

What is Historic Preservation?

Historic Preservation is the process of identifying, protecting, preserving, restoring and maintaining all structures, sites, objects and monuments which are tangible links to our past and which contribute to the inherent character and heritage of a community.



OXFORD OHIO

a summary of

Mission: to protect and enhance historical and cultural resources which are reminders of past eras, events and persons important to local, state or national history.

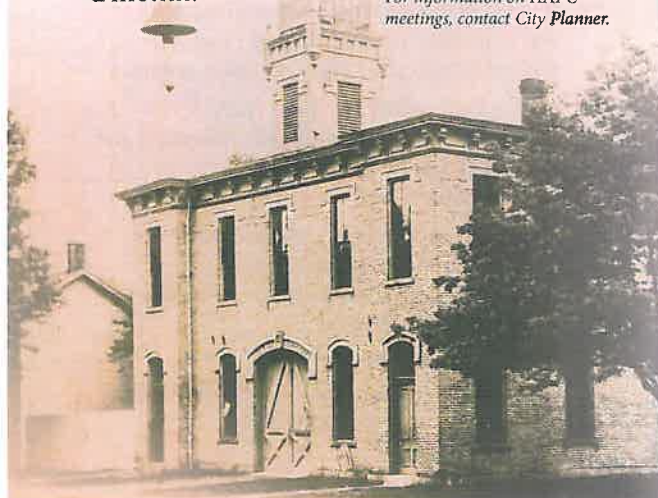
*Save the Past
and Present it to the Future*

*Historic
Preservation*

The Ordinance

The Historic and Architectural Preservation Commission (HAPC) was created in October, 1979 by the Oxford City Council under Ordinance No. 1544 and is further developed in Chapter 1331 of the Codified Ordinances of the City of Oxford. The HAPC has seven members, including one from the Planning Commission and one from the City Council, and meets once a month.

For information on HAPC meetings, contact City Planner.



Preservation Categories

Structure: a building or other construction used for shelter or a functional purpose, such as a house, school, courthouse, barn, hotel, post office, commercial building, bridge, canal, dam or windmill

Site: a significant location, such as a cemetery, a Native American burial mound, a scenic trail, a battlefield or a landscape feature

Object: a small construction or work of art, such as a monument, statue, sculpture, fountain or memorial

District: a concentration of significant structures, sites and/or objects such as a historic neighborhood, central business district, college campus, kit houses in factory locations

There are three districts in Oxford: the Oxford Uptown Historic District, the University Historic District and the Western College Historic District.

This brochure was made possible by the Historic and Architectural Preservation Commission, 2008:
Michael Smith, Laura Henderson,
Prue Dana, Susan Ann Kay, Jackie Hunt,
Kim Peterka and Howell Lloyd

*Compiled and edited by Laura Henderson
Design and layout by Marissa Crylen
Special thanks to Barbara Banks for her assistance
Photos courtesy of Smith History Library*

