

A Historic Preservation Plan for Ohioans | 2016–2020

# Finding Common Ground



Welcome to *Finding Common Ground*, the State Historic Preservation Plan for Ohio 2016–2020. We hope that you will read and use this document to better understand historic preservation throughout the state, from our intriguing archaeological resources to our magnificent landmarks. This document is for the entire state, not just the State Historic Preservation Office. In it you can find out how you can be a part of preserving Ohio's history. Take a look at how you can be a part of our story: connect with your local historic preservation commission; participate in a local educational program about archaeology in your area; or visit a historic site. You have lots of options and we hope that you will use this plan to find many more ways to Find Common Ground with historic preservation.

Amanda Schraner Terrell  
Director, State Historic Preservation Office  
Deputy State Historic Preservation Officer

## Our Vision

Ohio is at the forefront of historic preservation, with the third-highest number of National Register listings in the nation, pioneering studies advancing archaeological science and robust use of the federal historic preservation tax credits. Now, even with this successful track record, we find that our next statewide historic preservation plan gives us the opportunity to assess whether the rest of the state is aware of the benefits and utility of historic preservation programs. The Ohio History Connection's State Historic Preservation Office will work with our preservation partners to establish historic preservation as a critical component within the larger context of growth and revitalization in the state of Ohio. We will reach out to the general public and non-traditional partners, invigorating our dialogue and ways to collaborate on our mutual goals. The State Historic Preservation Office will continue

to work toward creating centralized and accessible data that will be used for education, training and the protection of historic and archaeological resources. In working with the state legislature and local governments, the State Historic Preservation Office and our preservation partners will work to maintain the gains that have been made in the 50 years since passage of the National Historic Preservation Act, and to create opportunities to address new threats proactively through policy and legislation. We will reach out to underrepresented communities to increase our knowledge of them through survey, inventory and registration. Through continued rehabilitation and planning, we will work with the elderly, aged and disabled populations to increase accessibility to historic sites, buildings and districts. With all of these activities, we have the goal of *Finding Common Ground* between historic preservation and the public.

# Finding Common Ground

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Female Effigy Pipe, Fort Ancient Culture, c. A.D. 900–1650

Front cover: Excavation of Pickawillany Village Site, Miami County.

***History defines our community and makes our community different and stand out. The old buildings make you feel good. Each piece of history we lose makes our town more sterile.***

—Thad Lichtensteiger, Van Wert County Commissioner

# Methodology

Historic preservation has played a large part in Ohio's recent past. From protecting cultural landscapes and archaeological sites to revitalizing our cities, historic preservation has been integral to everyday life across the state, whether it is recognized or not. From the shops you patronize on Main Street to the parks you visit on the weekends, historic preservation has played a part in safeguarding the special character of these places. *Finding Common Ground* is a plan to help reinforce the connection linking the public, preservation practitioners, professionals and everyone in between to the benefits of historic preservation. This updated state historic preservation plan was written with the goal of increasing the outreach of the Ohio History Connection's State Historic Preservation Office, our partners and other preservation and archaeology professionals to those outside of the field and outside of our traditional collective audience. We hope to forge new connections with organizations, businesses and communities where we can have a mutual benefit toward the protection of our resources and the success of our cities, villages, townships, counties and the state as a whole.

## State Plan Advisory Board

A State Plan Advisory Board was assembled from a variety of disciplines and areas of expertise. Members represented historic preservation professionals, planners, archaeologists, economic development professionals, State Historic Preservation Office staff and a number of other participants who work in preservation-related fields. This wide-ranging board provided input that became our eventual survey, served as interviewers and provided the expertise and insight that helped shape the goals and action items that are the centerpiece of the state plan.

## Public Survey

A survey was prepared with the assistance of the Ohio History Connection's outreach program. The survey included an evaluation of the past state plan and information on the main issues surrounding historic preservation in the state.

This comprehensive survey was sent out to Certified Local Governments, nonprofits, historical societies, historic site managers and preservation and archaeology professionals across the state. The same survey was submitted to local American Planning Association chapters, the Ohio Archaeological Council and other related organizations, resulting in a wide variety of responses. To increase outreach, the survey was offered at the Heritage Ohio annual conference.

## Outreach

Following the survey, additional outreach was performed to gain more specific insight into historic preservation in Ohio. Several group meetings were conducted, including with the Ohio Archaeological Council and the Governor's Council on People With Disabilities. Letters were prepared and sent to all of the federally recognized American Indian tribes and nations that have ties with Ohio, soliciting their valuable input about working with artifacts, sites, cultural landscapes and other relevant items. Community Leader surveys were prepared, and board members interviewed a wide range of participants and community leaders, including mayors, council members, state legislators and others who serve in key positions in local communities. This survey was to assess how historic preservation is used and how it is perceived in communities across the state. The results included responses ranging from the belief that historic preservation had no place in government to champions who have seen the benefits of local protections.

## Data Collection

Survey data was collected and assessed by State Historic Preservation Office staff and the State Plan Advisory Board to develop goals and action items to address the specific problems identified in the public outreach elements. The current status of historic preservation was also determined from this survey data revealing the threats and challenges to Ohio's resources as understood by both the public and preservation/archaeology practitioners.

12,000 B.C.—Mesa Verde, Chile | 10,000 B.C.—Earliest pottery in Japan | 9,000 B.C.—Farming in Middle East

## Paleoindian

13,000–  
7,000 B.C.



Clovis, Cumberland Cluster,  
Clovis or Gainey Type. Upper Mercer Chert



Clovis Point

Projectile points

Small bands of people  
(30-40)

Temporary seasonal camps

Spears with flint points

# Implementation Strategies

The State Plan is presently structured to operate between 2016 and 2020. Implementation will begin with an analysis of present programs and policies. A State Historic Preservation Office survey will be conducted to identify a base of knowledge about non-traditional groups and areas for expanded impact. The plan recognizes the gaps in knowledge between the general public and the benefits of historic preservation, with the survey data indicating that historic preservation is perceived as elitist or anti-development. A large part of the plan is designed to increase outreach not only for the State Historic Preservation Office, but our preservation partners as well.

## Collaboration

Armed with this information, the State Historic Preservation Office and our preservation partners will increase efforts to find paths toward collaboration on a variety of issues. Through public meetings, increased educational materials, collaborative programs and other means we will strive to reach out to public and non-traditional partners, helping to realize the added value of preserving historic resources.

## Local Interaction

An important element of the plan will be the convening of a smaller Plan Advisory Board that will establish incremental goals for the year, including specific progress measures. While non-binding, and primarily internal in nature, these incremental goals will provide a clear structure to implementing the overall state plan goals and to provide measureable successes.

## Success

At the local level, successes will be measured by the integration of State Historic Preservation Plan goals and action items into local planning efforts and efforts of Certified Local Governments and Historic Preservation Commissions. These will range from explicit incorporation of State Plan-specific action items, to local goals that clearly adhere to the objectives set forth in the plan.



Cleveland's Public Square at the intersection of Superior and Ontario, including Terminal Tower and Soldiers' and Sailors' Monument

It is the goal of the plan to structure a regular reassessment of the public interest and participation in historic preservation activities throughout the state. The engagement of the public and our non-traditional partners is a large part of what makes historic preservation a successful program. Therefore all of the implementation will be based on keeping in touch with that engagement and assessing how the State Historic Preservation Office and our preservation partners can continue to connect the public with Ohio's historic resources.

8,000 B.C.—Mammoths & mastodons extinct | 5,300 B.C.—Maize cultivation in Mexico | 2,600 B.C.—Pyramid construction in Egypt | 2,100 B.C.—Stonehenge completed

Archaic  
8,000–  
500 B.C.



Thebes Cluster,  
St. Charles Point Type



Sandal Sole Gorget  
With Embossed Carving

Stone tools

Hunter gatherer

Domesticated squash

Established seasonal camps

Developed axes and other food processing tools

# Goals 2016-2020

## Goal 1: Find Common Ground Through Partnerships

Identify and develop traditional and non-traditional partnerships with agencies, organizations, local governments, property owners and other entities to further the goals and values of historic preservation and to integrate those into everyday business and life in Ohio.

**Objective A:** Examine present historic preservation and archaeological programs and identify present partner entities that make these programs work and potential new partners who could make these programs more effective and efficient.

### Action Items:

- Seek to identify new partners including federal agencies, state agencies, statewide non-profits and statewide industry groups that could be potential partners for historic preservation at the state, regional or local levels.
- Encourage local historic preservation boards/commissions to seek out local non-traditional partners, including nonprofits, land-use organizations and local/regional public administration and planning organizations.
- Encourage individuals interested in historic preservation to engage and participate with boards, commissions and organizations that may benefit from historic preservation.
- Strengthen Certified Local Government program, and encourage municipalities to adopt local historic preservation ordinances that meet Certified Local Government requirements.

**Objective B:** Work with traditional and non-traditional partners to identify areas of collaboration in funding, project goals and resources.

### Action Items:

- Seek to develop partnerships with non-traditional partners to identify areas of overlap in policy and services that will be enhanced with collaboration.
- Encourage local historic preservation commissions/boards,

especially Certified Local Governments, to seek non-traditional organizational partners at the regional and local level.

- Seek to collaborate with Ohio Local History Alliance, Main Street programs, chambers of commerce and other organizations with a community outreach focus to identify and improve networks of communication.

**Objective C:** Establish and improve networks of communication to avoid missed opportunities for collaboration.

### Action Items:

- Establish ongoing communication with traditional and non-traditional partners who could further historic preservation goals in education, outreach, technical assistance, planning, public administration and community and economic development.

## Goal 2: Find Common Ground Through Collecting and Evaluating Data

Increase awareness and accessibility of data and information on the environmental, social and economic benefits of historic preservation at the local and regional level.

**Objective A:** Identify gaps in knowledge of the general public about historic preservation and its benefits

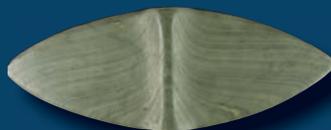
### Action items:

- Develop a standard survey about preservation awareness that preservation commissions, Certified Local Governments and local preservation organizations can distribute yearly through their own channels and at preservation events.
- Work with partner organizations or Ohio History Connection staff to conduct a survey (phone and/or online and/or in person) of the general public to gather information on the baseline knowledge of historic preservation and its benefits among everyday Ohioans.

570 B.C. —Birth of Gautama Buddha | 438 B.C.—Completion of Parthenon

Early Woodland/  
Adena

800 B.C.—A.D. 1



Winged Bannerstone



Tablet  
Early Woodland Period

### Tools

Grew crops in settled areas

Made pottery vessels for storing food

Mound and earthwork builders

- Distribute the survey through relevant organizations to determine awareness about preservation issues among the broader community of planning, public administration, community development and economic development practitioners.

**Objective B:** *Identify gaps in knowledge of historic preservation practitioners about available programs, funds and policy initiatives that would assist in their cause.*

**Action items:**

- Survey preservation practitioners throughout the state to rate their familiarity with the range of current programs, funds and policy initiatives.
- Survey cities, villages, townships and counties to rate their familiarity with the range of current preservation programs, funds and policy initiatives.

