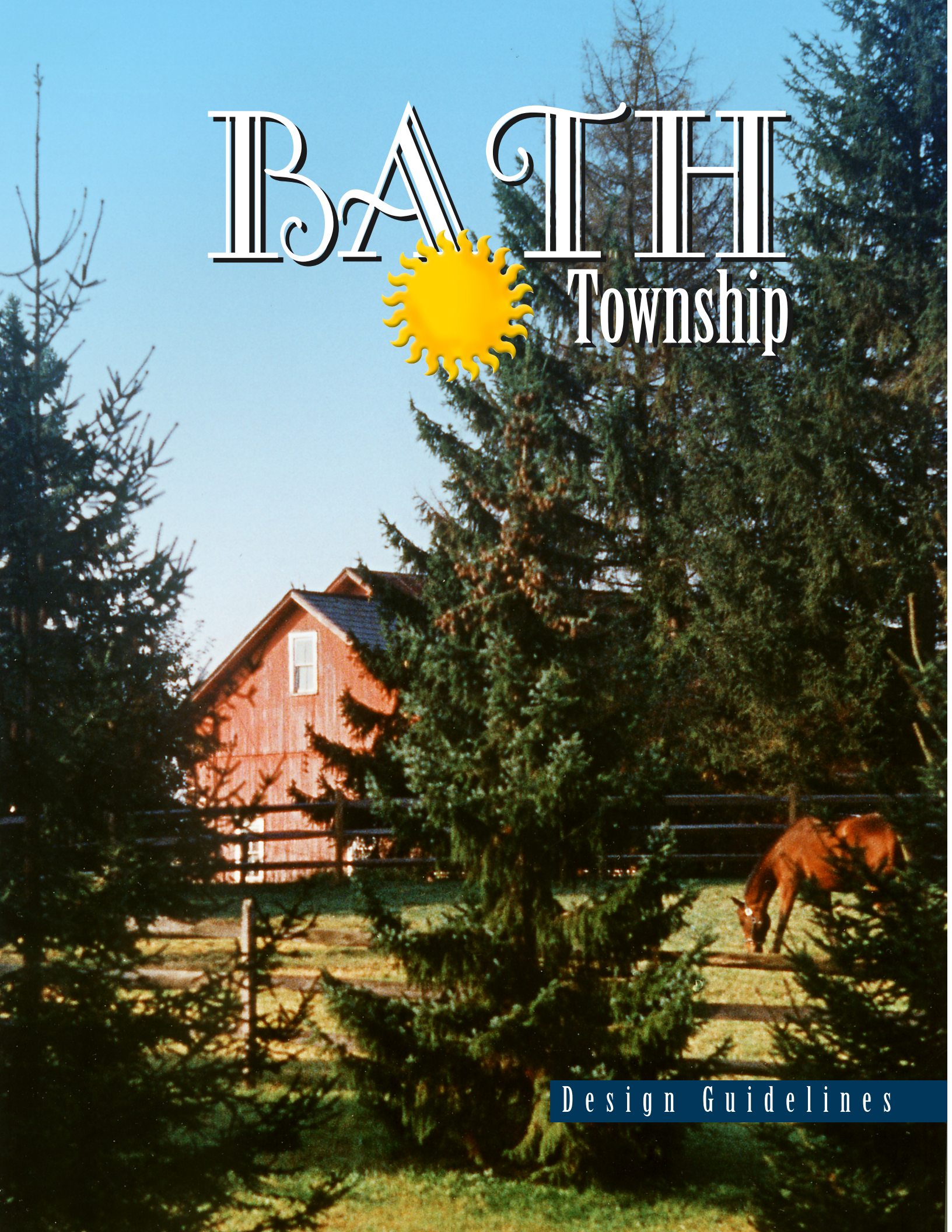
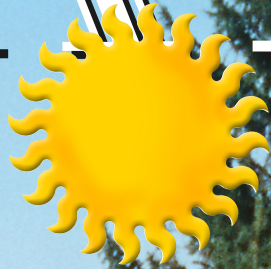


BATH

Township




Design Guidelines

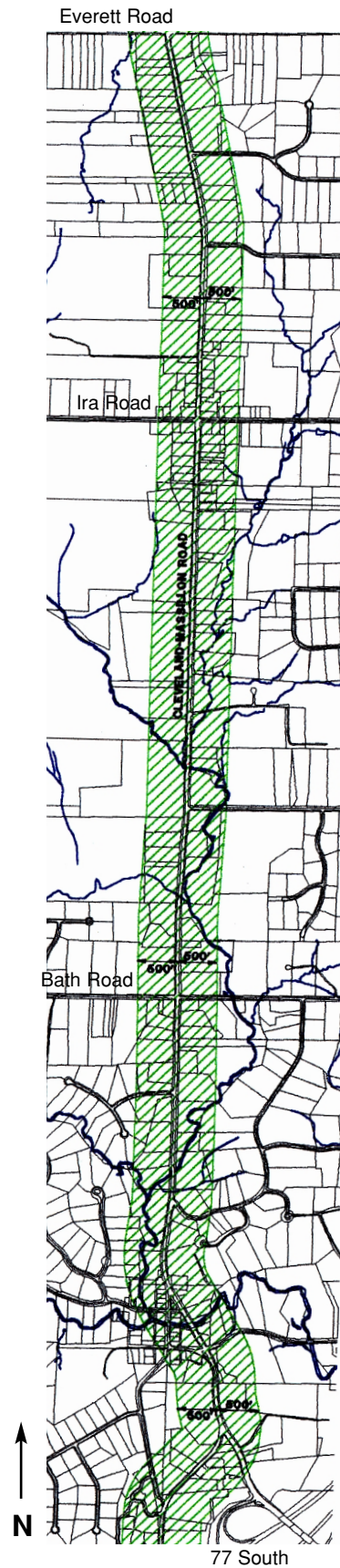
CLEVELAND~ MASSILLON ROAD CORRIDOR

Design Review Overlay District

LEGEND

 Cleveland-Massillon Corridor

Poggemeyer Design Group, Inc.
Engineers • Architects • Planners





*...ensure that
future development
occurs in a way
that benefits
all of the citizens
of the township.*



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Acknowledgments

Design guidelines that express open space residential subdivision design principles were prepared by:
Poggemeyer Design Group, Inc.
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Graphical and verbal descriptions of optimum development practices in riparian areas were prepared by:
Poggemeyer Design Group, Inc. and
Davey Resource Group

Line drawings provided by Laura Shinn

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BATH



Township

Design Guidelines

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Introduction



Design Guidelines



Open Spaces



Appearance Review





I. INTRODUCTION



Bath Township residents have expressed a strong desire to preserve the rural streetscape along the Cleveland-Massillon Road Corridor.

In 1997, after several years of discussion and public hearings, the Bath Township Trustees accepted a Comprehensive Plan for the continuing development of the township. The plan recognized the desire of the citizens of Bath to preserve what was identified as the "rural character" of the township.

The plan discussed the following concerns:

- *There is a "community desire to protect the rural streetscape along the Cleveland-Massillon Road Corridor and to avoid large-scale commercial development . . . along the corridor."*
- *There is a "need to protect the open spaces and overall rural character of the community."*
- *Citizens understand "the importance of protecting the historic character of buildings and structures in certain identified areas along Cleveland-Massillon Road and (the need) to make new development consistent with the same historic theme."*
- *Citizens understand "the importance of creating opportunities for the quality redevelopment of marginal properties."*

The plan's ideas were further strengthened by the establishment in 1999 of the Joint Economic Development District (JEDD), which protected the township against annexation by the neighboring communities of Akron and Fairlawn.



*the
preservation
of what
citizens
identify as
the "rural
character"
of Bath
Township*





The Jonathan Hale Homestead, built between 1826 and 1832, is at Hale Farm and Village, not far from the Cleveland-Massillon Road Corridor. This house and the surrounding re-created village provide a good lesson in 19th century life and architecture in the Western Reserve.

Lastly, the township has recently approved an amended Bath Township Zoning Resolution which emphasizes the open space and rural character that citizens have supported so strongly in the Comprehensive Plan.

The new Zoning Resolution was specific in attempting to maintain appropriate development in the Cleveland-Massillon Road Corridor, through the creation of an overlay zoning district and the preparation of design guidelines for further development in the district.

Although preservation of existing

historic structures is a major factor in shaping the guidelines for the district, their primary purpose is to encourage a context for new development that is unique to Bath.



The implementation of these guidelines will be the focus of the Appearance Review Commission, established in 1979 to "protect and stabilize the

general appearances of buildings, structures, landscaping and open area" in the

township. The application of guidelines to maintain a historic, rural character within the corridor, or in any other district in the township, is a difficult task, since Appearance Review Commission recommendations are advisory in nature. The expectation is that those wanting to build in Bath will be receptive to the goals and desires of the community.



Acknowledgments

This publication is the result of the hard work of many people in Bath Township. Particular thanks are due to Bath Township Trustees Elaina Goodrich, Donald Jenkins, and James Nelson; to Appearance Review Commission members



Daryl Artz, Bonnie Estep, Barbara Moats, Olaf Nielsen, and Tom Riccardi; to Zoning Commission members Jean Foust, Carol Franklin, Jim Kraus, Edward Mazak, Jr., and William Weber; and to Zoning Inspector Kristina Penavic-Sink and Zoning Secretary Martha Ferch.



Special thanks to all others who helped by attending meetings, offering ideas, and providing information; and to the citizens and business owners of Bath Township who care so deeply about the place they call home.

*All of Bath
Township's
citizens*



*have a stake
in every
development
decision
made in the
township.*

The rolling countryside, together with steep hillsides and deep creek valleys, at first discouraged settlers in Bath Township. Today township residents see these features as desirable elements of the rural environment.



II. OVERVIEW AND HISTORY

of Cleveland-Massillon Road Corridor



Bath Township is located in the western part of Summit County in an area of the state known as Connecticut's Western Reserve. The Western Reserve, which covered all or part of 13 Ohio counties, was land that Connecticut retained when it ceded its other claims of western lands to the federal government in 1786. The Western Reserve lands were surveyed into townships of five miles square. The land was made available

for sale in 1795 and was sold to 35 buyers (each purchased large parcels for later resale) for a total of \$1.2 million.

A late nineteenth century history of the township described its physical condition as "rough and precipitous" and therefore not as attractive to early settlers as other neighboring townships. In fact, early settlers (mostly from Connecticut) moved into the area at the beginning of the 19th century but settlement remained very sparse for nearly two decades. Yellow Creek was the principal waterway in the township and attracted the earliest development since water was available to power mills.

Ghent, named after the Treaty of Ghent which ended the War of 1812, was the largest of the three settlements that developed in Bath Township and was different in character from the others because of its location along Yellow Creek. A sawmill was built along the creek in 1818, and it was soon followed by a number of other mills. The village also had other businesses which, like the mills, served the local population. Houses were interspersed among the other buildings in Ghent.



Bath Center, located in the center of the township, never really developed into a village. It was a crossroads that contained the Township Hall and Grange, a church and the Bath Township School. Although it never developed commercial activity, it remained an important location because of its public buildings.

The simple forms and materials of traditional architectural design provide a precedent for contemporary design in the Cleveland-Massillon Road Corridor.

Hammond's Corners was known as the "Crossroads of the Township" because it was the location of one of the largest general stores in the area. Farmers from throughout the township would do business here, so it also served as an informal social center of the larger community. Other commercial activities, along with a few houses, formed this settlement.

Although there were a few concentrated settlements, Bath Township was largely a sparsely developed rural township for most of its history. The population of the township numbered 1,425 in 1840 but had dropped to 900 by 1890. The current population of 10,000 is the result of growth primarily over the last two decades.

Bath Township's pattern of settlement is very similar to that found in rural New England, with small settlements consisting of freestanding individual buildings, closely spaced, in a village setting; with a gradual transition to buildings farther apart on the edges of the settlements and then finally the farmsteads with widely spaced houses, barns, and other farm buildings.



Ghent Village's New England roots can be seen in its irregular settlement patterns and random building placement.

Transportation has always played a key role in the history and development of communities. In Bath Township, transportation has been limited to roads, since the township was bypassed by both the canal and railroads in the 19th century and Yellow Creek was not navigable. Cleveland-Massillon Road was the major north-south road through the center of the township. It provided a through route for traffic between Cleveland and Massillon and served as the connector for all three of the township's settlements.

Portions of the road were paved in brick early in the 20th century. With the advent of the automobile and the need for paved roads, Cleveland-Massillon Road was later fully paved. Both commercial and residential development took place along the length of the Cleveland-Massillon Road Corridor during the 20th century, although it tended to follow traditional building patterns. There are a few exceptions and examples of strip shopping centers, but even these were located adjacent to areas where denser settlement had already occurred.

*... history
of the
township*

*described its
physical*

condition as

*"rough and
precipitous"*





III. THE CLEVELAND~ MASSILLON ROAD CORRIDOR TODAY

Long-term settlement and development/land use patterns have given Bath Township, and the Cleveland-Massillon Road Corridor in particular, their distinctive rural character. In general, the pattern has been one of widely-spaced individual buildings (or small complexes such as farms) in the areas outside the three villages. By contrast, in the villages -- Ghent, Bath Center, and Hammond's Corners -- there is denser clustering of development and a blend of residential and commercial uses. However, traditional "Midwestern downtown" areas, which typically had continuous rows of commercial storefronts in a single district that was the economic heart of the community, never developed in Bath Township. Instead, development occurred in a pattern more typical of New England rural communities. This grew naturally, no doubt, from the direct New England connections of the Western Reserve area of Ohio. In New England, the town was the equivalent of the township in Ohio, and in the rural towns there typically was no single main area of settlement. Instead, small villages grew at natural nodes such as major crossroads or sources of water power, and the country in between developed as scattered houses and farm complexes. Relatively little commercial land use, such as stores, offices, and similar uses, occurred outside the village nodes.

With some fairly recent exceptions, this same pattern still is typical of Bath Township today.

In the area between the villages, and elsewhere in the township, development generally is scattered and low-density, and the New England character and feel

is very distinct. The exceptions are the occasional areas where individual commercial properties, strip centers, and some clusters of commercial uses have been built during about the past 30 years. Despite these, most commercial development has been centered in Ghent and Hammond's Corners, two of the traditional commercial nodes. The combination of natural features, New England-inspired settlement patterns and traditional building types contributes to the sense of rural character that township residents value so highly.

Cleveland-Massillon Road Corridor is a major road that has an ever increasing volume of traffic due to the heavy commercial development in the northern (Richfield) and southern (Montrose) portions of the township; the proximity of the corridor to Interstate 77 (which runs parallel a short distance to the east); and the increased residential development that has taken place in the township over the past 20 years.

Natural Environment

Like its built environment, Bath Township's natural environment is diverse. The Cleveland-Massillon Road Corridor traverses a variety of landforms and landscape features in a short distance. In general, the character of the corridor goes from hilly and heavily wooded at the south end to more level and open, with fewer large stands of trees and more open farm fields at the north end. The distinctive features that contribute to the character of the corridor include the following:



- Extensive tree cover, especially in the southern half of the corridor (cited repeatedly in interviews as one of the most important components of the environment -- especially large, older trees).
- Streams and creeks winding through the area, creating wooded ravines -- again primarily in the southern half of the corridor.
- Cleveland-Massillon Road's profile reflects the rolling hills and other aspects of the corridor's topography; the road has not been extensively cut and filled to eliminate vertical curves, except at the intersection in Bath Center.



