



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

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Marysville, Ohio's 45th Certified Local Government

by Gregory Delong, City Planner with the City of Marysville

Founded in 1816 by Samuel W. Cuthbertson and named after his daughter Mary, the City of Marysville is one of Central Ohio's best kept secrets. The county seat of Union County, Marysville offers the advantages of a metropolitan area with the charm and hospitality of a smaller rural community.



Main Street in Historic Uptown Marysville



Main and 5th Street in Historic Uptown Marysville during Honda HomeComing.

Conveniently located 25 miles northwest of Columbus along U.S. 33, Marysville (2005 pop. est. 17,483) has become one of the fastest growing cities in the State. Marysville is the home of both large and small industries and a diversified business base that helps to provide a "quality of life" that cannot be matched. Few communities in the country have enjoyed the international spotlight that has focused on Marysville in recent years, mostly as a result of the Honda of America Manufacturing Inc. facilities located seven miles northwest of the City. Other major industries located in Marysville include The Scotts Miracle-Gro Company, The Good-year Tire and Rubber Company, Parker Hannifin Hydraulics, Nestle, and Univenture. Marysville is also the home of Lamborghini Ohio, the United States' largest Lamborghini dealership.

As the City of Marysville continues to grow on its fringes with new commercial

and residential development, recognition and revitalization of its downtown, otherwise known as the Uptown area has not gone unnoticed. Since 1978 many accomplishments have occurred including the designation of the Uptown area as a Historic District. A key component to the success of Uptown occurred in 2004, when a cooperative effort between the Union County Chamber of Commerce and the Marysville Business Association resulted in the formation of the Uptown Renewal Team (URT). This public/private partnership has helped turn the Uptown area of Marysville into a vibrant hub of activity. The primary responsibility of the URT team is to implement the Uptown Revitalization Plan, which was adopted in 2006. Since the formation of URT, over \$5 million dollars has been invested in the Up-



Approved facade renderings converting a former furniture store into Union County offices.

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town area, including the rehabilitation of many historic buildings, which have been converted into housing, offices, businesses and an upscale restaurant. A large rehabilitation project planned for 2008 in Uptown will convert a former furniture store into a Union County facility which will include courts, offices and business incubators. The approved design of the building will transform its 1970's appearance to one more appropriate for the Uptown area.

As revitalization continues to occur in the Uptown area, a key component to its success has been the City of Marysville's Design Review Board. Originating in 2006 with the combination of the City's Shade Tree Commission and the Architectural Review Board, this seven member Board has taken a proactive approach to the revitalization of Uptown. The responsibility of the Board is to review Certificate of Appropriateness and exterior plan applications in accordance with architectural design standards, landscape standards and Historic Uptown District standards.

The City of Marysville, recognized in 2006 as one of



*Residential House on West 6th Street
in Historic Uptown Marysville*

the five best hometowns in Ohio by Ohio Magazine, prides itself on a rich heritage, conservative family values and a strong work ethic. With its healthy corporate and business base and its continued growth and development, Marysville is a great place to call home.

To learn more about all the development projects in Marysville and its numerous community activities, including Uptown Friday Nights, Community Concert, Festifair, Union County Fair, All Ohio Balloon Rally and Honda HomeComing, please visit the City's website – www.marysvilleohio.org – or at the Union County Chamber of Commerce's website – www.unioncounty.org.

CLG Grants Announced

State Historic Preservation Officer, Rachel Tooker, has announced the award of five Certified Local Government grants totaling \$67,863, as part of an initial funding round for federal fiscal year 2008.

The City of Cincinnati will receive funding for two projects: \$10,000 for a rehabilitation project at the George Hatch House in the Dayton Street Historic District to undertake window repair, and \$29,073 for a project, administered by the Over The Rhine Foundation, to conduct a study on barriers and opportunities to environmentally sensitive redevelopment of historic properties that meets the Secretary of the Interior's Standards for Rehabilitation.

Columbus will conduct an archaeological survey of the Reinhart Tract property owned by the City Water Department. The project, to be administered by The Ohio State University, has been awarded \$8,831.

