



City of Shelby

HISTORIC PRESERVATION PLAN: 2019-2025

Perspectus Historic Architecture, Chambers, Murphy & Burge Studio September 4, 2019

SHELBY, OHIO. EAST MAIN STREET.

Kingsboro, Druggist, Shelby, Ohio.



Historic Architecture
CHAMBERS, MURPHY & BURGE STUDIO

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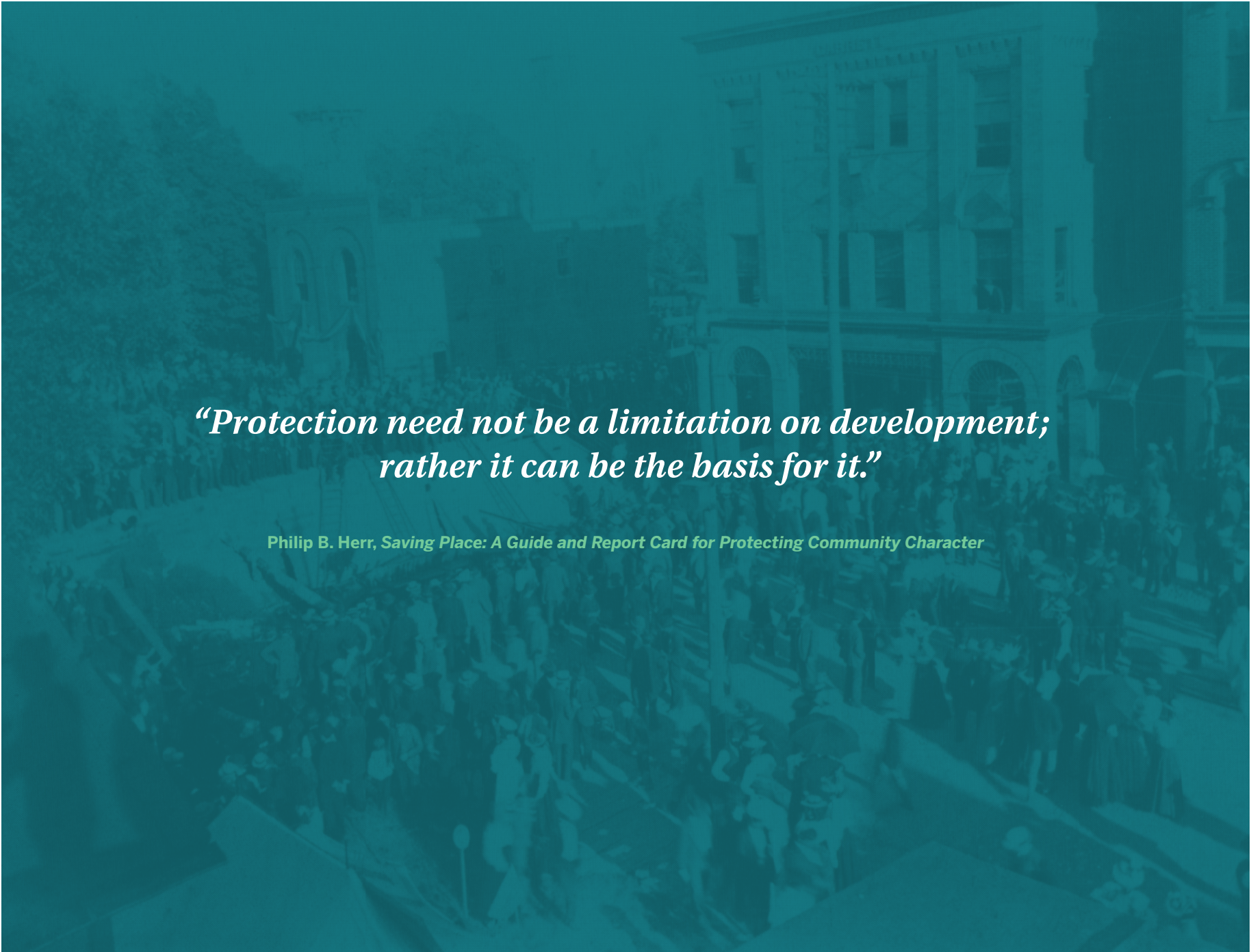
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This project was made possible in part by a grant from the U.S. Department of the Interior's Historic Preservation Fund administered by the Ohio History Connection, Historic Preservation Office

City of Shelby

HISTORIC PRESERVATION PLAN



*“Protection need not be a limitation on development;
rather it can be the basis for it.”*

Philip B. Herr, *Saving Place: A Guide and Report Card for Protecting Community Character*

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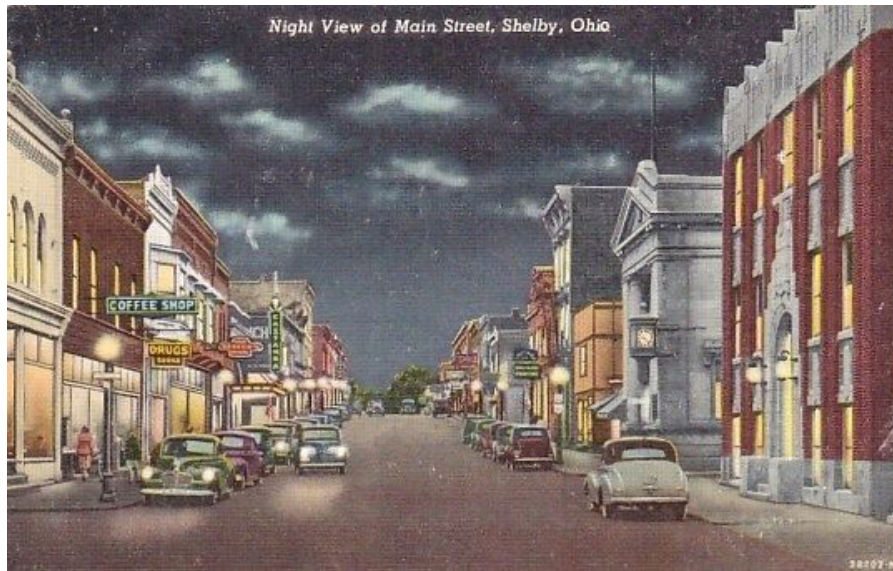
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A dark, monochromatic illustration of a historic three-story brick building. The building features a series of arched windows on the upper floors and a ground-floor storefront with columns. Above the columns, a sign reads "T. MICKEY & CO" and "FARMERS EXCHANGE BANK". The word "MICKEY" is also spelled out in large letters above the second-story windows. A large, white number "1" is centered over the building, flanked by horizontal lines. The scene includes silhouettes of people and a horse on the street in front of the building.

1

Introduction



Historic postcard showing evening streetscape of downtown Shelby, Ohio, circa 1940's.
<https://www.imagenesmy.com/imagenes/town-of-shelby-ohio-a0.html>

Historic preservation is a particularly relevant practice to the contemporary lifestyle, and it is gaining popularity. Stephanie Meeks, CEO of the National Trust for Historic Preservation explains, "...as millennials and empty nesters move back into cities, they're flocking to neighborhoods with historic buildings. People want more authenticity in their lives...and in the kind of places they live. That's the kind of authenticity that historic buildings can bring to a city."

Studies have shown that shoppers and diners, specifically of the millennial generation, prefer to patronize historic downtowns; historic travel is also appealing to this generation.¹

People want to spend time in places that retain historic fabric and tell a story. The City of Shelby realizes this opportunity and seeks to celebrate its own unique historic character and tell its own story.

The City of Shelby is full of rich and unique history that serves as an asset to its community. The remaining historic integrity within the city strongly serves as a part of the community's identity and should be preserved to ensure future growth.

¹ In an online survey of 636 millennials (balanced gender, age, race) in 2017 conducted by Edge Research, made possible by American Express, the National Trust for Historic Preservation

Background

1976

Ohio Historic Inventory (OHI) forms for the City of Shelby were begun, with the majority of them completed in 1977 and 1979. Two OHI forms were added in 2006 and 2010.

The National Register of Historic Places officially accepts three nominations in the City of Shelby:

- **November 30, 1978:** Most Pure Heart of Mary Church #78002179
- **May 13, 1982:** Shelby Center Historic District #82003638
- **August 13, 1986:** Marvin Memorial Library #86003493

February 17, 2015

City Council passes legislation creating the Shelby Historic Preservation Commission (SHPC) in Chapter 1488 of the City's Ordinances.

April 20, 2016

The very first meeting of the SHPC. The Historic Preservation Commission has been meeting monthly and holds special meetings to accommodate owners of historic buildings needing our help with preservation needs, advice, and recommendations. All meetings are open to the public.

October 13, 2017

The City of Shelby officially becomes a Certified Local Government (CLG). The first task of the Commission was submitting an application to become a Certified Local Government, a federal-state-local partnership program that seeks to broaden local government participation in the national historic preservation program while maintaining standards consistent with the National Historic Preservation Act of 1968.

April 26, 2018

The city is awarded a Certified Local Government (CLG) grant. After becoming a CLG, the next task of the Commission was to apply for a CLG grant through the State Historic Preservation Office for a consultant to assist with writing a city-wide Historic Preservation Plan. The goals of the CLG grant program are to develop local historic preservation priorities and help preserve historic buildings and sites.

Historic Preservation Plan Sections

Perspectus Historic Architecture, with input from Shelby stakeholders, has established the following sections in the Historic Preservation Plan:

1. **Introduction:** Places the historic preservation efforts of the City of Shelby in the national context.
2. **Context and History of the City of Shelby:** A brief synopsis of the story of Shelby provided by city historians.
3. **Preservation Philosophy:** Provides a definition of historic preservation, treatment approaches, and an overview of the origins of historic preservation.
4. **Integrating Preservation with existing City of Shelby Tools and Processes:** Discusses options for preserving Shelby, including pursuing historic listings, local ordinances, continuing education, economic development, and design guidelines.
5. **Prioritized Actions:** Outlines actions for the City of Shelby and HPC to take, such as to educate, partner, implement, and evaluate.

