



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

Ohio Historic  
Preservation Office  
Ohio Historical Society

The Network  
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## Euclid, Ohio's 46th Certified Local Government

Ohio's newest Certified Local Government, the City of Euclid, can trace its origins to Cleveland's namesake, Moses Cleaveland.

In 1796 Cleaveland, two trained surveyors, and a large group of settlers reached northeast Ohio and what was to become the Western Reserve. Their plan was to survey, map and begin to colonize the area known as the Euclid Township Tract. Unfortunately the number of townships required by the Connecticut Land Company didn't materialize, and the over-all plan started to disintegrate.

Instead the settlers developed a plan whereby they would pay \$1.00 per acre for land in the township. By September 1796 a settlement had been defined and a purchase agreement between Cleaveland and the settlers achieved. As was fashionable in the late eighteenth and early nineteenth centuries, the settlers gave their township a classical Greek name, Euclid. Euclid was of course a mathematician, the "father of geometry" and the Patron Saint of the surveyor's craft.

Euclid Township extended eastward along Lake Erie from what is today East 140<sup>th</sup> Street in Cleveland to the Cuyahoga County Line, and south to Cedar Road. In more general terms, the City of Euclid extends from the eastern border of Cleveland to the Lake County Line, and south ap-

proximately 8½ miles from the lake to the top of the ridge defining the "heights area" of Cleveland. Euclid Township was granted permission to form its own government in 1809, but the township is also home to a number of cities, including Cleveland Heights, East Cleveland, Nottingham, South Euclid, and Lyndhurst. Euclid Village was founded in 1914, incorporated in 1903 and became a City in 1931.



ALBERT W. HENN MANSION

A plank toll road originally accessed the southern area of the city. The northern portion, including the Lake Erie shore was settled later and contained the summer homes of numerous Cleveland industrialists. Unfortunately only a few of these homes remain and the preservation of what is left was one of the primary catalysts for the formation of the Euclid Landmark Commission, and ultimately the decision to become a Certified Local Government. At about the same time, a larger number of summer cottages sprung up along the lakeshore and many of them still exist and are in use as year-round housing.

Today, Euclid is a diverse city of approximately 50,000 people, with an industrial corridor dividing the northern segment along Lake Erie from the southern sector in what is the oldest part of the City. Euclid is essentially a bungalow community, the



SHORE CULTURE CENTER (FORMERLY SHORE HIGH SCHOOL)

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product of suburban development after World War II.

Euclid currently has two buildings on the National Register of Historic Places, the Albert W. Henn Mansion (the former home of one of the founders of National Acme Company), and Shore Cultural Center

## Ohio Main Streets and the Certified Local Government Program

The designation of Medina and Perrysburg as two of Ohio's newest Main Street programs brings to nine the number of cities that are both Ohio Main Streets and Certified Local Governments.

In addition to Medina and Perrysburg, the communities include Canal Winchester, Cleveland (Historic Gateway Neighborhood and Historic Warehouse District), Delaware, Dayton (Wright-Dunbar District), Lancaster, Oberlin and Portsmouth.

While this is a significant number, one might ask why more Main Street Communities have not become Certified Local Governments and why more Certified Local Governments have not pursued the Ohio Main Street Program.

The two programs have similar goals and can support and enhance each other in numerous ways. When the Certified Local Government program began in the 1980s it was based on the premise that preservation works best when local people work at the local level to protect and wisely use their historic resources. This federal, state and local partnership provides a method by which qualified local communities



LANCASTER, OHIO

(previously Shore School). There are six additional properties designated as local landmarks, and there are ongoing efforts to inventory and designate some additional sites.

We congratulate the City of Euclid on becoming Ohio's 46th Certified Local Government.



PORTSMOUTH, OHIO

can conduct a wide range of preservation activities in close cooperation with the State Historic Preservation Office.

The Ohio Main Street Program, administered by Heritage Ohio, Inc., is perhaps the epitome of local, grassroots involvement, depending on dozens, sometimes hundreds of volunteers to carry out the numerous program strategies that help to successfully implement the four point main street approach of organization, design, promotion and economic restructuring. However, like the CLG program it is a communities historic resources and the wise use of those resources that form the backbone of the Main Street Program.

