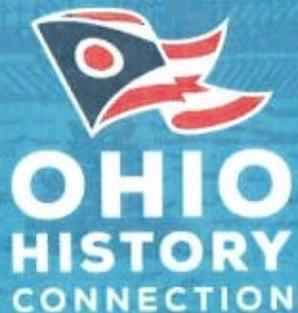


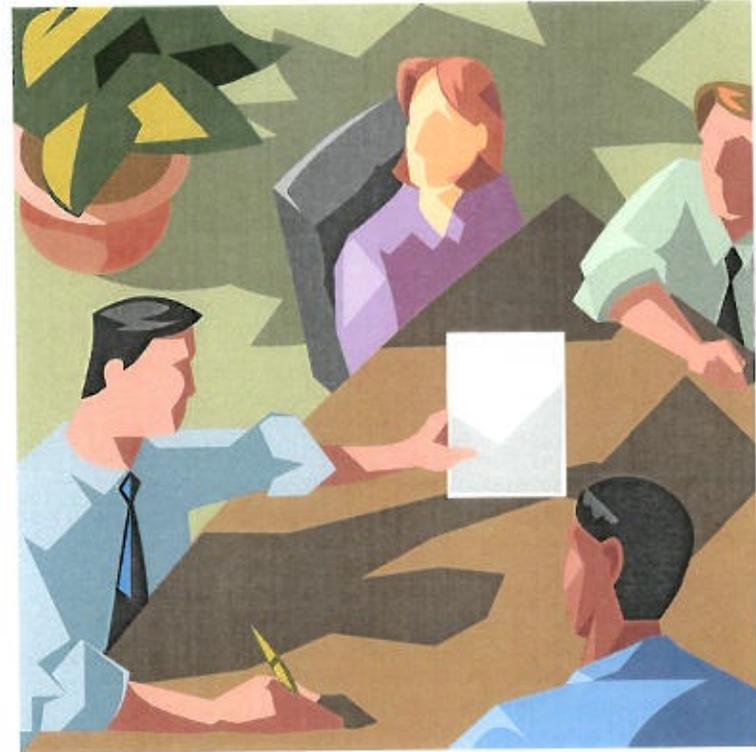
# Local Historic Preservation

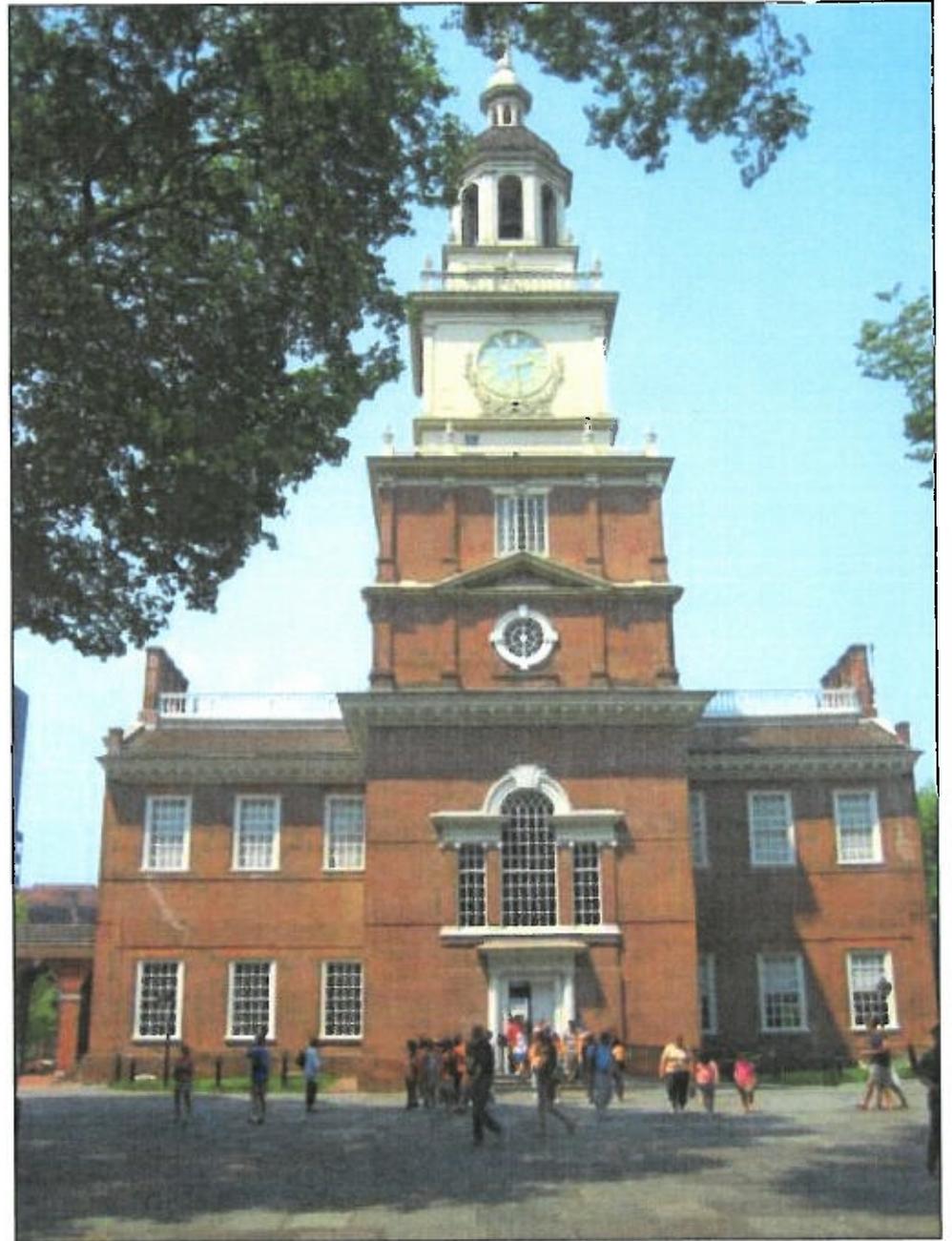