Historic Preservation Potential Impact

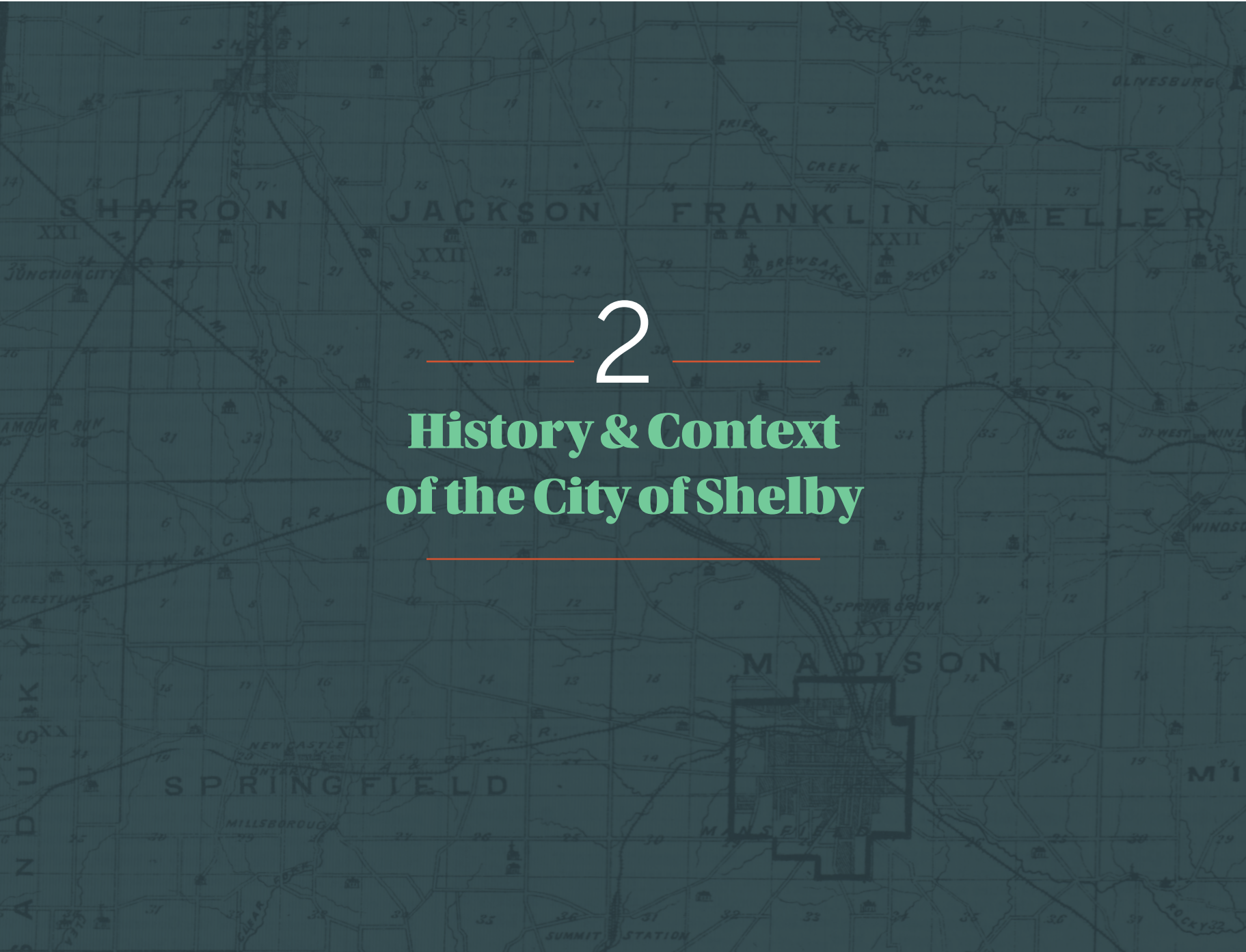
"Historic preservation has become a fundamental tool for strengthening American communities. It has proven to be an effective tool for a wide range of public goals including small business incubation, affordable housing, sustainable development, neighborhood stabilization, center city revitalization, job creation, promotion of the arts and culture, small town renewal, heritage tourism, economic development, and others."

From Measuring Economic Impacts of Historic Preservation, 2013, by Donovan Rypkema & Caroline Cheong, PlaceEconomics; and Randall Mason, University of Pennsylvania

6. **List of Resources:** Lists contact information and websites for helpful City of Shelby and State of Ohio entities. Also includes websites with basic historic preservation information, as well as why and how to hire an architect. Additionally, there is a list of Frequently Asked Questions (FAQs).
7. **Appendix:** Provides the Secretary of the Interior's Standards for Rehabilitation; Shelby's Ohio Historic Inventory Forms; Excerpts from Shelby's National Register Nominations; and a Bibliography.



Historic photo showing Shelby Bicycle assembly workers, circa 1896. https://www.richlandsource.com/news/bicycles-have-long-storied-history-in-shelby/article_e71a6ff8-0695-11e4-afac-0017a43b2370.html



2

History & Context of the City of Shelby

History

Founding

The first settlers in the area known today as Shelby were the Stephen Marvin, Eli Wilson and Henry Whitney families, coming from Fairfield County, Connecticut in April of 1818. Other settlers came to the general area a few years earlier and settled north and east of town, including Stephen Marvin's father Isaac Marvin and family. To the west lied the Wyandot Indian reservation at the crossing of two Indian trails along the Black Fork River. The early settlers quickly erected log cabins and used their trades to survive in the wilderness - Marvin as a tanner and shoemaker, Whitney as a blacksmith and Wilson as a carpenter.

Revolutionary War veteran James Gamble and his son John came to the area from New York and in 1824 bought land from the Wilsons. The Gambles built a horse-powered gristmill to grind grain and corn for the growing community. The area became known as Gamble's Mill.

Gamble's Mill was listed as a government Post Office in 1827. In 1834, James Gamble platted the first formal lots (23) of land on the south side of West Main Street. In 1836, the name was officially changed to Shelby, Ohio, after General Isaac Shelby.

Eli Wilson built a saw mill on the Black Fork River in 1824 and homes began to be built of sawn lumber instead of log

cabins. Stephen Marvin's house on 57 Gamble Street (1833) and Eli Wilson's house on 26 Mansfield Avenue (1833) are still standing as examples of New England-style Federal architecture.

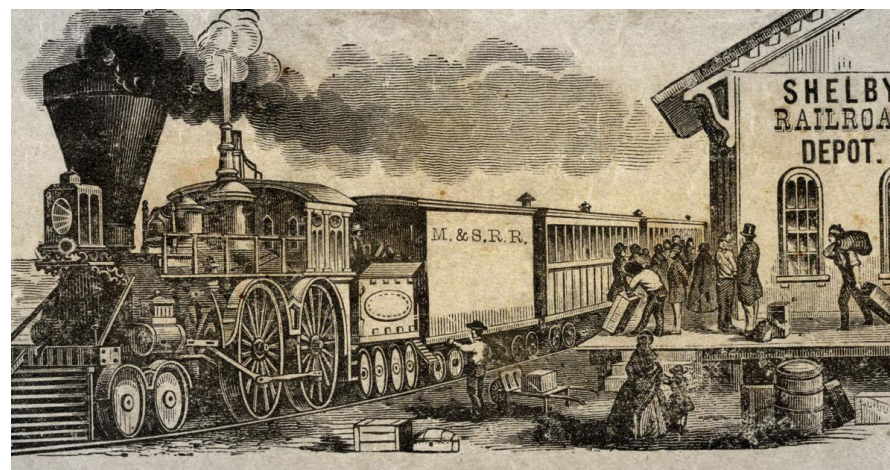
The village became a town in 1854: William Hiles was the first Mayor. By 1870, The population of Shelby was 2,000 and by 1900, the population had doubled. The village officially became a city and adopted a charter in 1921.

Railways

The arrival of the railways in Shelby created more opportunity for growth. The Sandusky, Mansfield and Newark Railroad was the first to arrive. Eli Wilson was named a commissioner when the company was formed. Others wanted to route the tracks through Ganges, but Wilson persuaded the company to build the tracks right by the front door of his mansion. The route became the Baltimore & Ohio in 1869 and is currently called Ashland Railway.

In 1848, work began on the Cleveland, Columbus, Cincinnati & Indianapolis Railway, known as the "Big Four" line.

With the addition of the two railroads through Shelby, raw products could be delivered, and finished goods could easily be shipped throughout the nation. Notable extant buildings from the 1860s-1870s include: Mickey Building (62 West Main, 1868); First



Historic newspaper showing Shelby Railroad Depot. https://www.richlandsource.com/area_history/underground-railroad-unscheduled-cargo-in-shelby/article_3f993de4-dd8a-11e6-8043-1f7332f4dd48.html

National Bank (60 West Main, 1871); Daily Globe (37 West Main, 1871); W.A. Shaw Building (northeast corner of W. Main and S. Gamble, 1876).

In 1904, an interurban line was completed from Mansfield to Shelby. It entered Shelby from the south on the west side of the B & O railroad until reaching Tucker Avenue. Turning west and then north on Mack and High School Avenues, it then continued beside the Black Fork until reaching the station on Mohican Street. A rail route was established between Norwalk and Plymouth in 1903/04 and was completed to Shelby in 1904/05. In 1934, the interurban in Shelby was decommissioned due to the growing means of alternative transportation. In its heyday, the interurban provided transportation for many out-of-town factory workers, as well as shopping and entertainment in nearby towns.

Industry

In the late 1880's, the bicycle craze was sweeping the country. The only source for steel tubing was from England, which was very expensive to import. Henry Lozier and Joseph Yost, who owned a bicycle manufacturing company in Toledo, traveled to England and secured jobs in a factory to learn the trade, then brought the technology back to the United States. Local salesman Jonas Feighner learned of their plans and started to raise money to bring the steel tube company in Shelby. Feighner, and Civil War veteran and businessman Capt. David L. Cockley, raised \$37,000, enough to bring the factory to Shelby. In March of 1891, the Lozier-Yost Seamless Tube Works was opened. Within six months, the name was changed to Shelby Steel Tube Company and Cockley became president.

The seamless tube company spurred development of downtown Shelby; overnight the rural community became an industrial town. By the fall of 1891, the factory was making 12,000 feet of tube weekly. By 1897, the company became part of a trust that acquired five competing steel mills. In just ten years after the company was formed, the trust produced 90 percent of the seamless tubing in America.



