

VI. Appendix



A. Bibliography

Atlas maps of Clermont County, Ohio, 1870, 1891.

History of Clermont County, Ohio. Philadelphia: Everts. 1880.

Ohio Historic Inventory Forms prepared by Fred Mitchell and Steve Gordon, 1980-81.

Village of New Richmond Landmark Commission. Draft Design Standards. 2002

Whitt, Aileen M. ed. *New Richmond, Ohio: Historical Collections*. Historic New Richmond Inc., 1997.

B. Glossary of Terms

Architrave: In classical architecture, a horizontal element resting on columns or piers; in current usage, the trim elements around window and door openings.

Baluster: Vertical member, usually of wood, which supports the railing of a porch or the handrail of a stairway.

Balustrade: Railing or parapet consisting of a handrail on balusters; sometimes also includes a bottom rail.

Bay: 1) A spatial structural unit of a building facade; 2) A structure protruding out from a wall.

Beveled siding: Tapered wood siding that overlaps for weather protection. It is applied horizontally to buildings of frame construction.

Board and Batten: A type of wood siding that consists of a wide vertical boards with narrow strips (battens) concealing the joints between the boards.

Bracket: A projecting member, often decorative, which supports an overhanging element such as a cornice.

Casement: A type of window with side hinges and a sash that swings outward.

Clapboard: Large wood boards which taper slightly (they are a type of beveled siding) so they overlap and lie flat; applied horizontally on buildings of frame construction.

Column: A post found on storefronts, porches, and balconies; may be fluted or smooth.

Cornerboard: A board used to cover the exposed ends of wood siding to give a finished appearance and make the building watertight.

Cornice: The projecting uppermost portion of a wall, often treated in a decorative manner with brackets.

Dormer: A structural extension of a building's roof, intended to provide light and headroom in an attic space; usually contains a window or windows on its vertical face.

Double-hung Window: A window with two balanced sashes, with one sliding over the other vertically to open.

Eaves: The lower portion of the sloping surface of a roof, especially the part that overhangs the building's wall.

Facade: The "face" of the building; usually refers to the main side of the building, though it can be applied to all sides.

Fascia: A flat horizontal wooden member used as a facing at the ends of roof rafters or in the cornice area.

Flashing: Flat metal or other material that is used to keep water from penetrating the joint between different surfaces and materials such as around the chimney on a roof.

Flush Siding: A type of horizontal wood siding where the individual boards fitted closely together which creates a flat appearance with a barely visible joint between the boards.

Gable: The end of the building where the wall area is defined by the shape of the roof, with a triangular shape being the most common. A gambrel or double-pitch roof forms a non-triangular gable.

Glazing: Glass fitted into windows or doors.

Hipped Roofline: A roof formed by four angled roof surfaces.

Hoodmould: Decorative, projecting element placed over a window; may extend down sides of window as well as surrounding the top.

In-Kind: Replacement of one element of a building with another of the same material, design, size, and appearance.

Light: A single window pane or glazing unit.

Mullion: A wooden vertical piece that divides window sash, doors or panels set close together in a series.

Muntin: The wooden pieces that make up the small subdivisions in a multiple-pane glass window.

Parapet: An area of wall that extends above the roofline. Typically this occurs with flat roofs.

Pediment: The triangular face of a roof gable; or a gable which is used in porches, or as decoration over windows, doors, and dormers.

Pilaster: A flat pier which is attached to the surface of the wall and has a slight projection; the pier may be given a base and cap, and may be smooth or fluted.

Portico: An entrance porch, usually supported by columns and sheltering only the entry.

Quoins: Oversized rectangular blocks (or wood simulating block) that typically appear at the corners of buildings.

Return: The continuation of a projection or cornice in a different direction, usually around a corner at a right angle.

Rock-faced: A rough-cut finish on a piece of stone or a manufactured product such as concrete block or ceramic tile.

Sash: The framework of the window that supports the glass. Sash may be fixed, sliding, hinged or pivoted.

Sill: The framing member that forms the lower part of a window or door opening.

Setback: The distance between the property line of a land parcel and the facade of a building.

Sheathing: A subsurface material, usually wood, which covers exterior walls or roofs before application of siding or roofing materials.

