architectural design guidelines is essential to good preservation practices. However, understanding both their usefulness and their limitations at the outset can help prevent misunderstandings down the road.

Design guidelines are written instructions for appropriate work on historic properties.

Guidelines Can:

- Explain, expand, and interpret general design criteria in the local preservation ordinance.
- Help reinforce the character of a historic area and

protect its visual aspects.

- Protect the value of public and private investment, which might otherwise be threatened by the undesirable consequences of poorly managed growth.
- Indicate which approaches to design a community encourages, as well as which it discourages.
- Serve as a tool for designers and their clients to use in making preliminary design decisions.
- Increase public awareness of design issues.

Guidelines Cannot:

- Serve the same legal purpose as the design review provisions of the ordinance. An ordinance is a law. Though some communities do codify their guidelines, local design guidelines are typically not laws.
- Limit growth, or regulate where growth takes place. Guidelines address only the visual impact of individual work projects on the character of a local historic district. Growth itself is a separate issue that must be separately addressed through zoning ordinances and preservation planning.
- Control how space within a building is used.

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- Guidelines usually deal only with exterior, public visible portions of buildings, not with how interior space is laid out or used.
- Guarantee that all new construction will be compatible with a historic area or encourage the creativity that is essential to good design.
- Guarantee “high quality construction. Though materials are generally not specified in the design guidelines, the final visual results, again, cannot be guaranteed.

For more information about the content of design guidelines see:

***Some Things to Consider in Publishing Preservation Guidelines for Your Community.* Ohio Historic Preservation Office**

***Design Guidelines in Historic Districts.* Rachel S. Cox, National Trust for Historic Preservation, 1997.
www.preservationbooks.org**

**Portions of this article can be found at the web site:
[www.cr.nps.gov/hps/working on the past.](http://www.cr.nps.gov/hps/working%20on%20the%20past)**

Do You Know What These Words Really Mean?

*As board or commission members we often use what appear to be common terms to describe work on historic buildings or historic building treatments. However, these terms are sometimes misused and misunderstood. The next few issues of *The Network* we will define, illustrate and attempt to clarify some of these terms.*

Preservation

Preservation implies maintaining a property in the same condition as when it was built. Nothing is added or subtracted from the aesthetic elements of the building or structure. Any interventions necessary to preserve the Physical integrity (e.g. protection against fire, theft, or intrusion, heating, cooling, lighting) are to be cosmetically unobtrusive.



Though the landmark Manchester Round Barn no longer functions as a dairy barn, it has been preserved virtually intact. The barn is listed on the National Register of Historic Places.

A new business occupies this building and its traditional display windows and prism glass transom have been restored.



Though the interior of this shotgun house may have been remodeled numerous times its essential form and pressed metal façade remain.

Restoration

Restoration is the process of returning a building to its appearance at a particular period in time. It can involve the removal of later additions and the rebuilding or reconstruction of missing features. The precise appearance is determined either by historical association (the way it was when George Washington slept there) or aesthetic integrity (the portico of Mt. Vernon must have all its columns). A total restoration could demand the removal of

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electrical wiring and the installation of gas lighting or oil lamps documented to the building. This approach is generally reserved for museum properties or properties of very great significance.



The restoration of the Wright Brothers Bicycle Shop in the Dayton Aviation History National Historical Park occurred after an historic photograph of the building was located.



The restoration of the Carroll Township Hall in Ottawa County returned to active use, a building that had been the center of community life for over 100 years.

National Park Service Announces New Web Publications for Boards and Commissions.

The National Park Service has announced the web publication of *Law and the Historic Preservation Commission: What Every Member Needs to Know*. To access the publication please go to www.nps.gov/history/hps/pad/partnership/index.htm and click on the title at the “New” flag.

This publication provides a “plain English” introduction to the basic legal concepts and issues that preservation commission or board members may encounter.

This is the latest title in the National Park Service’s Cultural Resources Partnership Notes series, occasional short essays on historic preservation planning, related planning and land use topics, and preservation strategies for federal agencies, tribes, states, and local governments. There are four issues in this series available on-

line and in hard copy. If you would like to receive hard copies of any title, except Law, please send your name, address, and the title(s) you would like to the email address below.

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

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