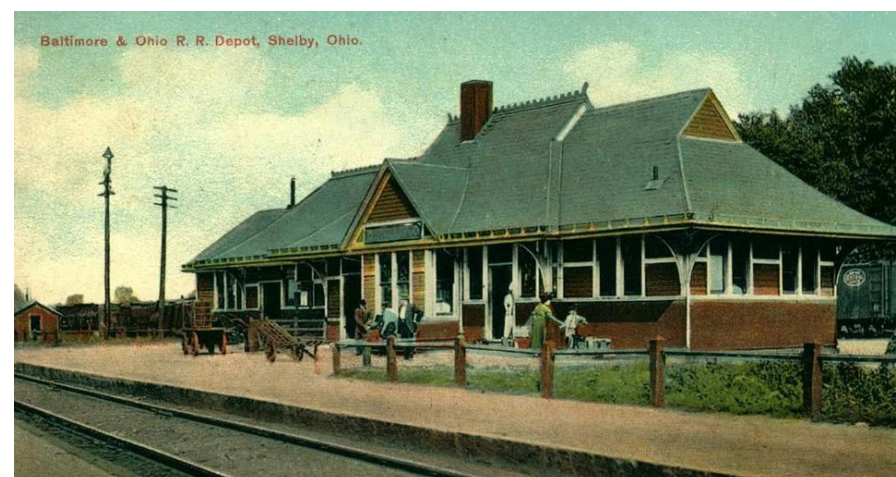
Historic photo showing the Shelby Steel Tube Company Fire, June 18, 1908. <http://sites.rootsweb.com/~ohscogs/Indusries/ShelbySteelTube2.html>

The original factory burned down in 1908. The parent company, United States Steel Corporation, decided not to rebuild the factory, meaning many Shelby citizens would lose their main source of income. But within a year, citizens raised funds to build a new factory, built on the land of the original factory. Through the years, the company also made bicycle parts, automotive parts, and airplane framework, including the frame for the Spirit of St. Louis, which flew nonstop from New York to Paris in 1927. The company still exists under the name ArcelorMittal.

Shelby's foray into the bicycle industry began in 1895 with the Shelby Cycle Manufacturing Co., locally known as the Cycle Works. The sprawling plant, nestled between the B & O railroad and the Black Fork River on Smiley Avenue, was home to the Ideal bicycle. Two Chicagoans, Thomas Jeffery and Phillip Gormully, looking to produce a mid-level bicycle to complement their pricey Rambler, moved their cycle business to Shelby to be located closer to the source of steel. Within the first year, the company made around 10,000 Ideal bicycles. The company became part of the American Bicycle Company trust in 1899. The trust fell apart within three years, but the factory closed earlier in 1901.

In 1903, Brightman Manufacturing Co. of Millersburg, bought the 80,000 square foot plant and moved their shaft manufacturing factory to Shelby. The factory burned to the ground in 1910, causing \$250,000 in damage and putting more than 100 men out of jobs.

In 1897 Adolphe Chaillet, a French immigrant and John C. Fish, of Shelby, started an association which was the beginning of Shelby Electric Company. By 1898, it was the third largest employer in Shelby. By 1907, the company completed an addition to make more room for production and employed 400 residents. In 1914, Shelby General Electric was absorbed by General Electric due to increased cost of manufacturing, but the "Mazda" and "Shelby" name and trademarks



Historic postcard showing Shelby, Ohio's Baltimore & Ohio Railroad Station. <https://www.pinterest.com/pin/348817933618917977/?lp=true>

continued to be used due to its reputation for quality.

Many other companies proudly carried the Shelby name through the years. Among them were: Shelby (Shreffler) Carriage Works (horse carriages, 1873), Shelby Motor Car Co. (cars and trucks, circa 1900), Shelby Spring Hinge Co. (door and cabinet hardware, circa 1900), Autocall Co. (signaling equipment, 1906) Shelby Tractor and Truck Co. (1918), Chicago Handle Bar Company (bicycle handlebars, 1904), Shelby Gum Co. (first bubble gum, 1924), Shelby Cycle Frame Builders (bicycle frames, 1921) and the Shelby Cycle Co. (Shelby bicycles, 1925). Many of these companies located here because of the seamless tube industry and were built near rail transportation.

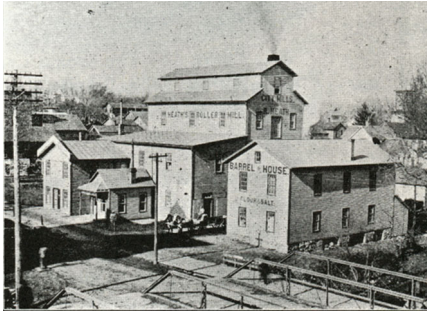
Notable extant buildings from the 1880s-1890s include: Phalen Building

(southwest corner of W. Main and S. Gamble, 1880); Brickley Building (northwest corner of W. Main and S. Gamble, 1895). Notable extant buildings from the 1900s include: Shelby Telephone Company (northwest corner of W. Main and Water, 1900); Masonic Temple (21 E. Main, 1902); and the K Building (155 W. Main, 1920).

Business

One of the first stores in Shelby, a general store, was built by Charles Post in 1832 on the northwest corner of Main and Gamble streets. Post merged his building with the hotel next door which was built by John A. Duncan and they formed Duncan & Post in 1832.

The first permanent doctor, Dr. Calvin McMillen from Trumbull County, Ohio, arrived in Shelby in 1847.



Historic photo of the Shelby City Mills, circa 1896.
<http://sites.rootsweb.com/~ohscogs/Indusries/Indusries-CenterMills-CityMills.html>

In 1868, The Farmers Exchange Bank was opened by T. Mickey and Co. This was the first organized bank in town and was located on the southwest corner of Main and Gamble Street; it is still extant today.

Two other buildings in the historic district were banks until the early 21st Century. The First National Bank on the southeast corner of Main and Gamble streets was opened on April 9, 1872; it is still extant today. The Citizens Bank began in half of the Sutter Furniture building in 1893. In 1911, a grand neo-classical building was built on the corner of Main and Washington Streets. The building is currently The Vault Wine Bar.

Shelby Mutual Insurance Company was in existence for more than 100 years, starting in 1880 as the Mutual Fire Underwriters Association of Shelby, Ohio. Within five years, the name was changed to Shelby Mutual Plate Glass, then went through many name changes to reflect the types of insurance sold. To celebrate its 50th anniversary, a new building was built at 23 W. Main Street. The building was

originally part of the historic district but was torn down after flooding. In 1953, another building was built at 19 Mansfield Avenue, which still stands. For the 100th anniversary in 1980, a new \$10 million building was built at 175 Mansfield Avenue. At one point, more than 1,000 were employed nationwide, a third of them in Shelby. The building, now owned by North Central State College, is called the James W. Kehoe Center for Advanced Learning.

J. R. McDonald, J. S. Sabin, and Elza Slaybaugh manufactured bricks on Raymond Ave. J. K. Cumberworth made tile and brick on Third St. Many of the buildings in the Shelby Center Historic District and homes were made of local bricks from these businesses.

Military

Despite the Great Depression, the Shelby community stayed afloat. When World War II began, factories were retooled to produce wartime products. The Ohio Seamless Tube, Shelby Cycle company, and Autocall answered the demand for tank tubes, gun shells, airplane rockets and other products. After the war, the factories returned to producing their typical products.

Because of the rail connections through Shelby, the city was selected to receive an Army Air Force Depot during World War II. The depot opened in 1943 as the 27th Army Air Force Supply Depot, then changed names several times, including Parsel Supply Depot, then Wilkins Air Force Depot. In 1944, the depot shipped 526 gliders worth \$9.2 million overseas. It was later learned those gliders were used

in the invasion of Holland. The depot also shipped aircraft ties and clothing. The depot experienced its best years following the Korean conflict with peak employment of 3,300 people, from 58 towns in 15 counties surrounding Shelby. The depot closed in 1963 and is still used by several companies as manufacturing space and warehouses.

Neighborhoods

Residential areas in Shelby sprouted as the need to house factory workers and managers arose. The first of these neighborhoods was the Gump Addition on Jeffrey and Smiley Avenues in the late 1890's. The low-cost lots afforded the Cycle Works factory workers to own homes. Factory managers lived on Marvin Avenue. An additional subdivision west of the "Tuby" (Shelby Seamless Tube) factory became Tubytown. Factory managers and owners built homes on Grand Boulevard, east of Mansfield Avenue. The Shelby Mutual Insurance Company brought mid-level managers to Shelby, creating a housing area in the 1950's in the Seltzer Park area of mid-century modern homes.

Sources

Compiled by Tom Clabaugh and Christina Drain

Additional Sources - newspaper articles on
<http://marvin.advantage-preservation.com/>

Context

Place

The city of Shelby is located 12 miles Northwest of Mansfield in Richland County. The area of Shelby is about 6.5 square miles. Located to the north is Plymouth, to the east Ganges, to the south Bethlehem, and to the west Tiro.

Running through the city, the Black Fork River travels North/South directly through the center of town parallel to S. Gamble St. Two main railroad lines travel through the city at north/south parallel with S. Gamble St and Northeast/Southwest crossing near the Northeast boundary of Shelby. Visitor traffic comes in from the nearby highways, Ohio State Route 39, 61, and 96.