**Objective C:** *Collect and organize data about benefits of historic preservation.*

**Action items:**

- Develop a comprehensive toolbox of historic preservation resources for those working in local communities to proactively or reactively preserve historic sites, structures or archaeological resources.
- Compile library of resources on economic, social, cultural and environmental impacts of historic preservation that can be shared with historic preservationists, archaeologists and non-traditional partners and federally recognized American Indian tribes and nations with historical ties to Ohio.
- Seek to conduct an impact study of historic preservation in Ohio, to incorporate economic, social, cultural and environmental benefits.
- Develop materials and education to respond to survey results.

**Goal 3: Find Common Ground Through Education**

Assist both traditional and non-traditional partners in understanding the benefits of historic preservation and its applicability to community and daily life.

**Objective A:** *Develop comprehensive outreach programs for historic preservation and archaeological programs for the general public, traditional and non-traditional partners and*

*federally recognized American Indian tribes and nations with historical ties to Ohio.*

**Action Items**

- Work with school leaders, teachers, state and federal Departments of Education, educational partners and Ohio History Connection staff in developing educational opportunities for youth and students about historic preservation and archaeology.
- Partner with the National Park Service in developing a Youth Summit program.

***Historic preservation is our anchor as we strive to move forward and ensure the prosperity of future generations in Kent.***

—Dave Ruller, City Manager, Kent

- Develop a contact list of local non-traditional partners in order to effectively disseminate educational materials, studies and information as they are compiled.

**Objective B:** *Create a more comprehensive and inclusive online presence for historic preservation and archaeological knowledge.*

**Action Items:**

- Work with Ohio History Connection’s Marketing and Communications division to assess the existing online efforts of the State Historic Preservation Office and provide recommendations for improvement, expansion, etc.
- Encourage local governments and organizations to generate a list of topics that local citizens are interested in learning more about regarding preservation and/or archaeology that will be integrated into an online library.

**Objective C:** *Develop comprehensive training materials to assist preservation and archaeological professionals in their work.*

**Action Items:**

- Work with partners to include at their events sessions that meet the Continuing Education requirements for real estate professionals, planners and architects.

206 B.C.—Han Dynasty founded in China | A.D. 70—Coliseum in Rome completed

A.D. 300—Beginning of Mayan rule in Mesoamerica

Middle Woodland/  
Hopewell  
100 B.C.-A.D. 500



Hopewell Copper Mask

Small village structure along the Ohio River and its tributaries

Imported exotics like mica, copper and seashells

More mounds and earthworks

- Develop local policies and programs that encourage and provide incentives for preservation and/or redevelopment that incorporate historic preservation methods and materials.
- Conduct local training workshops sponsored by the State Historic Preservation Office, state and local advocacy organizations and other partners.
- Conduct local training workshops sponsored by the State Historic Preservation Office in consultation with the Ohio Archaeological Council on the benefits of preserving and protecting archaeological sites.

#### Goal 4: Find Common Ground Through Policy

Work with traditional and non-traditional partners to study and propose policy changes to increase the ability of municipal, township, county and regional entities to protect historic and archaeological resources.

**Objective A:** Examine ways to increase protection of historic and archaeological sites in cities, villages, counties and townships.

##### Action Items:

- Encourage the formation of a historic preservation caucus in the state legislature.
- Promote the retention of the current Ohio Historic Preservation Tax Credit program.
- Educate municipal, township and county governments on the benefits of protecting historic and archaeological sites with local preservation ordinances.
- Promote compliance and enforcement of existing state historic preservation legislation and promulgation of associated regulations.
- Strengthen law to require agencies to consider effects of their projects on historic and archaeological sites and coordinate with legislators and staff to seek advocates.
- In partnership with advocacy organizations and other interested parties, promote and facilitate the listing of important and threatened archaeological sites in the National Register of Historic Places.
- In consultation with advocacy organizations and other interested parties, develop and provide to cities, villages,

- counties and townships examples of preservation ordinances and other policies designed to work with state and local law and offer meaningful preservation strategies for historic and archaeological sites and cemeteries.
- In consultation with advocacy organizations and other interested parties, develop and disseminate frequently asked questions and fact sheets with best practices to cities, villages, counties and townships.
- Encourage counties, townships, villages and cities to adopt and implement the goals and objectives of the State Historic Preservation Plan.
- In partnership with federally recognized American Indian tribes and nations with historical ties to Ohio, promote and facilitate the compilation of information on important and threatened archaeological sites and places of importance to American Indians.

**Objective B:** Examine ways to increase and retain incentives for the reuse and revitalization of historic sites and the protection of archaeological sites.

##### Action Items:

- Increase publicity and visibility of available funding programs.
- Work with partners to maintain and grow both the state and federal rehabilitation tax credit programs.
- Investigate partnering with, and using, conservation districts and similar tools to determine where goals of such organizations and programs align with historic preservation; identify and publicize best practices.
- Demonstrate the connection between environmental sustainability and historic preservation; identify and publicize best practices.
- Promote and facilitate enrollment of archaeological sites in the Ohio Archaeological Preserves Program.
- In consultation with the Ohio Archaeological Council and other partners, develop alternative mitigation strategies that can leverage direct or indirect benefits and further the implementation of long-range historic preservation plans; identify and publicize best practices.

A.D. 500—Teotihuacan built | A.D. 537—Hagia Sofia built, Constantinople | A.D. 1000—Easter Island statues

## Late Woodland A.D. 500–1200



Human Effigy



Madison.  
Late Woodland Period

Pottery developed for cooking and storage  
Larger villages  
First evidence of corn horticulture  
Bow and arrow developed  
Mound building ceases

**Objective C:** Identify conflicts of state/local policy which deter historic and archaeological resource protection.

**Action Items:**

- Review state laws, regulations and policies to identify areas of overlap and areas where coordination can create a more beneficial outcome.
- Review local laws, regulations and policies, starting with Certified Local Governments, to identify areas of overlap and areas where coordination can create a more beneficial outcome.
- Provide an annual infographic report to the state legislature and other partners on the protection of historic sites, archaeological sites and cemeteries in Ohio, including information on successful preservation actions, incidences of vandalism and needs for updating state preservation laws.
- Communicate regularly with cities, villages, counties and townships, especially Certified Local Governments, to ask what they see as recent detriments to historic and archaeological resource protection and what remedies they would recommend.

**Objective D:** Identify threats to historic and archaeological resources from natural and manmade disasters and offer ways to take action to prevent damage to resources and to better plan for preparedness, resiliency and recovery.

**Action Items:**

- Coordinate with the Ohio Emergency Management Agency to strengthen the role of historic preservation, both of state and local resources, in the state's Enhanced Hazard Mitigation Plan.
- Submit Pre-Disaster Mitigation Grant Program application for State of Ohio, counties and municipalities.
- Improve consultation with agencies that deal with extractive industries to encourage consideration of impacts to cultural resources in order to develop procedures to minimize adverse impacts.
- In partnership with advocacy organizations, develop and disseminate best practices for hazard mitigation and disaster recovery planning to cities, villages, counties and townships, especially Certified Local Governments.

- Encourage cities, villages, counties and townships to adopt preparedness and hazard-mitigation plans that include accurate, up-to-date surveys of historic and archaeological resources. Assist Certified Local Government partners in developing these first as models for other communities.

**Goal 5: Find Common Ground Through Inclusiveness**

Increase representation and participation of underrepresented groups in survey, registration and the decision-making process to ensure that all Ohioans are represented in the field of historic preservation.

**Objective A:** Engage with underrepresented groups in Ohio, including ethnic minorities, women, lesbian/gay/bisexual/transgender and other regional, socioeconomic and ethnic groups.

**Action Items:**

- Use National Register of Historic Places listings, survey reports, survey forms and related resources to identify the primary ethnic, socioeconomic and regional groups that have been previously documented and identify underrepresented groups.
- Support oral history programs that include these underrepresented groups but also seek to incorporate youth and elderly interaction.
- Prioritize funding for National Register nominations and survey/inventory activities that include or focus on underrepresented communities.

**Objective B:** Identify community leaders to head preservation-related activities in each local community.

**Action Items:**

- Identify one or more community leaders, or leading community organizations, who can serve as a community contact for local, regional and statewide historic preservation activities.
- Develop materials that can be used by various groups to highlight the importance of historic preservation to preserving community history while providing practical information on maintenance and rehabilitation.

A.D. 1000—Cahokia largest city in North America | A.D. 1492—Christopher Columbus's first voyage | A.D. 1565—St. Augustine, FL, founded

Late Prehistoric  
A.D. 900–1650



Carved Hair Comb  
Fort Ancient Culture



Female Effigy Pipe  
Fort Ancient Culture

Village structure  
Grew corn, beans, squash  
Decorated pottery  
Inter-tribal warfare



**Objective C:** Educate local communities about accessibility for aging and disabled populations in historic districts, sites and spaces to ensure that everyone can use and enjoy history.

**Action Items:**

- Prioritize transition plans and other accessibility studies in funding programs.
- Work with advocacy groups for disabled and elderly citizens to identify means of providing increased access to historic districts and sites.

**Goal 6: Find Common Ground Through Messaging**

Encourage public agencies and private organizations to support historic preservation and archaeological work by developing and adopting unified messages about the protection of historic resources in Ohio.

**Objective A:** Develop a unified message about the importance of protecting historic and archaeological resources in Ohio and how they can benefit the state.

**Action Items:**

- With our partners, develop guiding principles for historic and archaeological resource protection in Ohio. Encourage partners, local governments and others to adopt Ohio's Historic Preservation Principles.
- Use the 50<sup>th</sup> anniversary of the National Historic Preservation Act of 1966 to highlight the accomplishments of Ohio in historic preservation.

**Objective B:** Engage our community and constituents about the unified message of historic preservation in Ohio.

**Action Items:**

- Develop a comprehensive social media campaign to reach beyond the traditional partners in historic and archaeological resource protection in Ohio. Use social media, marketing and other means to bring resource protection to the forefront of people's consciousness.

*Left: Union Village, Warren County. Excavation of 1805 Shaker settlement that served as one of the principal administrative centers for Ohio's Shaker population.*

*Right: Pickawillany Village Site, Miami County. Clay pipe fragment.*

1754–1763 French and Indian War | 1775–1783 American Revolution

Historic  
American Indians  
A.D. 1650–  
Present



18th-Century Glass Beads



McBride Effigy Pipe  
Shawnee Tribe

Overlap with  
historic  
Euro-American  
settlements

## Protecting Our Archaeological History

The Harrison Hub Fractionation Plant was built to refine petroleum resources recovered from shale oil development in east central Ohio. The multi-million dollar plant would require an area of nearly 300 acres, with rail and road access, to move petroleum products through a pipeline network to industrial sites where final refining and sale could occur. The area chosen, in north central Harrison County, had tested well for petroleum extraction, making it an optimal location. However, construction would require placing fill in a tributary of Conotton Creek, which required a permit from the Army Corps of Engineers. As the proposed project was a federal undertaking, the energy company also had to contact the State Historic Preservation Office to review the site for possible impacts of the project on historic properties including important archaeological sites.

