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

OHIO HISTORY CONNECTION
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
Certified Local Government Program

OHIO HISTORIC 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
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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

OHIO HISTORY CONNECTION
CLG Grants

- Created to support local preservation efforts
  - Only available to CLGs and their preservation partners

- Awarded annually
  - \( \approx $100,000 \) available each year
  - 7-12 awards at between $8,000 – $25,000 each

- 60-40 Matching reimbursement grant
Strengthen Local Preservation
Protect and Preserve Cultural Resources

Cleveland Historic Schools Feasibility Study
Final Report
Cleveland Restoration Society
Cleveland, Ohio

OHIO HISTORY CONNECTION
Physically Preserve Cultural Resources
Promote Economic Development

Mobile History

More Shaker Heights History? There's An App for That. The Cleveland Historical website and smartphone 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

Apple App Store

Google Play
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

Ohio History Connection
State Historic Preservation Office
800 East 17th Avenue Columbus, Ohio 43211-2474
Phone: 614-298-2000
Email: nbevil@ohiohistory.org
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