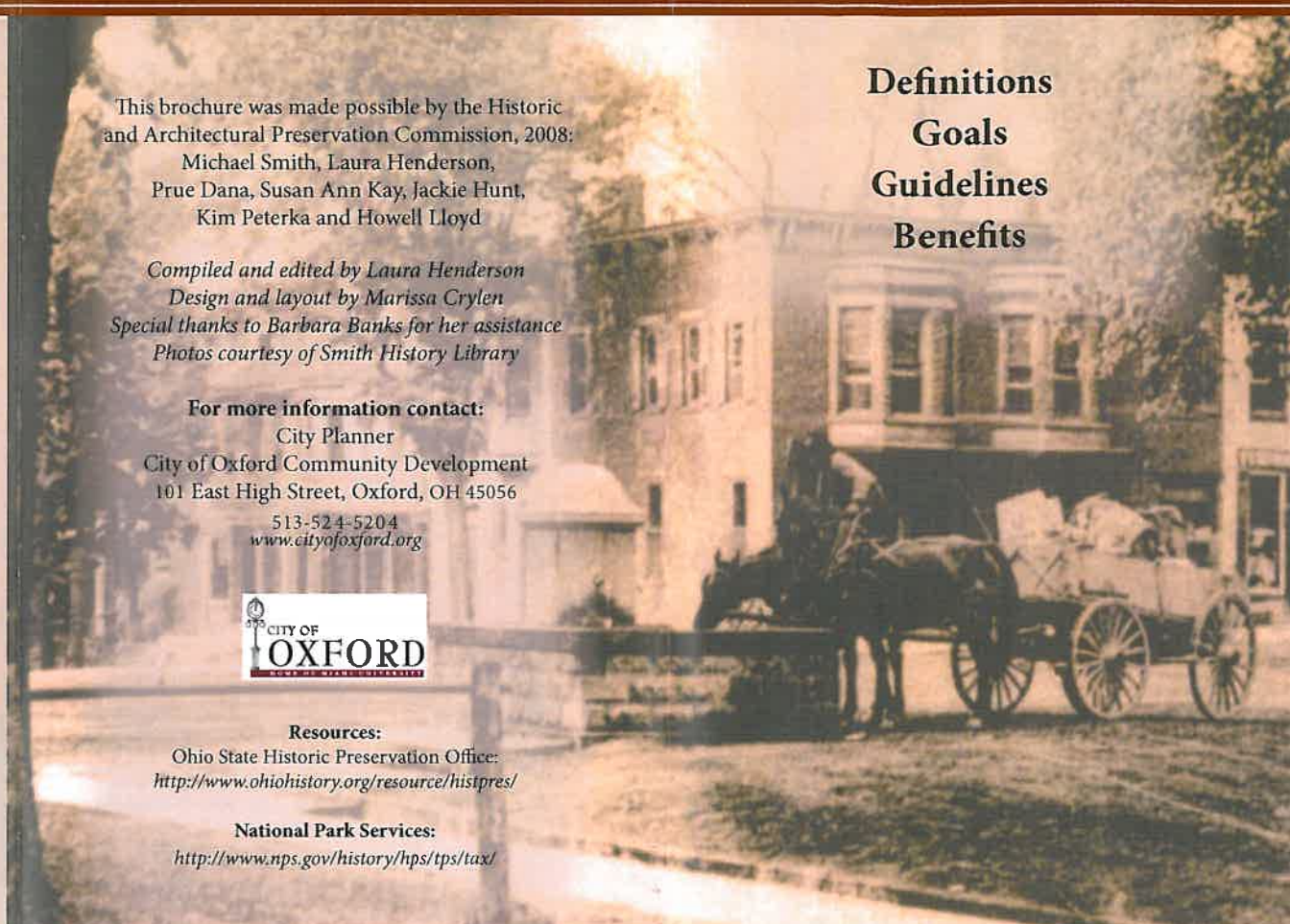
For more information contact:
City Planner
City of Oxford Community Development
101 East High Street, Oxford, OH 45056
513-524-5204
www.cityofoxford.org



Resources:
Ohio State Historic Preservation Office:
<http://www.ohiohistory.org/resource/histpres/>

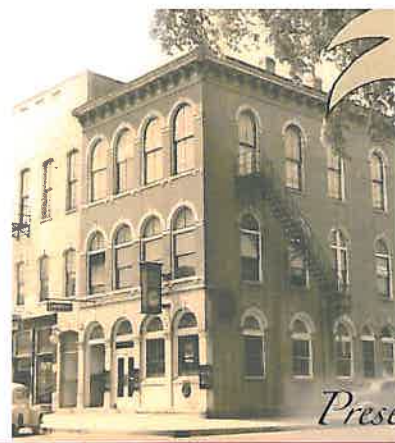
National Park Services:
<http://www.nps.gov/history/hps/tps/tax/>

**Definitions
Goals
Guidelines
Benefits**



Historic Preservation Goals

- ~ To foster civic pride in the significant architectural and cultural achievements of the past
- ~ To prevent deterioration of historic properties and promote revitalization through investment and economic development
- ~ To encourage the growth of heritage tourism by enhancing the historic character of the community
- ~ To increase public knowledge of the historic resources in the community
- ~ To promote effective land use and good urban design that incorporate preservation planning
- ~ To continue the ongoing survey of historic resources so that careful planning can prevent irreversible losses
- ~ To celebrate National Historic Preservation Month in May
- ~ To recognize positive accomplishments in historic preservation through the Oxford Historic Preservation Marker Award



Preservation Tools

- National Preservation Act of 1966
- The Secretary of the Interior's Standards for Rehabilitation
- Federal Historic Preservation Tax Incentives program
- Ohio Historic Preservation Tax Credit Program
- Historic and Architectural Preservation Commission
- Preservation Plan within Comprehensive Plan
- Historic Districts



Preservation Treatment Standards

Preservation:

Keeping a property in its existing state by conservation (ongoing maintenance) and repair of historic materials; in other words, stabilization of a structure and its original character.