In performing the necessary review work, several archaeological sites were

located with a wealth of artifacts left intact below what is known as the plowzone, or the usual depth at which a plow extends when land is farmed. The artifacts uncovered included items from the Late Archaic Period, Early Woodland Period and Late Woodland Period. Radiocarbon dating confirmed that the age of the sites range from 2050 B.C. (Late Archaic) to A.D. 1510 (Late Prehistoric). The artifacts uncovered can tell a significant amount about the people who lived in the region and how they moved from a nomadic life to more permanent settlement.

The area near Conotton Creek was occupied by small bands of families. The occupations span the transformation from mobile gathering-hunting bands in the Late Archaic Period, to semi-sedentary hamlets dependent on raising domesticated plants in gardens, to Late Prehistoric Period sedentary villages dependent on raising corn, beans and squash in surrounding fields. In each period, the groups would forage for plants, fruits and nuts in the surrounding area and bring them back to camp to make food and other goods. By comparing what the settlers around Conotton Creek did with these items to

other surrounding sites, archaeologists can better understand how these groups moved from foragers to farmers.

The federal agency, the applicant and the State Historic Preservation Office agreed that the construction of the facility would have an adverse effect on significant archaeological sites. The consulting parties signed a Memorandum of Agreement stipulating preservation measures to mitigate the adverse effects. The primary treatment measure stipulated was to conduct intensive excavations of the three significant archaeological sites to recover data to better understand and interpret how these communities made their tools and food along these creeks, and how they fit into the larger story of Ohio's ancient people.

The data from these archaeological investigations adds important new information that broadens our understanding of occupations during a span of some 3,600 years when we see dramatic changes in the cultures of people living in this area. And perhaps of equal importance, the data and the new interpretations present us with new questions about the past.



## Quaker Yearly Meeting House

The Quaker Yearly Meeting House in Mount Pleasant, built in 1814, was the first Quaker yearly meetinghouse west of the Alleghenies. For nearly a century, the meetinghouse played a crucial role in the Quaker faith in eastern Ohio. It is a contributing structure within the National Landmark Mount Pleasant Historic District, important for the role it played in the antislavery movement and the Underground Railroad. Incorporated in 1814, Mount Pleasant became a center for pork packing and shipping, and was also successful in the milling industry. The strong Quaker population in Mount Pleasant preached and practiced its abolitionist views and published antislavery literature, such as Benjamin Lundy's *Genius of Universal Emancipation*. A station on the Underground Railroad, the town was a refuge for fugitives from slavery and a welcome home for free blacks. Local residents built and administered a school for free black children, and in 1848 established a Free Labor Store which sold no products produced by slave labor.

The community's overall historic preservation goals and objectives are related to the recognition of this unique village's early and active role in the abolitionist and antislavery movements

and the preservation of those structures—homes, businesses, places of worship—where the townspeople's commitment to those defining characteristics was lived and demonstrated. Certified Local Government grants awarded to the village have helped in the restoration of the Elizabeth House Mansion & Museum, the P.L. Boone Store, the David Updegraff House and the Quaker Yearly Meeting House. The Historical Society of Mount Pleasant collaborates with the Ohio History Connection in managing the day-to-day operations of the Quaker Yearly Meeting House and in seeking other means of support to accomplish further preservation efforts.

The meetinghouse has undergone several rehabilitations, and has fended off numerous challenges over its 200 years of existence. A few of the most recent efforts at the meetinghouse, undertaken by the Ohio History Connection and the Mount Pleasant Historical Society, have been realized through the generosity of the Ong Family, the ICF Foundation and through a variety of other federal and state funding sources including a Certified Local Government grant. In 2005, the meetinghouse underwent extensive exterior rehabilitation, including the repair of windows and shutters and the installation of a new roof and drains. In 2012, the building underwent extensive mold remediation, repairing damage that had occurred prior to 2005 and addressing issues that had arisen after the last rehab.

In 2013, gas companies came to the area in the form of Spectra Energy. The company wanted to build a gas compression station about one-quarter mile from the Quaker Yearly Meeting House. The Historical Society of Mount Pleasant and local supporters attended the local public meetings, convincing Spectra to take the proposed site near the meetinghouse off of the list. The compression station site is now about five miles away. Despite this accomplishment, large trucks wind their way through the small and delicate village. The fear is that the vibrations will further damage the historic structures. Future outreach and mitigation may be necessary to alleviate this problem.

On Aug. 2, 2014, the Quaker Yearly Meeting House celebrated its bicentennial. The annual open house hosted a variety of special guests, including state senators, state representatives, local officials and the Hon. John Ong, former U.S. Ambassador to the Kingdom of Norway. Mr. Ong's ancestor, the Rev. Jacob Ong, was a master builder at the Quaker Yearly Meeting House in Mount Pleasant, and it is the family's continued financial support through the ICF Foundation that has helped keep the building intact. The Quaker Yearly Meeting House is a great example of how historic preservation is a collaborative effort.



## City of Shaker Heights Free Mobile History App

The City of Shaker Heights is nationally recognized for its history as a planned garden suburb, its stunning architecture, its diversity and its progressive leadership. These are characteristics that the City strives to preserve, share and celebrate through its Landmarks Commission, established in 1975.

In 2001, Shaker Heights developed a Housing Preservation Plan as a guide to prioritize housing-related projects, including outreach and protection of its historic properties.

Shaker Heights had a wealth of information available to help it achieve these goals, however it was in multiple sources managed and stored by three different organizations: the City Planning Department, the Shaker Heights Public Library and Shaker Historical Society. The information was in hard-copy form, difficult to maintain, deteriorating and not accessible. In 2011–2012, supported in part by a Certified Local Government grant of \$14,000, the City launched a project to preserve and organize this data in order to support historic preservation efforts and promote the history of Shaker Heights. Historical data was digitized and made available to the public online. The data was also used to create content for a Geographic Information System-based *Shaker Historical* mobile app that provides curated historical tours of the city based on the user's location.

The digitization process focused on the City's nearly 11,000 Building Index Cards. As each home or building was built, a new card captured the original plans and cost. Changes were tracked on the cards over time. Today, these cards are an invaluable resource for owners, the Landmarks Commission and the City. Being well used, however, put the fragile Building Index Cards at risk. Now preserved as a digitized and searchable database, they're available at [historicshaker.com/](http://historicshaker.com/).

The free mobile history app uses information from the digitized Building Index Cards plus other historical information and archival images to offer content on dozens of properties, events and people significant to the history of Shaker Heights. This content was integrated into a Geographic Information System-based framework developed by Cleveland State University's Center for Public History + Digital Humanities for the *Cleveland Historical* app. The app, available from the Apple App Store or Google Play, puts Shaker Heights history at your fingertips.

This project not only preserved these important community records but provides easy and meaningful public access, ensuring that they'll continue to be valued and supported.

***The community's overall historic preservation goals and objectives are related to the recognition of this unique village's early and active role in the abolitionist and antislavery movements.***



*Opposite page: Early view of Mount Pleasant.*

*This page: Views of the Quaker Yearly Meeting House after recent restoration work between 2012 and 2014. Work was completed ahead of the site's bicentennial on Aug. 2, 2014.*

# The State of Historic Preservation in Ohio

Historic Preservation has long been a driving force in Ohio's growth and redevelopment. From the millions of dollars reinvested in commercial districts of all sizes, to local survey efforts that identify each important local landmark in a community, and from the protection of our rich archaeological resources to the proactive maintenance of our historic residential buildings, Ohio has gained a lot from investing in, and protecting, our state's wealth of resources. The previous State Historic Preservation Plan, *A Future for Ohio's Past*, guided us through the tumultuous aftermath of the financial recession, through the growth of new oil and gas exploration technologies and a host of new challenges and successes. In our new plan, *Finding Common Ground*, we seek to reflect on over 50 years of historic preservation in Ohio and to assess how we can join our preservation partners and some new partners to forge a way forward that continues to use our historic resources for the betterment of all Ohioans.

## Legacy Cities/Demolition (Goal 1B; Goal 2A; Goal 4)

The large "Legacy Cities" of Ohio, including Cleveland, Akron, Youngstown, Canton, Toledo, Dayton and Cincinnati, have all suffered increased disinvestment and property vacancy as a result of the financial crisis of 2008–2009. While our previous state historic preservation plan mentioned these issues, in the current cycle there are continued concerns with both the increase in scale of the problems, as well as the policy reactions to them. Demolition has become the number one reaction to most vacancy problems, spurred by an influx of federal funds that have been deemed exempt from review under Section 106 of the National Historic Preservation Act. Approximately \$75 billion was committed to demolition programs throughout Ohio's 88 counties in 2012–2013, and that has been matched by \$400 million in state funds. The Moving Ohio Forward program

has demolished over 12,000 buildings. While some funds have been diverted to housing stabilization and rehabilitation efforts, the bulk has gone to blight remediation and demolitions.

Historic preservationists have mobilized to address such concerns and organized several regional and statewide events. In 2012, Columbus Landmarks Foundation held a forum about the amount of demolition and to address blight and vacancy issues in Ohio. In 2014, the Legacy Cities Conference, sponsored by Cleveland Restoration Society and the Maxine Goodman Levin College of Urban Affairs at Cleveland State University, resulted in a report with a number of legislative and policy recommendations, including suggestions on how to target funds into selective demolition to assist neighborhood revitalization programs. Single-family residential properties and properties already listed on the National Register do not have the same financial incentives for rehabilitation as their commercial counterparts. These homes have been badly damaged by foreclosures, abandonment and disinvestment.

The plan proposes several methods of assessing and addressing the vacant residential property problem, and identifying partners who can assist in developing more solutions. Municipal leaders, both in government and nonprofits, have become increasingly aware that these historic resources are valuable to their growth and revitalization, and have begun to develop programs to assist in rehabilitation efforts. These recommendations are bolstered by trends in migration of younger residents to urban areas; the development of sustainability, walkability and local food movements; and the development of public policies that allow for more flexible mixed-use developments. By using the state and federal rehabilitation tax credits, the cores of these cities have begun to turn around, increasing the number of commercial and residential units available.