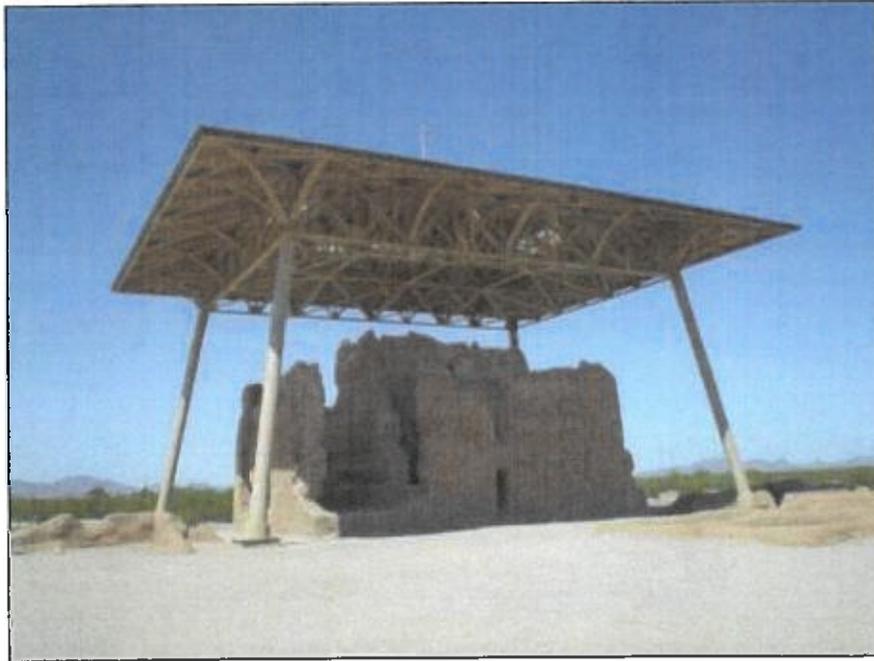
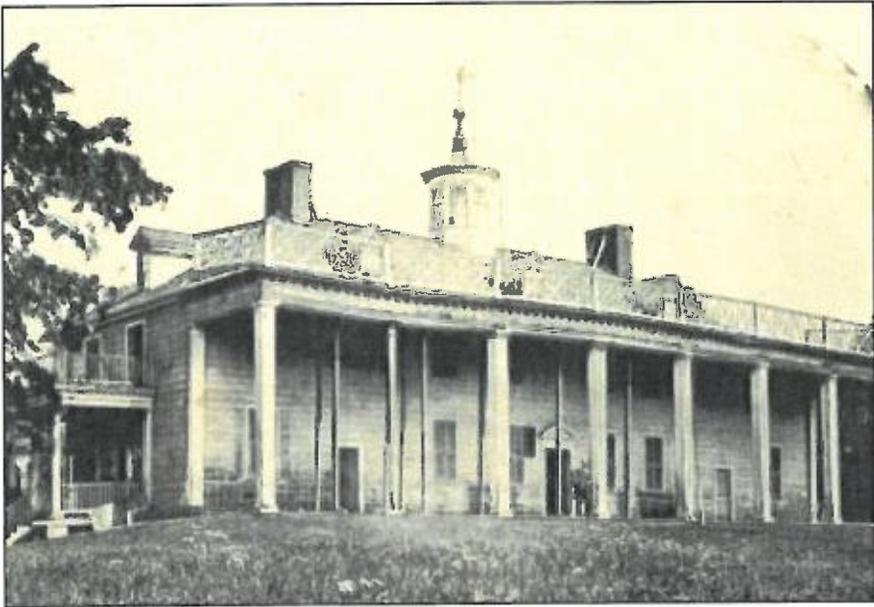
Bowling Green · June 28, 2019