Shiplap Siding: Horizontal wood siding that has both top and bottom edges finished to form a close-fitting joint and the appearance of a narrow recessed band between two flat boards.

Sidelight: A glass panel, usually of multiple panes, to either side of a door; often used in conjunction with a transom.

Soffit: A flat wood member used as a finished undersurface for any overhead exposed part of a building, such as a cornice. Commonly found on the underside of the eaves.

Splashblock: A piece of stone or clay material with a channel in it, which when placed on the ground under a downspout carries water away from the foundation.

Staggered-butt shingles: Wood shingles with uneven ends, intended to simulate a rustic appearance.

Transom: A glass panel, either fixed or moveable, which is placed over a door or window to provide additional natural light to the interior of the building. Used on both residential and commercial buildings.

C. Definitions from New Richmond Landmark Ordinance 1998-02

Alter or Alteration: means any material change in external architectural features of any property, including but not limited to, construction and reconstruction, which lies within a New Richmond Landmark District or has been listed under the provisions of this section, but not including demolition or removal.

Easement: means any fractional portion of a legally deeded parcel of land. An individual wishing landmark status for a building on his or her property may submit a plat designating the area to be designated landmark.

Demolish or demolition: means the razing or removal, in whole or in part, of any structure.

Structure: means any building, façade, or fence, and shall be construed as if followed by the words “or part thereof”.

Listed property: means any property, which has special character, historical, esthetic or architectural value as part of the heritage, development or cultural characteristics of the Village of New Richmond and the State of Ohio, which has been designated as a listed property pursuant to the provisions of this chapter.

Delisted property: means any property, which has been irreversibly altered either by demolition and/ or alteration.

New Richmond Landmark District: means any area of two or more adjacent properties established by Council and designated by this section for the purpose of maintaining and fostering distinctive historical, architectural, cultural or environmental character. Sections of this Ordinance, which address a singular property, also apply to district classification of two or more adjacent properties.

Site or environment: means man made features within the legal boundaries of the property independent of the main building(s). Including but not limited to, outbuildings, fences, parking areas or established bodies of water.

Archaeological: sites which have historical significance in the time frame of prehistoric, pre-settlement or early settlement of New Richmond.

D. The Secretary of the Interior’s Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

E. Special Provisions of the Americans with Disabilities Act for Historic Properties

The Americans with Disabilities Act (ADA) is a civil rights act with wide-ranging implication for both new and older buildings. The intent of the act is to ensure that disabled people enjoy, to the maximum extent possible, the same access to buildings as people without disabilities. Both existing buildings and new structures are required to comply with ADA by removing architectural barriers to disabled people.

Historic properties are not exempt from the Americans with Disabilities Act (ADA) requirements; however, the Act allows special provisions for historic properties when full compliance with the law would threaten or destroy the significance of the property. The provisions are found in the ADA Accessibility Guidelines, Section 4.1.7, entitled "Accessible Buildings: Historic Preservation." The following information has been prepared by the Ohio Historic Preservation Office.

What are the Special Provisions for Historic Properties

Per Section 4.1.7, the Ohio Historic Preservation Office will review proposed alterations to an historic property that would be required for full compliance with ADA. If the Ohio Historic Preservation Office determines that full compliance would threaten or destroy the significance of the property, the *alternative minimum requirements* may be used. The *alternative minimum requirements* allow for more flexibility when providing access to the historic property. In short, they are:

- One accessible route must be provided from a site access point to an accessible entrance. Using a ramp with a 1:6 slope (rather than the usual 1:12 slope) is permissible for a run of up to two feet.
- One accessible entrance must be provided. If it is not possible to make the public entrance accessible, then an alternative, unlocked entrance is acceptable.
- If toilets are provided, only one toilet must be accessible and it may be unisex.
- Public spaces on the level of the accessible entrance must be accessible, and other public levels should be accessible whenever practical.
- Displays and written information should be located where a seated person can see them.

For a very limited number of historic buildings that cannot be made accessible using the alternative minimum requirements, *alternative means of access* may be used, such as using audio/visual materials to show inaccessible areas, assigning persons to guide individuals through inaccessible areas, or adopting other innovative methods. An example is a train signal tower video shown in a railroad museum.