1785—Land Ordinance | 1787—Northwest Ordinance | 1788—Marietta established | 1794—Battle of Fallen Timbers | 1795—Treaty

1790  
—  
1840



Rufus Putnam House—1790  
Marietta



Adena—1807  
Chillicothe

## Exploration and Extraction of Oil and Gas (Goals 1 & 4)

A new concern for Ohio's historic resources is the growth of oil and gas exploration in the eastern and southeastern portions of the state. While Ohio has historically been tied to oil and coal exploration, this new hydraulic fracturing (fracking) technique has had two new consequences: the growth of new technologies affecting archaeological and rural resources; and the uneven development pressures on rural and small towns. The new drilling technologies have put a number of historic resources at risk, both above ground and below. New archaeological sites are being identified regularly, indicating new threats to these previously unrecorded resources. These new surveys indicate a need for comprehensive planning and a proactive survey of

***Because we are a college town, many Ohio University alumni have high expectations for their memories of Athens to still be there when they return to town. I also believe that historic preservation is an economic development tool that assists our local businesses and expands local tourism.***

—Paul Logue, City Planner, Athens

archaeological sites. This will not only assist in identifying areas that oil and gas exploration enterprises need to avoid, but can also guide any potential development. The villages and cities of the region are also under pressure from housing booms, increased heavy truck traffic and uncoordinated growth that threatens historic downtowns and residential areas. Efforts have been made to encourage drilling companies to work with the historic preservation field in a proactive manner, though this does not necessarily protect historic "micropolitan" resources such as small villages and crossroads communities. It is only with careful planning and partnerships with the Ohio Department of Transportation, Ohio Department of Natural Resources, oil and gas companies, federal agencies and local partners that

these adverse effects can be mitigated and acceptable solutions agreed upon.

## Main and Maple Streets (Goal 3; Goal 4 A&B; Goal 5C)

Main Streets throughout Ohio have faced a number of their own challenges, aside from the Legacy City issues mentioned above. Speculative investment, foreclosures, vacant commercial spaces, vacant upper story residential areas and a host of related issues have created a sense of emptiness in many districts. Even those that have been successful have run into problems with their successes, including compliance with building codes; compliance with the provisions of the Americans With Disabilities Act as amended in 2010; and other elements that require understanding of both the rights and responsibilities of owners outlined in the legislation and the historic fabric of the buildings.

Historic residential properties adjacent to historic Main Street districts face many similar problems as their commercial users. They may be owned by absentee landlords who allow deferred maintenance to accrue to the point that a building has no integrity left; or the properties are just left vacant. Historic residential neighborhoods are integral to creating a sense of place and creating a critical mass of residents and pedestrians to patronize Main Street offices, stores, bars and restaurants.

## Courthouses (Goal 1; Goal 4A)

The protection of courthouses has become a forefront issue in Ohio. After the demolition of the Seneca County Courthouse in 2012, there's been a renewed focus on protecting these county and community landmarks. In Auglaize County, commissioners voted to spend over \$8 million to rehabilitate their courthouse. In 2013, Wyandot County voters passed a tax increase to pay for the rehabilitation of their 1899 courthouse in Upper Sandusky. This follows similar courthouse rehabilitation efforts in Van Wert, Wood and Hancock counties. At the state level, spurred by the Ohio County Courthouses Symposium in 2014, a new Ohio task force has been assembled comprising preservationists, county commissioners and other county officials to develop programs and policies that will assist in rehabilitating these links to Ohio's past.

of Greenville | 1803—Ohio admitted to Union | 1812—1815—War of 1812 | 1813—Battle of Lake Erie | 1833—Ohio & Erie Canal completed | 1835—Toledo War



Tallmadge Church and Circle—1825



Marblehead Lighthouse  
1821



Ohio Statehouse—1839—1861  
Columbus



*Above: Seneca County Courthouse at the start of its demolition, January 2012.*

*Opposite page: Site of Seneca County Courthouse, July 2012, showing the new plaza left after demolition.*

## The 1884 Seneca County Courthouse: What Have We Learned?

In 2012, Ohio lost its first National Register-listed courthouse. Others have been lost to modernization or fire, but this was the first time a recognized historic structure was demolished. After decades of deferred maintenance, and despite public outcry and offers of assistance, the county commissioners decided to vote for demolition.

Despite the loss, many lessons were learned about managing the potential loss of pivotal structures, whether a county courthouse, a township hall or a downtown landmark. First and foremost, keep all communications sincerely cordial, open and honest. That can't be emphasized too much. Personal insults, attacking petitions and other unprofessional communications can only lead to heated debates and entrenched opinions.

Be proactive in your preservation efforts. Begin by reaching out and involving as many fellow citizens as possible to be good stewards of our heritage. Put together a citizens' group to work specifically on county facilities, with the purpose of prioritizing needed alterations and examining funding sources. Make sure that these changes are done in affordable steps—an entire building rehabilitation is an expensive undertaking, but proper maintenance and strategic repairs ensure that the building does not become a cost burden. Create a fund strictly set aside for renovation. Money to restore does not exclusively have to be tax money. It can be private money, grant money and foundation money. Money set aside and earning interest is helpful.

If the county or municipality is behind on maintenance, or facing an extensive rehabilitation project, make sure that you are positive and willing to work with owners and local officials. Using the groundwork you have previously set up, make sure that officials are

aware of public support for protecting the landmark. Find out what the local government's needs are and how they can be met by the current landmark. Find best-practice cases and make sure that you have a concrete plan that illustrates not only how the building can still function, but how it can be enhanced for future use.

Above all, work with the citizens and community to protect local landmarks, whether a county courthouse or any other pivotal structure. Pass local historic preservation ordinances. Work with your state legislator to protect historic properties throughout the state. Be proactive!

***Be proactive in your preservation efforts. Begin by reaching out and involving as many fellow citizens as possible to be good stewards of our heritage.***



# Ohio's County Courthouse Symposium

Ohio's county courthouses serve as centers for local political and commercial life. They are important anchors in the hearts of our county seats in ways that no other buildings can be. These monumental buildings help define their community's identity while driving local business activity. Sixty-nine of Ohio's county courthouses are listed on the National Register of Historic Places and several others are also eligible for listing.

Most of Ohio's county courthouses in use today were constructed between 1870 and World War I, a time when Ohio was at the center of the nation's manufacturing and political life. Industry

was a large factor in some of the grandest courthouses, from the oil-boom towns of the northwest to the steel towns of the northeast.

In many of Ohio's counties, years of deferred maintenance and unmet technology or space needs have gradually forced commissioners and community leaders to look at their courthouses as expensive line items in an ever-tightening budget. After years of debating the fate of the 1886 Seneca County Courthouse, a Beaux-Arts style building in the heart of Tiffin that had been vacated several years prior, commissioners voted to demolish the building in late 2011. County courthouses had been demolished sparingly in Ohio's past and this was the first time a National Register-listed county courthouse had been lost.

The divisive and highly controversial demolition of the Seneca County

*Even the most enthusiastic of historic preservationists would concede that old buildings should not be saved just to be saved. A more comprehensive story needed to be told, complete with resources, possible solutions and inspiration.*



courthouse had the effect of stimulating a long-dormant public discussion about the value of Ohio's historic courthouses. Even the most enthusiastic of historic preservationists would concede that old buildings should not be saved just to be saved. A more comprehensive story needed to be told, complete with resources, possible solutions and inspiration.

To help tell this story, the Ohio History Connection, the County Commissioners' Association of Ohio, Heritage Ohio and the Ohio Supreme Court, with support from the local American Institute of Architects, formed a partnership to host an Ohio County Courthouses Symposium May 15–16, 2014. Although preservationists and interested citizens were welcome to attend, the symposium targeted the specific professionals who take care of the maintenance, technology, budgeting and other needs of Ohio's historic courthouses.

More than 200 people from across the state attended the symposium in the historic Columbus Athenaeum. Guest presenters included specialists from other states, architects, state agency officials, judges, historic preservation professionals and county officials who had success stories or concerns to share. Richard Guy Wilson, Commonwealth Professor's Chair in Architectural History at the University of Virginia, gave the keynote address.

Subsequently, a diverse group of people have continued to discuss ways to provide tools to help counties where officials want to preserve their historic courthouses but are unsure of how to do it without incentives or an obvious pool of funds. It is hoped that continued dialogue will ensure that these buildings are not only protected, but continue to serve as functional focal points for their communities.

*Opposite page: (Clockwise from top left) Highland County Courthouse; Geauga County Courthouse; Perry County Courthouse.*

*This page: County Courthouse Symposium reception at the Ohio Judicial Center; Wood County Courthouse.*



## County & Township Protections (Goal 2B; Goal 4)

Current Ohio law provides counties and townships with limited options for protecting their historic and archaeological resources. The growth of oil and gas exploration efforts and green space development for new suburban and exurban development has highlighted the need for more proactive identification and protection of archaeological and historic resources. The Ohio Revised Code allows for some protection at the county and township level, but there are many types of historic resources located in these otherwise unincorporated areas that require additional investigation and protection. Particularly important is protection of historic cemeteries and ancient burial grounds. A cemetery task force was convened in 2014 to examine the issue, and has produced a report of its findings, which will provide guidance to advocates and legislators on how to address burials with dignity. It is important to find ways to work within current Ohio law to protect these historic places and to identify policies to increase recognition of these sites.

## Section 106 (Goal 1; Goal 4)

The National Historic Preservation Act of 1966 made preserving historic, architectural and archaeological resources a national policy. Under Section 106 of the Act, federal agencies must consider the effects of projects that they fund, license or permit on properties that are listed on, or eligible for listing on, the National Register of Historic Places. To accomplish this task, agencies or projects that receive federal funds must consult with local officials and the State Historic Preservation Office to determine whether their undertakings will affect historic properties and, if they will affect them, seek ways to avoid, minimize or mitigate those effects. It is through the Section 106 process that a number of resources are identified, whether through mitigation efforts or through the project planning process. In federal fiscal year 2014, Ohio's State Historic Preservation Office reviewed over 6,000 federally assisted projects, among them HUD-funded housing projects, including rehabilitations; demolitions and new

construction; bridge projects funded by the Federal Highway Administration and the Ohio Department of Transportation; cell towers licensed by the Federal Communications Commission; and various U.S. Army Corp of Engineers projects. Federal agencies are also required by Section 110 of the National Historic Preservation Act to have historic preservation programs and their efforts are also coordinated with the State Historic Preservation Office. In addition, the office reviews state-funded projects each fiscal year under a state law that requires state agencies to cooperate with the State Historic Preservation Office when their projects may affect historic properties.

## Local Government Preservation Efforts

Historic preservation is most effective at the local level. Since the 1960s, with the creation of the German Village Commission in Columbus and the Hudson Architectural & Historic Board of Review, Ohio has been active in local historic preservation legislation. Strengthened by strong home rule provisions in Ohio law, it is up to each municipality to establish its own local historic preservation board or commission. A benefit of this local authority is that there is a strong sense of local responsibility and ownership of local preservation programs.

With historic preservation as a part of local policy, historic resources can be integrated into municipal growth and revitalization. Historic preservation commissions must also work collaboratively with departments within the municipalities that passed the local ordinances. This spirit of cooperation has contributed to increased use of federal and state tax credits for building rehabilitations across the state, in communities of all sizes. Economic development officials can benefit from the knowledge of the historic preservation commission in what treatments are appropriate for historic buildings. Planning and transportation departments can benefit from learning where historic resources are or may be located, and make decisions that take into account Section 106 review.