Green, in Summit County, was awarded \$14,000 to conduct a feasibility study of the Levi J. Hartong House & Farm, property owned by the City and located in the City's Southgate Park.

Tipp City is being awarded \$5,959 to develop a multi-

ple property documentation form for historic industrial resources in that city and prepare two National Register of Historic Places nominations.

This grant program is a partnership with local governments to address local historic preservation needs in Ohio's Certified Local Government communities.

All CLG communities will be notified about a second funding round early in 2008 after enactment of the U.S. Department of Interior, National Park Service budget, and the state of Ohio's apportionment is determined.



Preserve America and Save America's Treasures Act Introduced

Bipartisan legislation has been introduced in the Congress that would permanently authorize two complementary historic preservation grant programs—Preserve America and Save America's Treasures. The "Preserve America and Save America's Treasures Act" was introduced in the House of Representatives on October 29 (**H.R. 3981**) and referred to the House Committee on Natural Resources. The Senate version, (**S.2262**), introduced on October 30, has been referred to the Senate Committee on Energy and Natural Resources. Mike Turner, co-chair of the House Historic Preservation Caucus, co-sponsored the House version of the bill.

The legislation is supported by the National Trust for Historic Preservation and the National Conference of State Historic Preservation Officers. Both programs support historic and cultural preservation and encourage public-private partnerships. Preserve America Grants provide funding to local communities and State and Tribal Historic Preservation Offices and support historic preservation through heritage tourism, education and related planning and promotion. Save America's Treasures Grants help fund critical preservation work on significant threatened or endangered historic properties and

collections, and require clear public benefits from those investments.

Communities and historic neighborhoods may apply for a special designation as a Preserve America community or neighborhood, which recognizes their efforts to:

- Protect and celebrate their heritage
- Use their historic assets for economic development and community revitalization
- Encourage people to experience and appreciate local historic resources through education and heritage tourism programs

To date Certified Local Governments, Canal Fulton, Dayton, Delaware, Medina and Oberlin and Piqua, Granville and Georgetown have been designated Preserve America Communities. German Village in Columbus (a Certified Local Government) is Ohio's only Preserve America neighborhood.

For more information about the Save America's Treasures and Preserve America programs, including program and grant applications and lists of grant recipients, visit these web sites: <http://www.nps.gov/history/hps/treasures/> and <http://www.preserveamerica.gov/communities.html>

Top Ten List of Design Review Board or Landmark Commission Don'ts from the Alliance of Preservation Commissions

There are four basic factors that influence the quality of the design review process:

- *The clarity of the design review guidelines*
- *Consistent review procedures*
- *Documentation of decisions and their rationale*
- *The operating style of the review board or commission*

While all four are important, it is the operating style of the review board or commission over which individual members have the most control. The following are the top ten operations errors and mistakes made by board or commission members.

10. Not handling "conflict of interest" matters properly. When in doubt it is always better not to participate.

Even if no conflict exists, reveal any relationships you may have to with the applicant to avoid suspicion.

9. Not acknowledging the public at your meetings. Always acknowledge members of the public. This may be their first and only contact with your board or commission. Make your meetings as friendly and professional as possible.

8. Forgetting that it is the application under review not the applicant. Always base your decisions on facts and your design review guidelines, not personalities. Keep your decisions within the scope of your board or commissions authority.

7. Not participating in meetings. You were appointed

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because you have something to offer the design review process. Don't be the person that always seconds the motion but otherwise doesn't say anything. Conversely, don't ask irrelevant questions or make unnecessary comments just for the sake of appearing to participate.

6. Coming to meetings unprepared. The design review process is not going to be credible to the applicant or the public if it appears you are making uninformed decisions. Be familiar with your ordinance and design guidelines. Visit the property and read the prepared materials in advance.

5. Asking questions about issues outside your board or commissions purview. Remember that your authority and review powers are limited to those defined in the ordinance. Don't inquire about or voice concerns about matters that do not pertain specifically to the application.

4. Reviewing incomplete applications. The burden is on the applicant to provide enough information for you to render a decision. If sufficient information is not provided, defer or table the application and request exactly what is needed for your consideration.