*New
England-
inspired
settlement
patterns and
traditional
building types
contribute to
the sense of
rural
character.*

- Ponds of various sizes and shapes, which create vistas along their shorelines and around which there has not been extensive development.



- In the northern half of the corridor, the landscape is dominated by flatter land and more distant views. In this area, open fields with trees edging them create vistas across the fields and views beyond the fields to distant treelines and hillsides.

Elements of the built environment are frequently sited in traditional ways, taking advantage of both the township's topography and its natural/physical environment. Houses, farm complexes, and commercial buildings, for example, often are nestled against hillsides or at the base of a slope, providing wind and weather protection. In other cases, buildings are built so they have views across stream valleys or ponds but, where possible, they are located out of the flood plain. By contrast, public buildings such as the school and the former and current township halls at

Bath Center are sited for easy access from principal roads, though the view across the pond behind the current township hall was clearly important in its design and placement.

*...create
vistas across
the fields
and views
beyond the
fields*

Building Types and Styles

The roughly 150 buildings in the Cleveland-Massillon Road Corridor reflect the diversity of Bath Township's architecture, which ranges from the early 19th to the late 20th century. Some of the buildings have been built only recently, while



The woolen mill in Ghent was built in 1832 and is now used as a residence.

some are listed in the National Register of Historic Places and date to the early 19th century. There is a blend of residential, commercial, and farm architecture, as well as institutional. Although there are no consistent patterns in building type or style -- historic structures may be found anywhere in the corridor, as may recent commercial buildings or contemporary homes -- the predominant building material is wood and there are no overly large "superbox-retail" types of development. The well-preserved barns are among the most distinctive structures and are strong visual indicators of the rural character of much of the corridor and of the entire township.



Described below are the building types/stylistic categories into which the architecture of the corridor may be divided. The term "vernacular" originally referred to indigenous or local design, but today is understood to mean a building employing common or traditional architectural elements but not representative of an academic style.



- **Early 19th Century Greek Revival Style Vernacular Residential**

The Greek Revival style is commonly associated with the Western Reserve, since a number of "textbook" examples of the style exist in the region and its

architectural development began when the style was popular in the early 19th century. Although the vernacular houses in Bath Township are smaller in scale and simpler in design than those found, for example, at Hale Farm, they still retain their early 19th century character. These houses are of wood frame construction, typically one to one-and-a-half stories in height, with a gabled roofline. A cornice with returns is a common feature in the gable ends. Other features include double-hung windows, many with historic multi-paned sash, and entrances with fluted trim and cornerblocks.

- **Late 19th Century Farmhouse Vernacular Residential**

There are a number of good examples of late 19th century vernacular farmhouses in the Cleveland-Massillon Road Corridor. Among the most common forms is the Gabled Ell -- which is usually two to two-and-a-half stories in height, with an L- or T-shaped plan, an intersecting gabled or hipped roofline, and a porch located in the area where the two wings join. These houses can have either simple or very decorative front porches and window and door trim. Although this style was popular in both brick and frame, the wood frame version is by far the most common in Bath Township.



- **Early 20th Century Residential**

There are a number of houses along Cleveland-Massillon Road that date from the early decades of the 20th century. There are examples of Bungalows and Four Squares, along with vernacular examples influenced by the Colonial Revival style of the period. The Bungalows are characterized by their gabled rooflines, which frequently extend to form the porch





roof; central dormers; and porches across the front. The Four Square is either square or rectangular in form with a steeply pitched hipped or gabled roofline, roof dormers, and simple door and window trim. The vernacular Colonial Revival houses feature details

such as columns; pediments; multi-pane windows; and gabled or gambrel rooflines, sometimes with dormers.

- **Post-World War II Residential**

The housing stock from this period reflects the popularity of the Ranch and houses with some level of "colonial" detailing. There are several examples of each of these types. The Ranch houses are characterized by their horizontal

form, single story height, variety of window types (including large picture windows) and gabled or hipped rooflines. The houses with "colonial" detailing range from one-and-a-half to two-and-a-half stories in height, with typical features including pedimented entrances and dormers, multi-paned windows, and shutters.



- **Barns and Other Farm Outbuildings**

Among the most distinctive buildings found along the Cleveland-Massillon Road Corridor are the barns. All are of frame construction with vertical siding and gabled rooflines, but they vary in size and details. Most are also bank barns, where the entrance on one side of the barn is reached from a bank of earth and at a level higher than the other side of the barn. A few have many windows, while others have very few. One of the most decorative has a central cupola. Some farmsteads have a large barn and several smaller frame buildings, also with gabled rooflines.

- **Institutional/Public**

The buildings in this category include the historic Township Hall, the current Township Hall and Fire Station, the Bath Township School, and several churches scattered along the corridor. These buildings range in age from early 20th century to contemporary structures. Although they vary in style and

materials, they tend to be built in a scale that fits in with the predominantly residential and rural character of the corridor.



- **Historic Commercial**

There are very few historic commercial buildings located along the corridor. The most obvious one, which dates from the early 20th century, is the former general store located in Hammond's Corners. It was originally a frame structure with a false front and a traditional storefront, although it has been updated and now has a more contemporary appearance.

- **Strip Commercial**

There are several examples of strip commercial development along Cleveland-Massillon Road. Although they are very different in terms of height (there are both one and two story examples), architectural styles, and use of materials, they all are linear in nature with multiple storefronts or office spaces and all have expanses of parking in front of the building.

- **Post-World War II or Contemporary Free-Standing Commercial**

There are some examples of free-standing commercial structures dating from the second half of the 20th century in the corridor. These are single-use buildings and include banks, residential-scaled offices, and larger office buildings with multiple tenants.

- **Automobile-Related**

Examples of automobile-related commercial architecture, most of which is fairly new, include several gas stations that convey a sense of "corporate" architecture. These buildings are readily identified by their large canopies with corporate logos and single story service buildings. One older automobile-related building is a modest single story masonry building without any decorative details.

- **Unique/One-of-a-Kind**

There are a few buildings that are unique in the corridor and merit special mention. Two are located in Ghent -- the historic mill building dating from the early 19th century and now converted to a residence with a long horizontal profile, original wood siding and multi-paned windows; and a small octagonal board-and-batten frame outbuilding located in the sideyard of a home.





IV. DESIGN GUIDELINES

The purpose of the guidelines that follow is to allow the Appearance Review Commission to encourage owners, developers, and builders to propose development and modifications that are compatible with existing historic structures and areas in Bath Township, and to protect the open spaces that characterize the township, while allowing for design flexibility and individual preference.

The Appearance Review Commission is directed by the amended Zoning Resolution to review proposed projects and make recommendations, first to the applicants for permits and then to the Zoning Inspector and/or Board of Zoning Appeals. Working cooperatively with applicants is key to the effectiveness of this review process, and the Commission recognizes its responsibility to make helpful, creative recommendations. The guidelines are intended to help both the Commission and applicants make informed decisions.

It should be noted that these design guidelines provide a description of preferred design considerations for new construction and renovation. In certain instances, subjects discussed in these design guidelines may also be addressed in specific requirements in certain zoning districts in the Bath Township Zoning Resolution. In no way should these design guidelines be viewed as abrogating zoning requirements. Rather, these guidelines should be viewed as a supplement to zoning requirements that helps residents and the Appearance Review Commission more fully define desired urban and rural design elements.

The guidelines discuss design considerations in detail, but they do not require specific construction techniques, and they do not mandate architectural styles or historic themes.

Recognizing that Bath Township and the Cleveland-Massillon Road Corridor are composed of a diverse architecture in a diverse natural environment, the guidelines cannot be done as a "book of rules." Rather, the intent is to encourage design that is compatible with the character of the corridor and enhances the rural character that is the essence of Bath.



*... to protect
the open
spaces that
characterize
the
township...*



This small outbuilding has been tucked into the natural environment. In any kind of development or new construction it is desirable to avoid, as much as possible, disruption of the natural setting.



Landscaping elements can create or enhance a sense of quiet and privacy.

A. Guiding Principles for the Cleveland-Massillon Road Corridor Design Guidelines

The following principles reflect the issues and concerns expressed by Bath Township citizens during interviews and meetings that were part of the planning for preparation of the design

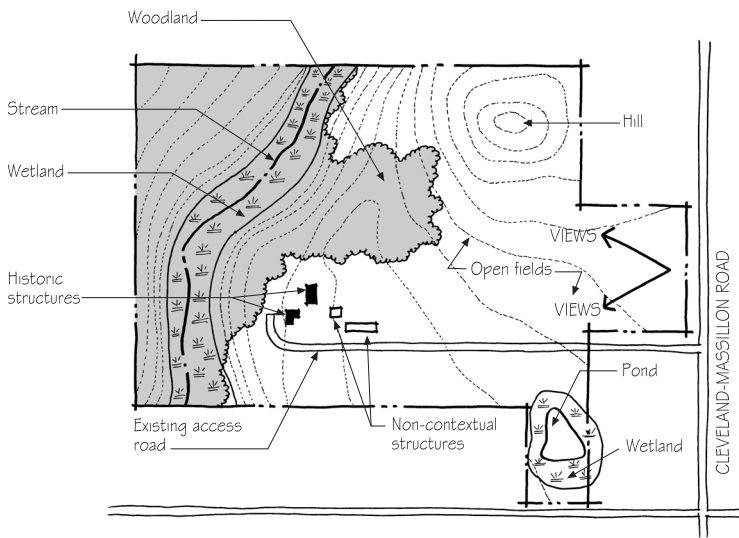
guidelines. The principles establish a framework and set the tone and scope for the guidelines themselves.

Although these principles relate specifically to the Cleveland-Massillon Road Corridor guidelines that follow, they are sound rural planning concepts that could be applied on a voluntary basis anywhere in the township.

1. Preserve existing historic properties which contribute to the visual quality and rural character of the corridor and the villages. Historic properties usually are buildings and structures that are at least 50 years old and still retain their architectural character; but often there may be properties of lesser age that also are important. The many excellent historic houses, barns and public buildings throughout the corridor are important elements of the township's environment.
2. Analyze every site to determine its significant physical attributes before planning and designing any development of the site. Develop a design that respects the unique attributes of each site, especially tree cover, existing structures, streams and ponds, hillsides, and vistas. Avoid destroying trees, reconfiguring the topography, or placing new structures in the center of otherwise open sites.
3. Design new buildings so they are compatible with surrounding buildings, so they enhance rather than diminish the area's sense of rural character. Buildings should be sited to avoid protruding above the surrounding treetops and should not be sited at the crests of hills if they will be visible from a public right-of-way. Encourage the use of traditional forms and materials for new buildings in highly visible locations such as the three villages, and encourage visual screening for buildings utilizing non-traditional forms and materials.
4. Utilize existing roads and driveways where possible. Avoid cutting of trees and alteration of the landscape to accommodate new roads and driveways.
5. Encourage the planting of new trees to ensure that when mature trees are lost to storms or old age, their replacements are already well established.



The guidelines that follow incorporate these principles and discuss the specific steps to take when planning new construction in the Cleveland-Massillon Road Corridor.



SITE CONSIDERATIONS - EXISTING CONDITIONS

B. Site Considerations

The Cleveland-Massillon Road Corridor has, in its fairly short length, a surprising variety of landforms, vegetation, landscape features, and visual qualities. Again and again during the preparation of

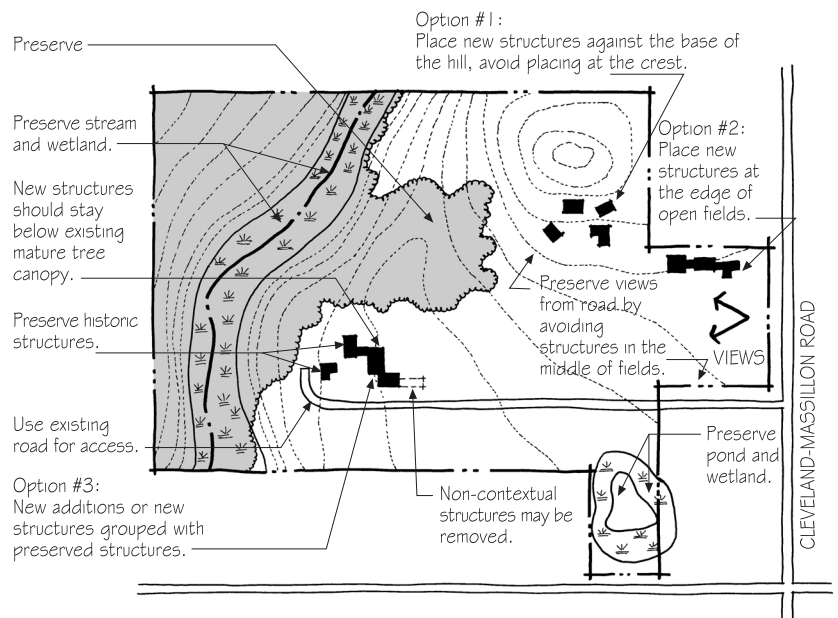
these guidelines, Bath Township citizens stated their concern that the rural character of the corridor be preserved. They felt that this was important in the villages as well as in the more sparsely-developed areas between. One important design component that affects this sense of rural character is the site.

The treatment of a building's site is as important as the design of the building itself. In many cases, and particularly so in the Cleveland-Massillon Road Corridor, building sites may have distinctive or unique features and elements -- watercourses, landforms, vegetative cover -- that define the site. Some of these may be natural, while others may be man-made, such as fences, stone walls, historic gardens, or particular kinds of trees planted long ago.

Anyone planning new construction of a commercial or residential structure, or an addition to an existing building, should first undertake an inventory and evaluation of the site's features

so these can be taken into account during project planning. Consider the following:

- 1. Topography and Landforms.** Does the site have hills or a hillside; is there a stream or pond; is there a bluff or rock outcrop? Is the site flat or sloping? Has the natural topography been altered in the past to create a particular shape or effect?



SITE CONSIDERATIONS - DEVELOPMENT OPTIONS



2. **Vegetative Cover.** What trees, shrubs, plants, and grasses cover the site? If there are large, mature trees,

where are they located? What is the mix of deciduous and evergreen species, and where are they located? Is the current vegetative cover natural, or was it planted after previous alteration of the natural cover? Are there any endangered, exotic or otherwise unusual plants?

3. **Existing Buildings.** Are there any existing buildings? What are their ages? Do they represent a related cluster such as a farm complex or other grouping of associated structures? What is their condition? Are they significant for their architecture or history, and are any of



them listed in the National Register of Historic Places? Do they have essential architectural elements and details still intact?

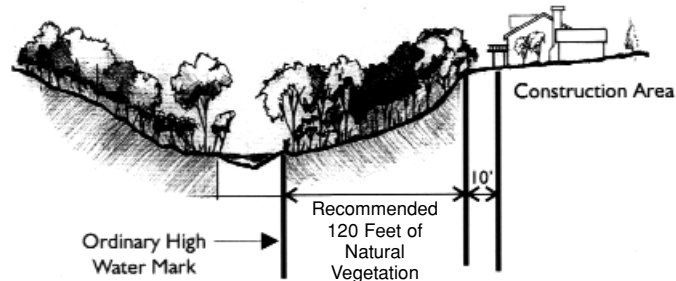


4. **Landscaping.** Are there any landscaping elements on the site -- planting beds, formal or informal garden elements, planting patterns of trees or shrubs, vistas or views? These may be historic elements (generally, more than 50 years old), or they could be from more recent efforts.