1850—First Ohio State Fair | 1860–1865—U.S. Civil War | 1863—Morgan's Raiders | 1869–1877—U.S. Grant president | 1869—Cincinnati Red Stockings Base Ball

1840  
1900



Oak Hill Cottage—1847  
Mansfield



Glendale—1851

## Certified Local Governments

Ohio's public historic preservation program is a partnership between federal, state and local governments. Each level has a responsibility to identify, evaluate and protect historic resources. It was in this spirit of partnership that the Certified Local Government program was created by the 1980 Amendments to the National Historic Preservation Act. Adopted in Ohio in 1985 and administered by the State Historic Preservation Office, the Certified Local Government program has since certified nearly 70 local governments of all sizes, ranging from villages such as Burton and Mount Pleasant to eight of the 10 largest cities in the state. Under federal requirements for the program, Certified Local Governments must establish a qualified historic preservation commission; a process for survey and inventory

***[Historic preservation] also assists in developing a sense of unique place; you aren't just living in a mall.***

*—Mary Crockett, Director of Community Development and Downtown Coordinator, City of Xenia*

of historic resources; a process for public participation for local designation, design review and the National Register nomination process; and must follow all state and local preservation laws. The Ohio Historic Preservation Tax Credit program has also used the Certified Local Government program to identify properties eligible for the tax credit as qualified by Certified Local Government designation. A grant program administered by the State Historic Preservation Office assists Certified Local Governments in executing the requirements of the program and in developing effective local preservation programs.

## Losses (Goal 4D)

Despite best efforts, historic properties across the state are being lost at an alarming rate. In 2012, the multi-year effort to protect the Seneca County Courthouse ended when County Commissioners voted to raze the 1884 courthouse—the first demolition of a National Register-listed courthouse in the state. In 2013, Cincinnati authorized the razing of the 1884 Glencoe-Auburn Hotel and Houses development to make way for a hospital expansion. In Youngstown, several downtown buildings were lost to demolition in 2014 alone, including the 1918 Paramount Theater and the 1925 Kress Building. The loss of these community landmarks does not include the extensive losses in countless residential neighborhoods across the state, all performed in the name of blight remediation.

Disasters, both manmade and natural, have also caused their fair share of problems. Fires swept through the 1861 Emmitt House in Waverly, through the Main Street buildings in Garrettsville and through others across the state. Natural disasters have also struck, including Hurricane Sandy and the derecho weather phenomenon that caused widespread damage from straight-line winds. Communities from Shaker Heights to Cambridge were affected by these storms. These losses highlight the need for developing actionable disaster-preparedness plans at the local and state level. These plans provide clear guidance for recording, assessing and protecting historic resources before and after a catastrophic event.

## Funding Historic Preservation in Ohio

### Federal Rehabilitation Tax Credit

Ohioans remain among the nation's leading users of federal income tax credits designed to stimulate private investment in preservation of historic properties. The credit encourages

Club founded | 1877–1881—R.B. Hayes president | 1879—National Cash Register Co. founded | 1881—J. Garfield president | 1889–1893—B. Harrison president



Music Hall—1878  
Cincinnati



Bigelow House—1889  
Findlay

owners to rehabilitate income-producing properties listed on the National Register of Historic Places. In following the Secretary of the Interior's *Standards for Rehabilitation*, owners of investment properties may qualify for a federal tax credit equal to 20% of qualified rehabilitation expenses. The Ohio History Connection's State Historic Preservation Office reviews projects and makes recommendations to the National Park Service, which makes final decisions about projects. The federal credit may be used in concert with the Ohio Historic Preservation Tax Credit, for a potential tax credit of 45%. The credit has aided preservation and rehabilitation of more than 1,700 buildings in Ohio, representing a total investment of nearly \$3 billion.

### Ohio Historic Preservation Tax Credit *(Goal 2; Goal 4B)*

The Ohio Historic Preservation Tax Credit, administered by the Ohio Development Services Agency in partnership with the Ohio History Connection's State Historic Preservation Office and the Ohio Department of Taxation, provides a refundable state tax credit equal to up to 25% of qualified rehabilitation expenses for the rehabilitation of historic buildings.

Established as a two-year pilot program in 2006, it was renewed without a sunset in 2013. A total of \$60 million is set aside annually, with two rounds of \$30 million each in credit awards. Subsequent alterations to the program include an 8% set-aside for smaller projects, a 25% set-aside for intermediate projects, and a "catalytic projects" designation which allows one project to receive up to \$25 million in credits once every other year. In order to qualify for the credit, a building must be determined historic, the proposed work must meet the Secretary of the Interior's *Standards for Rehabilitation*, and ownership cost-benefit requirements must be met.

Since 2008, over 270 buildings have been rehabilitated in 41 jurisdictions. An average of 26 projects are approved each year, leveraging over \$13 million invested per project. Credits totaling \$385 million have been granted, leveraging a total of over \$3 billion in investments. Analysis shows that \$1 of state credit stimulates \$6.72 in investment. Over 100 projects have been completed. It is clear that the credit has had a large impact on

historic preservation in Ohio, bringing buildings of all types and sizes back in service for housing, offices and a variety of new businesses.

### Pipeline Initiative

In 2013, a new program was piloted by the Ohio Development Services Agency to funnel projects to the Ohio Historic Preservation Tax Credit. One of the criteria in qualifying for the state tax credit is that a building must be either listed on the National Register of Historic Places or locally designated as historic by a Certified Local Government. The Pipeline Initiative, now permanent, was created to provide grant funds to list a building or historic district on the National Register. Grants are available to write a nomination for a district or an individual building. Funds are also available to investigate whether a building's original features may remain well-preserved behind a non-significant addition, such as a metal screen.

### Community Development Block Grant Program

The Community Development Block Grant program has long served as a strong impetus for downtown revitalization in communities across Ohio. These funds, distributed by the U.S. Department of Housing and Urban Development, are available for a variety of community-improvement and infrastructure programs that preserve affordable housing, create jobs and help communities.

### Certified Local Government Grants

Under the terms of the National Historic Preservation Act, 10% of each state's annual federal apportionment from the U.S. Department of the Interior's Historic Preservation Fund is set aside for Certified Local Governments to carry out the purposes of their ordinances. The Certified Local Governments may pursue a wide range of preservation activities, including historic-resource surveys, National Register nominations, community education projects and the rehabilitation of historic buildings. The program in Ohio is competitive, with an average

1892—Libby Glass Co. founded | 1897–1901—W. McKinley president | 1898—Goodyear founded



McConnellsville Opera House—1892



Toledo & Ohio Central Railroad Depot—1895  
Columbus

1900  
1945

\$100,000 in Historic Preservation Fund monies annually available for nearly 70 Certified Local Governments. Between 2010 and 2014, Ohio's State Historic Preservation Office awarded \$544,706 in Certified Local Government matching grants to 21 Certified Local Governments. Almost half of these awards have gone to brick-and-mortar projects, with survey and educational opportunities also being popular uses for the grants. The money used for these programs is not from tax dollars, but from offshore oil lease revenue, though the funds are annually appropriated by Congress.

## History Fund Grants

Ohio's History Fund grant program, administered by the Ohio History Connection, is paid for by voluntary contributions made by Ohioans through the History Fund "check-off" on Ohio income tax forms, and from private donations to the program. The funds can be used for three types of projects: bricks and mortar; organizational development; and program and collections. The competitive program is open to a wide variety of groups, including municipalities, nonprofits, museums and other organizations. Some preservation-based recipients include survey efforts in Cuyahoga County, a stabilization grant for the James and Sophia Clemens Farmhouse in Darke County and restoration of the interior of Massillon's Five Oaks.

## Local Funding Sources (Goal 1; Goal 2B; Goal 4)

Local governments and nonprofits have developed numerous programs to assist in rehabilitation projects. Many municipalities have developed local tax abatements for residential rehabilitations. Cleveland, Cincinnati, Lakewood and Sandusky are only a few of the cities in Ohio that have offered to depress or remove property taxes for a period of time to assist homeowners in rehabilitating their residences. Other communities, including Hamilton and Lancaster, have created revolving loan programs that enable business owners and homeowners to perform rehabilitation work and repay the loans at a low interest rate. In some cases, these programs are not specifically targeted at historic properties,

but the citywide programs include opportunities for historic building rehabilitation.

# Survey, Inventory and Registration

## Survey (Goal 2)

In Ohio, the comprehensive survey and inventory of historic properties and archaeological sites is collected on Ohio Historic Inventory and Ohio Archaeological Inventory forms. This centralized database provides information about all the surveyed resources in the state, whether from a Certified Local Government-sponsored survey or Section 106 mitigation, a grant project or an AmeriCorps survey program. More data collected means clearer and more precise information about Ohio's historic resources.

Over 101,000 properties have been surveyed since the historic inventory program's inception in 1973. Recent State Historic Preservation Office initiatives have resulted in significant growth in surveys covering areas that were previously underemphasized. The Ohio Modern project in 2009–2010 made great strides in our understanding of post-World War II development in the state. The project not only surveyed hundreds of 1940s, '50s and '60s properties in Dayton, but also helped create the statewide context for Mid-Century Modern properties. Ohio has also received funding for several AmeriCorps survey members. One focus of these surveyors has been African American sites in Cleveland and other cities. A traditionally underrepresented community in survey data, this new information paints a clearer picture of African American community development throughout the state.

Despite these important additions to survey information, many previously surveyed properties have witnessed great change over the years. Whether a building has been recently rehabilitated using tax credits or demolished, the survey data is rarely updated at the state level. In many cases, forms were prepared in the 1970s and '80s, meaning that the information

1900—Youngstown Sheet & Tube Co. founded

| 1903—Wright Brothers' first flight

| 1913—Great Flood

| 1914—1918 World War I



Westcott House—1905  
Springfield



People's Federal Savings & Loan—1905  
Sidney



Shaker Heights—Incorporated 1912

is over 30 years old. While local survey efforts may reflect these changes, these efforts may not be coordinated with the State Historic Preservation Office. It is a high priority to encourage survey efforts to return and revisit these historic surveys, and to integrate local survey data with the State Historic Preservation Office.

### National Register of Historic Places (Goal 2; Goal 5)

Ohio has the third-largest number of properties on the National Register of Historic Places—only the states of Massachusetts and New York have more. The wide range of historic places in Ohio that are listed on the National Register encompass all aspects of our state’s growth and prominence, from the farm buildings of the northwest to the small Appalachian towns of the southeast, and from the industrial hubs of the northeast to the transportation centers of the southwest.

The growth of the Ohio Historic Preservation Tax Credit program has increased pressure on the National Register nomination process. Coupled with the fact that many nominations may need to be updated to reflect new information and additional significance, it is a priority to both proactively list properties on the National Register and to reexamine older nominations.

Specific property types of note include the number of Mid-Century Modern properties as well as properties less than 50 years old that may be eligible for the National Register because of their exceptional significance. Riverview, also known as the Fiberglas Tower complex in Toledo, completed in 1969, was approved for listing on the National Register as an example of Urban Renewal in one of Ohio’s large cities. Other recent past properties that have recently been added to the National Register include the 1958 Ranch-style Upper Arlington home of Frederick G. Kilgour, originator of the computerized library catalog, and the 1968 Walter Gropius-designed Tower East building in Shaker Heights. These nominations represent the important growth in Ohio after World War II.