# Agenda

- Historic Preservation 101
- Local Preservation
- What is CLG?
- CLG Grant
- Additional Resources





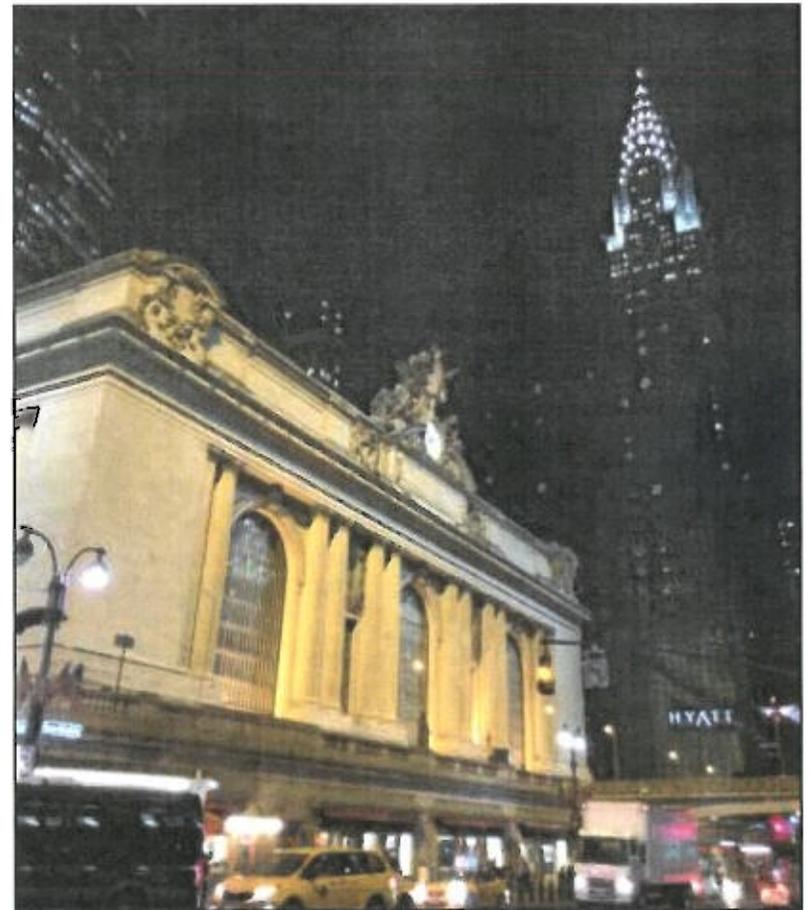
# Preservation Law

- *Euclid v. Ambler Realty Co., 1926*
  - Affirmed municipal right to zoning laws
- Local historic preservation ordinances
  - Charleston, 1931
  - German Village Commission, 1960
- National Historic Preservation Act of 1966



# *Penn Central v. New York*

- Affirmed legality of designation
- Affirmed legality of design review
- Established process
  - Due process
  - Avoiding takings



# Local Preservation



# Local Ordinance

- Enabling Ordinance for Historic Preservation Commission
  - Establishes Commission
  - Procedure for designation
  - Procedure for design review
- Emphasis on public participation in process
- Preservation is local policy practice



# Survey & Inventory

- The baseline data for any local preservation program
  - What resources?
  - Where are they?
  - What is their condition?
  - What are the threats or concerns?
- Must be reviewed and updated for accuracy



# Local Designation

- Ordinance based procedure for designation
- Criteria for designation
  - Period of significance
  - Integrity
  - Contributing vs. non-contributing
- Property owners must understand what will be required