3. Structuring motions that are complex or misleading. Decisions should be clearly communicated. The facts that have led to the decision and the guidelines that were used to make the decision should be explained to the ap-

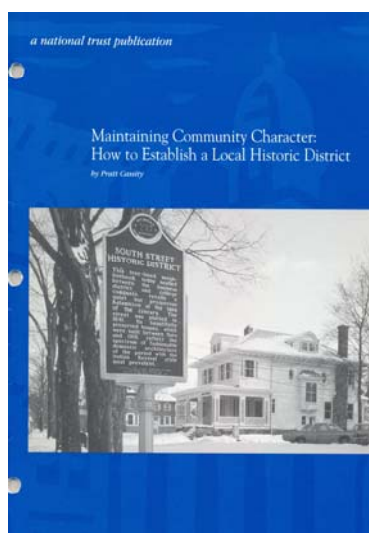
plicant and the public and made part of the public record. Avoid adding numerous conditions and vague directions. Be straightforward and deny or table the application if necessary, with specific instructions for changes to be made.

2. Making decisions that might be considered arbitrary. Using language that makes it appear as if a decision is based on personal opinion, rather than your design guidelines, is one of the most common and damaging things a board or commission member can do. Stating "I don't like that," or "it's not attractive" leaves the applicant and the public with the impression that your decisions are a matter of taste. Always relate your statements to specific provisions of your ordinance or design guidelines.

1. Redesigning the application at the hearing. Do not hesitate to make suggestions that help bring an application into compliance with your guidelines. However, if a proposed design or change is totally inappropriate it is better to deny or table the application with specific instructions as to why it is unacceptable and request that the applicant return with revised plans.

Portions of this article were written by Emily Paulus, Preservation Planner and appeared in the Spring 2007 issue of The Old Stone Wall.

National Trust Preservation Books: A Great Resource for Your Board or Commission



Did you know the National Trust's Preservation Books publishes more than 200 titles, many of them with information to assist local design review boards and commissions?

Some of the titles that may be of interest to you include: *Basic Preservation, Design Review in Historic Districts, Maintaining Community Character: How to Establish a Local Historic District, Reviewing New Construction Projects in Historic Areas, Design and Development: Infill Housing Compatible with Historic Districts, Protecting Older Neighborhoods through Conservation District Programs and Historic Building Facades: The Manual for Maintenance and Rehabilitation.*

For more information about these and many other publications visit: www.preservationbooks.org

Certified Local Governments Medina and Perrysburg Among Four New Ohio Main Streets

At a ceremony in the Statehouse Atrium, December 13th, Heritage Ohio Vice-Chair John Moore, Jr., announced four new communities will enter the Heritage Ohio Main Street Program. Certified Local Governments Medina and Perrysburg were among the four which also included Defiance and Warren. They join 35 other communities across Ohio actively working to revitalize their downtowns and urban districts by following the nationally trademarked Main Street Program. Sixteen communities including CLG's Canal Winchester and Delaware were honored for being in the Ohio Main Street Program for five or more years.

Since its inception, Ohio Main Street communities have generated \$315 million in reinvestment, 382 net new businesses, 1,936 net new full time jobs and 1,364 building renovations with a reinvestment ratio of \$1 to \$22.33.

Congratulations Medina and Perrysburg!

For more information about the Ohio Main Street Program, visit www.heritageohio.org or call 614.258.6200.

MARK YOUR CALENDARS!

**Heritage Ohio
Annual Conference**
May 6-8, 2008
Bowling Green, Ohio

**The National Association of
Preservation Commission Forum**
The only national conference designed specifically for local board and commission members and staff.
July 10-13, 2008
New Orleans, Louisiana
For more information, please visit
www.uga.edu/napc

Preserving the Historic Road 2008
September 11-14, 2008
Albuquerque, New Mexico
For more information, please visit
www.historicroads.org

**National Trust for Historic
Preservation**
Annual Conference
October 21-25, 2008
Tulsa, Oklahoma
For more information, please visit
www.nthpconference.org



City Park, Medina, Ohio



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