

Landmark Commission Meeting
Mantua Village Hall
September 10, 2016

Call to order

Chair Nick Ehlert called the meeting to order at 10:35 a.m.

Roll Call

Commissioners present: Nick Ehlert, Terri Vechery, Carole Pollard, Helen Hazlett and Renee Henry

Nick Ehlert had heard from Hal Stamm and Eric Hummel that they were not able to attend today's meeting. Carole Pollard motioned to excuse Eric Hummel and Hal Stamm. Renee Henry seconded. All approved.

There were no others present.

Reading of the Minutes

Renee had e-mailed everyone the June 25, 2016 Minutes for review. The commissioners said they had reviewed them already.

Nick asked if there were any corrections. Terri noted that the Mantua Quilt Show should be corrected to September 24. Carole Pollard motioned the Minutes be accepted as corrected and Terri Vechery seconded. All approved.

Old Business

How to Educate the Community about the Landmark Commission

Nick asked for ideas on how to interest people of Mantua Village in what the Landmark Commission is trying to do.

A) He cited as an example the Queen of Hearts game that Aaron King is sponsoring in Garrettsville, and suggested Mantua could have a "Queen of Homes" raffle. Winner would get 50% and the other 50% could go to help fund the registration of Mantua Village homes. This idea has not been discussed with the Village solicitor and Nick doesn't know if it would be legal.

B) Another suggestion Nick made is to have a Christmas Decoration competition where home owners decorate the outside of their homes for Christmas and may earn prizes in different categories.

- This could be done in cooperation with DMRC.
- Instead of the entire yard, home owners may just decorate their door.
- Or for summer / fall months have a home landscape competition with winners in different categories. Akron has a competition like this.
- Winners could receive award certificates, gift certificates or cash rewards.

- Possible sponsors could be the Mantua Chamber of Commerce, the Mantua Rotary and the Landmark Commission.

C) Carole suggested involving students of Leadership classes at the Crestwood High School. Video interviews of people in other communities that have worked with local preservation could be created. They could give examples of how people and communities have benefitted from preservation efforts.

D) OHPO Building Doctor clinic (service of the State Historic Preservation Office) A property or several properties can be evaluated and the property owner(s) will be given advice on how to best improve or restore their property in a manner that preserves its original architecture. Afterwards a presentation is given that the community is invited to attend. This needs to be scheduled far out. Terri will look into what the requirements are and if multiple properties could be done at one session.

See Building Doctor Clinics

The "doctors" work in teams, teaching old-building owners how to recognize and solve some of the most common sources of problems in maintaining older buildings, and how to make informed decisions about repairs and improvements.

Each Building Doctor clinic begins with a free seminar on topics like peeling paint and failing plaster, wet basements, deteriorating masonry, windows, wood issues, and bringing buildings built before 1955 up to date without sacrificing historic integrity.

On the following day, the Building Doctors make the rounds of ailing buildings within five miles of the city center where the seminar is held to examine problems and prescribe cures. Their consultations are free, however they are limited and you must ask for an appointment with the Building Doctor when you register for the clinic in advance, and attend the free seminar to qualify. The Building Doctors visit all kinds of pre-1955 buildings: schools, churches, factories, stores, offices farm buildings, and homes. You'll be contacted in advance of the visit to set up an appointment.

Note was taken of the home on State Route 44 north of the village on the east side that has been restored and repainted and properties on Franklin Street in Mantua Village.

E) Helen suggested that the Landmark Commission could periodically recognize local properties that have been improved with architectural or landscaping work and submit them with a short article to the Record Courier.

- Properties could be from the village or township.
- A picture (after getting the property owner's consent) and short article could be submitted to the Record Courier.

- As examples Terri showed some very nice photos that Eric had taken of homes in Mantua.
- Will need to:
 - Verify with Michelle Stuck about submitting pictures to the paper
 - Take more pictures of homes
 - Talk to local property owners to get their permission
 - Submit pictures / short article monthly to the Record Courier

F) Terri told of the thank you notes that her son has received after landscaping the part of his property that borders Mantua Center Road where it curves. Now drivers have a clear view of the inside area of the curve and are sharing their appreciation with him. She suggested the Landmark Commission could likewise express its appreciation to property owners who take the initiative to make improvements to their property.

- Print stationary with local landmarks on it and send Thank You notes as an expression of the Landmark Commission's appreciation of the care the owners are taking of their property.
- Or the stationary could have a picture of the property we wish to acknowledge.

G) Displays at a booth at local events like the Mantua Potato Festival, Art on the Hill, etc.

