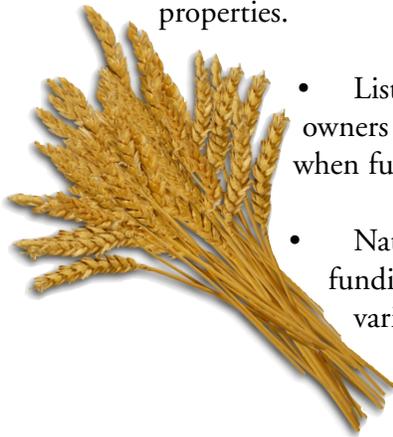


owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years are not considered eligible for the National Register, unless they are integral parts of districts that do meet the criteria, or are of exceptional architectural or historical significance.

What National Register Listing Does

- The listing of a building, site, or district on the National Register of Historic Places accords it a certain prestige, which can raise the property owner's and community's awareness and pride.
- Income-producing (depreciable) properties which are listed on the National Register individually or as part of a historic district may be aided by federal tax incentives which allow for a 20% investment tax credit for certified rehabilitation.
- Listing on the National Register provides a measure of protection from demolition or other negative impact by federally funded or licensed projects, by allowing the Advisory Council on Historic Preservation to comment on the effect on historic properties.



- Listing on the National Register qualifies property owners to apply for federal grants for historic preservation when funds are available (currently no funds are available).
- National Register listing is frequently a prerequisite for funding applications for restoration work through various private, non-profit organizations, such as the National Trust for Historic Preservation, or some federal programs.



What National Register Does Not Do

- National Register listing does not prevent the owner of a listed property from remodeling, repairing, altering, or even demolishing it with other than federal funds. In the case of a federal project, listing does not provide assurance that the project cannot harm the property; it only assures a federal level review of federally funded or licensed projects.
- National Register listing does not obligate an owner to make any repairs or improvements to the property.

If you are interested in nominating a property to the National Register of Historic Places, contact the Ohio Historic Preservation Office, 567 East Hudson Street, Columbus, Ohio 43211-1030, (614) 297-2470.

The information contained in this summary was drawn from the National Register Fact Sheet prepared by the Ohio Historic Preservation Office.





Summary of Article 34, Ohio Basic Building Code

Although there are not many large-scale historic buildings in the Cleveland-Massillon Road Corridor, the use of Article 34 of the Ohio Basic Building Code could be helpful if any of the barns are considered for adaptive reuse into offices, commercial or multi-family residential use.

It is not uncommon to encounter problems with the building code when rehabilitating a historic building. The Ohio Basic Building Code recognizes that historic buildings can be made safe even though they may have difficulty meeting the letter of the code. Therefore, a special section of the code -- Section 3408 -- has been enacted. Also referred to as Article 34, this section of the code gives the owners of historic properties the opportunity to evaluate the safety of the rehabilitated building based on the inherent safety features frequently found in historic buildings.

Article 34 divides the elements of a building into parameters, including height, area, compartmentation, tenant and dwelling separations, corridor

walls, vertical openings, HVAC systems, automatic fire detection, fire alarm system, smoke control, means of egress, capacity and number, dead ends (corridors), maximum travel distance to an exit, elevator control, emergency lighting, mixed-use group separations, sprinklers, and specific occupancy areas. Each of these parameters is evaluated for fire safety, general safety, and means of egress. A numerical value is applied to each (either positive or negative) and if the total reaches a minimum number established by the code, the building is considered to meet the building code provision. This evaluation process demonstrates that a building can be safe without meeting every requirement of a building code written for new buildings.

Use of Article 34 has saved owners of historic buildings substantial costs while also protecting the character and integrity of the buildings. Architects who have experience working with historic buildings should be knowledgeable about Article 34 and be able to assist property owners in the evaluation.

The information in this summary was drawn from an article by Mariangela Pfister, Ohio Historic Preservation Office, which appeared in the April/May 1999 issue of *Echoes*, published by the Ohio Historical Society.



A photograph of a rural landscape. In the foreground, there are several large, dark green evergreen trees, possibly spruce or fir, with dense foliage. Behind the trees, a wooden fence with three horizontal rails is visible, stretching across the middle ground. The background shows more trees, some with autumn-colored leaves, under a clear blue sky. The overall scene is a peaceful, natural setting.

. . .there is a “need to protect the open spaces
and overall rural character of the community” . . .