If your community is interested in the Ohio Main Street Program, contact Program Director, Jeff Zigler at <http://www.heritageohio.org> or 614/258-6200.



CLEVELAND, OHIO

### Updating A Future for Ohio's Past: The Ohio Historic Preservation Plan

The Ohio Historic Preservation Office, in conjunction with numerous organizations and agencies, is spearheading updates and revisions to Ohio's statewide historic preservation plan: *A Future for Ohio's Past: The Ohio Historic Preservation Plan*.

The Plan is intended as a guide and reference for local preservation organizations, government staff, elected officials and design review boards and commissions; as well as the Ohio Historic Preservation Office. It includes six general goals related to the preservation of Ohio's historic resources.

Updating the Plan provides an opportunity to revise the current goals and possibly add new ones, assess the current status of historic resources in Ohio, and describe the challenges and opportunities affecting historic preservation.

A key component of updating the Plan is gathering ideas and opinions from a wide variety of stakeholders.

**Your input is requested! To access the survey and to view the current State Historic Preservation Plan visit the Ohio Historical Society website at [www.ohpo.org](http://www.ohpo.org) and click on "take the online survey" under "What's New."**

## Don't Flirt With Disaster—Make Sure Your Community Has a Disaster Plan that Addresses Historic Preservation

by Glenn Harper

A recent flurry of unusual winter tornados across the south, floods in northwest and southwest Ohio and several commercial district fires across the state proved once again that communities need to have a disaster preparedness plan in place that addresses historic preservation issues. Should a disaster occur, your board or commission will need to get involved in a proactive way to insure that the misfortune is not exacerbated by lack of information or premature decision making.

When a disaster occurs there are immense pressures placed on property owners, building officials and preservation boards and commissions to make snap decisions about the fate of damaged buildings. Communities often want immediate damage assessments and buildings may be written off and razed for health and safety reasons, without having had the benefit of comprehensive structural analysis by qualified engineers and architects. As the old adage goes, "When it's Gone, it's Gone", so before your community is faced with a natural or manmade disaster and the loss of historic buildings and structures, consider the following recommendations.

### 1. Have a comprehensive and up-to-date inventory of your historic buildings.

If you don't have a comprehensive inventory of your historic buildings then complete one as soon as possible. If you do have an inventory it is likely outdated. Remember that CLG grants can be used to conduct inventories and to expand and update existing inventories. If possible the inventory should include both contemporary and historic photographs. A photographic record is essential for post disaster design review and rehabilitation efforts and can also contribute to sensitive infill construction. Photographs allow you to recreate



Credit: Leader-Record, photo by Steve Shriver

historic details or rebuild damaged areas based on clear evidence rather than memory or conjecture.

### 2. Prepare a Disaster Recovery Plan

Know who to contact at the local, state and federal level. Get contact names, phone numbers and email addresses for any agency that might provide assistance, including the Ohio Historic Preservation Office, the regional office of the Federal Emergency Management Agency (FEMA) and the Ohio Emergency Management Agency (OEMA).

In a disaster, caring for the injured and dealing with loss of life are obviously the first priority. However, damaged buildings can't wait, especially during inclement weather. Consider organizing a "swat team" of professionals who can quickly evaluate the degree of damage a building has suffered and its structural integrity, before the knee jerk reaction to demolish everything sets in. Work closely with elected officials, building inspectors and the fire chief to insure that adequate time is given to evaluate each damaged building.

Prepare a list of non-profit agencies and organizations which might provide information and technical as-



A NOVEMBER, 1992 TORNADO SWEEPED THROUGH ARCANUM IN SOUTHWEST OHIO, DAMAGING OR DESTROYING OVER 200 HOMES.

sistance, including the Ohio Historic Preservation Office, the National Trust for Historic Preservation and the American Institute of Architects (AIA). The AIA, the Preservation Office and statewide preservation organizations such as Heritage Ohio and Preservation Ohio may be able to send volunteers to your community to access damage and provide advice on building repairs. The Ohio Department of Development may be able to provide emergency financial assistance.

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Develop a list of rehab and restoration companies and contractors. Some of them specialize in historic building repair. Update references and credentials for these companies on an annual basis.

Have a method for recovering and storing important building elements so they don't end up in a landfill. Salvaged brick, terra cotta, cast iron and other building materials are expensive to replace and can likely be used in building repair and reconstruction.