Restoration:

Placing a structure at a certain point in time, which may involve the removal of materials and additions applied after this date and reconstruction of that which has been lost.

Rehabilitation:

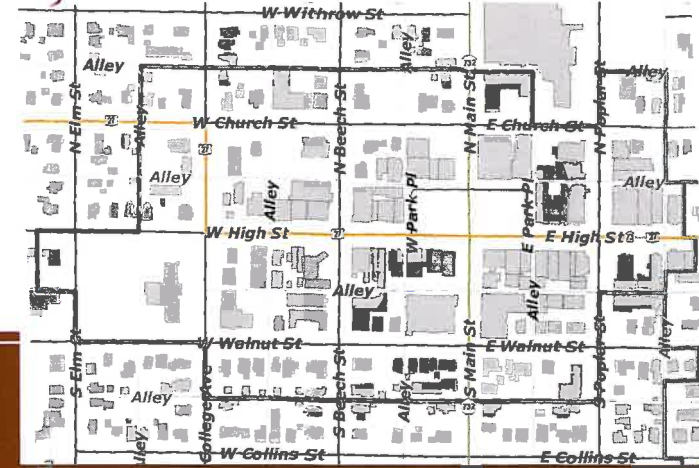
Allowing alterations and additions while maintaining the historic character and significance of the building.

Reconstruction:

Creating, through new construction, the character of a once existing structure, of a specific period of time and in its historic location, with the original intent.

Source: The U.S. Secretary of the Interior's Standards for Rehabilitation

Uptown Historic District



Design Guidelines

Reviewed by the Historic and Architectural Preservation Commission (abbreviated list)

- Foundations:** exposed foundations should have a historically appropriate facing treatment
- Masonry:** brick or stone are preferred; repointing should be done with a mortar compatible with the original mortar mixture
- Siding:** wood siding on residential structures should be painted, not stained; no vertical siding is allowed unless original, and no siding of any type is permitted on commercial use structures
- Roofs:** new or repaired roofs should relate to the architectural theme of the structure; existing cornices, parapets and trim should be repaired or replicated
- Gutters and downspouts:** box or ogee style gutters are preferred and should coordinate in material and color with the historic structure
- Entrances and doors:** wooden doors with panels and/or glass are preferred
- Windows:** windows should be proportionally vertical; original materials should be maintained or replicated; upper facades should have 10%-40% as windows
- Porches and stoops:** any porch or stoop in need of repair or reconstruction should be returned to its original condition
- Cornices, friezes, parapets and ornamentation:** these features should not be removed; rather, they should be repaired or replicated to original design
- Storefronts:** maintenance and restoration of storefronts should be based on historic evidence, such as vintage photographs
- Paint and color:** consult with HAPC about colors appropriate to time period and architectural style; brick and stone not painted should be left unpainted
- Fences and gates:** maintain and preserve existing historic fences; inappropriate fence designs and materials are not allowed
- Chimneys and flues:** brick is preferred; original chimneys and flues should be retained
- Shutters:** existing shutters should be maintained but shutters should not be added if historic evidence does not support them
- Signage:** consult the city to begin approval process

A complete set of Design Guidelines for the Uptown Historic District and applications for review are available at the Municipal Building, 101 E. High Street. For more information, contact City Planner.

Benefits

- ~ Preservation is for the benefit of all who live and work in Oxford; restoration and maintenance of our historic resources become an asset to the entire community
- ~ Historic preservation is financially and economically beneficial to a community and serves as a catalyst to revitalization
- ~ Historic buildings and districts generally appreciate at a rate exceeding the market as a whole
- ~ Properties that undergo successful restoration will be eligible for recognition through the Oxford Historic Preservation Marker program
- ~ Ohio Awards—the Ohio Historic Preservation Office presents awards for Public Education and Awareness and for Preservation Merit www.ohiohistory.org
- ~ Federal Historic Preservation Tax Incentives program for income producing properties; tax credit is subtracted dollar for dollar from Federal income tax owed www.nps.gov/history/hps/tps/tax/
- ~ Ohio Historic Preservation Tax Credit Program www.odod.state.oh.us/edd/OHPTC/