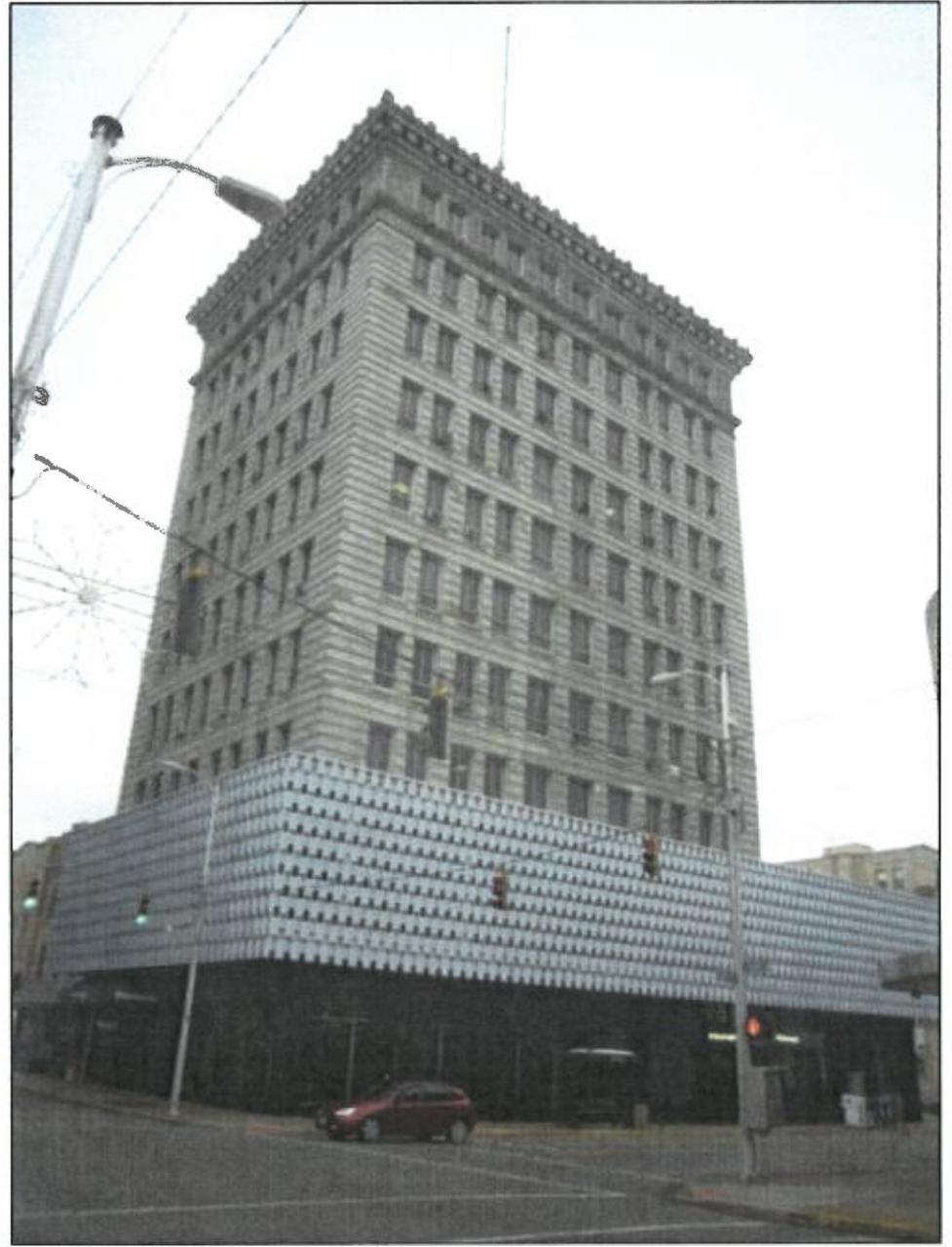
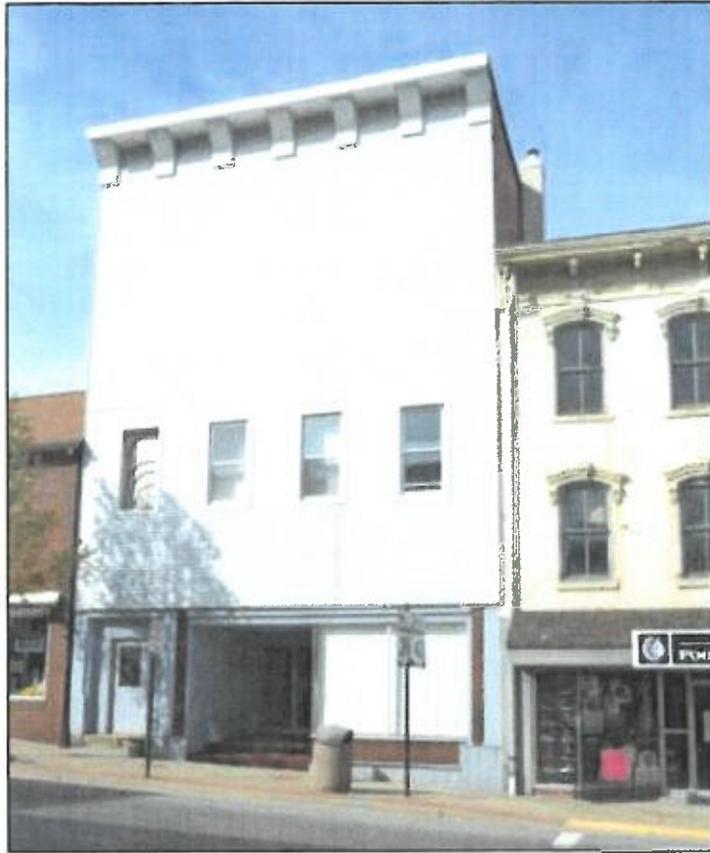