5. **Existing Roads, Paths and Driveways.** Do any roads, paths, or driveways exist? Are they older, or of more recent date? Are they paved? Are there any paved or unpaved parking areas? Is there safe access from public roads onto the property by means of existing roads or driveways?

6. **Riparian Buffers.** As part of the Riparian Corridor Overlay Zoning District, The Bath Township Zoning Resolution contains development standards that preclude structures or impervious surfaces from being constructed within specific distances from named and unnamed watercourses. These regulatory measures were adopted as minimum standards to protect riparian systems from the negative impacts associated with urban development.

Beyond minimum regulatory standards, desired optimum development practices are defined. These desired and optimum development practices were derived from the *Natural Resource Protection Study, Bath Township, Summit County, Ohio, Davey Resource Group, 1999.*



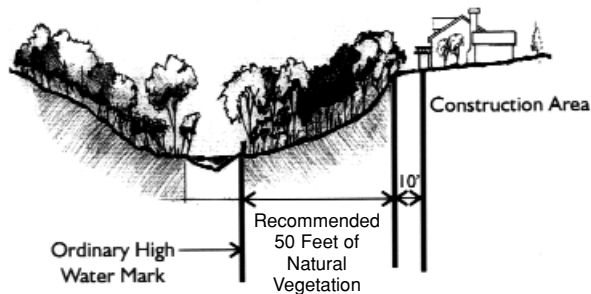
NAMED WATERCOURSES

Along named watercourses, it is recommended that there be a natural vegetated strip of land at least 120 feet in width measured from the ordinary high water mark of the watercourse. Existing natural vegetation should be preserved and allowed to mature. Where possible, lawns or other maintained vegetation should be allowed to revert to natural vegetation and mature. No buildings or impervious surfaces should be located closer than ten feet to this naturally vegetated buffer.

*...existing
natural
vegetation
should be
preserved
and
allowed to
mature*

UNNAMED WATERCOURSES

Along unnamed watercourses, it is recommended that there be a natural vegetated strip of land at least 50 feet in width measured from the ordinary high water mark of the watercourse. Existing natural vegetation should be preserved and allowed to mature. Where possible, lawns or other maintained vegetation should be allowed to revert to natural vegetation and mature. No buildings or impervious surfaces should be located closer than ten feet to this naturally vegetated buffer.



Once the inventory of site elements is complete, the elements can be mapped, evaluated and ranked in their order of significance to the site's character. It is important to note that not every element will be of the same importance from site to site. On one site, for example, large trees may be the most prominent and important features, while on another a cluster of farm buildings may be the principal contributor to the site's character.



It is important that site elements not be evaluated against already-planned new construction. For example, the need to cut down mature trees in order to build a large commercial building does not mean that the trees are not major site elements. The site elements should be evaluated solely for their contribution to the site's character, regardless of what may be planned for the site. Once the evaluation is done, decisions can then be made about whether and which site elements should be changed to accommodate building needs.



As noted, the relative significance of various site elements will vary from site to site, but it is possible to list a general hierarchy. Consistent with concerns expressed by Bath Township citizens during research for these guidelines, large trees should be considered very important site elements, as should historic buildings or groupings of buildings. (Historic buildings are generally defined as being both over 50 years of age and possessing either architectural character or association with important historical events or people, but there often may be younger buildings that also are significant.) Natural topography and landforms would be next in order of importance, followed by man-made landforms and landscaping. Last would be roads, paths, and driveways.

Remember, however, that this is simply a suggestion of a general hierarchy of significance that does not necessarily apply to every site in the corridor. The real task -- and the challenge -- is to define the site elements that contribute the most to the site's character and desirability, so that development plans can be made in a way that

preserves those elements to the greatest extent possible. Important features should be set aside in Conservation Areas in which the site will remain undisturbed during and after construction. Conservation Areas are increasingly being used as a development tool, not only as a means of preserving significant site features, but also as a means of making newly-developed areas more attractive and livable. Deed restrictions, easements, or actual transfer of land to a non-profit or public entity are some of the ways in which Conservation Areas' future can be ensured.

Conservation Areas are intended to preserve existing natural site features and



vegetative cover. Bath Township's Zoning Resolution is intended to enhance this goal by calling for appropriate kinds of plantings when development occurs. For example, the resolution suggests a mixture of deciduous and evergreen shrubs at the base of signs. In other instances, only evergreens may be called for if there must be year-round screening of a property.

Completion of the inventory and evaluation of site elements then permits moving on to the process of designing what will go on the site.

C. Building Placement

Placement of a new building, or an addition to an existing one, is important because it can affect both significant site elements and the overall appearance of the property.

The evaluation of site elements, which was discussed in the previous section, will provide a starting point for deciding placement of any new construction. The challenge is to meet construction needs while avoiding removal of or damage to significant site elements. Another consideration is to try following traditional examples of building placement, as reflected in nearby structures similar to the one(s) being planned.

A trip along the Cleveland-Massillon Road Corridor will reveal that building placement varies depending upon both location in the corridor and local site conditions. Consider the following factors when thinking about building placement:

1. **Setback.** Setback is the distance between the edge of a public right-of-way, or another demarcation line, and the facade of a building. It varies considerably in the corridor, depending on location. In the three villages, buildings generally have a shallow setback and are placed close to the edge of the road, while in the less densely-developed parts of the corridor, between the villages, the setback is often quite large or deep. Planning for new construction should take account of the setback of similar or nearby structures. In village areas, the setback should be similar to that of existing properties. In contrast, a greater setback is appropriate in the rural areas of the corridor, and the actual amount of setback can vary considerably.
2. **Orientation.** This refers to the direction in which a building's primary facade points.



*not every
element
will be of
the same
importance
from site
to site.*

In the Cleveland-Massillon Road Corridor, most buildings are oriented toward the road itself, with their principal facades facing toward the road and placed parallel to its axis; those on intersecting roads are oriented toward those roads. Since most of Cleveland-Massillon Road runs straight north and south, nearly all buildings along it are oriented with their principal facades facing east or west; buildings on side roads generally are oriented to north or south.

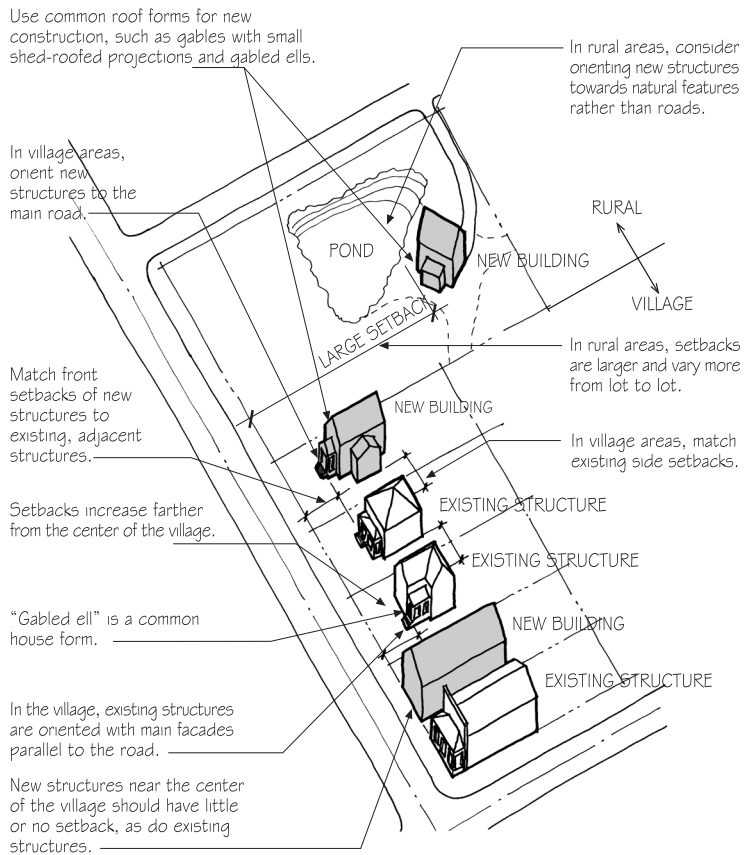


Most buildings in the Corridor are oriented with their primary facades toward, and usually parallel to, the street or road.

When the road curves, building orientation usually remains the same in relation to the road, with the principal facade parallel to the road. Orientation in the rural sections of the corridor varies a little more. Some buildings, for example, are oriented to take advantage of the shelter from wind provided by a hill; others are oriented to gain exposure to winter sun for warmth.



Orientation of new structures should observe the typical orientation of adjacent and nearby structures, particularly in the densely-developed areas such as the villages, where the orientation tends to be regular. In rural sections, consider following traditional orientation for shelter or sun exposure.



BUILDING PLACEMENT AND FORM

D. Scale

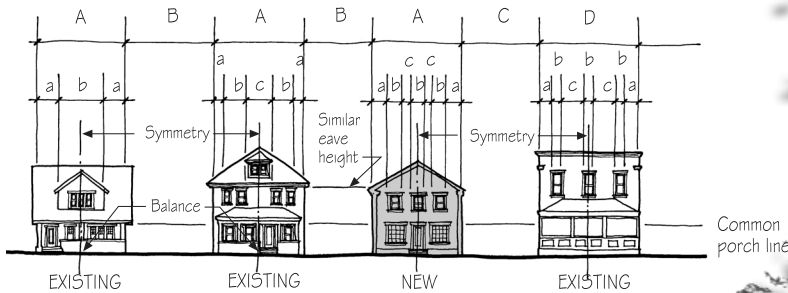
Scale refers to the apparent size of a building -- and its components -- in relation to the size of a human being. Buildings are often referred to as being large-scale or small-scale, or as grand or intimate in scale. The scale of individual buildings or of clusters of buildings



evokes an emotional response in the people seeing or occupying them. In general, buildings that are large or grand in scale are meant to impress or awe the viewer, imparting a sense of grandeur; while small- or intimately-scaled buildings communicate a feeling of coziness and comfort.

Part of the rural character of the Cleveland-Massillon Road Corridor that its citizens value so highly is contributed by the generally small or intimate scale of the buildings in the corridor.

Many are only a single story in height, and most do not exceed two-and-a-half stories; there are very few large-scale buildings. Note, however, that there is a difference between large buildings (those with a high square footage) and large-scale buildings: often it is possible for a large building to have a small or intimate sense of scale.



The Bath Township office building in Bath Center is an example. By most measures it is a large building that contains considerable square footage. At the same time, it was designed in a way that its apparent size imparts a feeling that it is small in scale: its primary elevation, on the north, is mostly a single story in height; its facade is broken up into several connected blocks, each of which looks slightly different from the next, as though the building consists of several smaller parts built at different times. Though it is contemporary in design and is of recent date, the building nonetheless is compatible with the corridor's character in part because of its modest sense of scale.

*...houses
and barns
often were
linked with
connecting
sheds and
workshops,
mainly for
winter
weather
protection.*



Keep the following considerations in mind when thinking about the scale of proposed new construction:

1. Avoid building a structure more than two stories in height, especially close to Cleveland-Massillon Road or in the three villages.



2. To gain needed square footage, consider breaking a building up into a series of connected segments, similar to the New England-style "continuous

architecture" that can still be found in areas of the Western Reserve such as Bath Township. In New England, houses and barns often were linked with connecting sheds and workshops, mainly for winter weather protection. The connecting segments between house and barn usually were small and had lower rooflines than the main structures. New buildings designed in this manner, like the township offices, can have considerable square footage but still communicate an appropriate sense of scale.

3. An alternative approach is to break the square footage into a series of smaller independent structures. Many traditional farmsteads took this form over time, as various sheds and barns were built to accommodate farm uses. This approach is an appropriate model for Bath Township, and clusters of buildings like this could be connected by sidewalks or even covered walkways.



Extension of and additions to existing buildings were common ways to achieve greater square footage while maintaining the traditional sense of scale.

4. If a large amount of square footage must be contained in a single large structure, consider building something similar to Bath Township's distinctive barns, or adapting existing barns to new uses. They are the largest-scale buildings in the Cleveland-Massillon Road Corridor and provide an excellent model for new construction of large buildings. Observe their forms, window patterns, siding materials, and details for ideas.



Windows are important even in barns and outbuildings and should be treated with the same care as house windows.

E. Form

Most of the buildings in the Cleveland-Massillon Road Corridor and its three villages follow traditional building forms. These traditional forms, which have been used in American buildings for over two centuries, include square, rectangular, and L-shaped building "footprints," and gable, flat, or sloped roofs. Some buildings have complex forms that involve intersecting blocks and asymmetrical or irregular footprints, and there also are examples of gambrel or "double-pitch" roofs.

There are, of course, more recent buildings of modern form. These include various styles of automobile-oriented structures such as convenience stores and gas stations, and also flat-roofed strip commercial centers and larger, box-shaped commercial structures.

The rural character of the Cleveland-Massillon Road Corridor can best be preserved if new construction employs traditional building forms. This does not mean that new structures should mimic or try to duplicate historic designs, but use of traditional building shapes and footprints, especially when the scale is also carefully controlled, will result in generally compatible new buildings that enhance the corridor's character.



Keep the following considerations about form in mind when planning a project:

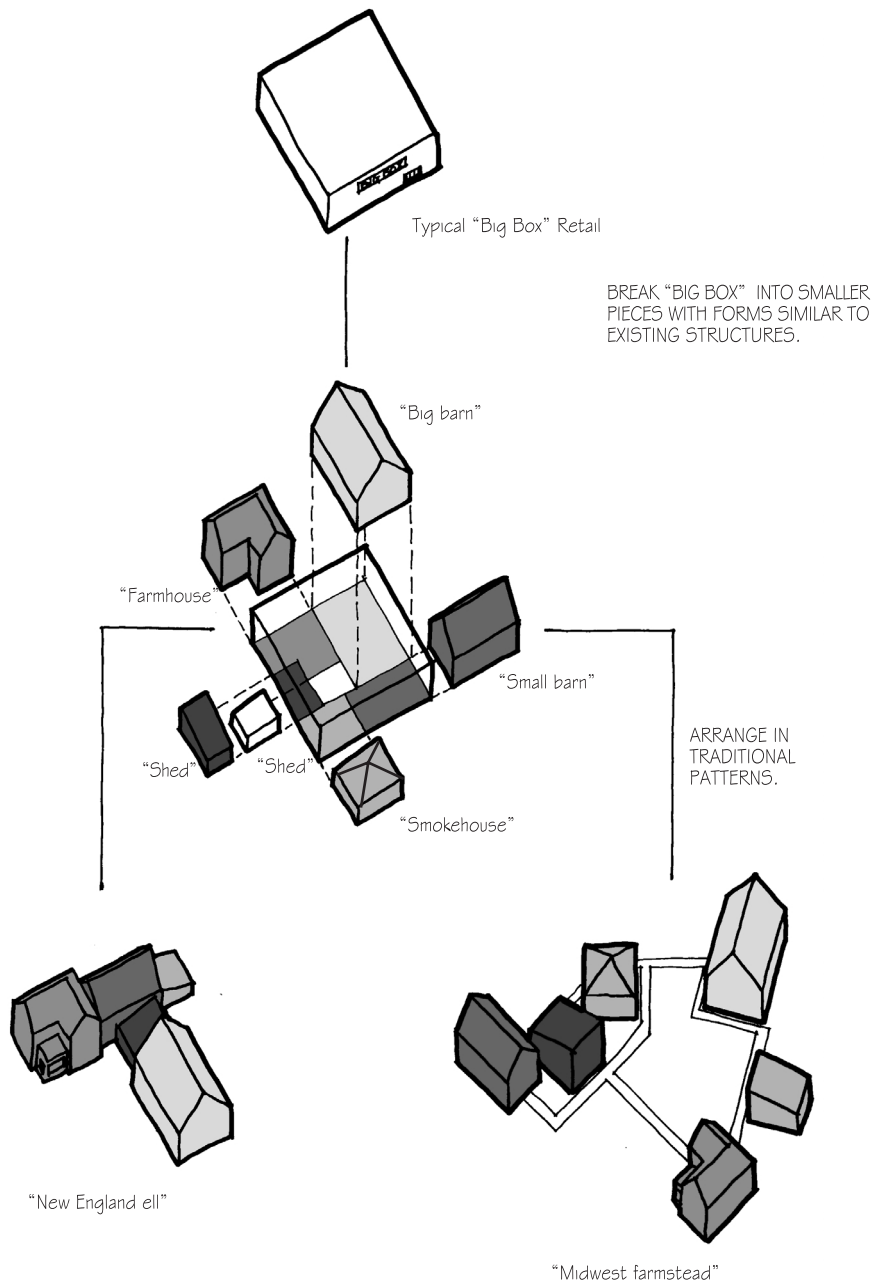
1. The gable roof is a defining characteristic of much of the corridor's architecture. New construction should favor gable roofs over flat, sloping, or gambrel roofs. The roofs should be true gable roofs; the gable should not be just a decorative element. Consider intersecting gables or cross gables in order to create a more varied roofline.
2. In residential buildings, gambrel roofs generally are associated with specific styles such as Dutch Colonial Revival; thus their use on houses should be limited to appropriate styles. In barn and farm architecture, however, the gambrel is a common roof, so its use may be more appropriate if new structures are being built in those forms.