*WOODEN ARCHITECTURAL ELEMENTS FROM A CHURCH HEAVILY DAMAGED FROM A FIRE WERE RECOVERED AND WERE INCORPORATED INTO THE RECONSTRUCTED BUILDING.*

### **3. Encourage comprehensive insurance coverage.**

Educate property owners about the importance of keeping their property insurance up-to-date and be sure the coverage includes disasters which are most likely to visit your community.

### **4. Don't relax your design guidelines.**

If a major disaster occurs, boards and commissions may be swamped with requests for Certificates of Appropriateness. In order to meet these demands, staff and elected officials may feel pressure to relax or dilute design standards. Instead of relaxing standards look for ways to respond to requests that do not require a comprehensive review. For example, larger cities may have already streamlined the design review process, allowing a staff person to issue COA's for certain types of work. Where staff doesn't exist or isn't available, individual board members could be empowered to issue COA's for minor or in-kind repair such as roofs, porches and windows. If the disaster is widespread in a historic district, a heavy volume of COA's may require hiring temporary emergency personnel who can help with the review process and do follow up inspections.

### **5. Don't be in a hurry**

If a disaster occurs, boards and commissions should be able to react quickly but not at the expense of the long term appearance and architectural integrity of the community. If major reconstruction is required, seek input from the community about how the historic district should be rebuilt and how it should look. Many preservation board and commission members in other states whose communities have experienced disasters, regret moving too quickly and allowing buildings to be razed or remodeled incorrectly. Stabilizing buildings and allowing time to look at all the options is usually the best approach.



*ALL THAT REMAINS OF THIS BUILDING AFTER A DEVASTATING FIRE IS THE FAÇADE. HOWEVER, WITH PROPER EVALUATION AND PLANNING IT MAY BE POSSIBLE TO STABILIZE THE FAÇADE AND CONSTRUCT A NEW BUILDING, WHILE MAINTAINING THE ARCHITECTURAL INTEGRITY OF THE COMMERCIAL DISTRICT.*

We never know when a disaster will strike but we do know how to prepare for them. Don't flirt with disaster, be prepared!

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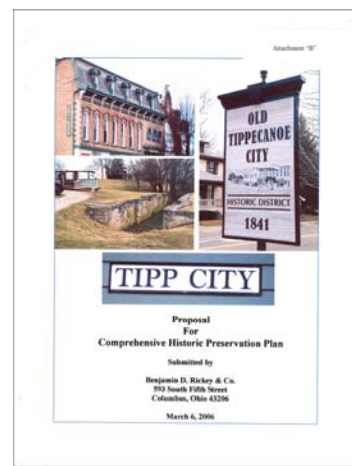
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**Portions of this article were written by Phil Thomason, the principal of Thomason and Associates and appeared in a special sample issue of *The Alliance Review*.**

## Tipp City Makes All the Right Moves

Tipp City has only been a Certified Local Government for three years, which makes the number of historic preservation goals accomplished in this southwest Ohio community all the more remarkable. Since becoming a Certified Local Government in April, 2005, City Planner and Zoning Administrator, Matthew Spring has applied for and received CLG grants to develop a Preservation Plan and write design guidelines. Their most recent CLG grant was awarded to develop a multiple property documentation form for historic industrial buildings in the City and prepare two National Register of Historic Places nominations, part of a redevelopment strategy for the buildings.

For more information about Tipp City's numerous historic preservation initiatives, contact Matthew Spring, City Planner and Zoning Administrator, (937) 669-8477 or via email at [springm@tippcity.net](mailto:springm@tippcity.net)



## Crescent City Comeback! New Orleans Site of 2008 NAPC Forum

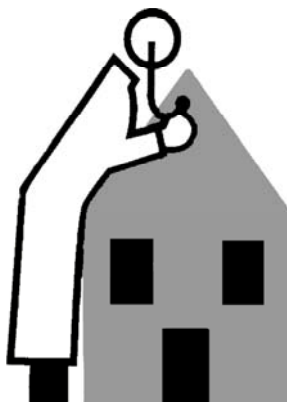
Join your fellow architectural review board and commission members at the 2008 National Alliance of Preservation Commissions Forum in New Orleans, July 10-13. The Forum will be held in the Astor Crown Plaza Hotel, in the city's famous French Quarter. New Orleans continues to make an impressive comeback from the devastation of hurricanes Katrina and Rita and you can see the results firsthand.