# Design Review

- Decisions guide development
  - Does not prevent new business or growth
  - Ensures compatibility with historic buildings
- Applying the *Standards for Rehabilitation*
  - Preservation of historic character
  - Repair vs. replacement
  - Compatibility
- Make legally defensible decisions









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# Certified Local Government Program



**OHIO**  
**HISTORY**  
CONNECTION

# Certified Local Government Program

- Recognize importance of local preservation efforts
- Requirements ensure communities can review National Register nominations
- Funding to help with training and operations



# Who is Certified?

Akron	Dublin	Mansfield	Ravenna
Alliance	Delaware	Mantua	Ripley
Athens	Elyria	Mariemont	Salem
Aurora	Euclid	Marysville	Sandusky
Avon Lake	Galion	Massillon	Shaker Heights
Barberton	Gallipolis	Medina	Shelby
Bellaire	Gates Mills	Millersburg	Somerset
Berea	Glendale	Montgomery	Springboro
Brookfield Twp.	Green	Mt. Pleasant	Steubenville
Burton	Hamilton	Newark	Tipp City
Canal Fulton	Hudson	New Richmond	Toledo
Canal Winchester	Jefferson	North Olmsted	Van Wert
Canfield	Kent	Oberlin	Wauseon
Cincinnati	Lakewood	Olmsted Falls	Waynesville
Cleveland	Lancaster	Oxford	Willoughby
Cleveland Hghts.	Lebanon	Parma	Wooster
Columbus	Lorain	Perrysburg	Zanesville
Cuyahoga Falls	Loveland	Portsmouth	Zoar
Dayton	Madison		

# Becoming a CLG

- Pass a local ordinance
  - Meets state and federal guidelines
- Submit application for state review
  - Final version of completed ordinance
  - 90 days
- Submit to National Park Service Review
  - 2 weeks+



# CLG Program Benefits

- Eligibility for training and technical assistance
- Review authority for local National Register nominations
- Eligibility for CLG Grants
- Additional benefits from Ohio History Connection and the State Historic Preservation Office





# CLG Grant



# CLG Grants

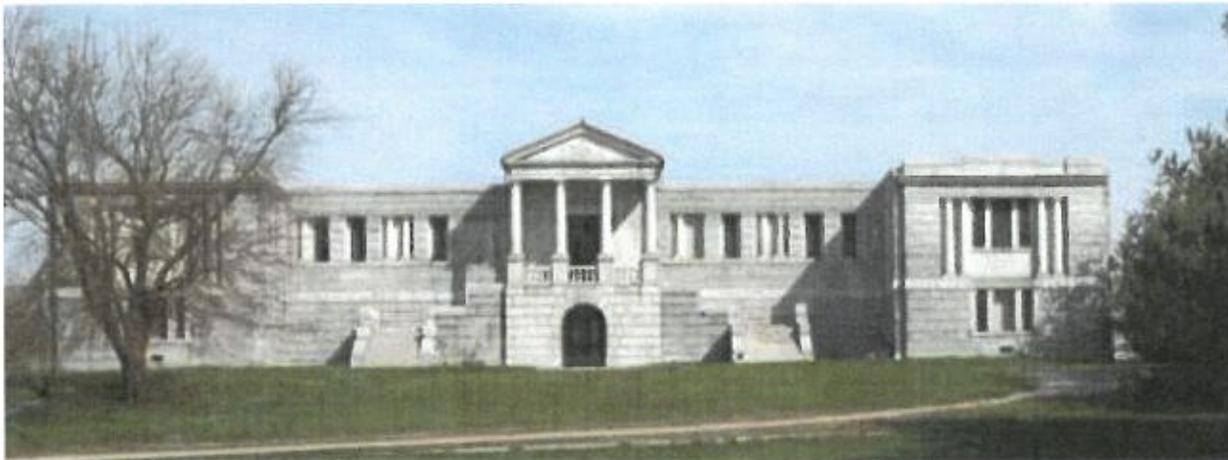
- Created to support local preservation efforts
  - Only available to CLGs and their preservation partners
- Awarded annually
  - ≈\$100,000 available each year
  - 7-12 awards at between \$8,000 – \$25,000 each
- 60-40 Matching reimbursement grant