3. Flat or sloping roofs generally should be confined to smaller support buildings such as garages, workshops, sheds, and the like. Traditionally, this type of roof was used on such structures and not on primary structures such as houses.
4. Flat or sloping roofs were also commonly used on traditional commercial structures

and would be appropriate for new buildings constructed in traditional commercial form. These buildings typically were two stories in height and included large display windows in a storefront area on the first floor. The storefronts and windows typically had a bulkhead below the window, large single-pane display windows, and transom windows above. Entrances, which usually had full-height door glazing, could be centered or set to one side. Above the storefront there often was a signboard area or a small projecting cornice. Upper floor windows usually were residential in character, with tall, vertical proportions. The top of the wall usually had a projecting cornice with brackets to provide a visual termination. New buildings designed in this way would be appropriate for new commercial structures in the corridor; there are many photo books, reports, picture books, and other sources of design information and ideas.

- As suggested in the guidelines on scale, consider breaking a large area of square footage into smaller blocks, either free-standing or connected. Such a design could include a series of rectangular and L-shaped forms, with various roof shapes. Such a multiple-block form is traditional in the corridor and could offer some innovative and exciting design opportunities.



BREAKING UP THE BIG BOX

F. Materials

Wood is the predominant building material in the Cleveland-Massillon Road Corridor, especially in the older buildings in the corridor. Numerous buildings of more recent date also are of wood frame construction, and the corridor's distinctive barns all are built of wood.

There is some traditional masonry construction such as brick, but stone was not commonly used except in foundations. Many newer buildings were built with modern materials such as concrete block, stucco, panel siding, and other materials.

Glass may not often be thought of as a building material, but in fact it is very important in building design. Note the rhythms and patterns of window openings, especially in older structures, and how important windows and glass were in architectural design. This was in large part due to the need for natural light when artificial illumination was inadequate, but windows in buildings have always been important design elements.



Traditional building materials on older buildings in the corridor should be retained and repaired (see the guidelines on rehabilitation of historic buildings), but even in new structures the use of traditional materials is the recommended practice. Keep the following in mind when planning new construction:

1. Wood exterior materials are the most appropriate in the Cleveland-Massillon Road Corridor. Traditional forms should be used, including, for residential structures, beveled siding such as clapboards; board-and-batten; and horizontal flush siding. For commercial structures, beveled siding or board-and-batten are appropriate. For barns, outbuildings, and other secondary structures, board-and-batten and vertical flush siding are appropriate, with beveled siding suitable for very small structures. Exterior wood should be painted or covered with opaque stain. Raw, weathered, or varnished wood was not employed traditionally and should be avoided.
2. Brick can also be appropriate if it is not used on large structures, or if it is used for one element in a series of structures.



*...due to
the need
for natural
light...
windows in
buildings
have
always
been
important
design
elements...*

3. Avoid the "blank wall syndrome" caused by too few windows; include glass in the building materials used in a design. Avoid large expanses of windowless walls that present a blank face, especially on highly visible facades. Observe traditional shapes, proportions, and spacing of window openings on traditional buildings, and employ similar patterns in new design. Use traditional large display windows in new commercial buildings.



4. Avoid non-traditional materials such as plastics, panel siding, and sheet metal. Concrete block can be appropriate for support structures but should be avoided in highly visible locations. Standing-seam metal roofs can be appropriate on both main buildings and outbuildings, as can asphalt or fiberglass shingles (but avoid "staggered-butt" or "shake" designs). Avoid heavy wood "shake" shingles, since they were not typical of the period in which Bath Township developed.

G. Building Color

1. Color can have a significant impact upon a building's design and appearance, and the Appearance Review Commission encourages the use of color appropriate to the buildings and the rural character of Bath Township and the Cleveland-Massillon Road Corridor. The Commission has a policy of flexibility in color use while trying to avoid introduction of inappropriate colors.
2. For older buildings, color use varied over time. The early buildings in Bath Township, which were primarily houses built in the Greek Revival style or with elements of that style, commonly were white, in imitation of the sun-bleached stone of the Greek temples that inspired the style. Toward the middle of the 19th century, these and later buildings could be found in other colors such as red, blue, yellow, dark green, and even orange.
3. As a general rule, the building's body color was lighter and the trim color was darker, with the two colors selected for compatibility. Sometimes these were simply lighter and darker shades of the same color, and sometimes they were different colors -- a yellow body color and dark green trim, for example. A maximum of two colors was typical.



The traditional gable roof can be found throughout Bath Township in buildings of all kinds.

*After 1900
there was a
reaction to
the heavy,
dark, and
complex
designs*

4. In the last quarter of the 19th century, architectural designs became more complex, and so did the use of color. Often a building was painted in three colors that mixed both light and dark shades. One color was used on the body, one on the trim, and the third on elements such as ornamental details or window sash. A wide range of colors, from lighter greens and yellow through darker reds, browns, grays and greens, could commonly be found.
5. After 1900 there was a reaction to the heavy, dark, and complex designs and color schemes of the late 19th century. Architects employed simpler designs and called for lighter and simpler paint schemes. White became much more common, particularly in the Colonial Revival style but also generally as a house color. Creams, yellows, and greys also were common.
6. As a general rule, follow the light-body/dark-trim pattern, and avoid too many colors -- two will be enough to give a building some character and will be less expensive to paint and maintain. Garish, non-traditional colors such as fluorescent should be avoided. For older buildings, it may be worth scraping or sanding through existing paint layers to determine what the historic color scheme may have been.



H. Landscaping/Screening

Bath Township citizens describe the large, mature trees in the Cleveland-Massillon Road Corridor as very important to the corridor's character and the preservation of these trees as a high priority. As discussed in the section on site considerations, many kinds of unique or desirable landscape features, natural or man-made, should be

protected and enhanced in any development project. At the same time, landscaping can be used as a design element to achieve various effects or purposes when new construction is undertaken or to change the character of existing development.

The use of plantings and shrubs to conceal parking areas is discussed later in the guidelines.

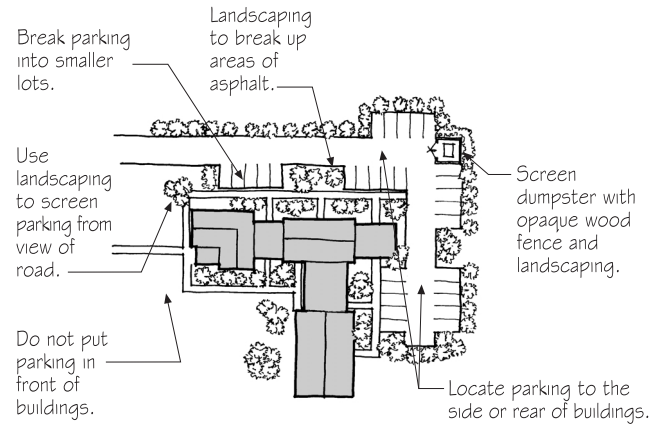
Here are some other considerations concerning landscaping's role in design:



Bath Township residents cite the large, mature trees in the Cleveland-Massillon Road Corridor as very important to the Corridor's character.

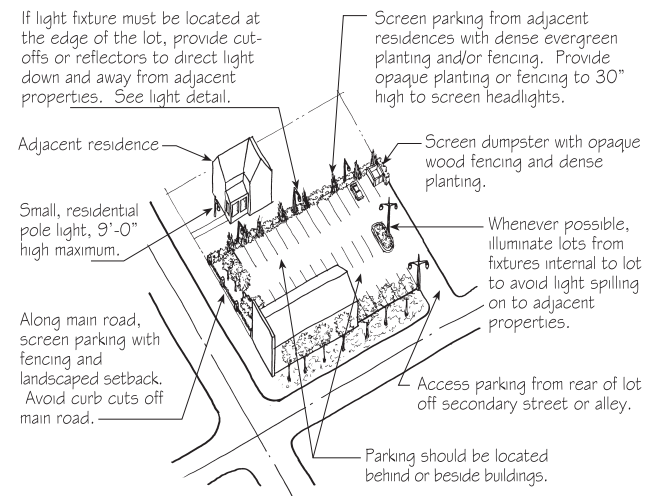


1. Consider using landscaping elements, such as shrubs, for boundaries between properties in place of fencing.
2. Use plantings to screen necessary facilities such as trash containers, delivery docks, storage areas, and so on.
3. The less formally designed a landscape is, the more rural it looks. Preservation of the corridor's rural character is a high priority, so its landscaping should not look overly controlled or planned.
4. Think ahead about how the landscape can be enhanced over the long term by what is planted today. Consider a program to begin now to grow replacements for large, mature trees that will eventually succumb to storm or disease.



PARKING/LANDSCAPING - RURAL AREAS

5. Observe how traditional or historic walls and fences were designed and used. Avoid non-traditional types such as concrete block, brick, stockade, or chain-link. In the three villages, picket fences would be typical for front yards, while simple vertical board fences were commonly used in back yards. In rural sections, post-and-rail or horizontal board fences were most commonly used.



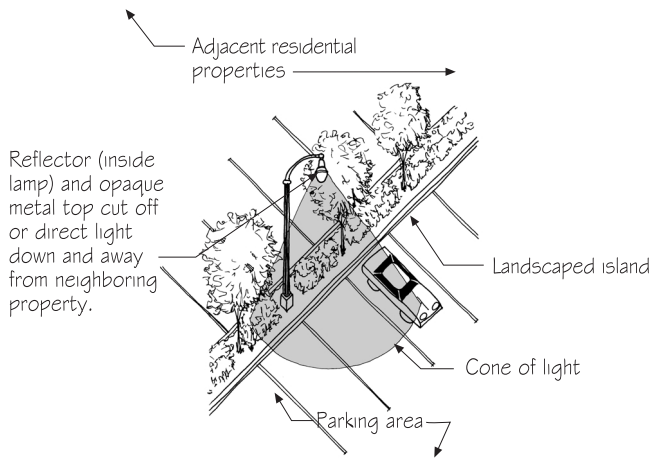
Parking/Lighting/Landscaping



Farm fencing designed to restrain livestock tends to enhance the township's rural character.



6. Note how fences in front of buildings generally are low, usually no more than three feet or so in height. If taller, more substantial fences or walls are required for security, try to place them at the rear of the property, and try to screen them with plantings.
7. Paint or opaque stains are appropriate as fence finishes, particularly in settled areas such as the three villages. Naturally-weathered wood fences were more commonly found in rural and farm settings. Avoid varnishes or sealers that attempt to preserve the bright, unweathered look of new wood.



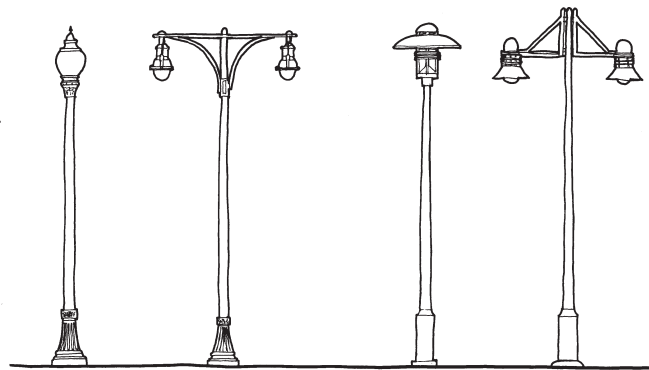
PARKING LOT LIGHTING DETAIL

I. Lighting

Lighting of a building and its site is yet another important design consideration. Buildings with architectural interest can be greatly enhanced at night by well-placed lighting, which can also serve a security function. Lighting of drives and parking areas is an additional security and safety measure. At the same time, lighting can have a significant impact upon a site -- especially a rural one or one with a strong rural character-- and should be handled very carefully

Because light can travel long distances and affect neighboring properties, consider the following when planning site lighting:

1. Use as small fixtures as possible and the fewest number that will provide the lighting required.
2. Avoid overly bright light sources. Try to use traditional incandescent fixtures; long-life bulbs are available so frequent bulb-changing can be avoided. Try to use fixtures and lamps that reduce glare.
3. Orient fixtures to minimize light "spill" onto adjacent properties or upward into the sky. Plan carefully so light sources do not shine directly toward nearby buildings. Use landscaping and plantings, where possible, to help achieve this. Consider how fixtures will appear during the day when they are not lit; think about concealing them from view as much as possible.



HISTORIC

CONTEMPORARY

RECOMMENDED LIGHT FIXTURES

4. Use simple fixtures of contemporary design. Avoid overly ornate fixtures, and be sure they can be re-lamped safely and conveniently. Pole-mounted fixtures should not be too high; preferably they should stay below 20 feet in height.

Gravel lots and driveways generally have a softer visual impact than concrete or asphalt.



J. Parking and Driveways

Parking and road access drives are important considerations in any new construction project. The location and convenience of drives and parking areas can affect not only the economic viability of a business or value of a property, but also the property's visual quality and compatibility in the context of the Cleveland-Massillon Road Corridor.



Some past parking and access practices are no longer recommended. For example, current practice encourages use of shared access and minimal creation of new drives or curb cuts. Similarly, the placement of parking in front of a building, which was common in the past for strip commercial centers and other commercial properties, is no longer recommended.



Placement of this long driveway along a tree line has minimized its visual impact on the streetscape.

Instead, the goal today is to provide adequate, convenient parking in a way that downplays its visual impact. Breaking up large lots into several smaller ones; use of plantings to screen parking; and location of parking to the side and rear of a property all are current techniques to lessen the visual impact of drives and parking.