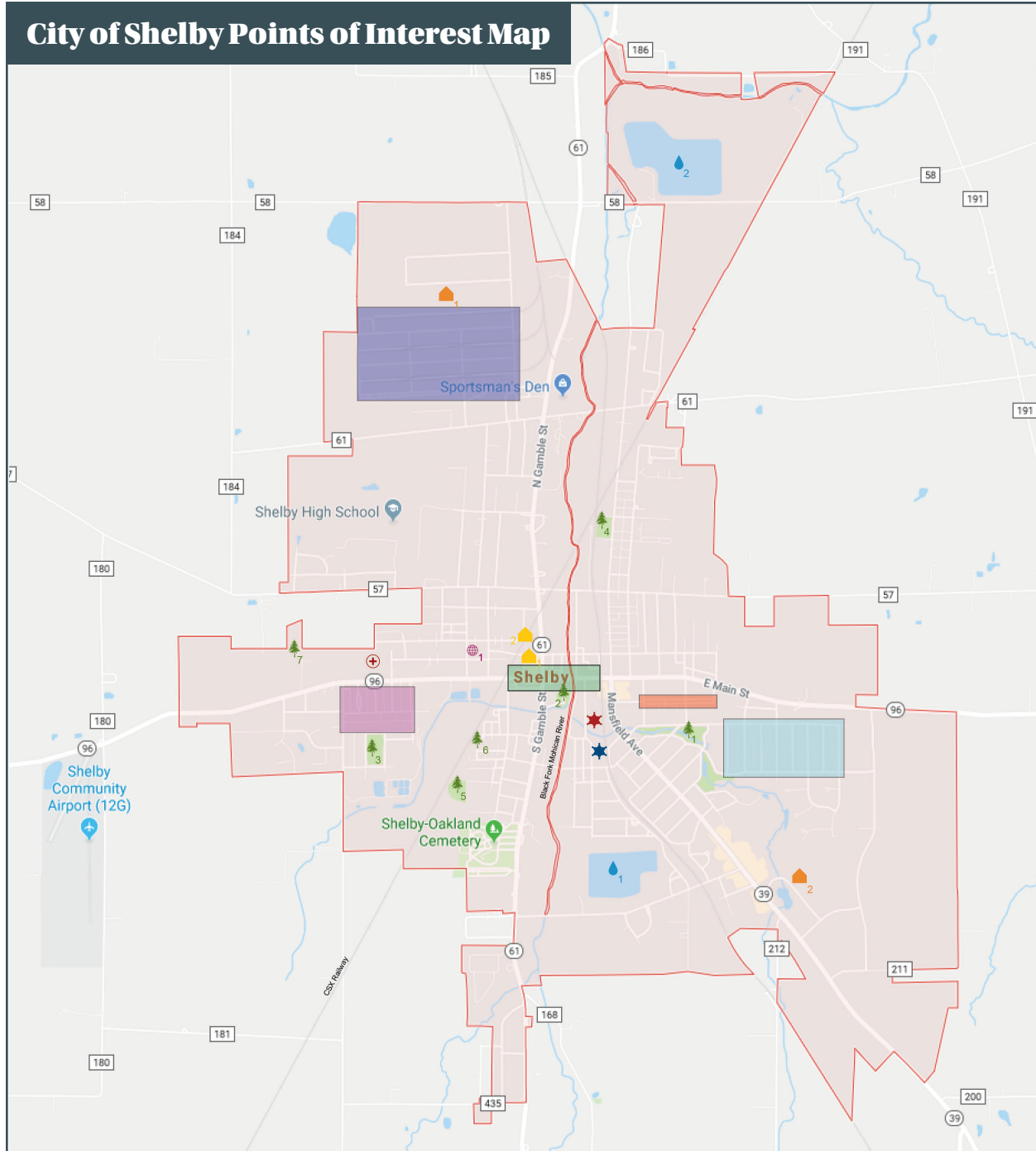
The downtown district is in the middle of the City of Shelby. It extends 7 blocks east/west and 2 blocks north/south. Most of the heavy industrial areas are located on the north, west, and east sides of the city. The residential areas of Shelby are primarily concentrated to the South of State Street and distributed to the east of Broadway Street and West of Gamble Street.

Sources

<https://www.shelbyohiohistory.com/>

<http://shelbycity.oh.gov/community/history>

City of Shelby Points of Interest Map

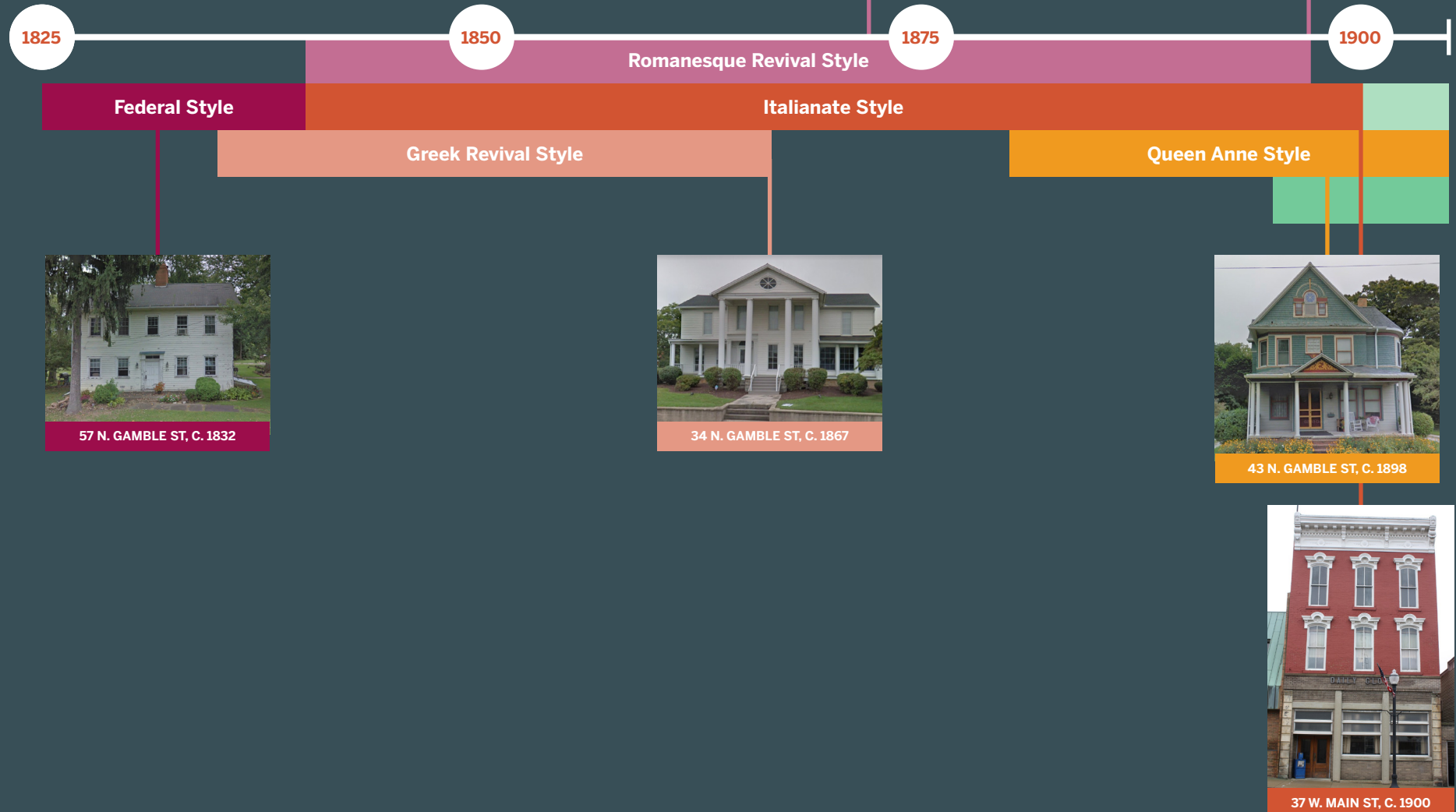


Legend

- 1. Seltzer Park
- 2. Blackfork Commons
- 3. Vets Park
- 4. McBride Park
- 5. Conly Field
- 6. Easterling Park
- 7. Rabold Park
- 1. Shelby Upground Reservoir 2
- 2. Shelby Upground Reservoir 3
- 1. Most Pure Heart of Mary Church (National Register of Historic Places)
- Shelby Fire Department
- Shelby Police Department
- Shelby Hospital
- 1. Pioneer Career & Technology Center
- 2. North Central State College
- 1. Shelby City Hall
- 2. Marvin Memorial Library
- Shelby Center Historic District
- Potential Mid-Century Housing District
- Potential Tuby Town District
- Potential Wilkins Air Force Depot District
- Potential Grand Boulevard District

Chronology of Styles & Types

This timeline shows examples of different architectural styles and building types in Shelby and the time period to which these styles and types generally date. A “style” is a trend in design influenced by the popular culture of the time. “Typology” refers to building form including overall shape, massing, roof type and plan.