How do I request a Review?

If you would like to request a review and evaluation of proposed alterations, please provide the following information in writing to the Ohio Historic Preservation Office at the address below:

- A statement regarding the property's status as a "qualified property" for purposes of ADA. (That is, is the property listed or eligible for listing in the National Register of Historic Places or designated as a historic property by State or local law?)
- Photographs of the property (interior and exterior), showing all exterior elevations and all areas to be affected by the accessibility alterations.
- Drawings or sketches (plans and elevations) showing the alterations (interior and exterior) that would be necessary for full compliance with ADA. Please key the photographs to the plan.

If you have any questions, please contact the Ohio Historic Preservation Office, 567 East Hudson Street, Columbus, Ohio 43211-1030 (614-298-2000).

F. The Historic Rehabilitation Tax Credit

Federal tax legislation in 1981 and 1986 created a Historic Tax Credit to encourage investment in historic structures. The credit is available for historic buildings listed in the National Register of Historic Places, either individually or as part of a registered historic district. To use the credit, a building must be “income-producing” – used for industrial, commercial, office, or residential rental purposes; the rehabilitation must be “substantial” – that is, the rehabilitation must cost as least as much as the adjusted basis in the property or \$5,000, whichever is greater; and the rehabilitation work must be certified as complying with the Secretary of the Interior’s Standards for Rehabilitation.

The Historic Tax Credit has been a major investment incentive for nearly two decades and has resulted in the rehabilitation of tens of thousands of historic properties. The several billion dollars invested in these properties have revitalized many neighborhoods, commercial districts and entire communities. Ohio communities, large and small, have used the historic tax credit in a wide variety of projects ranging from rehabilitation of single-family homes for rental to large downtown buildings in Ohio’s major cities.

The Historic Tax Credit is a credit of 20% of the cost of the building’s rehabilitation and is taken as a credit against federal income taxes owed by the building’s owner. Because the tax credit is a dollar-for-dollar reduction of tax liability, the effect of the tax credit is the same as a 20% discount on the cost of rehabilitation. The acquisition cost of the building cannot be counted as part of the amount on which the credit is taken, nor may the cost of additions or enlargements to buildings. When rehabilitation is complete, the depreciable basis of the property must be reduced by the amount of the credit.

To ensure that rehabilitation projects meet the required standards, each project must be “certified” as appropriate to the historic character of the building. There is a two-step application process in which a proposed rehabilitation is reviewed first by the staff of each state’s Historic Preservation Office, and then by the staff at the National Park Service in Washington, D.C. Applicants are encouraged to apply for certification well in advance of beginning any rehabilitation work.

Because the building owners’ tax situations can vary, anyone considering use the Historic Tax Credit should consult his or her adviser before proceeding. Staff at the Ohio Historic Preservation Office are available to answer questions regarding the certification process.

This information about the Historic Tax Credit has been adapted from a fact sheet prepared by the Ohio Historic Preservation Office.

G. Additional Sources of Information

A number of other sources of information are readily available to those interested in historic architecture and the care and maintenance of older buildings. A listing of useful sites is included below.

Organizations

For assistance on historic preservation matters generally, you may contact Ohio's official state preservation agency, which is part of the Ohio Historical Society.

Ohio Historic Preservation Office
567 East Hudson Street
Columbus, Ohio 43211-1030
(614) 298-2000
www.ohiohistory.org

At the national level, the National Trust for Historic Preservation is a non-profit preservation organization that conducts conferences and has published numerous books and pamphlets about preservation issues. The Trust's publications on tax incentives and the economic aspects of preserving old buildings are especially helpful.

National Trust for Historic Preservation
1785 Massachusetts Avenue, NW
Washington, D.C. 20036
(202) 673-4000

or

National Trust for Historic Preservation
Midwest Regional Office
53 West Jackson Boulevard, Suite 350
Chicago, IL 60604
(312) 939-5547
www.nationaltrust.org

For information about downtown and commercial district revitalization, Downtown Ohio, Inc. manages Ohio's Main Street program, offers educational and training programs for those involved with downtown revitalization and provides technical assistance to communities as they plan for the future.