Consider the following when planning for drives and parking areas:

1. Avoid creating new drives or access roads in the corridor whenever possible, especially if they would have to intersect Cleveland-Massillon Road or any of its intersecting roads. Try to branch from existing drives or access roads.
2. Try to locate parking areas to the side or the rear of a property instead of right in front. This applies primarily to commercial properties, but it can apply to residential properties as well. Rear entrances, when well-marked and well-maintained, can be as convenient as those in front.



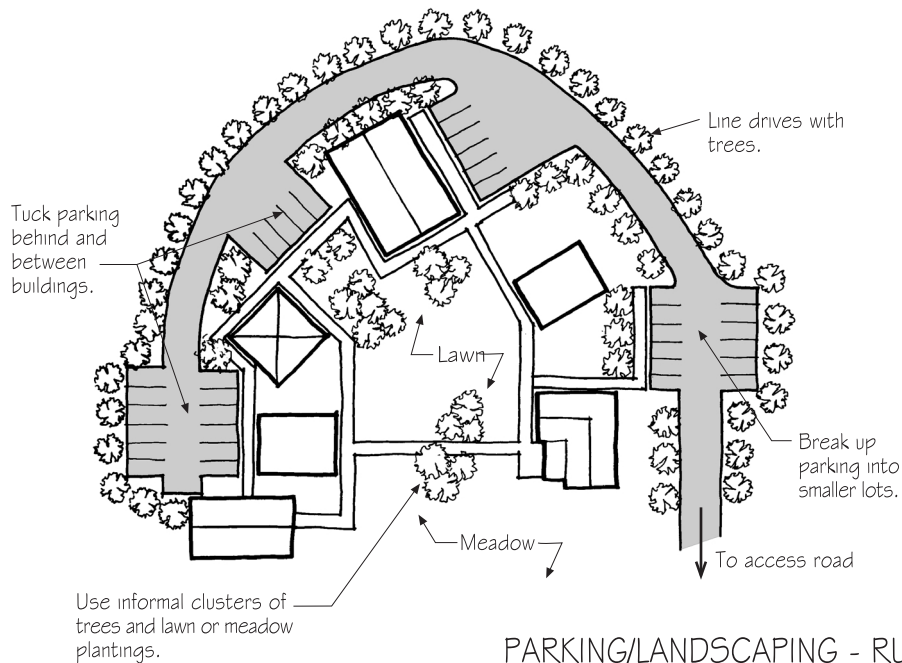
- Rather than using a single large parking lot, break it up into smaller areas separated by plantings and/or green space. A series of smaller lots will help avoid the "shopping mall" feel of large parking areas.
- Use plantings such as trees and shrubs to screen parking areas. Various evergreen species can provide year-round screening.



Use of plantings and landscaping to break a large parking lot into smaller units can considerably reduce its visual impact.

- Consider gravel rather than asphalt or concrete as a parking lot or driveway surface material. Gravel is a traditional material for road surfaces; it works well when properly sloped and drained.

*...avoid
the
"shopping
mall" feel
of large
parking
areas.*



PARKING/LANDSCAPING - RURAL



K. Signage



Commercial signage is important to any business, especially in an automobile-oriented area such as the Cleveland-Massillon Road Corridor. Customers must be able to find the businesses they are looking for, and must see them in time to make a safe turn into a drive or parking lot. At the same time, signage has a strong visual impact upon an area such as the corridor. Uncontrolled signage is very damaging to an area's sense of quality, and rural character is very hard to maintain if signage is not well handled. Bath Township citizens repeatedly cited the plethora of signage in typical auto-oriented commercial areas as a problem they wanted to avoid in the Cleveland-Massillon Road corridor. Refer to the township's Zoning Resolution for sign requirements.

Appropriate signage that both enhances the corridor's character and does the job of advertising and locating businesses can be achieved by considering a few important factors:

1. Signs do not have to be large to be effective. What is important is that their lettering is clear and readable. Be sure the sign color and the lettering have sufficient contrast for the lettering to stand out. Make the lettering large enough to read, but not overly large; experiment with mock-ups before deciding on lettering size and sign colors.
2. Include the street address or number on the sign. Many businesses today rely solely on logos or business names, but street numbers are still important.
3. Use traditional forms of signage specifically permitted in Bath Township: wall-mounted on the building or projecting from it, or ground-mounted with or without a frame. Simple square, rectangular, round, or oval forms are most appropriate; avoid overly ornate sign designs.
4. Avoid interior-lighted signs, which are not allowed under the Zoning Resolution, and avoid plastic signs generally. Painted wood is the most appropriate kind of sign in the corridor.

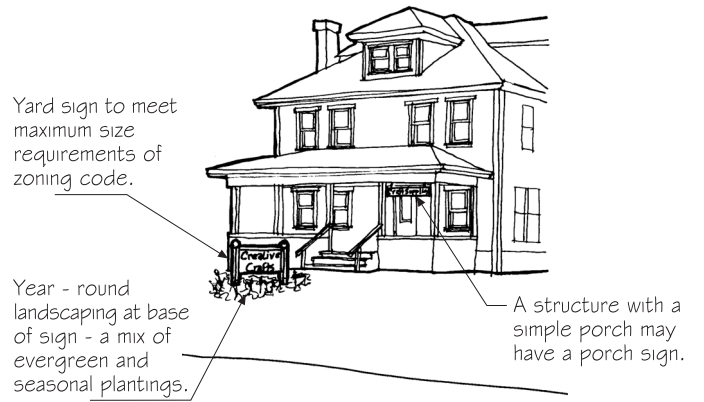


Inclusion of the street number on a sign greatly assists drivers looking for businesses.

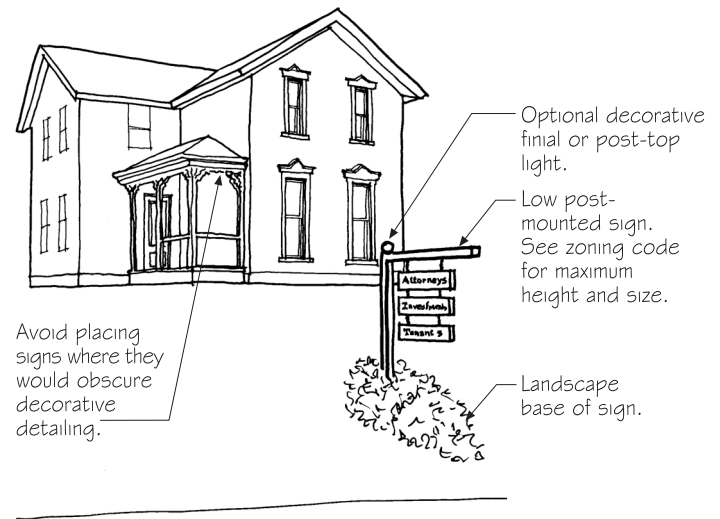


5. Sign lighting should be externally mounted and should be directed and shaded so that it shines only on the sign. Traditional "gooseneck" fixtures are appropriate for wall-mounted and projecting signs. Ground-mounted uprights or gooseneck fixtures mounted on top of the sign are appropriate for ground-mounted signs. Avoid intense spotlights, "moving" lights, neon, or strobes and flashing lights, all of which are prohibited by the Zoning Resolution.

6. For multiple-tenant buildings, the most appropriate approach is to use a consistent design for the basic sign and for any tenant identification. Pre-planned design, colors, and lettering will ensure consistency and compatibility as tenants change over time.



SINGLE TENANT SIGNAGE



MULTI-TENANT SIGNAGE

L. Outbuildings and Other Structures

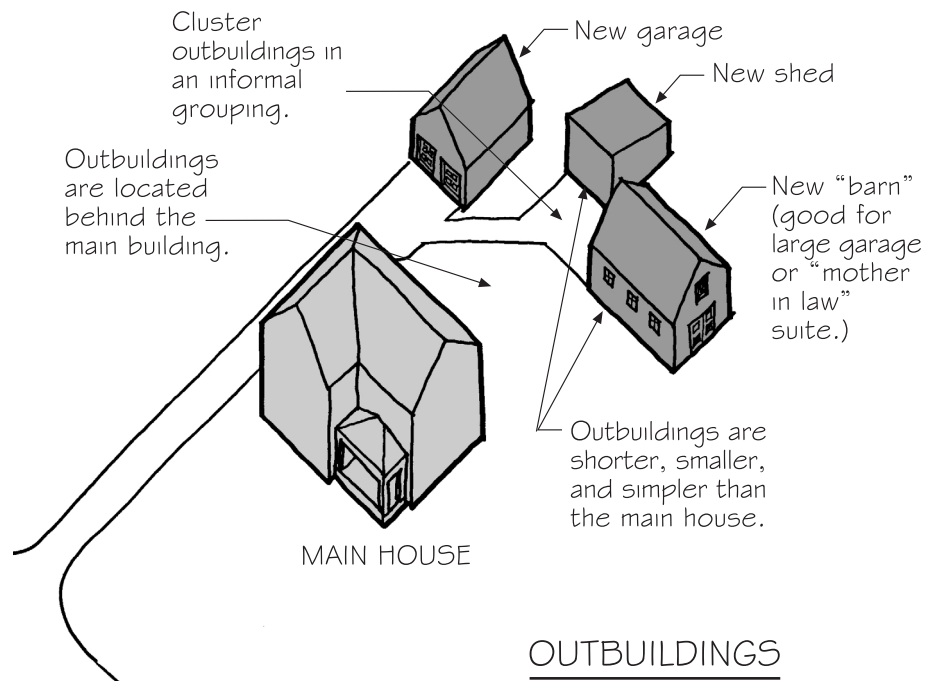


Because of its rural heritage, outbuildings such as barns, sheds, garages, and workshops are fairly common in the Cleveland-Massillon Road Corridor. Most of these are functional buildings with few architectural embellishments, though some of the barns are outstanding for their designs. Typically, outbuildings have board-and-batten siding or vertical flush siding, often fairly roughly finished. Some buildings, especially smaller ones, have beveled siding such as clapboards. Some garages have the same siding material as the houses with which they are associated.

Preservation and repair of outbuildings such as these is important because they add visual variety to the corridor and are part of its heritage. When new outbuildings are necessary, whether a garage for a residence or a support building for a commercial enterprise, it is important to follow traditional practice in their design and construction. Keep these considerations in mind:

1. Most outbuildings in the corridor are of frame construction rather than metal or masonry such as brick or concrete block. Wood is the preferred material for any new outbuilding construction.

2. New outbuildings should use traditional forms of siding like those discussed above. Avoid diagonal siding, plywood and chipboard, or other non-traditional siding types. Aluminum siding is an acceptable replacement for wood, but only to simulate beveled siding; avoid wood-grained aluminum and use only smooth siding.



3. Use traditional gable or sloped roofs on outbuildings; gambrel roofs were not common and should be avoided. Asphalt or fiberglass shingles or standing seam metal roofs are appropriate for these buildings. Note, however, that very low-pitched roofs with shingles may leak.
4. Outbuildings should be placed to the side or rear of a property; avoid locations in front or in places that obscure views of the main house or commercial structure. Unless the new outbuilding is a large-scale barn, outbuildings should be considerably smaller than the main structure.





Originally established as a grist and flour mill in 1830, this building was rebuilt after a fire in the 1940s and was used for manufacturing. Today it is occupied by an interior design firm and is an excellent example of adaptive reuse of an older structure.

M. Maintenance and Rehabilitation of Historic Buildings

The Cleveland-Massillon Road Corridor has numerous historic buildings, generally defined as those older than 50 years and possessing historical importance or distinctive architectural character, though some important buildings can be less than 50 years of age. They include Greek Revival style houses, vernacular farmhouses and farm complexes, and some outstanding barns. Preservation and careful rehabilitation of these buildings is important to protecting and enhancing the character of the corridor, and the following guidelines are intended to suggest simple and cost-effective ways of achieving this goal.

The guidelines are based on the best current practices developed by preservation professionals nationwide and are intended 1) to encourage retention of as much historic building material as possible; and 2) to avoid the creation of a false "historic" appearance from the use of materials or architectural elements a building would not have employed historically.

The guidelines are arranged by building component, working upward from ground level. Note how many of the recommendations pertain to protecting buildings from moisture damage.

FOUNDATIONS

1. Avoid vines and other plants on a foundation, and weeds and shrubs should not be in contact with it. Allow air space between the foundation and any plant materials, so damp foundation materials can dry out. Don't pile dirt, mulch, firewood, or other materials against the foundation.
2. Foundation ventilation openings should be kept clear and should not be filled in or covered.
3. Soil around the foundation should slope down and away so water will drain away and not soak into the ground next to the foundation. Water that pools against the foundation during a rain is a sign of trouble such as a blocked underground drain or a leaking downspout. Be sure to use either underground drain lines or splashblocks to drain water away.



*use a
mason
who
understands
older
masonry.*

MASONRY WALL SURFACES

1. Masonry cleaning should be done using the gentlest possible means. Avoid acid cleaners, which can stain and dissolve some masonry. Try plain water or mild detergent, or consider leaving the masonry with its natural weathered surface. If water is used to wash or rinse the masonry, keep the pressure below 300 pounds per square inch.



2. Re-point masonry only when mortar is missing, loose, or eroding away. Consider spot-pointing rather than completely re-pointing a building. Use a mason who understands older masonry and uses a suitable re-pointing masonry (no more than 1/4 to 1/2 part of cement by volume.)
3. Maintain the paint on painted masonry buildings. Paint is very difficult to remove completely from masonry, and often removal efforts are too aggressive and damage the masonry. Unpainted masonry should not be painted. Its color and surface are part of a building's history.

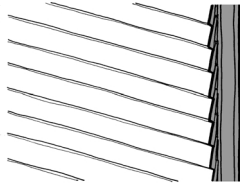


Retention of historic wood siding and trim elements is essential to the character of many older Bath Township structures.

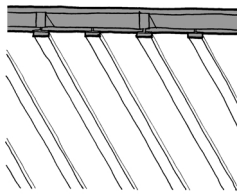
WOOD WALL SURFACES

1. Retain existing or historic wood siding and other wood elements as much as possible. If deteriorated, wood siding should be replaced with new matching wood. Other wood elements should be replaced in kind if they are beyond repair. Avoid rough-sawn "rustic" siding, pre-cut simulated wood siding, or diagonal siding on older buildings; these would not have been used traditionally.
2. Wood exterior elements typically were painted rather than stained and varnished. Painting is the appropriate finish for all types of wood exterior elements.
3. Vinyl or aluminum replacement siding should not be used to replace deteriorated wood siding. These materials cover over or cause removal of original elements essential to the building's character.

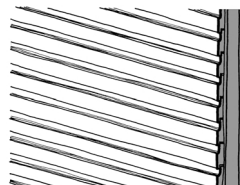
Note: All wood siding should be painted.



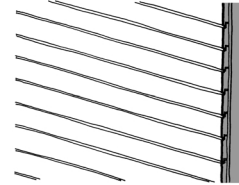
BEVELED SIDING



BOARD AND BATTEN SIDING



DROP SIDING



FLUSH SIDING

DOORS AND ENTRANCES

1. Maintain and keep older doors. Plane or sand edges or adjust hinges to solve problems with sticking doors. Weatherstrip or add a storm door for energy efficiency. Add wood strips to sides or top and bottom to help an older door fit its opening better.



2. Retain original door and entrance locations and sizes. Avoid downsizing or covering doors and entrances, which unbalances the architectural design.

