



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

Ohio Historic
Preservation Office

The Network

April/May 2006

Glendale — A National Historic Landmark

by Thomas U. Todd, MD, Mayor of Glendale

The historic Village of Glendale is known for its gas-lit, tree lined, curvilinear streets and well preserved Victorian homes built on large spacious lots. Glendale was incorporated in May 1855 as the first planned community in the United States. General John Hunt Morgan, Confederate raider, came into Glendale's Village Square in July 1863, with 2500 Confederate cavalry as they threatened Cincinnati. Glendale was home to the Procter family of P & G fame, who commuted back and forth from work at Ivorydale on the Cincinnati, Hamilton and Dayton (CH & D) Railroad.

The Glendale Historic District was listed in the National Register of Historic Places in 1976 as a result of a citizen-led effort to document the historic character of the village. In 1977 the district was designated as a National Historic Landmark for its significance as the earliest planned sub-division laid out according to topography. In 1993 the village was designated a Certified Local Government. At that time the mission of the Planning Commission was expanded to include Planning and Historic Preservation.

In 2000 the village undertook the writing of a long-term plan with the help of over 150 dedicated residents. The goals, objectives and recommendations for ten areas were studied in-



Glendale Historic District



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cluding; culture, commerce, communication, education, environment, historic resources, land use, recreation, municipal services and transportation. The village council has implemented most of the recommendations over the past six years. A Historic Preservation Guidelines Book was published in 2005. Funded in part with a Certified Local Government grant, the Guidelines help applicants who want to rehabilitate or restore their homes, in making appropriate changes. Because the village historic district is covered by a local historic preservation ordinance, owners must present proposed changes to their properties to the Planning and Historic Preservation Commission.

The village recently received a second CLG grant from the Ohio Historical Society to produce further inventory forms for the houses in our Historic District. So far 213 buildings in the district have been inventoried. With this grant the inventory will essentially be complete.

Being a Certified Local Government has helped the village immensely in obtaining grants, maintaining, and improving its historical status. The village residents have worked hard in continuing Glendale's local preservation efforts.

For more information about Glendale visit their web site at <http://www.glendaleohio.org>.

Glendale's design guidelines are also on line at <http://www.glendaleohio.org>.

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MARK YOUR CALENDARS!

May is National Preservation Month

This year's theme is Sustain America—Vision, Economics and Preservation

**Heritage Ohio Annual Conference
May 3-4, 2006
Springfield**

**Ohio Historic Preservation Office
2006 Workshops**

May Workshops

May 17

Historic Tax Credit: How to Apply and Qualify
9 a.m. - 12 Noon / \$75 9 a.m. - 12 Noon / \$75

Ohio Archaeological Inventory
1-4 p.m. / \$75

Section 106 : What Do I Put in the Envelope?—1-4 p.m. / \$75

October Workshops

October 5

Fundamentals of Researching Historic Properties—9 a.m. - 4 p.m. / \$75

October 17

Section 106 Fundamentals
10 a.m. - 4 p.m. / \$150

Certified Local Government Grants Awarded

Ohio State Historic Preservation Officer Rachel Tooker recently announced awards of Federal fiscal year 2006 Certified Local Government Grants.

Each year, ten percent of the annual allocation to Ohio from the Historic Preservation Fund of the U.S. Department of the Interior, National Park Service is passed through to local communities with certified historic preservation programs. The Ohio Historic Preservation Office of the Ohio Historical Society administers these grants at the state level. It is through these partnership efforts that historic preservation can have its greatest impact.

Berea is being awarded \$6,600 to begin rehabilitation of The Little Red School House-Berea District 7 School. Work includes replacement of gutters and downspouts, repair of overhangs, upgrading the HVAC system and associated insulation, and making the property ADA accessible. This work will aid the community's goal to re-establish the schoolhouse as an active and engaging education facility for the public programs, such as Art at the Schoolhouse.

Lorain will receive \$7,000 to conduct a feasibility study of the Eagles Building on Broadway Avenue, located close to the Palace Theatre. The study will help to identify possible reuse options of the building, and provide guidance for the best way to restore and preserve this property listed on the National Register of Historic Places.

Parma will receive \$6,600 to continue rehabilitation and stabilization of the Henninger House. A 2003 Certified Local Government grant assisted with preparation of a master plan for the building. A key property in the West Creek Reservation and Greenway Trail System, this property is being restored for reuse as a trailhead facility. Slated for demolition in 2002, West Creek Preservation committee purchased the home with assistance from the Trust for Public Land and private donations and placed it on the National Register of Historic Places in 2003. Ownership has since been transferred to the City of Parma. The Henninger Homestead is one of the oldest homes still remaining in the region. Roof and chimney stabilization are key elements of the current project.