The Forum is the only national conference dedicated to local preservation boards and commissions and the issues that are important to you.

For more information visit [www.uga.edu/napc](http://www.uga.edu/napc) or call 706.542.4731.

## Ohio's Building Doctors Make House Calls

### Building Doctors Hold Seven Clinics in 2008



The Ohio Historical Society's Building Doctors will hold clinics in **Bexley** April 24-25; **Zoar** May 1-2; **Deerfield** May 22-23; **Findlay** September 11-12; **Burton** September 25-26; **Botkins** October 9-10; and **Cambridge** October 23-24, 2008. The "doctors" work in teams, teaching old-building owners how to recognize and solve some of the most common

sources of problems in maintaining older buildings, and how to make informed decisions about repairs and improvements.

Each clinic begins with a free seminar on topics like peeling paint, failing plaster, wet basements, deteriorating masonry, damaged wood, window repair, and bring-

ing buildings built before 1955 up to date without sacrificing features that make them appealing.

On the following day, the Building Doctors make the rounds of ailing buildings within five miles of the facility where the seminar was held to examine problems and prescribe cures. Their consultations are free, however you must ask for an appointment when you register in advance, and you must attend the free seminar to qualify. The Building Doctors visit all kinds of buildings built before 1955 — schools, churches, factories, stores, offices, farm buildings, and homes.

The program is a service of the Ohio Historic Preservation Office, Ohio's official historic preservation agency. A part of the Ohio Historical Society, the Ohio Historic Preservation Office identifies historic places in Ohio, nominates properties to the National Register of Historic Places, reviews federally-assisted projects for effects on historic, architectural, and archaeological resources in Ohio, consults on the conservation of older

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buildings and sites, and offers educational programs and publications.

If your community is interested in sponsoring a Building Doctor Clinic in 2009 and would like additional infor-

mation about the Program, including costs associated with hosting a clinic, please contact Mariangela Pfister at 1-800-287-2470 or via email at [mpfister@ohiohistory.org](mailto:mpfister@ohiohistory.org).

## MARK YOUR CALENDARS!

### Ohio Historic Preservation Office 2008 Workshops

#### May 20, 2008

- Historic Rehabilitation Tax Credit
- I-Form Advanced: Creating and Editing Digital Images for I-Form
- Online Mapping Training Session
- Fundamentals of Section 106 Reviews

Go to [www.ohpo.org](http://www.ohpo.org) to register today!

### Heritage Ohio Annual Conference

May 6-8, 2008

Bowling Green, Ohio

For more information please visit  
[www.heritageohio.org](http://www.heritageohio.org)

### 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](http://www.uga.edu/napc)

### Preserving the Historic Road 2008

September 11-14, 2008

Albuquerque, New Mexico

For more information, please visit  
[www.historicroads.org](http://www.historicroads.org)

### National Trust for Historic Preservation

Annual Conference

October 21-25, 2008

Tulsa, Oklahoma

For more information, please visit  
[www.nthpconference.org](http://www.nthpconference.org)

## “Place Matters” Preservation Month May 2008

May is Preservation Month. Your board or commission can sponsor or co-sponsor Preservation Month activities in your community. Visit the National Trust for Historic Preservation web site: [www.PreservationNation.org/preservationmonth/index.html](http://www.PreservationNation.org/preservationmonth/index.html) for resources and ideas to help your community plan and publicize Preservation Month activities.

### NEW RESOURCES FOR PRESERVATION COMMISSIONS:

*Procedural Due Process in Plain English: A Guide for Preservation Commissions* is a new edition updated by Julia Miller, National Trust special counsel and legal education coordinator, to reflect recent court decisions. 24 pages, \$9 for Forum and Main Street members (\$12 retail), order no. 2PRO. Order from Preservation Books, [www.preservationbooks.org](http://www.preservationbooks.org), (202)588-6296. *Law and the Historic Preservation Commission: What Every Member Needs to Know* is a new web publication in the National Park Service's Cultural Resources Partnership Notes series. To download it and other titles in the series, go to [www.nps.gov/history/hps/pad/partnership/index.htm](http://www.nps.gov/history/hps/pad/partnership/index.htm)



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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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