Downtown Ohio, Inc.
846 _ East Main Street
Columbus, Ohio 43215
(614) 258-6200
www.heritageohio.org

Websites

www.ohiohistory.org/resource/histpres This Website includes information about the Ohio Historic Preservation Office, the National Register program and a list of National Register properties in Ohio. By clicking on Preservation Toolbox, and then Old Building Owner's Links, the user can download copies of the National Park Service's *Preservation Briefs*. A list of the briefs is included elsewhere in this appendix.

www.preservenet.cornell.edu/preserve.html This Website contains information about conferences, educational programs and an extensive list of links to other preservation Websites.

www2.cr.nps.gov/freepubs.html This National Park Service site provides a list of free Heritage Preservation Services publications that can be ordered online.

www2cr.nps.gov/ This site is about the Heritage Preservation Services offered by the National Park Service including information about programs such as the Investment Tax Credit for the Rehabilitation of Historic Buildings; training and conferences; preservation legislation; and a preservation bookstore. It also has an interactive class on the use of the *Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* designed for use by historic building owners, architects, contractors, developers and members of design review boards.

Publications

Several excellent publications -- books, magazines, and pamphlets -- are available to assist you in understanding the technology of older buildings and in learning about appropriate repair and rehabilitation treatments and techniques. These include the following:

Caring for Your Old House: A Guide for Owners and Residents by Judith Kitchen

For ordering information contact:
Preservation Press
John Wiley & Sons, Inc.
Professional, Reference and Trade Group
605 Third Avenue
New York, NY 10158

Old Building Owners Manual by Judith Kitchen

Available for purchase:

Ohio Historical Center
Museum Shop
1982 Velma Avenue
Columbus, Ohio 43211
(614) 297-2357

These publications offer useful guidance for planning repairs, restoration, or rehabilitation of older buildings. Techniques and principles can be applied to both commercial and residential structures. These and other publications may be used on a reference (non-circulating) basis at the Ohio Historic Preservation Office.

The Old-House Journal
2 Main Street
Gloucester, MA 01930
(800) 234-3797

This is a monthly magazine oriented toward the do-it-yourself owner of an old building. Each issue contains several hands-on articles about appropriate repair, restoration, and rehabilitation techniques for buildings of all historical eras.

Traditional Building

69A Seventh Avenue
Brooklyn, NY 11217
(718) 636-0788

Originally published by the founder of The Old-House Journal (the two publications are unrelated), this periodical is technically oriented and is a great help in finding suppliers and specialists in the field of old building preservation.

Historic Preservation Briefs are technical pamphlets, which are produced by the National Park Service. There are currently 41 titles available, although new ones are being added every year. These briefs are available online at www.ohiohistory.org/resource/histpres and clicking on Preservation Toolbox and then Old Building Owner's Links. The currently available Preservation Briefs are listed below.

1. The Cleaning and Waterproof Coating of Masonry Buildings
2. Repointing Mortar Joints in Historic Brick Buildings
3. Conserving Energy in Historic Buildings
4. Roofing for Historic Buildings
5. The Preservation of Adobe Buildings
6. Dangers of Abrasive Cleaning to Historic Buildings
7. The Preservation of Historic Glazed Architectural Terra-Cotta
8. Aluminum and Vinyl Siding on Historic Buildings
9. The Repair of Historic Wooden Windows
10. Exterior Paint Problems on Historic Woodwork
11. Rehabilitating Historic Storefronts
12. The Preservation of Historic Pigmented Structural Glass (Vitrolite and Carrara Glass)
13. The Repair and Thermal Upgrading of Historic Steel Windows
14. New Exterior Additions to Historic Buildings: Preservation Concerns
15. Preservation of Historic Concrete: Problems and General Approaches
16. The Use of Substitute Materials on Historic Building Exteriors
17. Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character
18. Rehabilitating Interiors in Historic Buildings
19. The Repair and Replacement of Historic Wooden Shingle Roofs
20. The Preservation of Historic Barns
21. Repairing Historic Flat Plaster - Walls and Ceilings
22. The Preservation and Repair of Historic Stucco
23. Preserving Historic Ornamental Plaster
24. Heating, Ventilating and Cooling Historic Buildings
25. The Preservation of Historic Signs
26. The Preservation and Repair of Historic Log Buildings
27. The Maintenance and Repair of Architectural Cast Iron
28. Painting Historic Interiors
29. The Repair, Replacement, and Maintenance of Historic Slate Roofs
30. The Preservation and Repair of Historic Clay Tile Roofs
31. Mothballing Historic Buildings
32. Making Historic Properties Accessible
33. The Preservation and Repair of Historic Stained and Leaded Glass Windows