Medina will continue its historic preservation programs with an \$8,000 award of CLG grant funds to assist in the development of design guidelines for the community. The document will provide guiding principles for the preservation and rehabilitation of historic buildings and appropriate design of new construction in the historic district. Public education initiatives associated with this project include continued public programming on local television on related historic preservation issues.

Tipp City, the newest CLG in Ohio, was successful in their application for \$12,000 to develop a historic preservation plan for their community. Through dialogue with the public and city officials and by assessing historic resources in the community, a historic plan will become a local resource and guide for decision making and establishing preservation priorities. Issues to be examined include how to maintain the community's significant historic and aesthetic character, protection of local buildings and areas, inventory of historic resources, nomination of properties to the National Register of Historic Places, and public awareness and technical assistance programs.

Mansfield will receive approximately \$33,733 to rehabilitate the Richland County Home Infirmery, currently known as the "Pest House." This project is utilizing several funding sources and widespread community involvement to rehabilitate this historic property for reuse as affordable housing for low and moderate-income persons. Exterior work will consist of masonry, roof, chimney, and window repair while mechanical and electrical problems will be addressed in the interior of the building.

Glendale will receive \$5,028 to continue the history-architecture survey of contributing properties within the National Historic Landmark District by developing Ohio Historic Inventory forms. This documentation will augment the community's database, enhance the city's review capabilities for permits for alteration and new construction, and raise public awareness about properties in the National Historic Landmark district.



Downtown Glendale

Paying Attention to the Nuts and Bolts

In this issue of *The Network* we continue our examination of some of the “nuts and bolts” issues facing commissions and boards begun in our January/February issue and reprinted in part from the September/October issue of *The Alliance Review*.

1. Are your design guidelines based on local community and preservation objectives?

One size does not fit all. Design guidelines should fit the district’s composition and character. For example, if the district doesn’t have any commercial buildings, a section on storefronts, while educational would be superfluous and confusing; or if there are numerous opportunities for new construction guidelines should address in-fill and new construction issues and should provide ample information about size, scale, massing, setbacks and spacing as they relate to neighboring historic buildings.

2. How do citizens learn about the work of the commission or board?

A simple brochure explaining what sort of work the commission reviews and the criteria used, as well as an overview of the review process and where to get more information, can help educate the public and dispel erroneous information. Make the brochure available at public locations such as city hall and the public library. Publish an annual report to the community that summarizes the work of the commission or board including

projects reviewed, certificates of appropriateness awarded etc.

3. How do you set the tone for your commission or board meeting?

Start on an upbeat, positive and professional note. The chair should begin with a welcome statement, introduce commissioners and staff and allow audience members to introduce themselves. Try place cards so the audience can know who is speaking during deliberations. Be patient with new commissioners and applicants and help them understand the process.

4. Do new commissioners receive orientation and training?

New commission or board members should participate in a basic training and orientation session. They should also receive a notebook containing, at a minimum, a copy of the local preservation ordinance, ethics policies, commission or board by-laws and rules of procedure, a copy of the design guidelines, maps of districts covered by the local ordinance and any other brochures or handouts distributed by the commission or board.



Featured Website — <http://www.preservenet.cornell.edu>



PreserveNet is designed to provide preservationists with a comprehensive database of regularly updated internet resources and current professional opportunities. Established in 1994 by Cornell University's Michael Tomlan and Bob Pick, PreserveNet was the result of a collaborative effort by preservation students of various universities interested in providing preservation information in what was then a new and exciting arena, the internet. Updated and expanded in 2001, PreserveNet continues to utilize the many internet resources of various preservation organizations and maintains a current listing of professional and educational opportunities.

Fast Fact: About Basic Building Inspection

by Judith Kitchen

This is a procedure most owners can follow to inspect a property on a periodic basis. This inspection is different from the professional inspection of a building prior to purchase—it is the (at least) twice-yearly check of building systems and materials to identify any problems which need to be corrected, investigated further or assessed by a professional. Too often buildings are inspected only after there is an obvious problem—water damage to a plaster ceiling, for example.

You will want to inspect the building at different times of the year, during hot and cold months, and at times of low and high humidity. It is very important to check the roof and water drainage conditions during a hard rainstorm to see if the gutters and downspouts are properly sized and placed and working well. It is also important to observe the building and its features from different locations and angles.

First, develop a file of inspection materials. This includes results of previous inspections along with floor plan, roof and rough elevation sketches, in order to mark possible problem areas to check more frequently, and photographs. Don't rely on memory—mark any exterior problems on a drawing to check inside the building, and vice-versa. Gather your basic inspection equipment, including paper, pencil with eraser, binoculars, flashlight, measuring tape, knife, stepladder and camera. Probe wood, both structural and decorative, by using the knife. Sound wood will produce long splinters, while deteriorated wood will break off in short pieces across the grain. The camera will be used to record possible problems such as cracks and gaps in siding, masonry or plaster. Another

photograph taken several months later will reveal whether the gap or crack is larger.

