

SHELBY HISTORIC PRESERVATION COMMISSION
Annual Report
January 1 – December 31, 2021

Mission Statement—The Shelby Historic Preservation Commission exists to preserve the city’s distinctive character and heritage through education and guidance of appropriate rehabilitation and restoration of existing historic properties and through assistance in designating and registering potential historic properties.

2021 goals – (1) continued and expanded education for historic building owners especially those on the Ohio Historic Inventory; (2) increased frequency of communication with the community and historic building owners; (3) increased education of the commissioners through webinars, seminars, and conferences.

Note: the commission met via Zoom January through June and began meeting in person again in July due to state Covid protocols in place at the time.

ACTIVITIES AND SPECIAL PROJECTS

1872 Historic Engine House.

In January, 2020 the commission was granted purview over the historic engine house to investigate reuse, and research and apply for grants for restoration. A Committees of the Whole was granted, and city council and the commission met in September 2021. Information gathered at the meeting was informative and the two groups collectively agreed that more discussion of future plans and reuse should take place. The commission has researched costs for restoration of the brick façade and other needs, and has researched grants that may be appropriate. The commission also continued discussion of reuse.

Window signs.

To honor our Shelby landmarks, window signage was created to be given to all owners of structures on the National Register of Historic Places, Ohio Historic Inventory, and Locally Designated Historic Landmarks listings. Signs were delivered to properties that were not vacant in the Shelby Center Historic District during May, Historic Preservation Month. Delivery of the Ohio Historic Inventory properties signage was delayed until property owners have been notified that they own historic properties.

Local design guidelines.

The Certified Local Government grant application to hire a consultant to create local design guidelines was denied by city council in February. The commission began internally the process of creating local design guidelines, as outlined in the 2019-2025 Shelby Historic Preservation Plan, but by July realized that help from a consultant would be needed to complete the project. Design guidelines localizes the Secretary of Interior's Standards for Rehabilitation; gives the commission a set of specifications against which to compare proposed work to decide on Certificates of Appropriateness applications without appearing arbitrary; gives clear parameters to the property owner, allowing for possibilities, while not dictating a single solution; gives a clear idea of what the commission is likely to approve. A Certified Local Government grant application has been drafted again to hire a consultant to work with us to complete local design guidelines and will be presented to city council in February. Design guidelines are a grant priority and do not need to be funded with matching funds.

Education for local historic building owners.

Mary Durkin and Christina Drain met with Marvin Memorial Library trustees in April to discuss the benefits of being a property listed on the National Register of Historic Places, and of being named as a

locally designated historic landmark. The library is on the National Register but declined to be placed on the local historic landmark list.

Education for commission members.

Mary Durkin, Lacy Bessette and Christina Drain attended the Building Doctor clinic sponsored by the State Historic Preservation Office at Oak Hill Cottage Sept. 16. The workshop was part of a free two-day event which includes a presentation and 10 site visits within a 5-mile radius. The commission is pursuing hosting a clinic in 2022 in Shelby.

The commission became members of the National Trust for Historic Preservation. Membership includes access to preservation resources, training opportunities and grants. In November, Lacy Bessette, Randy Sampsel and Christina Drain participated in the national PastForward conference online.

Established blog.

A blog was established on the city website to keep the public informed of historic preservation matters. Blog posts are shared through existing local social media groups.

40th Anniversary of Shelby Center Historic District.

The commission began discussion of activities and events surrounding the anniversary of the Shelby Center Historic District. Emphasis will be on the history and significance of the buildings.

CERTIFICATES OF APPROPRIATENESS

Certificates of Appropriateness are issued by the historic preservation commission indicating that a proposed alteration of a historic landmark is in accordance with the provisions of Chapter 1488 (Historic Landmarks and Buildings) which stipulates using the Secretary of Interior's Standards for Rehabilitation as a guideline. Properties on the locally designated historic landmark list must submit certificates of appropriateness for any exterior work to be done. Certificates of Appropriateness that were approved in 2021 include:

- **62 W. Main Street (formerly Dick's Furniture).** Approved second floor upper window sash repair and rebuilding upper and lower window along with window casings utilizing period correct paint colors.
- **34 W. Main Street (VFW Post #291).** Approved plans to paint the front using appropriate historic colors, demolish the balcony at the rear of the building, remove and salvage the brick column, add a new attached rear balcony of composite decking with black metal rails and construct a rear street level free standing deck of the same materials. Composite decking material was chosen because the building is located in the flood plain.
- **51 and 53 W. Main St. (Weber's Bar and Grill).** Approved plans for a canvas awning over a streetside window. The project was made possible through a city façade improvement grant.
- **Oakland Mausoleum.** Approved plans to strip and paint doors and arched windows on east entrance of mausoleum.
- **29 W. Main Street (The Vault Wine Bar).** Approved plan to scrape the wood around exterior windows, caulk, and repaint. Refinish the iron bars on windows. The project was made possible through a city façade improvement grant.
- **Oakland Mausoleum.** Approved plans to remove paint from exterior of the Oakland Mausoleum.

- **22 W. Main Street (Ray Mellick).** Denied approval to restore two missing metal statuary balls by fabricating replacement with fiberglass resin. Property owner failed to produce documentation needed to approve using substitute materials. Approved removal of the end cap of the awning damaged by a truck to make it flush with the side of the building. Paint masonry on the east side. After the commission sought advice on metal fabrication from professionals at Pioneer Career and Technology Center, the commission invited Mr. Mellick to resubmit the application using substitute materials.
- **59 W. Main Street (Shaw Building).** Approved roof work, replace downspout, repair brick between windows on second floor and reconstruct exterior chimney flush with wall.

RECOMMENDATIONS for Locally Designated Historic Landmarks

Being named to the Locally Designated Historic Landmarks list is the first step in the process of nominating properties to the National Register of Historic Places and Ohio Historic Inventory. The following properties have been approved:

- Shelby Center Historic District contributing structures – Feb. 1
- Most Pure Heart of Mary Church – Feb. 1
- Shelby Mutual Building, 19 Mansfield Avenue – Feb. 1
- Shelby Pure Milk Co. barn, Whitney Avenue - Oct. 18

QUALIFICATIONS OF MEMBERS

In accordance with Chapter 1488, “all commission members shall have a demonstrated special interest, experience, or knowledge of historic preservation, history, architecture, or related disciplines. At least two members of the Commission shall be preservation-related professionals in a field such as architecture, architectural history, history, archaeology, planning, or a related area if such are available in Shelby.”

- Christina Drain, chair – history, historic preservation
- Pat Carlisle, secretary – historic preservation, history
- Lacy Bessette – archaeology, architectural history, historic preservation
- Mary Durkin – history, historic preservation
- Randy Sampsel – history, historic preservation