For new entrances added where there was none before, use a door type and



The diagonal pattern of the wood boards in these barn doors is an important design element. Even if they are no longer needed, doors such as these should be retained.

entrance details appropriate to the design and period of the house. Avoid inappropriate new entrances, such as glass commercial entrances in barns, or heavily ornamented doors and trim applied to simple cottages or bungalows.

3. Avoid replacing historic doors with incompatible

new ones. Repair existing doors; often only a rotted lower rail or other piece needs replacement. If replacement truly is necessary, match the design of the original as closely as possible.

4. Use wood rather than metal for new doors. Wood doors should be painted rather than varnished, except in late 19th century homes, which sometimes had varnished doors.

5. Storm doors may be wood or metal. Use a finish that matches the color of the door or the trim on the house as closely as possible. Avoid metallic or brushed aluminum. The storm door should be a full-light design that shows the door behind it. Avoid storm doors with the X-shaped "cross-buck" design in the lower panel, which is a non-traditional decorative feature.



PORCHES

1. Porches should have regular inspections for signs of deterioration and moisture -- mildew, moss, or soft, "punky" wood showing dry rot. Keep painted surfaces well painted, and provide ventilation under the porch so it can dry out.
2. Avoid removing porch elements such as columns, railings, and ornamentation. First, try to repair deteriorated elements. If they are badly deteriorated, use replacement elements of the same material as the original, and duplicate the original appearance as closely as possible.



3. Avoid ornamental metal porch posts, rough-sawn or rustic-looking elements, and other treatments that are out of character with designs traditionally used on buildings in the corridor.
4. To replace missing porch elements, look for physical evidence on the porch itself, such as paint shadows where elements have been removed. If no evidence exists, keep the design of replacement elements simple and compatible with the architectural style of the house.
5. Avoid permanently enclosing any porches, particularly those toward the front of the house. If a porch must be enclosed, try to select one near the rear of the house. Maintain the original porch supports and decorative elements by placing the enclosure inside the line created by the columns or posts. Maintain a feeling of transparency by using windows as much as possible within the enclosure.
6. Decks often are used to add exterior living space, but they can have a strong visual impact. To avoid adverse effects to a building's historic character, consider locating a deck at the rear of the building, or in a rear-facing ell. The height and profile of the deck should be kept as low as possible. Portions of a deck that are visible from the public right-of-way can be screened with plantings.

Windows

A simple storm window provides energy efficiency and permits retention of this historic two-over-two window.



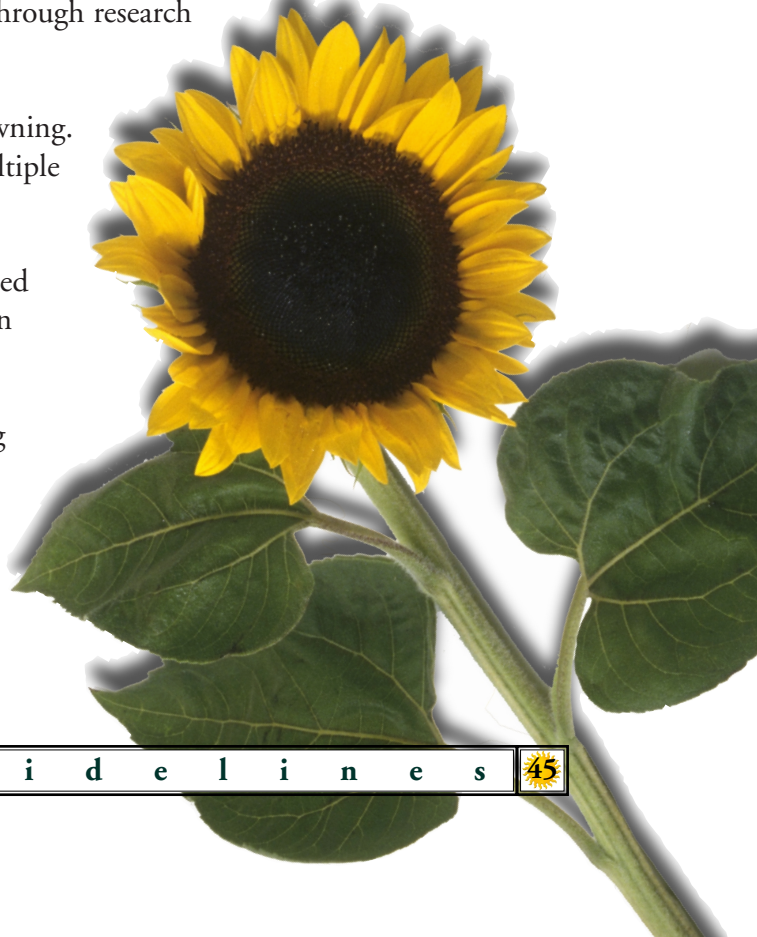
1. Avoid filling in or downsizing window openings, and avoid creating new openings, since this usually disrupts the pattern that is part of a building's original design. If new window openings truly are needed, make them similar in size and proportion to other windows in the house and use simple one-over-one window sash.
2. Retain and repair original wood window sash. A qualified carpenter usually can repair a window at much less than replacement cost. Many sash can be re-glazed with insulated glass to improve efficiency, but avoid removing of wavy, historic glass.
3. If windows are very deteriorated and must be replaced, new windows should duplicate the appearance of the original windows. The new windows should be wood and should have the same number of glass panes as the originals. Sash pieces should match the dimensions and profiles of the old sash.

4. Vinyl- or aluminum-clad wood windows may be used as a substitute for painted wood. They must match the appearance of the original windows as closely as possible, with the same dimensions and profiles as the original sash and frames. Avoid stick-on or sandwiched muntins, which create a false "historic" look.
5. For energy efficiency, consider interior or exterior storm windows. Some manufacturers provide interior energy panels which have a minimal effect on the window's appearance. Aluminum storm windows today come in a variety of colors that can be matched to the color of the window and trim; they can also be painted; avoid brushed or metallic aluminum. The storm window should fit the window exactly, with the meeting rails at the center of the window lining up with the horizontal division of the storm window.
6. Keep and repair any historic wood shutters, but avoid adding shutters to windows that never had them. Look for evidence such as paint shadows or signs of old hardware to determine whether a building had shutters in the past. Shutters should be sized and placed so they fill the window opening exactly if closed (even though they may be non-operable). The traditional wood-slat shutter design is most appropriate.



Canopies and Awnings

1. Fabric awnings are an appropriate treatment for most buildings in the corridor. Use a matte rather than a glossy surface; avoid fixed, permanent canopies unless it can be shown through research that a building had them in the past.
2. Each window or door should have its own awning. Avoid single full-width awnings covering multiple openings or an entire facade.
3. Use traditional flat, sloping awnings. Rounded or "bullnose" awnings should be used only on round-headed window openings.
4. Modern awnings are durable and long-lasting and come in a wide range of colors. Awning colors should be compatible with historically appropriate colors used on the building; avoid more than two colors.



Roofs, Gutters, and Downspouts



A building's roof, gutters, and downspouts all work together as an efficient water-removal system, but this system requires care and maintenance.

1. Watch for roof problems such as bulges or dips which can cause open joints in metal roofing or can lift shingles and let water in. Interior stains around chimneys, dormers, and skylights usually indicate a flashing problem.
2. Repair and retain existing traditional roofs such as standing seam metal. New standing seam roofing materials are available; they usually were painted to avoid rust, with red and black the most common colors, although green also was used. If a historic metal roof cannot be repaired and a new metal roof cannot be installed, medium gray or dark red or green asphalt or fiberglass shingles usually are the best choice.



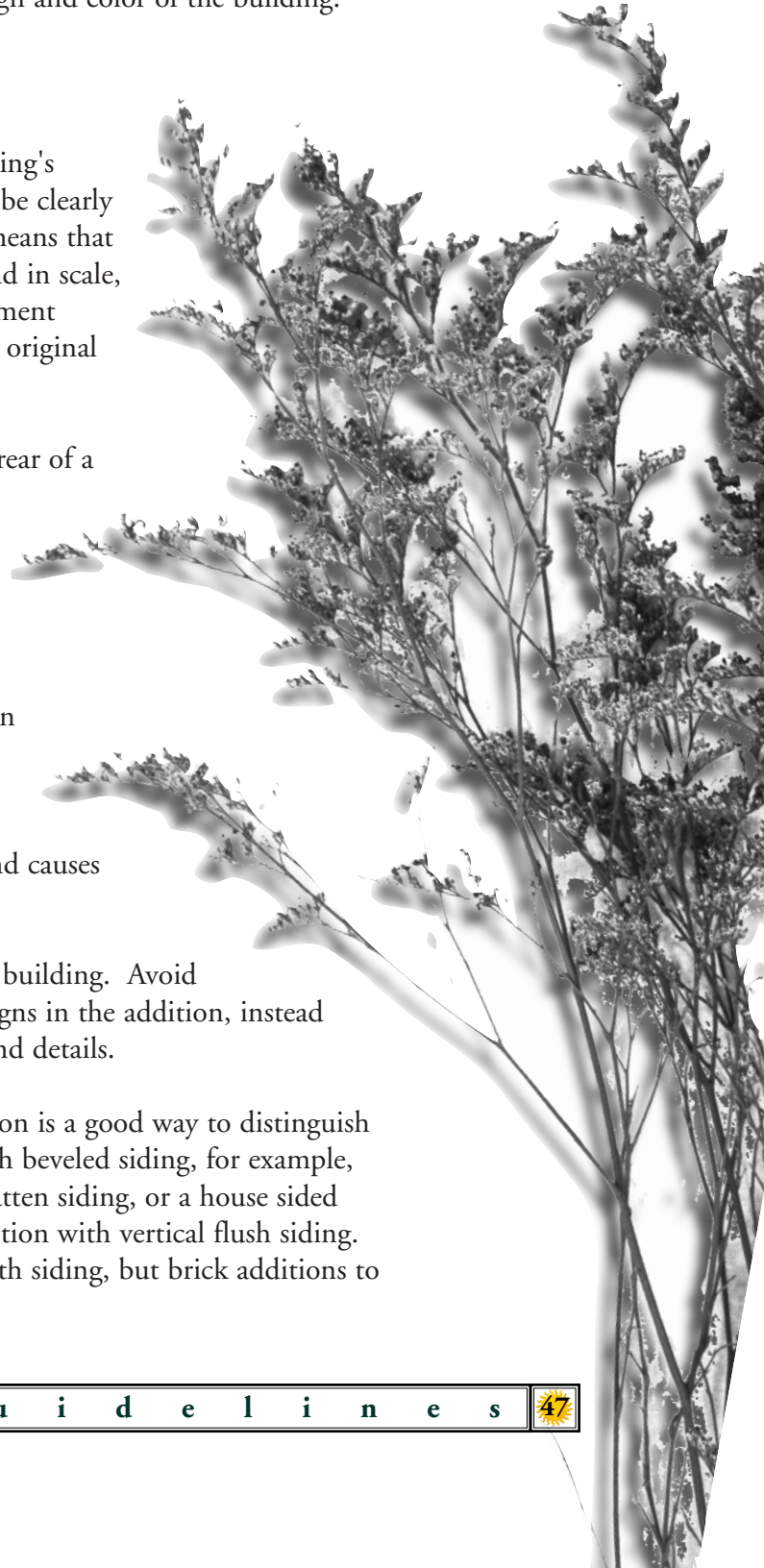
*Watch
gutters to
be sure
they are
catching
the water*

3. When re-roofing a building currently roofed with asphalt shingles, avoid staggered-butt or other shingle patterns that try to create an older look. Again, medium gray generally is appropriate as a new shingle color.
4. Watch gutters to be sure they are catching the water pouring off the roof; look for water overshooting the gutters or dripping down behind them. Also watch for gutters overflowing at any point, which could be caused by accumulated plant debris, or by a sag or low spot where the gutter supports have failed. Look for gutters that have twisted or bent due to a heavy load of snow or ice.
5. Watch for peeling paint, stains, or moss near downspouts. This usually indicates an obstructed downspout where water leaks out, or one with an open seam due to freezing of accumulated debris inside.

6. If the downspouts don't drain into underground lines or onto a splashblock, be sure there is an extra "elbow" at the outlet, directed away from the building's foundation. This will help prevent moisture from soaking down into the foundation or up into exterior wall materials.
7. When replacing gutters or downspouts, duplicate the existing as closely as possible. If a building is receiving new gutters and downspouts, use a design and color compatible with the design and color of the building.

Additions

1. If an addition is needed to increase a building's useful square footage, the addition should be clearly secondary to the original building. This means that it should be smaller, both in overall size and in scale, than the original, and its design and placement should not compete for attention with the original building.
2. The best location for an addition is at the rear of a building. If that is impossible and the addition must be located along the side, the facade of the addition should be set back from the facade of the original building.
3. Rather than placing the mass of an addition directly against the original building, consider a small one-story connector between the two. This permits each structure to "read" as separate buildings and causes minimal alteration to the original design.
4. Distinguish the addition from the original building. Avoid duplicating original window and trim designs in the addition, instead using smaller windows and simpler trim and details.
5. Often the kind of siding used on an addition is a good way to distinguish it from the original building. A house with beveled siding, for example, might have an addition with board-and-batten siding, or a house sided with board-and-batten might have an addition with vertical flush siding. Brick houses often had frame additions with siding, but brick additions to frame houses should be avoided.





V. OPEN SPACE RESIDENTIAL SUBDIVISION DESIGN PRINCIPLES

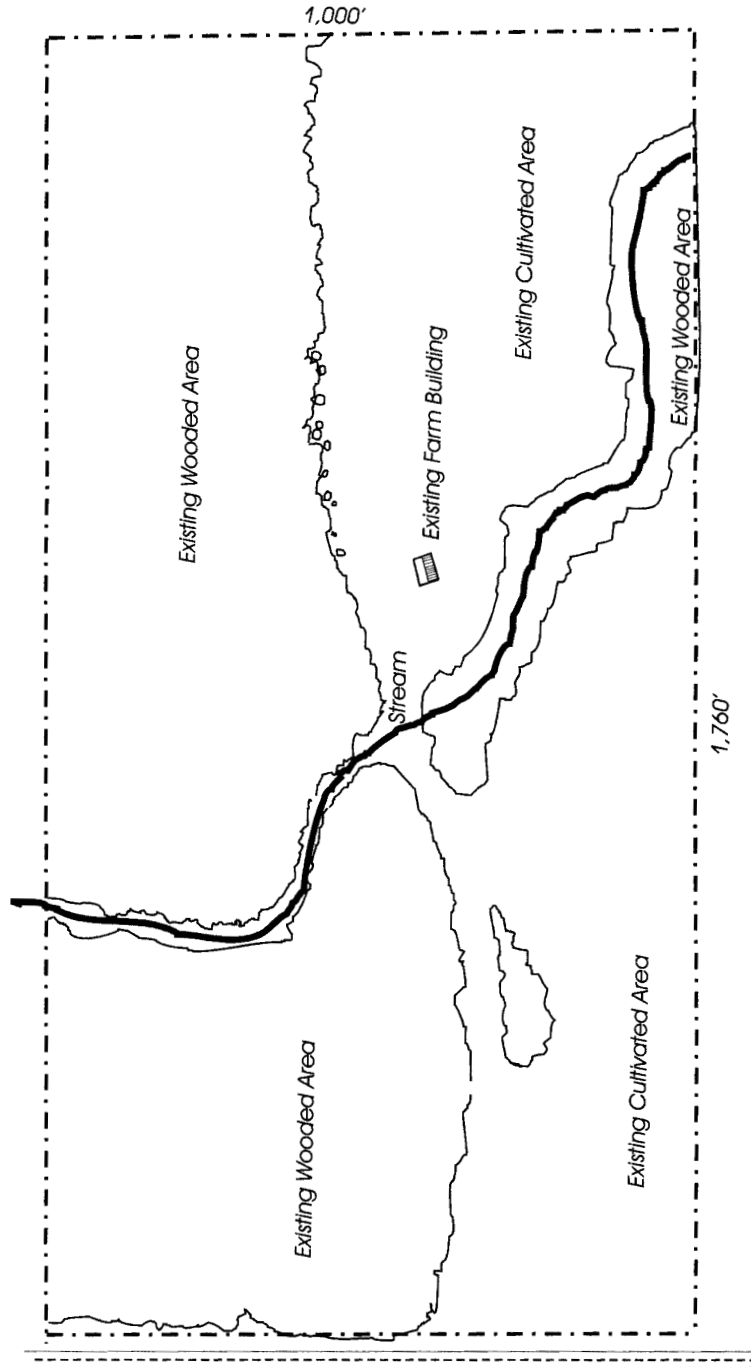
Introduction

The following guidelines include many of the concepts and recommendations found in the guidelines for the Cleveland-Massillon Road Corridor, but they have been further refined and illustrated to provide assistance in planning for residential development of open space. They incorporate some of the most current and creative thinking about development and reflect national trends in some of the country's most innovative communities.