# Physically Preserve Cultural Resources



# Promote Economic Development

## Mobile History



More Shaker Heights History? There's An App for That. The Cleveland

Historical website and smart phone app feature information about dozens of landmark properties, events, and people significant to the history of Shaker Heights. The app puts Cleveland—and now Shaker Heights—history at your fingertips. Developed by the Center for Public History + Digital Humanities at Cleveland State University, Cleveland Historical includes information about the city's 45 individual landmarks, two local landmark districts and the Shaker Village National Register District. Download the app or visit the website in your browser

[ClevelandHistorical.org](http://ClevelandHistorical.org)



Apple App Store



Google Play

## Franklin Park Trolley Barn

A Feasibility Study for the Rehabilitation and Adaptive Reuse of an historic building complex in Columbus, Ohio

DATE: 07 10 2012

THIS STUDY WAS PREPARED BY

BENJAMIN D. RICKBY & COMPANY  
UNDER CONTRACT TO COLUMBUS COMCAST CORPORATION



Friends of Historic Downtown Salem  
**ROAD TRIPS**  
Preservation Means Business



As part of our downtown revitalization efforts, we have organized trips to explore cities with thriving historic downtown districts. If you didn't look closely, you might think these photos were taken in Salem. We have a lot in common with these places—rich history, wonderful architecture, and a small, close-knit community. But there is a difference between Salem and these cities: regional accreditation, business owner support, and preservation protection. What can we learn from these cities? Civic, social, and commercial leaders from each town have agreed to meet with us. During our visit we will hear presentations, walk around downtown, talk to merchants and residents, and have lunch. It's not a day to gain a lifetime of experience. They share some of their culture and ideas so that we may include them in our plan for Historic Downtown Salem.



Knoxville - Mobile - Tucson - Springfield - Boston



# The CLG Grant Process

- Grant period opens in November, applications are due in February, awards are announced in March
- Grants are evaluated based on need
- SHPO staff are available to review project ideas and draft applications
- All projects must meet the applicable Secretary of the Interior's Standards



# Additional Resources



# History Fund Grant

- Eligible Applicants
  - Ohio-based, nonprofits in good standing
  - Public entities in Ohio; government, public libraries, educational institutions
- Eligible Projects
  - Organizational Development
  - Programs & Collections
  - Bricks & Mortar
  - National Register Properties or used for collections



# Pipeline Initiative

- Small grants to assist in listing properties to the National Register
  - Targeted to properties seeking tax credits
- Nominations for historic districts or landmarks
- Integrity investigation for individual property
  - e.g. Removing a metal screen



# Federal Historic Preservation Tax Credit

- 20% federal tax credit for properties listed on the National Register of Historic Places
- No annual cap or application deadline
- Administered by National Park Service in partnership with IRS



# Ohio Historic Preservation Tax Credit

- 25% state tax credit for properties that are listed on the National Register of Historic Places or are CLG designated
- Competitive program of \$60 million awarded annually in two rounds of \$30 million each
  - General project cap of \$5 million
- Administered by Development Services Agency and Department of Taxation



# Historic Rehabilitation Tax Credits

- All properties must be income producing
- All work must conform to the Secretary of the Interior's *Standards for Rehabilitation*
- Projects may seek both credits at the same time
- Credits are based on Qualified Rehabilitation Expenditures (QREs)



# Technical Preservation Services Department

**Nathan A. Bevil**  
**Community Planning & Preservation Manager**

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State Historic Preservation Office  
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