73 W. MAIN ST, C. 1915

1925

1950

1975

Early 20th Century Two-Part Commercial Style

Tudor Revival Style

Neo-Classical Style

Cape Cod House Type

Ranch House Type



30 GRAND BLVD, C. 1920



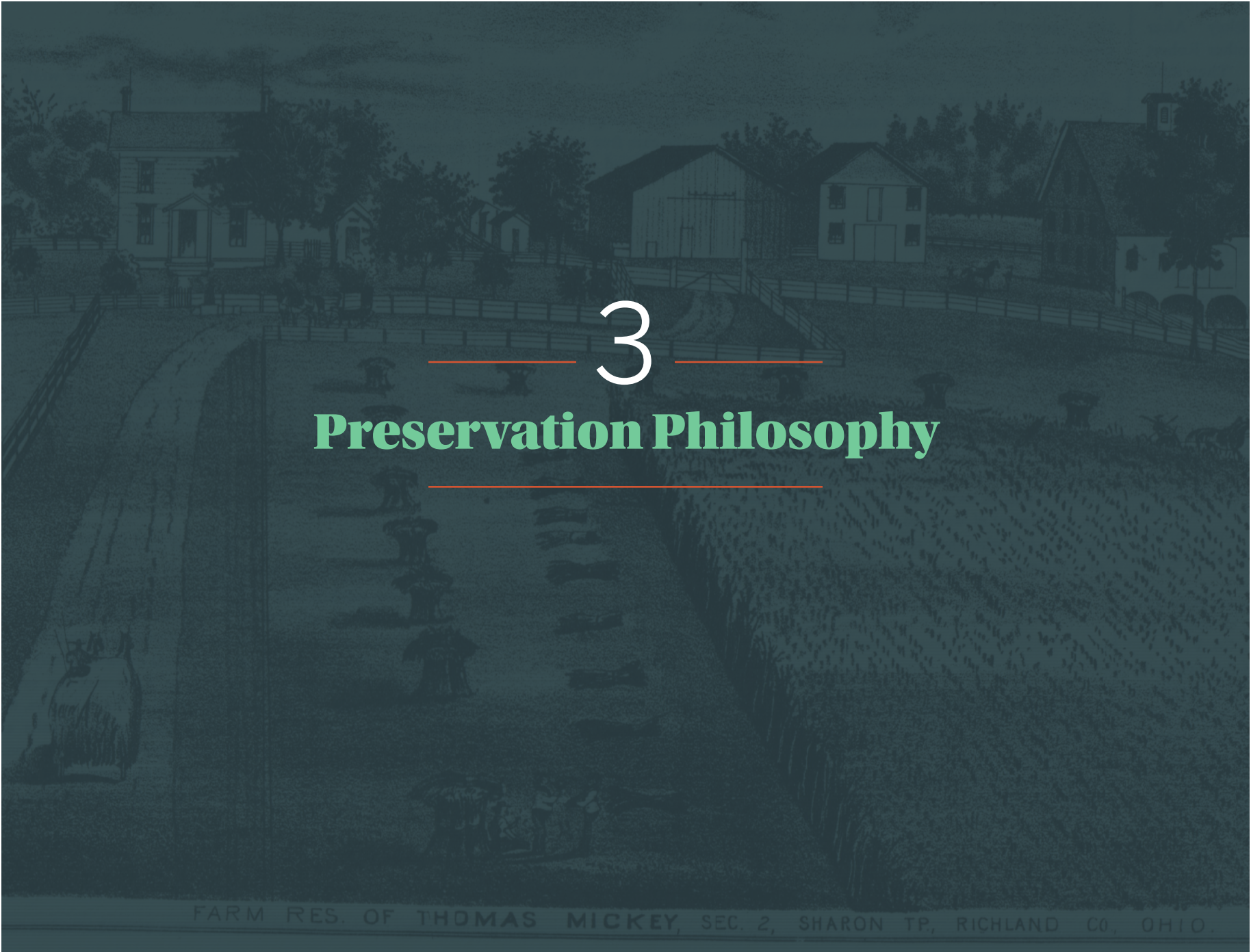
20 VERNON AVE, C. 1944



46 LOUISE DRIVE, C. 1961



29 W. MAIN ST, C. 1912



3

Preservation Philosophy

FARM RES. OF THOMAS MICKEY, SEC. 2, SHARON TP, RICHLAND CO, OHIO.

What is Historic Preservation?

The term “preservation” involves the active retention and protection of a historic object, whether a movable object such as a painting, book, or small sculpture, or an immovable object such as a building or other structure. The National Park Service defines “preservation” as “applying measures necessary to sustain the existing.” Preservation is undertaken through continued care and maintenance to retard deterioration. For the purposes of this document, we are concerned with the built environment.



Historic photo showing Penn Station, New York. The demolition of Penn Station rallied preservation supporters.
<https://ephemeralnewyork.wordpress.com/tag/penn-station/>

History of Preservation

American preservation efforts for the built environment date to the early 20th century with federal “Acts” that were early attempts to safeguard cultural and natural resources for the American People:

- **1906 Antiquities Act** authorized Presidential proclamation and protection of federally-owned historic sites.
- **1916 National Park Service (NPS)** established
- **1935 Historic Sites Act** NPS declares that it is federal policy to protect cultural/natural resources for the American people; clarifies duties of NPS, including identification of historic sites and archiving this documentation

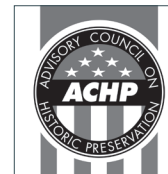


City of Shelby Mutual Insurance Co. Building, demolished.

It wasn't until the 1960s that one event and the groundbreaking work of two individuals paved the way for the 1966 National Historic Preservation Act:

- **Charles E. Peterson (1906-2004)** As employee of NPS and first preservation architect, in the 1930s he established the federal documentation program the Historic American Building Survey (HABS)
- **1963: Penn Station** (McKim, Mead and White, 1910) **demolition** rallied preservation supporters (see photo above)
- **Venice Charter 1964** explains guidelines for evaluating heritage
- **James M. Fitch (1910-2000)** in 1964, founded the first Historic Preservation program in the U.S. at Columbia University; advocate for reuse and preservation at the neighborhood level

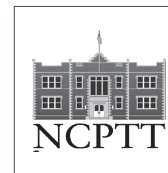
1966 National Historic Preservation Act (and as amended in 1992), established:



(Section 106 review);



National Center for Preservation Technology and Training (**NCPTT**)



Advisory Council on Historic Preservation to federal government on the use of federal historic properties

State Historic Preservation Offices (**SHPO**) & Tribal Historic Preservation Offices (**THPO**);

concept, founded in 1994 on the campus of Northwestern State University of Louisiana to coordinate research, disseminate

information, and provide training about new technologies for preservation;

Secretary of the Interior's Standards (**SIS**), which include ten common-sense concepts that stress retention of original or historic building materials to the greatest extent possible (see following page);

National Register of Historic Places (**NRHP**), a well-established program, with over 92,000 listings since 1966. Its purpose is to celebrate a property's significance.



According to NPS, “the National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.”

Preservation Philosophy

There are four distinct treatment approaches defined by the Secretary of the Interior: **Preservation, Rehabilitation, Restoration, and Reconstruction**. Treatment approaches for a project are based on factors like:

- The building's significance
- Existing physical condition of the structure
- Extent of documentation (historic evidence like original drawings and photos)
- Interpretive goals of the project

Preservation

The first approach is Preservation. Here, the property's distinctive materials and features are mostly intact, and convey its significance without much repair or replacement. This treatment is used when the goal is maintenance and repair, with an aim towards stabilization and protection. An example of a project where the preservation approach is used is in preparation of a cyclical maintenance plan to help preserve the integrity of structures.

Rehabilitation

Rehabilitation is used when the intent is to retain historic character while some modifications or alterations are expected. This approach is often used when adapting to a new or compatible change in use. This is the most commonly used approach for historic tax credit projects.

Restoration

The Restoration approach is used when retaining or reintroducing historic features from a certain period, while removing other features not of that period. For example: A historic structure has been severely altered by dividing it into several apartments that have since fallen into disrepair. In this case, many of the structure's original features could be missing or may have deteriorated beyond repair. A restoration approach would be appropriate and would include a recreation of many original features like light fixtures, hardware, etc.

Reconstruction

The last treatment approach is Reconstruction. A project may include an archaeological dig for evidence, to recreate what had once been on the site. Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Secretary of the Interior's Standards for Rehabilitation

For each of these treatment approaches, the National Park Service has established a set of guidelines – the Secretary of the Interior's Standards. Each approach has approximately ten concepts that are to be followed. The Secretary of the Interior's Standards for Rehabilitation summarize preservation philosophy in the United States.

The standards include ten common-sense concepts that stress retention of original or historic building materials to the greatest extent possible. When elements must be replaced, the standards dictate to avoid creating a false historic appearance. Replacement materials should be compatible with the originals in size, color, and texture. Substitute materials such as vinyl for wood should be avoided.

New additions and new construction may be distinguishable from the historic while being compatible with the existing structure or surrounding structures. Additions and new construction should be reversible, so if removed, it will not impair the historic structure's form or integrity.

The full Standards for Rehabilitation can be referenced in the Appendix.

4

Integrating Preservation with Shelby's Tools & Processes

The following sections discuss ways of preserving Shelby's historic built environment in terms of documentation, regulation, education, and rehabilitation. The sections include:

Historic Listings will bring attention to properties, document a building's architecture and history, and may enable pursuit of rehabilitation incentives.

Local Ordinances are the rules and regulations (legislation) that the municipality enforces.

Continuing Education empowers the Historic Preservation Commission and the public to preserve places that matter to them because of their history.

Economic Development discusses tax credits, grants, loans, and rebates available or potentially available to historically significant properties needing rehabilitation.

Pursuit of Design Guidelines interpret the local ordinances and educate the public on historic building types and styles and economic development tools.

Systematic survey of properties is encouraged but individual forms can be submitted. The State Historic Preservation Office has an online application for submitting OHI forms. See ohiohistory.org/hpsurvey.

In addition, preservation of Shelby historic properties should consider **Floodplain Management for Historic Structures**. Contact City Hall with questions. These regulations may be referenced here:

https://www.fema.gov/media-library-data/20130726-1628-20490-7857/tb_p_467_2_historic_structures_05_08_web.pdf

https://shelbycity.oh.gov/images/docs/flood_map.pdf

Historic Listings

Local landmarking is the type of listing that offers the most protection for historic properties. Although listing in the National Register of Historic Places enables the property owner to pursue tax credits and grants, it is local landmarking that triggers review of a project's appropriateness and therefore whether building permits may be issued. Ohio Historic Inventory (OHI) forms aid in the survey and evaluation of resources. OHIs are a record of historic and architectural resources and not a listing or designation as such.

National Register of Historic Places

The National Register of Historic Places is the official list of our nation's historic buildings, districts, site, structures, and objects managed by the National Park Service (U.S. Department of the Interior), considered worthy of preservation for their local, state, or national significance. They must be significant in areas of American history, architecture, archeology, engineering, or culture. The program in Ohio is administered by the State Historic Preservation Office of the Ohio History Connection.

The City of Shelby has three (3) listings in the National Register of Historic Places (NRHP):

- Most Pure Heart of Mary Church, 1978, #78002179
- Shelby Center Historic District, 1982, #82003638
- Marvin Memorial Library, 1986, #86003493

In order to be listed in the NRHP individually or as a district, there must be a stated Period of Significance that gives the time frame that the property was important historically. For example, Shelby's National Register Historic District has a Period of Significance of 1868-1925.

The property or district as a whole must convey a majority of the seven aspects of integrity, and also

By the Numbers

55 City of Shelby properties documented in the Ohio Historic Inventory

3 City of Shelby Listings in the National Register of Historic Places

1 City of Shelby National Register Historic District

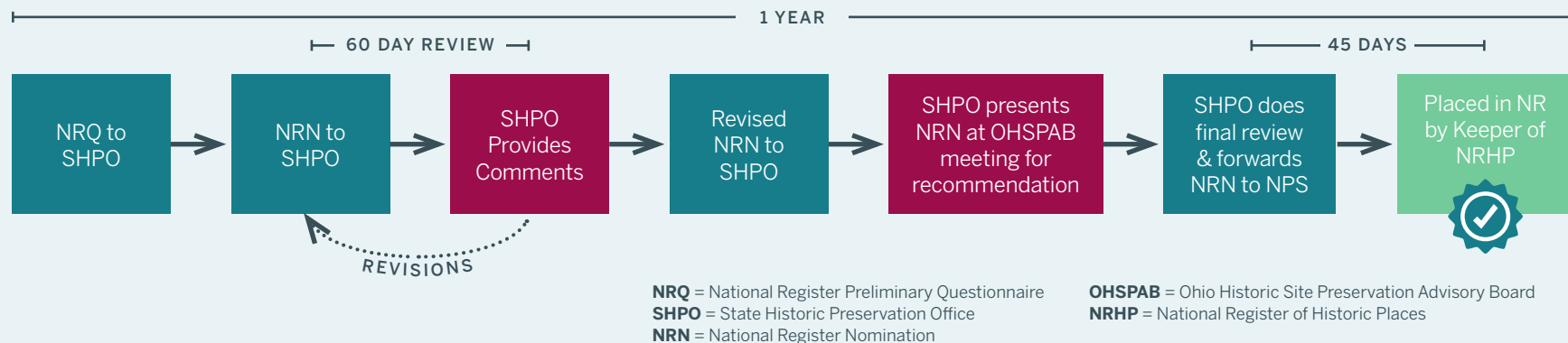
must meet at least one of the Criteria for Evaluation. The seven aspects of integrity include: location, setting, design, materials, workmanship, feeling, and association.