As with the guidelines for the corridor, these open space guidelines are intended to help Bath Township grow in a way that preserves and enhances the scenic, natural, and man-made features that make it such a desirable place to live and work.



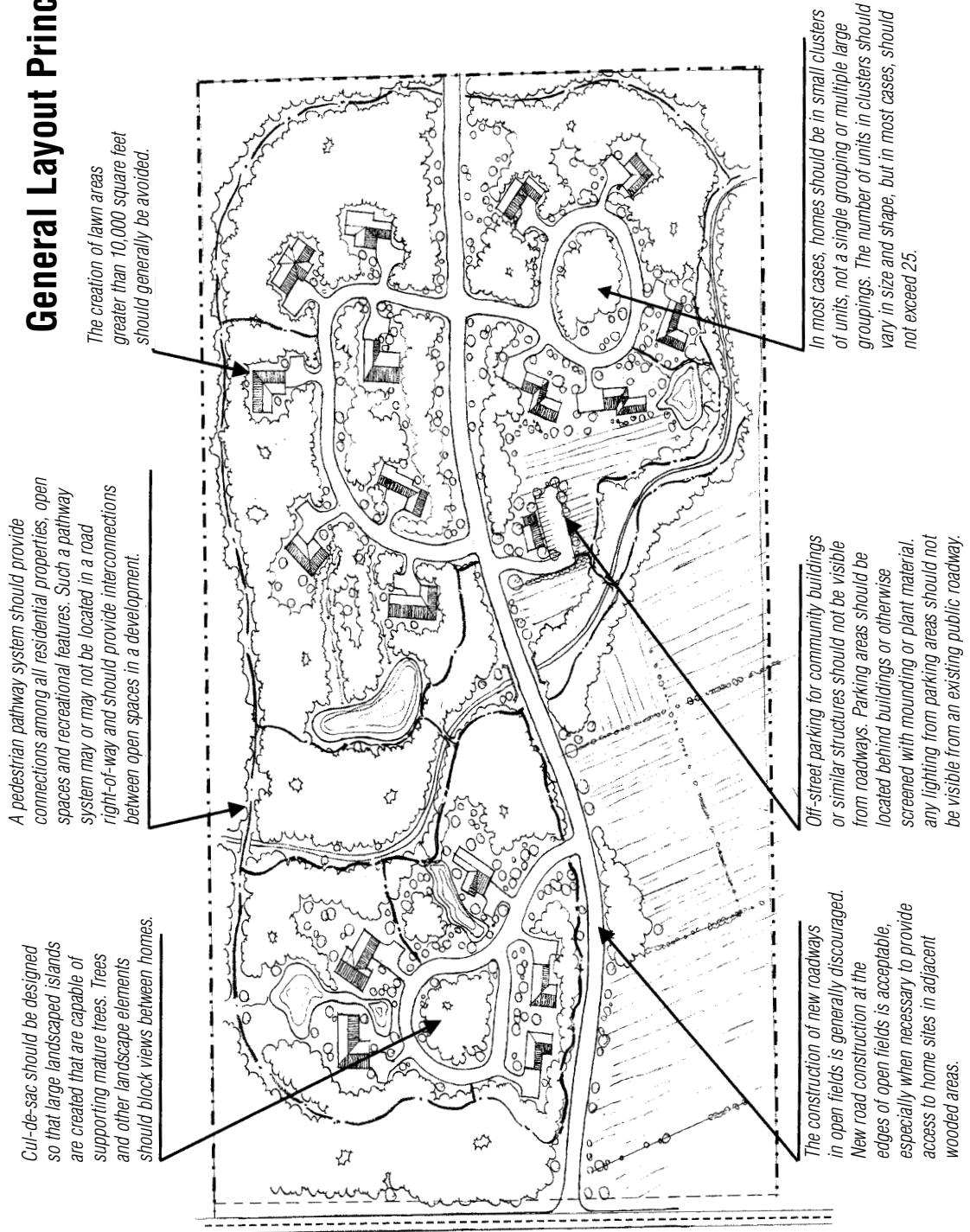
Sample Property



Sample Design



General Layout Principles



A pedestrian pathway system should provide connections among all residential properties, open spaces and recreational features. Such a pathway system may or may not be located in a road right-of-way and should provide interconnections between open spaces in a development.

The creation of lawn areas greater than 10,000 square feet should generally be avoided.

In most cases, homes should be in small clusters of units, not a single grouping or multiple large groupings. The number of units in clusters should vary in size and shape, but in most cases, should not exceed 25.

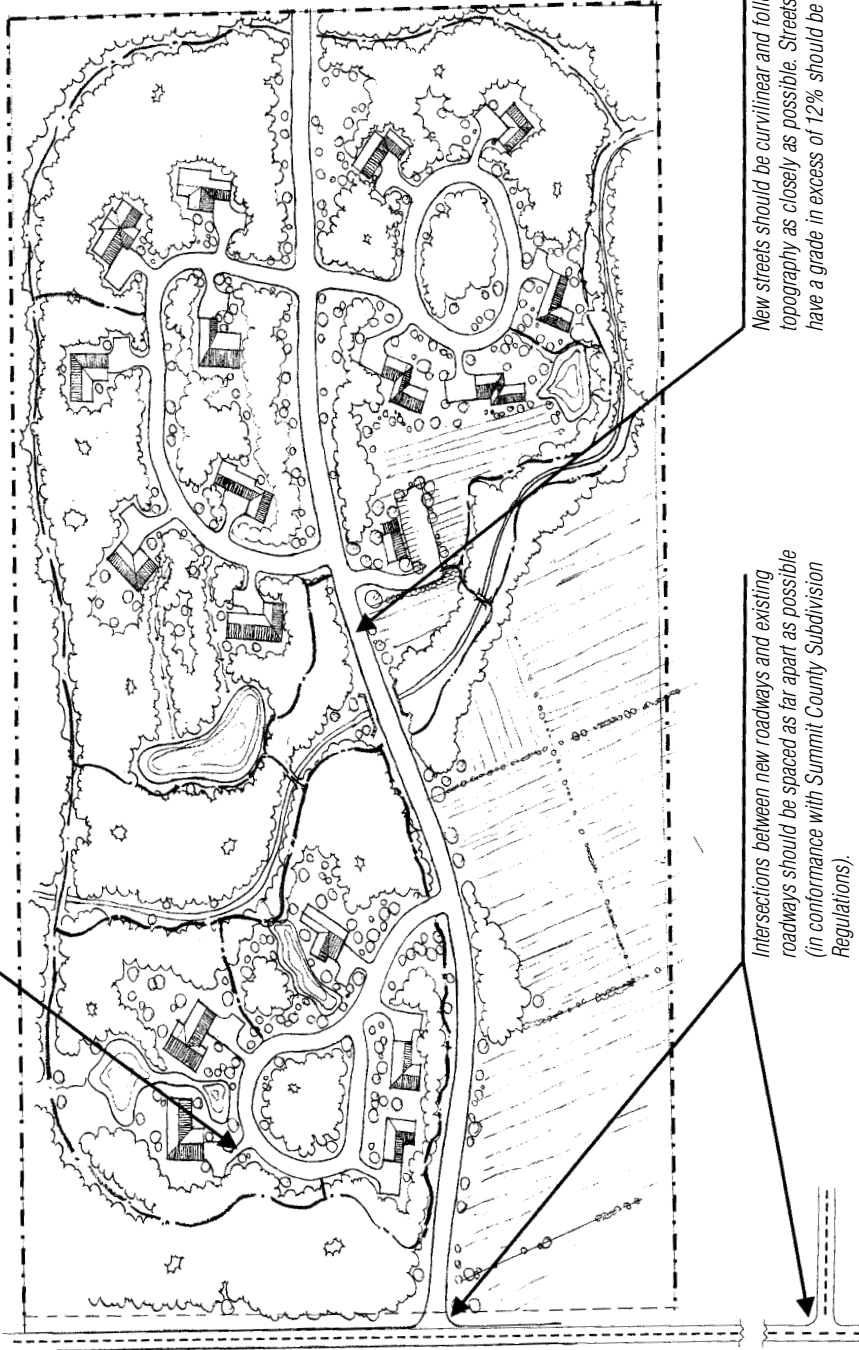
Cul-de-sac should be designed so that large landscaped islands are created that are capable of supporting mature trees. Trees and other landscape elements should block views between homes.

Off-street parking for community buildings or similar structures should not be visible from roadways. Parking areas should be located behind buildings or otherwise screened with mounding or plant material. Any lighting from parking areas should not be visible from an existing public roadway.

The construction of new roadways in open fields is generally discouraged. New road construction at the edges of open fields is acceptable, especially when necessary to provide access to home sites in adjacent wooded areas.

Street and Driveway Design Principles

In most cases, driveways for new home sites should not empty onto existing roadways. Driveways and access to individual home sites should generally be on internal streets.

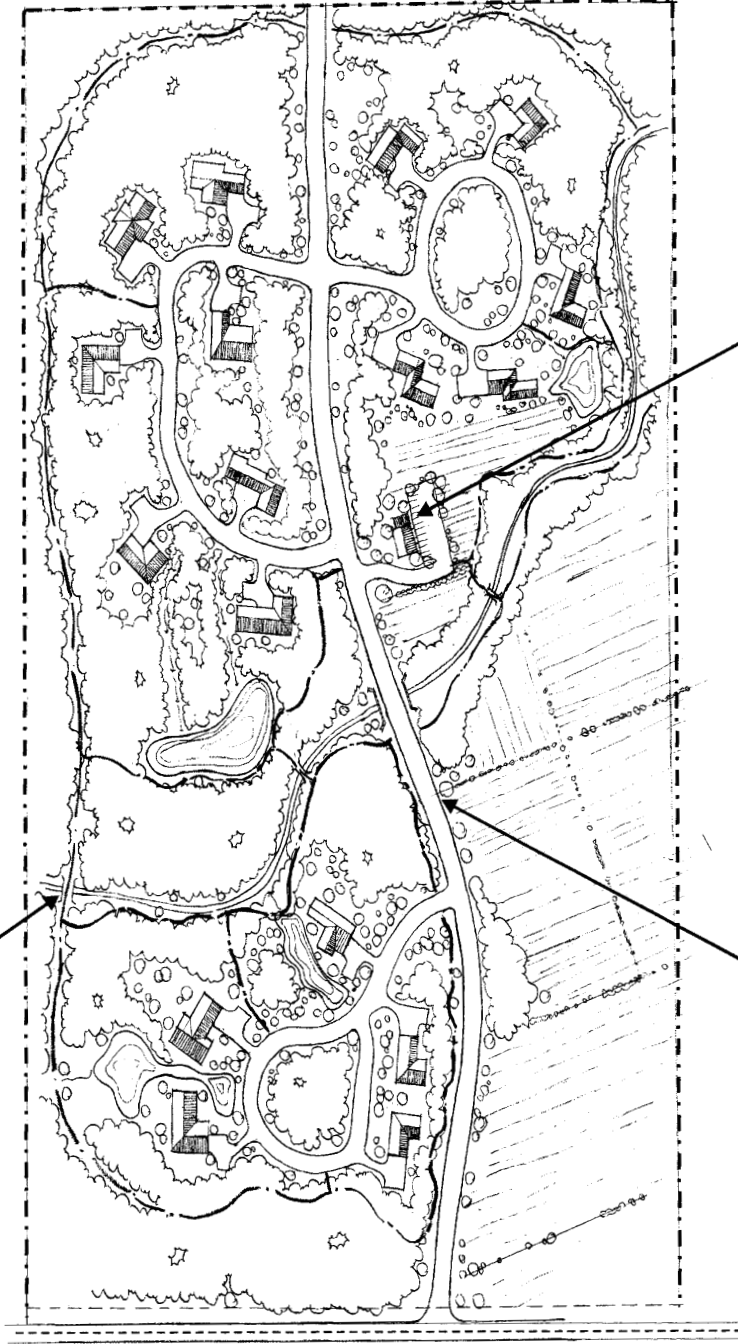


New streets should be curvilinear and follow existing topography as closely as possible. Streets that will have a grade in excess of 12% should be avoided.

Intersections between new roadways and existing roadways should be spaced as far apart as possible (in conformance with Summit County Subdivision Regulations).

Manmade Elements

Visible structures such as curbing, culverts, retaining walls, or similar engineered structures should be faced with stone or dyed and textured to blend in with the natural environment.