### Online Geographic Information System (Goal 2; Goal 3B)

Geographic Information System data makes Ohio Archeological Inventory, Ohio Historic Inventory and National Register data at the Ohio History Connection’s State Historic Preservation Office available both internally and externally in an electronic map-based format. This unified research system has been developed with an eye toward collaboration with the consultants, agencies and organizations who use the data. The data is integrated with infrastructure and environmental information, aiding users in visualizing how environmental data, archaeological, historic and infrastructure resources relate to each other. The Geographic Information System is constantly evolving as new data and new technology become available.

### Survey Needs (Goal 5)

While great strides have been made in collecting data, much still needs to be done to gain as accurate a portrait of Ohio’s historic resources as possible. A comprehensive system of survey is needed to provide not only accurate information about archaeological sites, but to offer a system of protection for those sites. There are several classifications of historic resources that also require additional research, survey and registration: cultural landscapes, including rural sites and farmsteads; industrial sites; government-related buildings, including courthouses, township halls and schools; recent past and Mid-Century Modern resources; and resources associated with underrepresented communities, such as women, European-based immigrant groups, African Americans, American Indians, Latinos, lesbian/gay/bisexual/transgender persons, Appalachian/regional groups and socio-economic groups. Many of these resources have not been identified on Ohio Historic Inventory or Ohio Archeological Inventory forms, or even some National Register nominations, since early forms focused primarily on architecture. The plan has several elements that are designed not only to address these gaps in knowledge, but also to reevaluate our current data and identify ways to fill in the gaps.

1921–1923—W. G. Harding president | 1929–1939—Great Depression and New Deal | 1940–1945—World War II



Youngstown Sheet & Tube Housing—1920  
Campbell



LeVeque Tower—1927  
Columbus



Goodyear Air Dock—1929  
Akron

## Southern Ohio Main Streets

Main Street Portsmouth and Main Street Marietta both are engaged in the preservation-based revitalization program of the nationally acclaimed Main Street Approach™. They've enacted a variety of policies and programs that have spread revitalization throughout their commercial districts. Using their historic buildings, these communities have helped spur additional businesses and downtown residential development that helps bring strength to historic districts.

Main Street Portsmouth has participated in the Heritage Ohio Main Street Program since 2007. With a \$25,000 grant from Heritage Ohio, Main Street Portsmouth launched their Building Improvement Grant Program, which building owners must match 50/50 for any exterior work. Proposed work is required to be reviewed by Portsmouth's Design Review Board. The one-time grant spurred the City of Portsmouth, a Certified Local Government, to commit \$25,000 annually to incentivize building improvements. The program has since leveraged \$488,300 in improvements

over 33 projects, which has strengthened the community's historic fabric and its business community, as well.

Dating to 1788, Marietta is the first permanent settlement in Ohio. The community has been an American Main Street Program participant since 2013 and has funded many preservation projects that have transformed the local economy. The Colony Theatre, a vaudeville house which opened in 1911, is currently undergoing an \$11 million rehabilitation using both state and federal historic tax credits. The oil and gas industry is booming in Ohio and some of the companies, such as Triad Hunter LLC, have invested in downtown real estate. During 2013 and 2014, Triad executed a \$1.5 million rehab of the four-story, turn-of-the-century St. Clair Building as mixed-use commercial, office and residential space.

At the urging of Main Street Marietta, the City of Marietta has also signed a vacant-property ordinance which forces negligent property owners to either invest or sell. This has helped to prevent buildings from falling into disrepair from neglect. This is an example of a local nonprofit and a municipal government working together to ensure the continued strength of the Main Street program.



Top: Downtown Portsmouth building.  
Bottom: Downtown Marietta building.  
Right: Marietta Main Street event.

## Standart Lofts, Toledo

The Standart Simmons Loft tax credit project in Toledo's Warehouse District has launched a renaissance of residential development in downtown Toledo.

The 1906 King Warehouse No. 2 building served as the headquarters for the wholesale Standart Simmons Hardware Company. The triangular building sat neglected for several years until its conversion into residential apartments. The rehabilitation retained much of the building's original fabric, including its columns, its original steel casement windows and many other features.

While revitalization of the area had started earlier with development of the Toledo Mud Hens' stadium in 2002 and building rehabilitations along St. Clair St., a missing piece of development was residential. As businesses, offices and other developments began reusing the spaces, there was a lack of the 24-hour presence that comes with residential development. After the City of Toledo made changes to the zoning code, creating an "urban village" zone in the old Warehouse District in place of an

industrial one, the floodgates were opened to residential development.

Much like any preservation project, development of the Standart Lofts did not occur in a vacuum. It required the cooperation of the City of Toledo, the neighborhood, the Ohio History Connection's State Historic Preservation Office, the Ohio Development Services Agency and the Ohio Department of Taxation. A former industrial area requires more than just investment to succeed—it took the city's changes to zoning and development codes to allow for historic preservation and residential development, plus changes to other regulations along with brownfield remediation to make it safe for everyday living.

The Ohio Historic Preservation Tax Credit, administered by the Ohio Development Services Agency with the cooperation of the Ohio History Connection's State Historic Preservation Office and the Ohio Department of Taxation, was a key element in the success of the Standart Lofts. The project serves as an example to communities who wish to reuse their historic industrial sites and inject new life into formerly busy manufacturing areas.



*Standart Lofts, Toledo, after rehabilitation as apartments.  
Opposite page: Hanford Village, Columbus.*

## Hanford Village, Columbus

In 2013, the Hanford Village George Washington Carver Addition Historic District, a post-World War II neighborhood built to house returning African American service members, was added to the National Register of Historic Places. The nomination process, funded by a Certified Local Government grant administered by Columbus Landmarks Foundation was the culmination of community outreach by AmeriCorps volunteers, Columbus Landmarks Foundation and historic preservation consultants Owen & Eastlake Ltd. Volunteers from Columbus Landmarks Foundation passed out flyers in the neighborhood, engaged community leaders and encouraged residents to attend public meetings and share their stories. Community liaison volunteers like Cathy Nelson encouraged residents to bring their pictures and scrapbooks to the meetings, as well. When they gathered, community members spoke of a tight-knit community where neighbors cared for one another, and for each other's children. They also spoke of segregation in Columbus and the eventual routing of Interstate 70 through their village in order to avoid disturbing more affluent, predominantly white, areas of Columbus. They shared times of joy, such as buying a new home and community events at church, and times of great difficulty and pain caused by the loss of people's homes for construction of the highway that literally split the community.

From the beginning of the nomination process, Hanford Village was clearly notable as a historically black neighborhood. The community was already aware that the Hanford Village George Washington Carver Addition had been initially planned as wartime housing, but that local white opposition had derailed its construction until after the war. The fact that the subdivision was both a mid-century FHA design African American subdivision and home to many Tuskegee Airmen made preparing the nomination feel promising.



***Thanks to committed community involvement and rigorous research, a new chapter in civil rights and a new historic district have been created.***

Further research by the form preparers, Owen & Eastlake, fleshed out a truly fascinating chapter in American history. Community stories and documents combined with scholarly research focused on black suburbanization and northern segregation told a larger story populated by an intriguing cast of characters and events.

These included a developer who readily testified to Sen. Eugene McCarthy that he used black-market construction material during the period Hanford was constructed; the dramatic arrival of the Tuskegee Airmen, who announced themselves by buzzing downtown Columbus at lunchtime with a B-24 bomber wing and a full P-47 fighter escort; and Columbus blacks who opposed the subdivision for furthering segregation. But it was the everyday choices and activities of Hanford's residents, combined with Hanford's

physical embodiment of subtle and fleeting changes in federal housing policy, which led to the district being designated as nationally significant. Just as Hanford's veterans had defied white expectations and stereotypes in the skies over Europe and the Pacific theatre, they continued to do so in Hanford after the war. Scrapbooks, newspapers and community testimonials demonstrated how the daily struggle for civil rights and equality continued in segregated Hanford.

In 1946 the Federal Housing Administration began an internal effort to increase the number of FHA loans to African Americans, especially veterans, after Hanford's construction had commenced. Owen & Eastlake located speech transcripts from Urban League conventions where FHA administrators noted that Hanford's veterans were paying their mortgages promptly.

FHA internal marketing material was further evidence that, contrary to white expectations, the village was not sinking into blight. Hanford became an early example of successful minority mortgage lending, used by the FHA to persuade lenders that African Americans were not only credit-worthy, but also an excellent investment. Hanford's example helped to change minority mortgage lending, which in turn helped finance other African American subdivisions across the country.

Working together, Owen & Eastlake and the community partners unearthed a step in the civil rights struggle in Columbus that ultimately had nationwide reverberations. Thanks to committed community involvement and rigorous research, a new chapter in civil rights and a new historic district have been created.

# Activities Throughout the State

## Building Doctor

The Building Doctor program is one of the State Historic Preservation Office's most popular programs. Begun in 1979, the program sends State Historic Preservation Office staff to a sponsor community to offer a seminar on old-building care and maintenance followed by on-site consultations with old-building owners in the community. Almost 300 clinics have been held. The Building Doctors provide assistance to property owners by addressing common old-building maintenance, preservation and rehabilitation questions and demonstrating how common-sense regular maintenance and repairs can preserve historic properties.

## Main Street

Developed by the National Trust for Historic Preservation in 1980, the Main Street program has since become an independent subsidiary of the Trust and is managed by the National Main Street Center. The Ohio Main Street Program, administered by Heritage Ohio, works with communities across the state to revitalize historic commercial districts. The program is designed to improve all aspects of the central business district, including focused economic management, strengthening public participation and making downtown a fun place to visit. It is also important to illustrate to community leaders how revitalizing historic buildings is a critical element in recruiting new businesses to downtown areas.

Building on downtown's inherent assets, rich architecture, personal service and most of all, sense of place, the Main Street Approach™ has rekindled entrepreneurship, cooperation and civic concern. The Main Street program has earned national recognition as a practical revitalization strategy scaled to a community's local resources and conditions.

Since the Ohio program's inception in 1998, 50 Main Street communities have invested \$821 million in their downtowns, with an average of \$2.4 million per community. Ohio

downtowns have amassed a net of 1,011 new businesses, including 4,125 full-time and 3,377 part-time jobs. Over 1,000 new housing units have been created, assisting in knitting together downtown development and increased residential use of upper stories in downtown buildings. Over 2,640 buildings have been rehabilitated, leveraging \$23 in return for every \$1 spent. One area of growth for the Main Street program is increased crossover with the Certified Local Government program. The activities of both programs are complementary, and they can be of great assistance to each other.

## Statewide Nonprofits

Ohio has two statewide nonprofit historic preservation organizations, Preservation Ohio and Heritage Ohio. Both serve as advocates for historic preservation and revitalization throughout the state. The Ohio Archaeological Council serves as the primary statewide nonprofit for professional archaeologists.

Preservation Ohio serves as an advocate for historic preservation and provides a number of services to local communities. As host of the *Ohio's Most Endangered Historic Sites* list, Preservation Ohio highlights the challenges to properties across the state. To assist with long-term conservation efforts, Preservation Ohio has taken on a number of easements. The organization also provides other educational programs.