The **Criteria for Evaluation** states that a property must:

1. be associated with events that have made a significant contribution to the broad patterns of our history; or
2. be associated with the lives of persons significant in our past; or
3. 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
4. have yielded or may be likely to yield, information important in prehistory or history.

Benefits of listing in the National Register include recognition of its significance which can lead to greater awareness and appreciation for the property; eligibility of income producing properties for use of the federal 20% Historic Rehabilitation Tax Credit; and a certain level of protection through reviews

National Register of Historic Places Nomination Process



of federally funded or assisted projects that might have an adverse impact on the property. Additionally, many public and private funding programs use the National Register listing as a prerequisite for funding.

Although anyone can nominate a property or district, development of the nomination is generally a year-long process requiring scholarly research and writing. The nominations are vetted through the State Historic Preservation Office (SHPO) for the National Park Service (NPS). The form's author works closely with SHPO on drafts so when it is presented to the Ohio Historic Site Preservation Advisory Board (OHSPAB) it is ready for scrutiny by other professionals ranging from architects to historians to archaeologists. Refer to the flow chart above.

Listing in the National Register of Historic Places does not prevent the owner of the property from maintaining, repairing, altering, selling, or even demolishing the property with other than federal funds. It does not obligate the owner to make repairs or improvement to the property, nor does it automatically make it subject to local design

review. For more information about the National Register program, contact the State Historic Preservation Office.

Ohio Historic Inventory (OHI)

The City of Shelby has 55 properties documented in Ohio Historic Inventory (OHI) forms (see page 42 for the full list).

OHI forms are used to record information about the location, style, architectural features and history of buildings using a form template that includes narrative, photographs, and rough sketch maps. In the case of Shelby, the majority of OHI forms were executed in the late 1970s as a preliminary step to establishing a National Register Historic District in the downtown. Two (2) OHIs have been completed in Shelby since the late 1970s; and they were authored in c.2010. Refer to the spreadsheet in the Appendix for the OHIs in Shelby to date.

SHPO has an online application for submitting OHI forms. Systematic survey of properties is

encouraged, but individual forms can be submitted via ohiohistory.org/hpsurvey. The State Historic Preservation Office must grant permission for a person or entity to access the OHI database for electronic filing.

Sources:

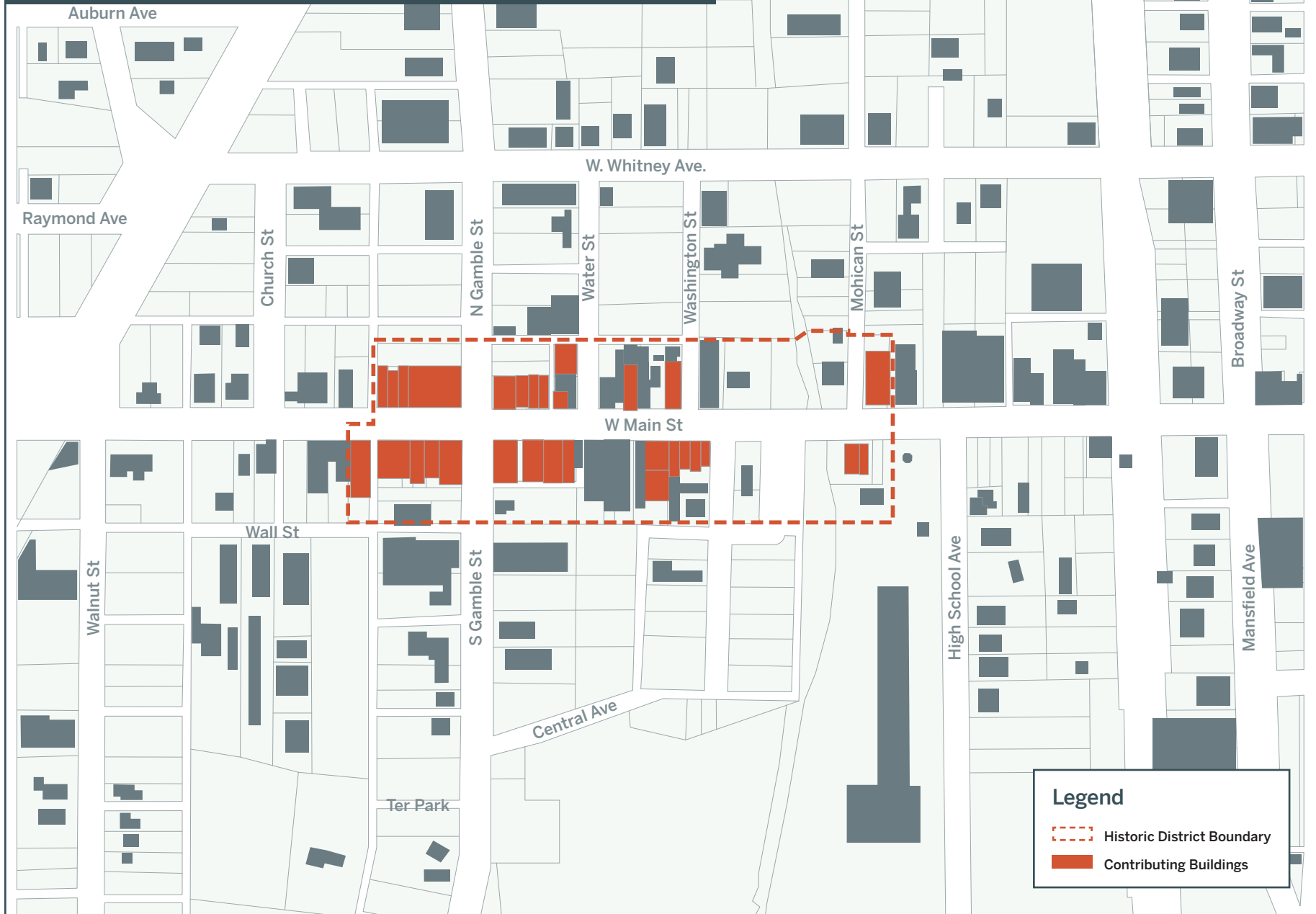
U.S. Department of the Interior National Park Service.

National Register Bulletin: How to Complete the National Register Registration Form.

How to Apply the National Register Criteria for Evaluation.

Shelby Center Historic District

Listed in the National Register of Historic Places



Designating City Landmarks and Districts

<http://shelbycity.oh.gov/homepage/historic-preservation-commission>

In 2015, Shelby adopted Chapter 1488 to encourage and direct historic preservation programs and activities in the City of Shelby. The ordinance encourages the identification of historic properties; outlines procedures for designation of city landmarks and historic districts; and creates a review process for work done to designated properties.

Standards for Designating a City Landmark

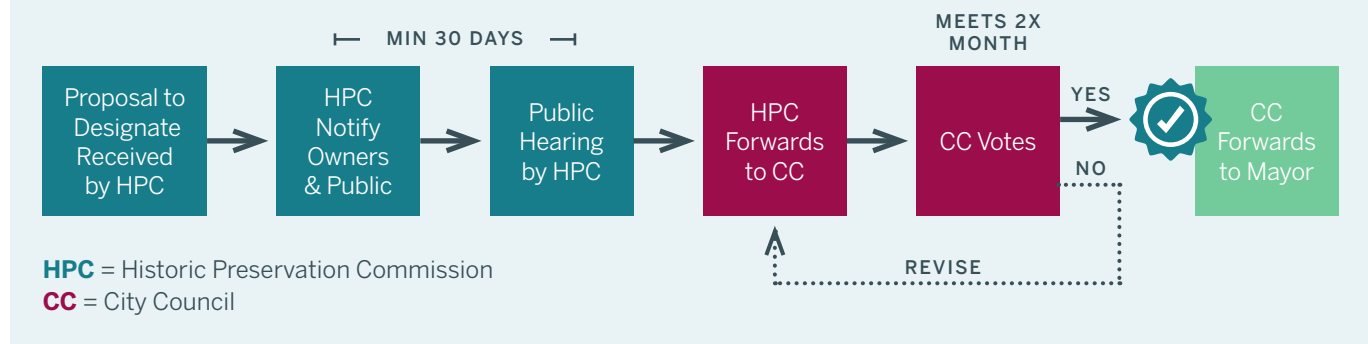
The Standards for Designating a City Landmark are located in Chapter 1488 Section 1488.05 of the Codified Ordinances of the City of Shelby. A designated landmark is property that must have integrity of design, material, workmanship, architectural style, and have historic or cultural significance such as:

- Associated with an event or events that made a significant contribution to broad patterns of history.
- Associated with the life of a person significant to the past.
- Embodies the distinctive characteristic of a type, period, method of construction, or distinguishing characteristics of an architectural style, architect, or builder.

Standards for Designating a City Landmark Historic District

The Standards for Designating a Historic District are located in

Designating City Landmarks and Districts



Chapter 1488 Section 1488.06 of the Codified Ordinances of the City of Shelby. Historic Districts *must meet at least one of the criteria for Historic Landmarks* as well as must:

- Have defined boundaries that set the area off in relation to surrounding.
- Have a high degree of historic integrity without excessive loss of architectural or historic character.
- Have internal historic cohesiveness in the sense of shared common history, historical development according to a master plan, shared architectural styles, or a body of architecture illustrating evolution over a period of time.

Procedures for Designation of Individual City Landmarks and Historic Districts

When a proposal to designate an individual property as a landmark is received from a property owner or initiated by the Commission with permission of the property owner, the Commission shall consider the proposal in terms of criteria specified

in Section 1488.05 of the Codified Ordinances of the City of Shelby and make a recommendation to City Council for approval.