While you might note suspected structural, electrical or mechanical systems (heating, ventilating, air conditioning and plumbing) problems, these areas will normally require inspection and assessment by a professional.

Before starting, prepare a checklist of areas to investigate, and proceed in that order. It is recommended that all general inspections begin with the roof, because that is the place the rain and snow first hit the building.

Exterior Inspection

Roof

Here you will need the binoculars, or if neighboring buildings are taller, you may be able to see your roof from their windows. Check for mold or moss and for discolored, missing, curled or out-of-position roofing. Check all flashing, particularly around chimneys and vents. Check the masonry at chimneys, particularly at the cap. Are valleys filled with debris? Note any problem areas on the roof sketch.

Drainage System

Check thoroughly to see whether the gutters handle the hard rain well. Do they slope to the downspouts properly? Does the water run freely, or are there clogs or leaks? Look for icicles or ice and snow buildup.

Exterior Walls

Check all surfaces for deterioration, cracks, bulges, damaged masonry, dampness, efflorescence (white pow-

dery deposits), stains, vines and their residue, missing mortar, loose or deteriorated siding (perform the knife test), and paint failure, particularly under eaves, at downspouts, around openings and at the foundation. Mark problem areas on the elevation sketches so that you will know where to check on the interior to see if damage is present. Note the presence of plugs in the siding that indicate blown-in insulation. If your building has more than one layer of siding, you may need to remove a piece of the upper layer to check the early siding underneath, particularly if there is evidence of damage, either on the exterior or interior. Check the condition of decorative trim. Check porches and other projections or decorative features for any evidence of deterioration.

Windows and Doors

Carefully check all places where dissimilar materials meet, such as at windows and doors, for proper caulk and seals. Note any gaps (hairline cracks or larger) wide enough to admit water. Look at each lintel, hoodmold, jamb, sill and sash, noting deteriorated wood, masonry or metal, broken glass, missing glazing compound, failed caulk, poor weatherstripping or failed paint. Note the condition of storm sash and storm doors.

Foundation

Look carefully at all visible sections of the foundation, making sure to check behind any trees, shrubs or other plantings. Pay special attention to the areas surrounding downspouts. Look for missing or loose sections of masonry or mortar, cracks and shifts. Does the foundation appear to be wet? Is there standing water next to

(Continued from page 4)

the foundation during and after a hard rain? Check carefully all porch foundations.

Site

Check to see that the ground or sidewalks and driveways slope away from, and therefore direct water away from, the foundation. Note any low spots. Note whether shrubs or trees brush or block sunlight from the foundation, walls or roof. Note the locations of wells or cisterns that may be leaking.

Interior Inspection

Attic

Look for water stains, dry or wet, in every area of the attic, finished or not. Note whether there is adequate ventilation. Check the condition of any insulation and whether or not there is a vapor barrier on the heated side.

Again, use the knife test to check the soundness of any questionable wood.

Interior Walls, Ceilings and Floors

Push on the plaster at exterior walls if you suspect it may be loose or damaged (look first for paint or wallpaper damage). Look especially under and around windows and doors. Check carefully every area where an exterior problem was observed. Open and close every window and door. Check to see if floors are generally level.

Basement and Crawl Space

You may want to spend quite a bit of time here. Feel basement walls for dampness and look for mold on wood or masonry surfaces. Inspect all wood structural members carefully, using the knife test repeatedly, if necessary. Look for evidence of insect attack. Look for pipe and duct wraps and insulation that may contain asbestos.

As in the attic, check for adequate ventilation. A musty odor in the basement or crawl space indicates a high moisture level.

Mechanical and Electrical Systems

Be certain that your heating, ventilation and air conditioning systems have been serviced on a regular basis, and that all filters have been located and changed as needed. This is especially important to ensure that the systems are operating efficiently. Change the batteries in your smoke detectors every year. Use a tester, inexpensive and available at hardware and home improvement centers, to determine whether electrical outlets are properly grounded.

Following completion of your inspection, take the appropriate steps—further investigation by yourself or by a qualified professional, immediate repairs, or a recheck in a few days, weeks or months. Eventually, you will conduct these spot inspections as a natural part of living and working in the building, every time you drive by the building, every time you mow or rake, every time you go to the attic or retrieve something from the basement.

Judith L. Kitchen, Technical Preservation Services Manager for the Ohio Historic Preservation Office, holds degrees in architecture, architectural history, and business administration from the University of Virginia and The Ohio State University.



This information is adapted from the Building Inspection Guide, part of the Old-Building Owner's Manual by Judith L. Kitchen, published by the Ohio Historical Society. Visit <http://www.ohiohistorystore.com> for details.

Information on building maintenance is also available on the National Park Service website at <http://www.cr.nps.gov/hps/tps/care/>.



OHIO HISTORICAL SOCIETY

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To better serve you we recommend that you call ahead for an appointment.

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