Heritage Ohio is a statewide advocate for historic preservation and revitalization, hosting the Ohio Main Street Program and organizing the annual statewide Historic Preservation Conference. In 2011, Heritage Ohio sponsored the publication of *Estimates of the Economic Impact of the Ohio Historic Preservation Tax Credit Program on the State of Ohio* by the Levin College of Urban Affairs at Cleveland State University, which was successfully used to advocate for the renewal of the Ohio Historic Preservation Tax Credit program. Heritage Ohio is also responsible for a number of webinars and outreach programs that help keep historic preservation at the forefront in the minds of local and statewide leaders.

The Ohio Archaeological Council has served for over 40 years as the primary organization for professional archaeologists in

1950–1953—Korean War | 1955–1975—Vietnam War | 1960—German Village preservation ordinance, Columbus |

1945  
1970



Hanford Village—1947  
Columbus



ASM Headquarters—1959  
Materials Park

Ohio. The Ohio Archaeological Council provides a number of services, seeking to cultivate a strong professional network of archaeologists for every field within the discipline. The council's advocacy work has included a number of programs, including the cemetery task force that recommended policies to protect human burials and their support of the efforts of students at the Columbus School for Girls to make the Adena effigy pipe Ohio's official State Artifact. The Ohio Archaeological Council played an important role in the successful effort to protect the Junction Group Earthworks—an ancient ceremonial center of 1800–2000-year-old geometric earthworks along the Paint River in Ross County.

## Local Nonprofits

Ohio has over 75 local historic preservation organizations, ranging from neighborhood associations to citywide nonprofits. These organizations carry out a wide variety of functions, from chain-of-title research and addressing technical preservation issues, to providing design review for historic buildings and rehabilitating historic structures. These organizations operate where local government cannot normally reach, serving as advocates and offering a different perspective on local revitalization and development.

Cincinnati Preservation Association is active throughout the Cincinnati region, including in northern Kentucky. Two significant achievements in the past five years include spearheading restoration of the 1938 International style Rauh House, and holding a series of hands-on preservation workshops and educational sessions. Donated to the Cincinnati Preservation Association in 2012, the former home of Frederick and Harriet Rauh was designed by pioneering Cincinnati modern architect John Becker, with a landscape designed by nationally known Cleveland landscape architect A.D. Taylor. The rehabilitation preserved as much of the original house as possible, using traditional craftsmanship to duplicate missing elements and seamlessly integrating modern technology and sustainable features. Cincinnati Preservation Association's workshop series covers a wide variety of topics, including LEED (Leadership in Energy and Design) compliance, greening your rehab,

buying and renovating vacant properties and more traditional architectural tours of Cincinnati neighborhoods.

Cleveland Restoration Society is involved in a wide variety of programs serving northeast Ohio, ranging from education and advocacy to financial incentives for rehabilitation projects. As an advocate, Cleveland Restoration Society helped facilitate the sale and protection of several landmark structures, including the 1928 English Tudor and French Normandy-style Telling Mansion and the 1931 Neoclassical Cleveland Metropolitan School District Building. Using a Certified Local Government grant, Cleveland Restoration Society has developed a small-scale tax credit rehabilitation assistance project to facilitate Main Street-sized tax credit projects. One of the society's most prominent efforts is the Heritage Home Loan program. Since its inception in the 1990s, this program has facilitated 1,100 home rehabilitation loans valued at over \$43.2 million. Cleveland Restoration Society is also involved in a number of survey and education projects ranging from a Steeple Lighting program highlighting the religious architecture of Cleveland, to surveys identifying historic places associated with the community's African American heritage.

Other organizations across the state have provided similar support to preservation activities. Toledo's Old West End Association neighborhood group augments the work of the Old West End Commission by providing education and outreach opportunities for the community, as well as offering events like the Old West End Festival that celebrates the neighborhood. The Preservation Alliance of Greater Akron (formerly Progress Through Preservation) and Preservation Dayton promote awareness of historic preservation concerns in the communities and serve as forums to discuss preservation issues facing their respective communities. Without this communication, efforts to raise appropriate public awareness of threats and issues facing the community might not succeed. Outside of these larger cities, countless communities across the state have organized similar groups. These local preservationists are the key link between the public and historic preservation, serving as a collective voice for concerns in the community.

1962—John Glenn in space | 1964—Freedom Summer in Oxford | 1970—Kent State shootings



Fiberglas Tower—1969  
Toledo



Ohio History Center—1970  
Columbus



## ASM Headquarters, Materials Park

ASM International World Headquarters and Geodesic Dome is a three-story office building coupled with the world's largest freestanding geodesic dome, located on 45 acres in Materials Park, Ohio. The building is a stunning example of mid-20th century modern architecture that has been successfully rehabilitated using both the 20% Federal Rehabilitation Investment Tax Credit and the 25% Ohio Historic Preservation Tax Credit. Reviews for determination about whether subject buildings are historic and the work meets the Secretary of the Interior's Standards for Rehabilitation are completed by the Ohio History Connection's State Historic Preservation Office.

ASM was originally designed by R. Buckminster Fuller, Synergetics,

Thomas C. Howard, M.E. Uyanik and John Terrence Kelly. It is made up of two overlapping domes constructed of aluminum hexagons. The semicircular office building shares two of the dome's five pylons. ASM's national secretary, William Hunt Eisenman, donated the land for the building and site in the 1950s, including an area where a mineral garden was introduced, a nod to the function of the American Society for Metals. The office building is constructed of a variety of different materials. Concrete, wood and glass were used along with several types of metals, including the aluminum of the domes. The abundance of glass in the office building allows breathtaking views of the building's idyllic setting. The building was completed in 1959.

ASM underwent a substantial rehabilitation project using historic preservation tax credits. The rehabilitation project, completed in 2011, was undertaken by the Chesler Group. The architectural firm involved in the most recent rehabilitation

was Dimit Architects. As part of the project scope, interior features such as the floating stairs, a series of ceiling lights (nicknamed twinkle lights), and the original fin tube heating system was restored. The federal project was recognized as a restoration-level project of note.

ASM remains a remarkable achievement and an excellent example of 20th-century modernism. After the rehabilitation, the building was returned to its former and historic use as offices. Its major occupant, fittingly enough, remains the American Society for Metals. The society could hardly ask for a better advertisement than its own headquarters and geodesic dome.

*Above: American Society for Metals Headquarters (ASM) in Materials Park, Geauga County. This 1959 building and geodesic dome were rehabilitated in 2011, keeping hundreds of jobs in northeastern Ohio.*

*Right: Canal at Over-the-Rhine, now Central Parkway, Cincinnati.*

## Cincinnati Ordinance Revisions

Cincinnati has had a local historic preservation ordinance since 1980, serving to protect the city's historic places in reaction to the destruction spurred by Urban Renewal. Like it has in many Ohio cities, the legislation has changed over time. New zoning overlays and development programs, designed to spur redevelopment, were added and exempted from conservation. New preservation techniques and processes were adopted, creating uncertainty for modern challenges. All of these issues created a strain in the interpretation and implementation of Cincinnati's Historic Conservation Ordinance.

In 2012, the City's Law Department set out to clarify, update and strengthen the Historic Conservation Ordinance. Economic hardship definitions were added and the ordinance's relationship

with other zoning overlay districts was clarified along with several other elements of the ordinance.

The previous definition of economic hardship was limited to whether the decision would "deny the owner a reasonable rate of return on the real property" and amount to a taking of private property. Little information was given regarding not only the definition of the reasonable rate of return, but also the obvious problem of what occurs when the owner created the economic hardship through neglect. The ordinance amendments clarified the "reasonable rate of return" and created a system by which the city's Historic Conservation Board can create a defensible decision when denying a Certificate of Appropriateness application.

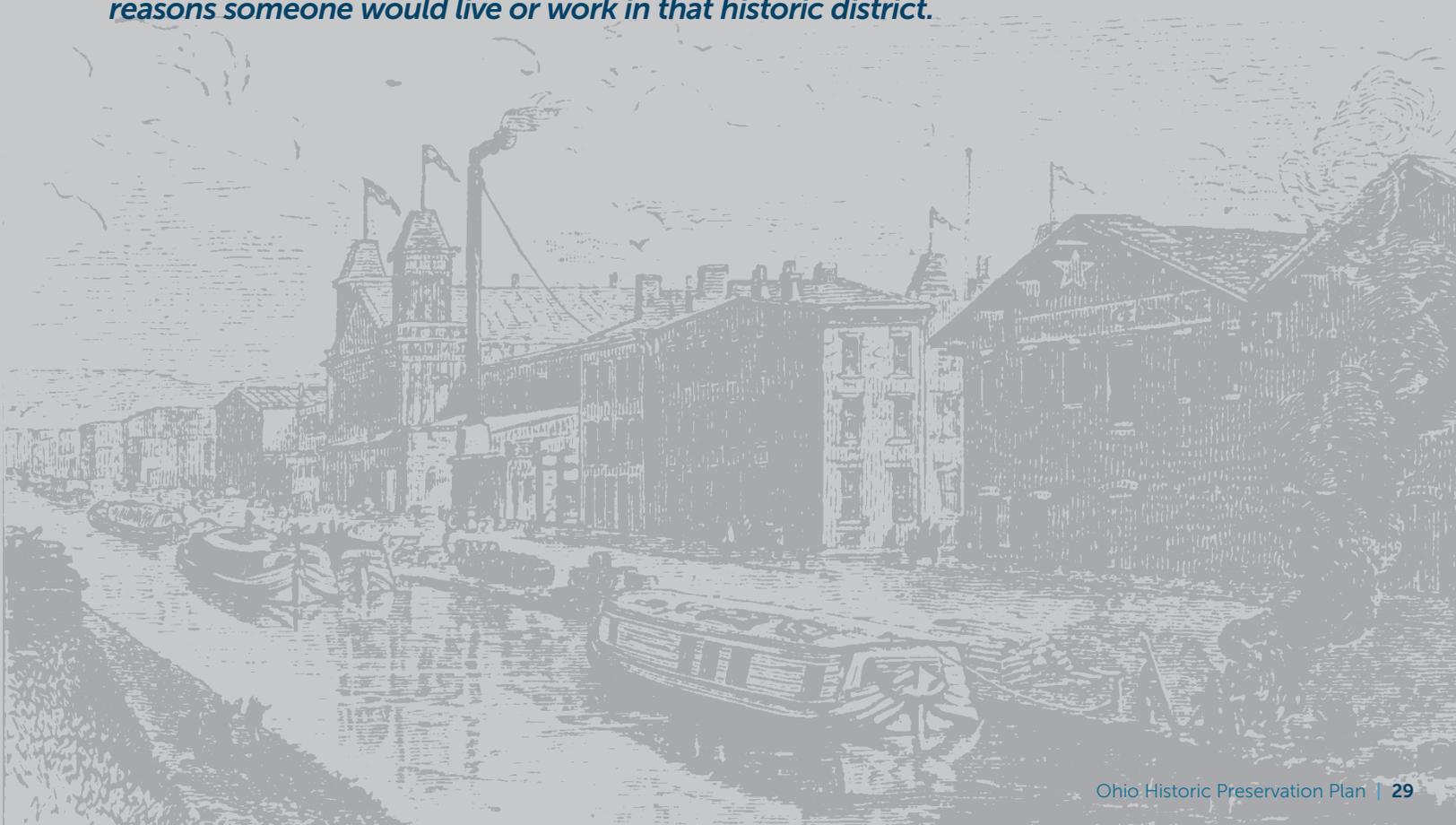
The most vexing problem facing the older ordinance was the lack of integration with additional development district overlays. In an effort to spur new growth, the City of Cincinnati created new zoning overlays to allow for greater

latitude in design. The result was that areas with historic designation were open to insensitive development and the Historic Conservation Board was powerless to influence the changes. In the new ordinance, the language has been clarified and the role of the Historic Conservation Board has been reinforced. Historic preservation is a large part of what makes the development districts a desirable place to locate a business or home. Removing that historic integrity would violate the reasons someone would live or work in that historic district.