The procedure for proposed individual landmarks recommended to City Council for the local list of historic places is detailed in Section 1488.07 and includes:

- Notification of the property owner(s) by personal service or certified mail of the date, time, and place of a public hearing on the proposed designation. The property owner(s) and the public may respond in writing or in attendance.
- No sooner than 30 days after the notice to the owner(s) and publishing a legal notice in the local newspaper, the Commission shall conduct a public hearing to review written comments and open comments.
- After the hearing and with no objection by the property owner(s), the Commission forwards a copy of the minutes along with its recommendations to City Council.

- City Council shall vote by motion on the proposed designation of property at the next regular City Council meeting.
- If Council does not approve the nomination, and if the property owner(s) does not object, the Commission may revise and/or resubmit the nomination with additional supportive information and notify the property owner(s) of the date Council will act on the re-nomination.
- After approval by City Council, the Clerk of Council shall notify affected property owners(s) of the decision in writing, add the individual landmark designation to the list of same, and forward a copy of the information to the Mayor and pertinent city personnel.
- The Commission may recommend that City Council remove from the landmarks list properties that no longer meet the criteria.

Refer to the flow chart above for an illustration of this process.

Local Ordinance

Shelby Historic Preservation Commission Chapter 1488 Historic Landmarks And Buildings Amended Ordinance No. 20-2014; Rules And Procedures Adopted October 3, 2016

This Ordinance (Chapter 1488) was enacted five years ago. That is a reasonable time frame in which to expect the implementation of the codified regulation to expose some expectation for update. This review is intended to support the goals of the City with regard to Historic Identity, Preservation, Rehabilitation, and Economic Development. Consider changing terms and requirements for Historic Preservation Commission members to assist in attendance, engagement, acquired knowledge, and retention and transition. As part of the Historic Preservation Planning, Perspectus Historic Architecture reviewed Chapter 1488 of the City of Shelby Codified Ordinances and the Rules and Procedures adopted by Council to complement Chapter 1488. The following recommendations extend from the review.

1. The review is not comprehensive. Perspectus Historic Architecture recommends that the next step be a comprehensive review that would replace unnecessary commas where needed as well as further define preservation language.
2. Preservation language in this document is aligned with the nationally and international accepted language. However, the use of preservation terminology in the Ordinance is not always consistent and should be made consistent to minimize confusion for the commission, owners of designated properties, and the public. For example: The City of Shelby should decide a standard term for locally designated landmarks within the City. There are several different terms in this ordinance: "landmark," "local landmark," "Shelby landmark," "City landmark."
3. A distinction must be drawn between locally designated properties and properties listed in the National Register of Historic Places. Consistent language would help this issue.

Example A - In *Section 1488.03 f*, for instance, the ordinance states that all National Register Nominations will be reviewed by the Commission. While the Commission has access to public documents, and is invited by SHPO to comment on National Register nominations going forward from their jurisdiction, by law, anyone may submit a National Register nomination and the City does not have the authority to reject the nomination.

Example B - In *Section 1488.03 i*, if the words "Local Landmark" or "City of Shelby Landmark" were substituted for the "National Register", the clause would be more relevant to the city's process. The Commission has the ability to list something on the National Register by going through the same process that any individual would. That is through the State Historic Preservation Office and the National Park Service.

4. There are items in the Ordinance that indicate HPC control over National Register of Historic Places properties which Shelby does not actually have without enacting a historic zoning overlay.

Please note that these recommendations are made in good faith and are worthy of consideration. They are, however, only complements to the efficiency, effectiveness and enthusiasm of the current Commission.

Continuing Education

Commission Members Responsibilities

Organize regular continuing education trainings for commission members, aiming for a couple times a year. Historic preservation consultant firms, the State Historic Preservation Office, and universities in Ohio with historic preservation programs are potential providers, such as Kent State University and Belmont Technical College.

Resources

The Commission should promote resources available to owners of older and historically significant buildings. Consider sharing topics presented to Commission members with the greater public.

Tell the Shelby Story

Utilize various channels to share the history of Shelby, including the City's website, cable channel, and social media. Reference and feature Shelby's history in the annual report of the Commission.

Expand Community Partnerships

Create joint programming with the Shelby Museum of History, Richland County-Shelby Chapter of the Ohio Genealogical Society, Shelby Cycle Historical Society, library, and schools. Identify other key stakeholders or community groups that support historic preservation and open communication with them.

Recognize Outstanding Historic Preservation Efforts

Acknowledge restorations, events, volunteering, and community outreach.

Economic Development

Funding Options: Historic Tax Credits

Overview of the Historic Rehabilitation Tax Credit (Federal)

According to *Place Economics, Thirty-Eight Reasons to Keep the Federal Historic Tax Credit, 2018*: "An effective economic development strategy meets eight tests: 1) it creates jobs; 2) the benefits are long-term; 3) the benefits are primarily local; 4) most of the investment comes from the private sector; 5) incentivized development spurs additional activity; 6) there is a balance between the 'carrots' of incentives and the 'sticks' of regulation; 7) the strategy is based on local assets; 8) 'economic development' is consistent with and promotes 'community development.' Historic preservation as an economic development strategy meets all eight tests."

The Federal Rehabilitation Tax Credit is available for historic buildings listed in the National Register of Historic Places, either individually or as part of a registered historic district. According to *Place Economics, Thirty-Eight Reasons to Keep the Federal Historic Tax Credit, 2018*: "Since the beginning of a federal historic tax credit in 1977, more than 42,000 historic buildings have been rehabilitated, \$85 billion private sector dollars have been invested, and 2.44 million jobs have been created."

Also, "\$100,000 in federal tax credits ultimately spurs \$451,000 in additional economic activity beyond what is invested in the building itself."

Further, "Often the major beneficiaries of historic tax credit properties are not the building owner, but others nearby. Our studies have found the areas surrounding these projects see increased property values, reduced vacancies, more property sales, additional business licenses, more rehabilitation projects, new construction, and other "externalities" of the rehabilitation investment."

To use the credit, a building must be "income-producing;" that is used for industrial, commercial, office, or residential rental purposes. The rehabilitation must be "substantial;" the project cost is at least as much as the adjusted basis in the property (the value of property without land) or \$5,000, whichever is greater. The rehabilitation work must be "certified" as complying with the Secretary of the Interior's Standards for Rehabilitation.

The Historic Rehabilitation Tax Credit is a credit of 20% of the cost of the building's rehabilitation and is taken as a credit against federal income taxes owed by the building's owner. Therefore the tax credit is the same as a 20% discount on the cost of rehabilitation. The acquisition cost of the building cannot be counted as part of the amount on which the credit is taken, nor may the cost of additions or enlargements to the building. When rehabilitation is complete, the depreciable basis of the property must be reduced by the amount of the credit.

Federal Rehabilitation Tax Credit Process



"The completed projects have brought renewed life to deteriorated business and residential districts, created new jobs and new housing units, increased local and state revenues, and helped ensure the long-term preservation of irreplaceable cultural resources" (Internal Revenue Service, 2002).

Because building owners' tax situations can vary, anyone considering use of the Historic Rehabilitation Tax Credit should consult a tax advisor before proceeding. Staff members at the State Historic Preservation Office are available to answer questions regarding the certification process.

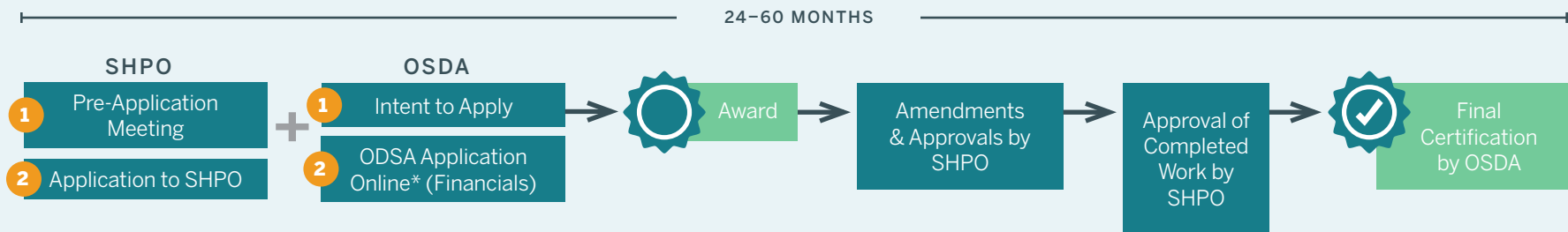
Overview of the Ohio Historic Preservation Tax Credit (OHPTC)

The OHPTC is available for historic buildings listed (1) in the National Register of Historic Places, either individually or as part of a registered historic district; (2) with the City of Shelby, a Certified Local Government (CLG), either as a local landmark or as part of a local historic district. To use the credit, a building must be "income-producing," just as it is required for the federal historic tax credit.

The OHPTC program, administered jointly by the Ohio Development Services Agency and State Historic Preservation Office, chooses awardees of a 25% credit (with a cap of \$5 million) during two competitive rounds of applications each year. When combined with the federal historic tax credit, the credit may be worth as much as a 45% discount on the cost of rehabilitation. Applications are accepted in March and September, and consists of a detailed application that includes description of the proposed rehabilitation, anticipated budget, secured investors, and estimated income derived from the project. For this award, it is essential that a building owner work with the local government to secure support for the project.

The award of a OHPTC must be a "major factor" in the project's viability or the applicant's ability to "increase the level of the investment" in the project. The same restrictions apply to the OHPTC as the federal credit. Staff members of the State Historic Preservation Office can answer questions on the certification process. Consultation with a tax advisor is also recommended.

Ohio Historic Preservation Tax Credit Process



*Must be certified historic structure by local or national listing by time of OSDA Application

SHPO = State Historic Preservation Office
OSDA = Ohio Development Services Agency

Funding Options: Grants, Rebates, & Loans

While historic rehabilitation tax credits are available through the state (competitive, with application deadlines) and federal government (not competitive, no application deadlines), there are also opportunities for Shelby organizations to receive grants from public and private funds. The grant programs are listed in terms of relevance to Shelby.