- Terri suggested other local committees or organizations could come together and get one or more booths that would display the information for the multiple groups.
- Then it may be easier to get people from the combined groups to man the booths. Right now, it's a big challenge to get people to man each individual organization's booth, especially when some people are part of several organizations.
- The combined booths could have a sign "We are Mantua."

H) Mantua Landmark Pamphlets: Several pamphlets could be created with alternating pictures from the collection of pictures that Eric and Helen have taken, while having the same text.

Hine House Article

Terri submitted a copy of the article from the Akron Beacon Journal that she had quoted at the Historic Architecture presentation given by Chas Boebinger in June. She has given a copy to Mayor Clark. The article, "20 Rooms Echo Portage County History" written in 1946, is about Jim's Auction House which was built by Horace Hines in 1888.

Interns and Historical Research

A) Terri needs an Excel sheet to fill out when researching property deeds.
Renee will create the form and get it to Terri.

B) Alex is the current intern and Terri has asked him to suggest a couple more people to apply for the internship as well.

C) Terri and the Landmark Commission are in need of storage for documents

- Nick will check with the Mayor to see about getting file cabinet space with hanging file folders to store documents.
- Renee also has a couple of brochures mailed to the Landmark Commission by the Parrett Window Company that should be on file.
- Terry would like to file the deed research documents by street.
- She'll get some more supplies for filing and organizing the documents she and the interns are working on currently.

New Business

Tax Credit Information

Nick has spoken to people in Columbus like Catherine Fortner and Lisa Brownwell. They directed him to documentation on the web.

See the pdf at [Ohio Historic Preservation Tax Credit Pipeline Initiative](#)

There are four project types. For example, Edie Benner would qualify for Type A, nomination for Individual Building (\$4,000)

Per the [Ohio Development Services Agency](#) site:

Owners and long-term lessees of historically designated buildings who undertake a rehabilitation project may apply for the Ohio Historic Preservation Tax Credit. A building is eligible if it is individually listed on the National Register of Historic Places; contributes to a National Register Historic District, National Park Service Certified Historic District, or Certified Local Government historic district; or is listed as a local landmark by a Certified Local Government. Properties that will be used as a single-family residence or multi-family residential condominiums are not eligible.

The Ohio Historic Preservation Tax Credit Program provides a state tax credit up to 25 percent of qualified rehabilitation expenditures incurred during a rehabilitation projects. Applicants are eligible for no more than \$5 million in tax credits unless approved as a catalytic project. The tax credit can be applied to applicable financial institutions, foreign and domestic insurance premiums or individual income taxes. Applicants that complete their project and receive a tax credit certificate with an effective date prior to June 30, 2017 can apply the tax credit against applicable commercial activity taxes.

Applications are received bi-annually in March and September for the Ohio Historic Preservation Tax Credit. Applicants file a competitive application with the Ohio Development Services Agency and applicable historic rehabilitation documentation with the State Historic Preservation Office. All applicants are required to schedule a pre-application meeting with the State Historic Preservation Office prior to submitting an application.

Façade Cleaning Grant.

Nick had a sample of the application form. The Village applies for the grant and each property owner must agree to it.

It is a 60 / 40 grant – 60% comes from the State and 40% from the Village. There will be no cost to the property owners.

Estimates from restoration companies, like Coon Restoration and Sealants out of Louiseville or others in the area will need to be obtained.

An acid base solution is applied and removed. It does not affect the protective hard layer on the brick.

Carole volunteered to do some research on restoration companies and procedures / estimates and get this to Nick.

Resignation

Carole Pollard announced that she will be submitting her intent to resign from the Landmark Commission. She has a full plate with her work with the Community Center at the Mantua Center School and the Restoration Society. She appreciates the Council's support over the past several years. She will be sending a letter to the Mayor and Council this week.

The Landmark Commissioners will miss having her on board, but look forward to benefitting from her experience and advice and she is welcome to visit during the Landmark Commission meetings.

Carole suggested we might consider hosting regional workshops with Garrettsville and pool our ideas for encouraging preservation and support of local historical landmarks.

Grants for historic preservation

Building Doctor

Local Restorers that Carole and Renee suggested could be consulted:

Steve Coon (Louiseville)

Allen Fredrickson (Garrettsville)

Marvin Windows (Chagrin Falls)

Local Listing Request

Nick announced that Jodie Foster has submitted a notarized form requesting local listing. Nick will submit it to Council.

Date of next meeting:

November 5

Terri motioned that the meeting be adjourned. Renee seconded. All approved. The meeting adjourned at 12:00.

Nick Ehlert, Chair

Renee Henry, Secretary