Finally, certain elements of the ordinance were simply clarified and fixed. The duties of the Urban Conservator were made clearer. The process for the development of new Conservation Guidelines was adopted, along with other elements that make the operations of the Historic Conservation Board smoother.

This effort has restructured the Historic Conservation Ordinance to make it effective for the next 30 years.

***Historic preservation is a large part of what makes the development districts a desirable place to locate a business or home. Removing that historic integrity would violate the reasons someone would live or work in that historic district.***



## Young Ohio Preservationists

The future of preservation in Ohio is dependent on professionals and passionate individuals to propel the field into the 21st century. Preservation is experiencing many changes, with the use of new technologies, modern architecture becoming historic and increased diversity represented in heritage sites. Through active involvement by young preservationists, historic preservation initiatives can ensure longevity and overcome the perception that preservation is stagnant.

The Young Ohio Preservationists, organized under the auspices of the statewide nonprofit Heritage Ohio, seek to foster a passion for preservation in young professionals through hands-on workshops, networking and community

projects. Young Ohio Preservationists has developed into a collaborative effort that highlights activities across the state.

Across the nation and Ohio, young preservationists are making an impact. In Columbus, art co-operative TacoCat collaborated with the Whitehall Historical Society on a Lustron art fundraiser; young artists created pieces from Lustron porcelain-enameled steel panels originally made for use in building Lustron steel houses in the 1940s, and a portion of the proceeds from the art show benefited the Lustron Preservation Society and the Whitehall Historical Society, whose headquarters is in a 1949 Lustron steel house built in Columbus.

Creatively engaging audiences to learn about heritage or architecture is something that can be seen across Ohio. Members of Cincinnati Preservation Collective have organized preservation bike rides, created stylized

drawings of significant structures in the city for promotion and dressed as buildings for parades. Cleveland has experienced a boost in young preservation activity largely due to efforts made by Cleveland Restoration Society to involve young Clevelanders creatively through social media and an emphasis on making preservation accessible to broad audiences.

Creative engagement is just one example of what young Ohio preservationists can offer. Young preservationists offer unique skill sets with social media and technology that are increasingly more integral to the success of preservation initiatives and heritage tourism. These preservationists are passionate about their communities and eager to see the impact they can make. Through integration of their ideas and skills into heritage nonprofits and local government, they can enliven the preservation movement.



*Young Ohio Preservationists tackle window rehabilitation and repair at a workshop in Columbus in 2015.*



Former Taylor's Department Store at 668 Euclid Ave. in Cleveland after rehabilitation into residential and retail spaces.



***... historic corridors around Ohio demonstrate how clustered investment in historic preservation has not only saved buildings, but has driven significant investment, job creation and rebirth of communities.***

## Euclid Avenue Rebirth

From 5-and-10-cent stores to office buildings, opulent theatres and grand bank lobbies, Cleveland's storied Euclid Avenue has been reborn by leveraging state and federal historic preservation tax credits. The revitalization has been decades in the making, but recent years have seen unprecedented development after the Ohio Historic Preservation Tax Credit was established in 2006.

Euclid Avenue starts at Cleveland's Public Square and connects with Playhouse Square—the city's famed theatre district—and the campus of Cleveland State University. Although Euclid Avenue extends to University Circle and beyond to Cleveland's eastern suburbs, the investment concentrated in downtown Cleveland has returned the city's main street to a bustling corridor.

Of the 66 contributing historic buildings that make up the Euclid Avenue National Register Historic District, 26 have benefited from the Ohio Historic Preservation Tax Credit program. These rehabilitation projects total nearly \$800 million in investments and have leveraged nearly \$125 million in Ohio Historic Preservation Tax Credit funding. The majority of the projects have also benefited from the federal rehabilitation credit.

The projects will create 1,275 new residential units, including luxury, market-rate and affordable housing. More than 6,800 permanent jobs are housed in the buildings, including dozens of jobs at Wyse Advertising located in the former Taylor's Department Store building. Additionally, an estimated 3,800 jobs have been, and will be, created through construction activity at these projects.

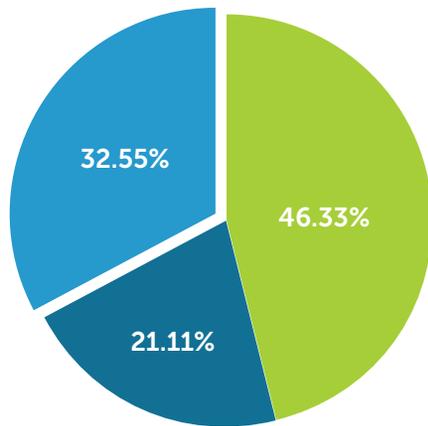
The transformation is most vivid at the corner of Ninth and Euclid. A covering added to modernize the Schofield Building has been removed and the 1902 façade is being reconstructed. The property will reopen as a hotel and market-rate rental housing. Across the street, the former Cleveland Trust Company complex—a turn-of-the-century bank juxtaposed with a 1970s Brutalist landmark tower—has undergone a \$200 million rehabilitation to become The 9. The facility includes a boutique hotel, luxury and affordable housing, a grocery store in the former bank lobby and even an indoor dog park on the 29th floor.

Like Vine Street in Over-the-Rhine, High Street in Hamilton and other historic corridors around Ohio, Euclid Avenue demonstrates how clustered investment in historic preservation has not only saved buildings, but has driven significant investment, job creation and rebirth of communities.

# Survey

As a part of the planning process, a general survey of Ohioans was conducted to assess the current status of historic preservation in the state, how programs and policies are perceived and to identify what steps need to be taken in the future. With over 400 respondents, augmented by community leader surveys and several small group meetings, the data was used to create the State Historic Preservation Plan. Below is a sample of the data used.

## Which statement best describes your relationship to historic preservation?



- I interact with historic preservation projects as part of my job
- I work in the historic preservation field
- I have a personal interest in historic preservation

## What tools are most helpful when funding local historic preservation efforts?

1. State historic tax credits
2. Federal historic tax credits
3. Private funding
4. Certified Local Government grants
5. Local government preservation incentives
6. State capital funding
7. Community Development Block Grants
8. New Market tax credits
9. Brownfield redevelopment grants
10. Neighborhood Stabilization grants
11. Department of Transportation grants
12. Easements
13. Low Income Housing tax credits
14. Department of Agriculture grants

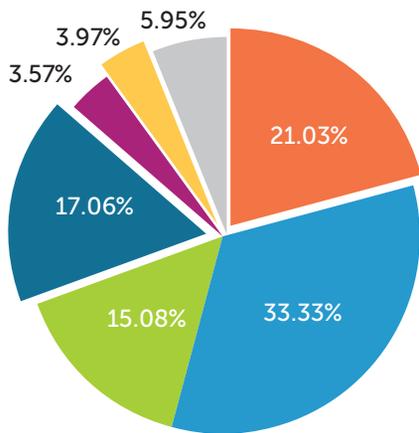
## What are the barriers to non-governmental/private funding of local historic preservation efforts?

1. Difficulty securing matching funds
2. Perceived lack of nongovernmental funds
3. Lack of organizational capacity
4. Ineffective training and communications from state programs about funding
5. Inability to identify measurable outcomes or benefits





What is the most important thing historic preservation should accomplish in the near future?



- Increased investment in historic downtowns and older neighborhoods
- Greater recognition of preservation's role in healthy and livable communities
- Greater awareness about how historic preservation is sustainable and environmentally friendly
- State tax incentives for rehabilitation of owner-occupied historic houses
- Other
- Adoption of public policies regarding local-government-owned historic properties
- Adoption of public policies regarding state-owned historic properties

There needs to be a new mentality about historic preservation and an effort to get people who are stakeholders to invest in these buildings as a preservation project. It must be more than just a commercial opportunity to make money with rent. It needs to be a social obligation to preserve these buildings.

—Matt Spring,  
Planning & Zoning Administrator, Tipp City

### What resources would be most helpful in boosting local preservation efforts?

1. Information on overall economic impacts of historic preservation in the state
2. Online access to preservation information
3. Information on the public value of historic preservation
4. Education/training for local design review boards/commissions
5. Support for historic designations, resource surveys and preservation plans including non-tax-credit-eligible projects
6. Education/training for public officials
7. Information on heritage tourism



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Ohio Historic Preservation Tax Credit Program: [development.ohio.gov/cs/cs\\_ohptc.htm](http://development.ohio.gov/cs/cs_ohptc.htm)

State Historic Preservation Office, Ohio History Connection: [ohiohistory.org/shpo](http://ohiohistory.org/shpo)

## Case Study Credits

Rory Krupp—Hanford Village

Karen Hassel—Quaker Yearly Meeting House

Todd Kleismit—County Courthouse Symposium

Nathaniel Kaelin—Euclid Avenue Rebirth

Joyce Barrett—Southern Ohio Main Streets; Young Ohio Preservationists

Mariangela Pfister—ASM Headquarters

Jackie Fletcher—Seneca County Courthouse

David Snyder—Protecting Our Archaeological History

Kathryn Fortener—Mobile History App

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P. 8: Hardlines Design Co.; Union Village Site, Warren Co.

P. 15: Ty Pierce, County Courthouse Symposium

p. 18: Barbara Powers, Oak Hill Cottage

p.21: Photo by Brad Feinknopf courtesy of The Westcott House

p. 23: Joyce Barrett, Marietta Main Street

p. 30: Stephen Newport, Young Ohio Preservationists Windows Workshop

p. 31: Ohio Development Services Agency, 668 Euclid Ave., Cleveland, after rehabilitation

All other photos from Ohio History Connection archives or by Nathan A. Bevil

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***It would be better to have more of the incentives that are currently targeted toward sprawl developments redirected to inner city revitalization and rehabilitation.***

—Marty Kohler,  
Zoning Administrator,  
City of Middletown





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*Back cover: Trumbull County Courthouse, Warren*



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