

**Bath Township  
Historic District Committee**

Our mission is to facilitate preserving the unique past, guiding the future development, and enhancing the exceptional quality of life and historic rural character enjoyed by the citizens and friends of Bath Township.

[www.bathtownship.org](http://www.bathtownship.org)



**The Bath Township  
Historical Committee**

Elaina Goodrich, Trustee  
Jeff Andrew  
Libby Bauman  
Dick Bradner  
Monica Bunner  
Maryellen Burnham  
Nancy Diller-Shively  
Christopher Esker  
Carol Franklin  
Tim Franklin  
Patti Graham  
Bruce McMakin  
Holly Mineard  
Jack Sahl  
Peter Shepker  
Paul Schubert

Bill Funk, Zoning Inspector 330-666-4007



Registering Your Home with  
**The National Register  
of  
Historic Places**

Frequently Asked Questions



**Bath Township Historic District Committee**

## Why Register?

What does being on the National Register of Historic Places mean to me as a resident of Bath?

It provides national recognition for a property's significance and that it is worthy of preservation.

Why should I do it?

Most people list their properties as a matter of pride. They also do it because it affords some measure of protection –federally-funded or licensed projects must be reviewed for the impact they will have on National Register listed or National Register eligible properties. Types of federally-funded or licensed projects which could have an adverse impact on historic properties in Bath include road-widening projects and cell towers.

Can I get a plaque for my house?

Yes, there are a number of companies that provide National Register plaques for sale.



## What Does it Mean?

Are there certain minimum requirements?

Typically, a property needs to be at least 50 years old to be eligible for the National Register and must meet at least one of the four criteria for listing. The property must also retain integrity of location, setting, materials, design, and association.

Do I need to go in front of any boards before altering my home?

Design review is a local issue and not triggered by a National Register listing. Many communities have both local design review and National Register listings that are the same – particularly in historic districts – but they are completely separate and independent listings.

What restrictions does being on the National Register place on the homeowner?

None.

Do I have to open my property for tours? No.

If I need an outbuilding does it have to follow certain criteria?

No. Design Review is a local issue and not tied to the National Register program.

Will being on the NRHP stop me from making home improvements?

No. If a property owner wishes to utilize the Historic Rehabilitation Tax Credit for income-producing properties, there is a review of the work that is proposed. Otherwise, owners may alter, expand, even demolish National Register properties with their own funds.

## Income Properties

What if my property is commercial?

If you plan a substantial rehabilitation of the property you might qualify for a 20% Federal Historic Rehabilitation Tax Credit.

Does a home office count as income producing property?

Yes, but the IRS only looks at the percentage of the property that is actually used solely for business purposes. It is best to talk to an accountant or tax advisor for this answer.



What tax advantages are there for commercial property owners who want to remodel?

There is a 20% Federal Rehabilitation Tax Credit available for substantial rehabilitation (an amount equal to the adjusted basis in the property or \$5,000, whichever is greater). Ohio also has a 25% tax credit pilot project underway for Fiscal Years 2008 and 2009. In order to apply for the state tax credit, the property must already be listed in the National Register. For the federal credit, the tax credit application and the National Register nomination process can be taking place simultaneously.