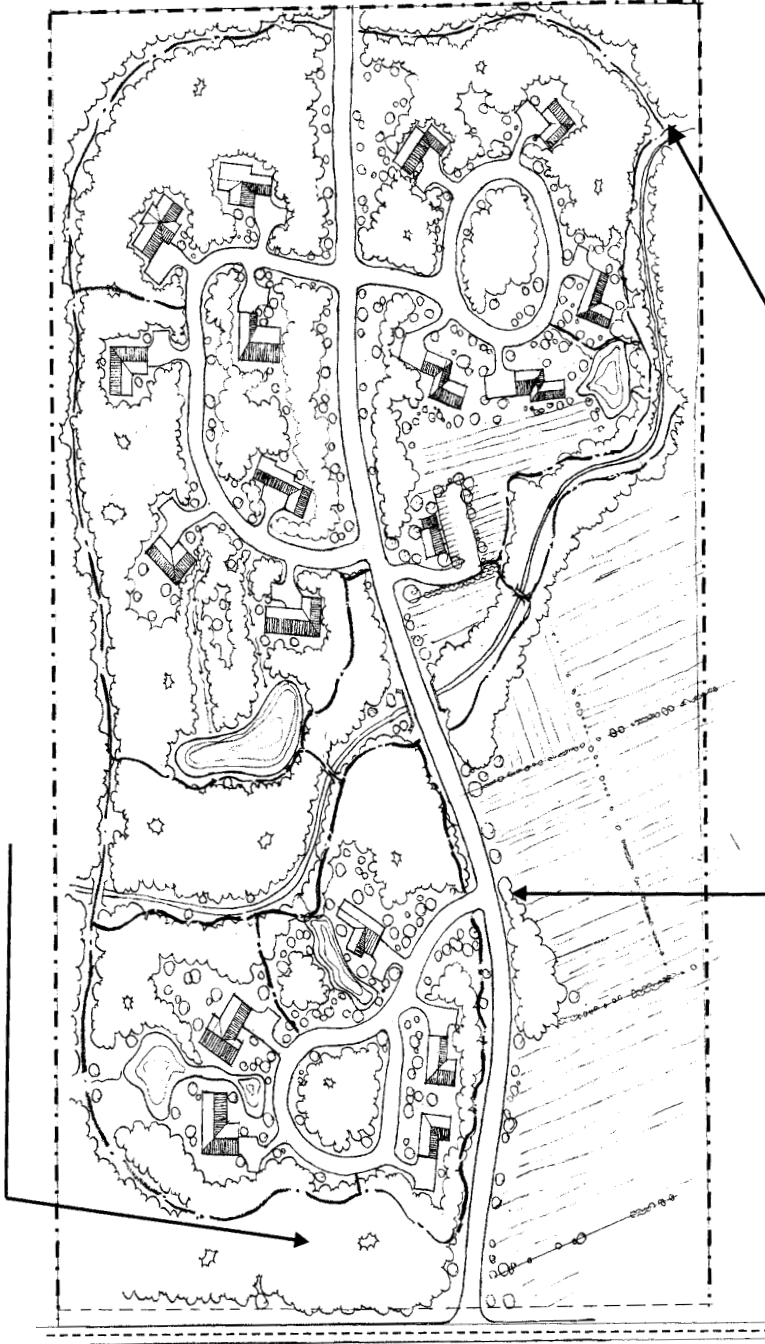


Guardrails along roadways should be constructed of wood materials provided all safety considerations are met.

Existing barns or other agricultural structures should be preserved where possible and incorporated into the development.

Natural Elements

To help maintain rural character, required open space should be located along existing roadways to act as a buffer between developed land and the roadway.



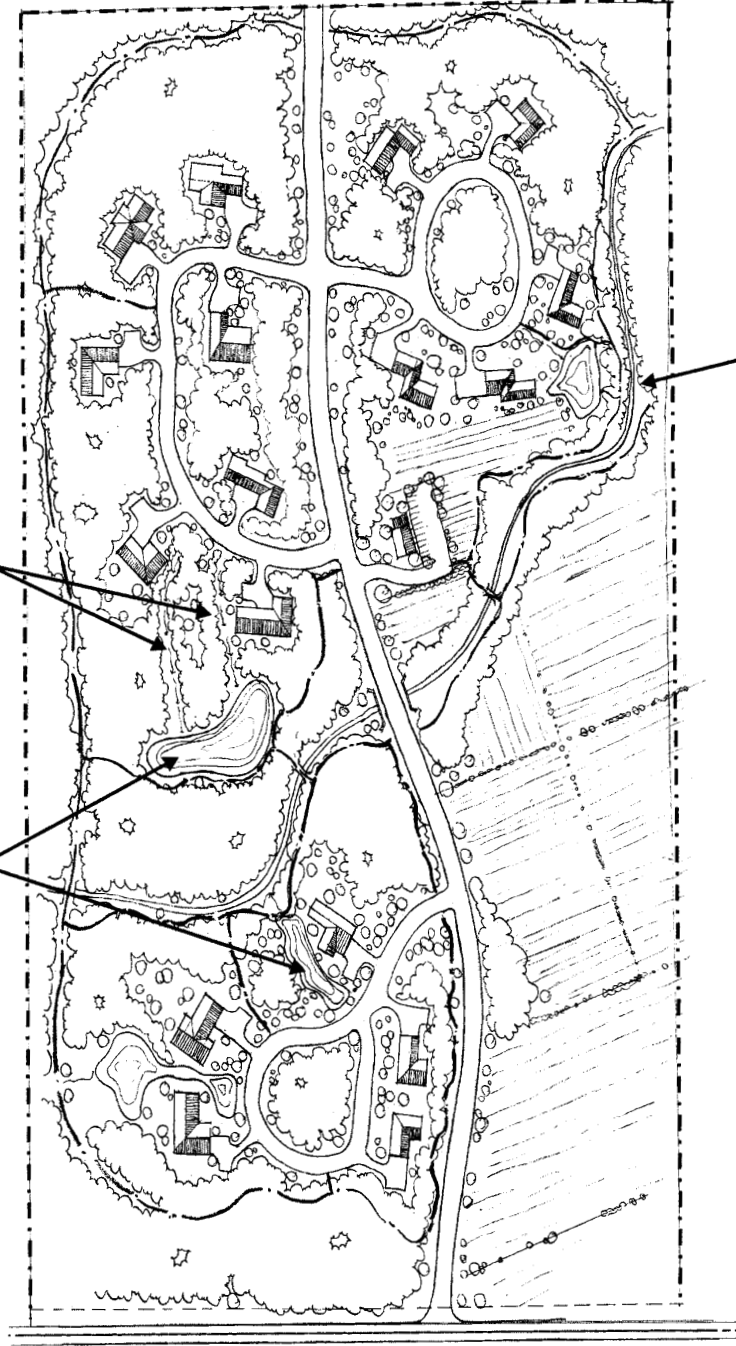
Roadside tree planting is encouraged to help block views and screen developed areas from sight. New trees should mainly be limited to varieties found on the site and/or nearby, and should be planted in a random pattern (not single rows of a single species).

Open spaces should be connected as much as possible and should integrate riparian corridors.

Drainage Issues

Storm drainage should be controlled by permanent retention ponds. Ponds designed to hold storm water at all times should be designed as open space amenities. Meter pipes should be incorporated into the drainage system to slow discharge of water into existing waterways.

Where possible, storm water should flow through grass swales to retention ponds to slow runoff and filter pollutants.



Existing waterways should not be channelized



VI. WORKING WITH THE APPEARANCE REVIEW COMMISSION

Experience nationwide has shown that communities undertaking design review for construction of new buildings and renovation of older ones generally see higher quality development and stabilization of or an increase in property values as a result. Design review thus becomes a "property value insurance policy" for owners in design review districts. This is because the review process helps to protect against inappropriate new development or building renovation that removes or damages historic or architectural character. It encourages ongoing investment because property owners can feel reasonable assurance that their investment will be protected.

Recognizing the benefits to be gained from a carefully administered design review program, the Bath Township Trustees created the Bath Township Appearance Review Commission on September 18, 1979. The commission's purpose, according to the legislation creating it, is ". . . to protect and stabilize the general appearance of buildings, structures, landscaping, and open areas in all zoning districts in the Township, and to encourage and promote acceptability, attractiveness, cohesiveness, and compatibility of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within said districts."



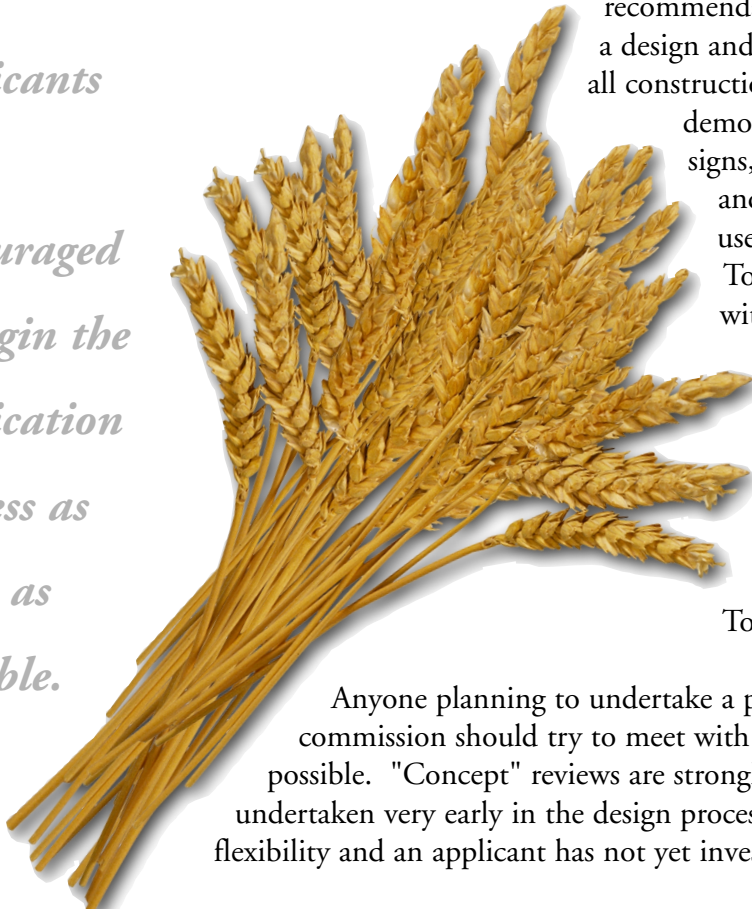
The commission has five members serving five-year staggered terms; members are appointed by the Township Trustees. Members must be residents or operators of a business in Bath Township and must have recognized ability in architecture, landscape and land planning, real estate, art design, and/or engineering.

The commission meets regularly on a monthly





*applicants
are
encouraged
to begin the
application
process as
early as
possible.*



basis. The commission must make a recommendation on the appropriateness, from a design and land-use planning standpoint, of all construction, alteration, repair, moving or demolition of buildings, structures, signs, or uses in business zoning districts and for all conditionally-permitted uses in all zoning districts in Bath Township. Applicants should confer with the Bath Township Zoning Inspector for information on specific application requirements. The commission's role is advisory: it makes recommendations to the property owner, the Township Zoning Inspector and/or the Township Board of Zoning Appeals.

Anyone planning to undertake a project requiring review by the commission should try to meet with the commission as early as possible. "Concept" reviews are strongly encouraged. These are undertaken very early in the design process, when there is maximum flexibility and an applicant has not yet invested time and effort in a detailed

design. Concept reviews afford the opportunity for the applicant and the commission to identify and discuss issues and resolve them before detailed design work begins.

The commission bases its decisions upon plans, drawings, and specifications submitted by applicants. It may request additional information or documentation needed in order to reach a decision. The commission may require testimony, opinion, and recommendations from experts or specialists, the cost of which may not exceed \$1,000, to be borne by the applicant.

Within 30 days of receipt of an application and supporting material, the commission must transmit its recommendations to the Board of Zoning Appeals and/or the Zoning Inspector, unless the applicant agrees to a longer review period.

These guidelines have been written to suggest how projects can be designed in ways that the commission will find acceptable and to ensure that reviews by the commission go as smoothly as possible. Again, applicants are encouraged to begin the application process as early as possible.





BATH TOWNSHIP CENTER

ADMINISTRATION • POLICE • FIRE • RESCUE



VII. SOURCES OF INFORMATION AND ASSISTANCE

This section contains additional useful information, including a glossary of architectural terms; suggested sources for information about architecture typical of Bath Township; and investment and building code information for owners of older or historic properties.

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.

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.

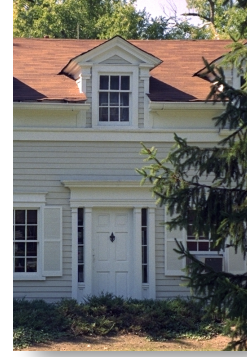
Column: A post found on storefronts, porches, and balconies; may be fluted or smooth.

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: A window with two balanced sashes, with one siding 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 fit closely together, which creates a flat appearance with a barely visible joint between the boards.

Gable: The "end" as opposed to the "side" of a building. The most common gable is triangular in shape, consisting of the area of wall defined by the sloping roof. 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.

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

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.

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.

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 front of a land parcel and the facade of a building.

Sheathing: A sub-surface 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.

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.

Vernacular: Architecture that draws more on traditional forms and functionalism, rather than on design principles or ornamentation of high-style architecture.





Organizations

Information about Bath Township's history is available from the Bath Township Historical Society, which has collected information on Ghent Village, Bath Center and Hammond's Corner. The Historical Society may be contacted through Bath Township at (330) 666-4007. Hale Farm and Village, located just east of the Cleveland-

Massillon Road Corridor, is a re-creation of an early Summit County farming village. It contains several examples of historic architecture of the Western Reserve and is a good place to study design elements, stylistic features, and construction techniques.

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

Ohio Historic Preservation Office
567 East Hudson Street
Columbus, Ohio 43211-1030
(614) 297-2470

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 1135
Chicago, IL 60604
(312) 939-5547

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.
61 Jefferson Avenue
Columbus, Ohio 43215
(614) 224-5410

Websites

There are thousands of Websites dealing with historic preservation topics. A few of those that may be of interest to Bath Township's historic property owners, architects, contractors and members of the Bath Township Appearance Review Board are the following:

www.ag.ohio-state.edu/~barn/historic.htm An order form on this site makes it possible to order any or all of the 41 Preservation Brief titles (listed in selected reading material in this appendix) from the Ohio Historic Preservation Office.

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.

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/tps/briefs All of the 41 Preservation Briefs are available online at this site and can be printed in text form.

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 Gift 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

Published by the founder of The Old-House Journal (the two publications are now 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 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 www2.cr.nps.gov/tps/briefs/presbhom.htm or by filling out an order form prepared by the Ohio Historic Preservation Office and available at www.ag.ohio-state.edu/~barn/historic.htm or by calling the office at (614) 297-2470. 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. Holing 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



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 at least the adjusted basis of 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.

The Historic Tax Credit is a credit of 20% of the cost of a building's rehabilitation and is taken as a credit against federal income taxes owed by the building's owner. Because a tax credit is a dollar-for-dollar reduction of tax liability, the effect of the Historic Tax Credit is the same as a 20% discount on the cost of rehabilitation. The acquisition cost of a 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 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 building owners' tax situations can vary, anyone considering the Historic Tax Credit should consult his or her tax adviser before proceeding. Interested building owners should contact the Ohio Historic Preservation Office for information about the certification process and application procedures.



The National Register of Historic Places

The National Register of Historic Places is the official list of historic properties recognized by the federal government as worthy of preservation for their local, state, or national significance in American history, architecture, archaeology, engineering, or culture. Overseen by the National Park Service of the U. S. Department of the Interior, the program is part of a national policy to coordinate and support public and private efforts to identify, evaluate and protect our cultural and natural resources. The National Register is maintained by the Secretary of the Interior under provisions of the National Historic Preservation Act of 1966.





Criteria for Evaluation

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association, and:

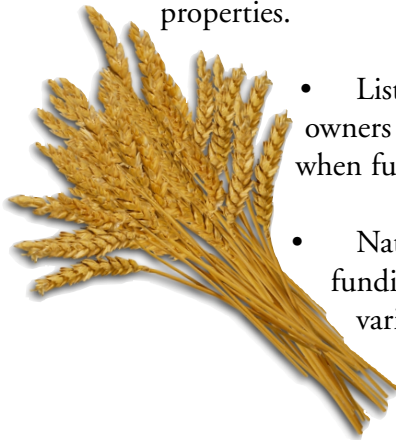
- that are associated with events that have made a significant contribution to the broad patterns of our history; or
- that are associated with the lives of persons significant in our past; or
- that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- that have yielded or are likely to yield information important to history or prehistory.

Ordinarily cemeteries, birthplaces or graves of historical figures, properties

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, and a clear blue sky. The overall scene is a typical rural setting.

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