34. Applied Decoration for Interiors: Preservation of Historic Composition Ornament
35. Understanding Old Buildings: The Process of Architectural Investigation
36. Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
37. Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing
38. Removing Graffiti from Historic Masonry
39. Holding the Line: Controlling Unwanted Moisture in Historic Buildings
40. Preserving Historic Ceramic Tile Floors
41. Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront

H. Ohio Historic Inventory of New Richmond

Street	House Number	Historic Name	Date
Augusta	220	Ashburn House	1816
Augusta	233	Michols, Moore & Eyl Building	1868
Front	110	New Richmond National Bank	1942
Front	126	New Richmond National Bank	
Front	128	Springer House	1893
Front	200	Masonic Hall	1851
Front	228-236	McMurphy's Arcade	1878
Front	307	Dr. Rodger's Building	1830
Front	324	James H. Wood House	1840
Front	401	George Light Building	1825
Front	415		1890
Front	602		1870
Front	722	Watts McMurphy House	1865
Front	723	Edwin House Mfg. Co.	1853
Front	812	Peter Buswinka	1890
Front	915	F. H. Moorman House	1860
Front & Walnut		N.R. Riverside Park	
George	125	Ross-Gowdy House *	1850
George	150	Levi White House	1868
George	220	Towner House	1854
George	225		1865
Hamilton	121	Kuhn Building	1895
Light	305	Sutton House	1900
Main	206	Krout House	1880
Main	208		1895
Market	117	Trimble Me. Church Parsonage	1861
Market	120	Adam Moser Building	1854
Market	203	C. G. Seitz Dry Goods & Notion	1882
Market	205	Reakirt House	1854
Market	207		1855
Market	212	New Richmond Union School	1914
Market	215		
Market	401	J. J. Reinhart Building	1871
Market	419	Dansom House	1835
Market	510-512	James C. Schmedes House	1852

Market	513	Colored Baptist New Richmond	1861
Ohio/ Susanna Way	102	E. R. Shannon House	1835
Ohio/ Susanna Way	112	Wilson Building	1847
Ohio/ Susanna Way	120-124		
Ohio/ Susanna Way	208	Caleb Walker Building	1835
Ohio/ Susanna Way	310	Charles Clasgens House	1870
Ohio/ Susanna Way	314	Flora Roberts House	1875
Ohio/ Susanna Way	318		1876
Old U.S. 52	853	Gray Farm	1849
Quarry	210		1840
Quarry	215	Joseph Fagin	1935
St. Route 132	2382		1890
St. Route 132	2420	Hausermann Stock Farm	1850
Sycamore	101		1855
Sycamore	318	Willenbrink Mills Clermont Mill	1857
Sycamore	321	Willenbrink House	1865
U. S. 52 & Beckjord Rd.		Walter Beckjord Power Plant	1952
Union	106	E. R. Shannon Hardware & Grocery	1855
Union	228	James Green House	1865
Walnut	411	Beutsche Protestant Ische St.	1876
Washington	111	L. S. Fridman House	1885
Washington	118	F. M. Purcell House	
Washington	204-208	Sturges House	1838
Washington	216	Brooks House	
Washington	220	Hezekiah Lindsey House	1849
Washington	310	Zumvorde Dry Goods House	1880
Washington	502	Bagby House	1852
Washington	701	N. R. Water Works & Elec. Station*	1899
Washington	702	Peter Shayler House	1853
Washington & Union		First Presbyterian Church	1857
Western	200	Hill House/ Bettle House	1853
Western	213	First Regular Baptist Church	1842
Western	230		