Ohio

ohiohistory.org/hpgrants

- **Ohio Historic Preservation Tax Credit Pipeline Initiative:** There are four (4) types of Pipeline Initiative grants that are administered by the Ohio Development Services Agency (ODSA). Each is for Ohio properties and districts needing a National Register Nomination in order to be eligible to receive historic tax credits. Grants range in amounts from \$4,000 (individual building) to \$8,000 (multiple property planning) and to \$12,000 (historic district or integrity investigation of a building). Applications are accepted throughout the year

ohiohistory.org/ohptc

- **Ohio History Fund:** Eligibility is limited to Ohio-based non-profits. Competitive and requiring a match, the Ohio History Fund supports Organizational Development, Programs & Collections, and Bricks & Mortar with grants ranging in amounts from \$1,000 to \$20,000 based on project category. Application deadlines apply.

ohiohistory.org/historyfund

- **Certified Local Government (CLG) Grants:** Information about CLG grants (for which the City of Shelby is eligible) is available through Ohio's State Historic Preservation Office. CLG grants are funded by the U.S. Department of the Interior's Historic Preservation Fund administered by the

National Park Service, and may be used towards such projects as development of: preservation training, design guidelines, surveys of historic resources, feasibility studies, pre-development (plans and specifications) and development work to National Register-listed properties. Grants are competitively awarded, with applications due each February. Awarded projects are usually in the \$10,000 to \$25,000 range, and must be completed within 18 months.

ohiohistory.org/clggrants

National

- **Hart Family Fund for Small Towns:** Eligibility is limited to towns with a population of 10,000 or less that are members of Main Street America (National Trust for Historic Preservation). Very competitive and requiring a match dollar-for-dollar, the Hart Family Fund for Small Towns supports preservation planning, education, and outreach activities with grants ranging in amounts from \$2,500 to \$15,000. These grants may be used to hire professionals to author design guidelines, a historic structures report, a historic landscape master plan, or an economic feasibility study for the reuse of an endangered building. Application deadlines apply.

<https://forum.savingplaces.org/build/funding/grant-seekers/specialprograms/hart-family-fund>

- **Special Grant Programs of the National Trust for Historic Preservation** continue to be established, check this website for updated information:

<https://forum.savingplaces.org/build/funding>

- **Jeffris Heartland Foundation:** This funding was established by the Jeffris Family Foundation to support important historic sites in Ohio, Michigan, Indiana, Illinois, Wisconsin, Minnesota, Iowa, and

Missouri. Competitive and requiring a match, to be awarded funding, applicants must demonstrate the viability of their project through the submittal of early planning studies, and must be ready for the preparation of a Historic Structure Report or other advanced planning studies, leading toward a community-centered capital fund. Funds range in amounts from \$5,000 to \$50,000. Application deadlines apply.

<https://www.jeffrisfoundation.org/preservation/>

- **National Fund for Sacred Places:** Eligibility is open to all congregations with structures that have national/regional significance that engage the community and have urgent repair needs. Very competitive (approximately one dozen awarded annually) and requiring a match dollar-for-dollar, the National Fund for Sacred Places supports brick and mortar projects with grants of \$50,000-\$250,000. Grants are made possible by the National Trust for Historic Preservation and the Lilly Endowment, Inc. Application deadlines apply.

<https://www.fundforsacredplaces.org/>

- **Save America's Treasures Grants:** Competitive and requiring a match dollar-for-dollar, the Save America's Treasures Grants Program has assisted threatened nationally significant historic properties and collections with preservation since 1999. The National Park Service in partnership with the Institute of Museum and Library Services, National Endowment for the Arts, National Endowment for the Humanities administer the program and award up to \$500,000.

<https://www.nps.gov/preservation-grants/sat/>

City of Shelby

The Commission should encourage the City to co-develop in ways that support and incentivize retention, reuse and revitalization of historic properties:

- **Rebates for Commercial Building Owners:** A Storefront Renovation Program for exteriors of commercial structures, similar to that of the City of Cleveland, which offers 50% rebate up to \$30,000 on eligible expenses.
- **Loans for Homeowners:** A low fixed-interest loan program for historic home owners (homes over 50 years old), similar to that of the Heritage Home Program of the Cleveland Restoration Society. Clients also have access to technical expertise and qualified contractors.
- **Downtown Redevelopment District Program, Ohio Economic Development Association:** As the result of an economic development study created in 2017 by the Montrose Group, the City of Shelby began the process of hiring an economic development director and creating a "Start-Up Shelby" program focusing on a downtown redevelopment district. This district would concentrate on "attracting a new, younger generation back to Shelby."

The Ohio Economic Development Association offers a program encouraging municipalities to designate up to ten acres as a "redevelopment district" in order

to "incentivize development by implementing a mechanism similar to tax increment financing." Instead of paying property taxes, property owners (residential or commercial) who renovate their buildings make payments into a shared fund for area infrastructure improvements, grants, and loans.

<https://ohioeda.com/policy/#key-issues>

<https://shelbycity.oh.gov/businesses/development>

Schock, Brittany. "Economic development director recommended in Shelby." Richland Source, 17 July, 2017.

- **Richland Area Chamber of Commerce:** There are many development incentives listed on the website for the Richland Area Chamber of Commerce. There are many incentives that the City of Shelby could utilize to encourage investment in historic buildings. For example: Real Estate Tax Abatements of up to 100% of real property taxes for up to 15 years if substantial investment and quality, full-time equivalent jobs; New Markets Tax Credits of up to 39% of the cost of fixed asset investment by the company.

<https://www.richlandareachamber.com/>

- **Shelby Community Improvement Corporation:** The mission of the Shelby Community Improvement

Corporation is to advance the community by researching and attempting to draw new business into the area. The commission/city can

work to encourage the SCIC to market Shelby's history and historic places as assets for new business.

Pursuit of Design Guidelines

To engage the City and the public together to become aware of and invested in Shelby's historic resources, design guidelines are recommended. The guidelines provide a history of the community and illustrations of the types of buildings that represent Shelby's unique past. The guidelines highlight different types and styles of buildings found in Shelby, and describe the historic values, influences, and features that are associated with each.

Describing proper maintenance of historic materials, guidelines contain helpful information on metal work, brick and stone masonry, windows and doors, and roofing and rainwater systems. Lists of resources for more information are readily available through a bibliography and list of web-based sources. Finally, guidelines are intended to provide interpretation of the ordinance, based on accepted national standards, such as the Secretary of the Interior's Standards for Rehabilitation.

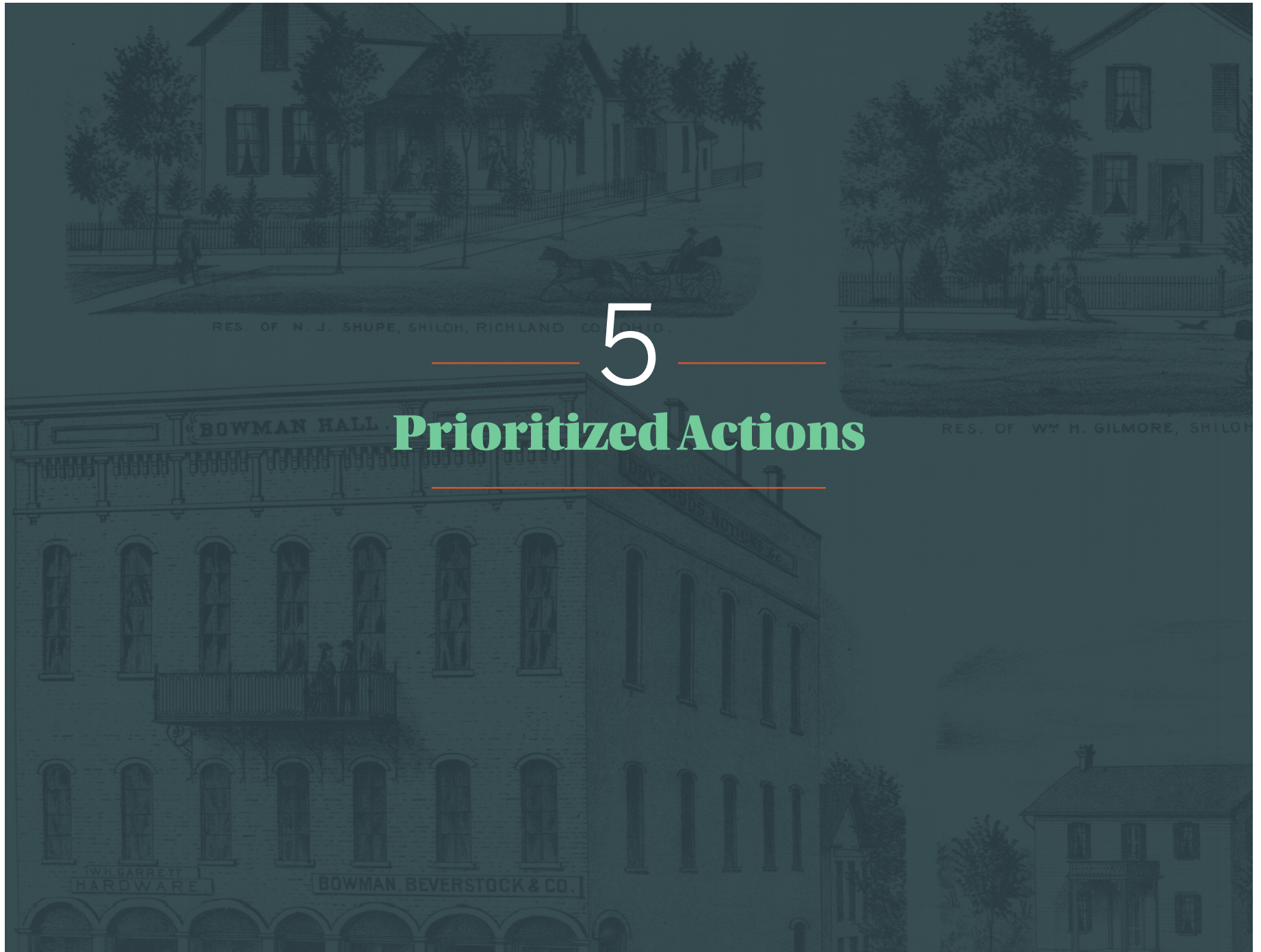
This interpretation serves both the property owner and the Historic Preservation Commission (HPC).



Photo showing the reveal of the historic theatre storefront recently uncovered, present day.

It assists the owner when planning work on their historic property before submitting it for review by the HPC; avoiding lengthy reviews by providing detailed information about acceptable practices in advance. It also aids the HPC to develop consistent interpretation and application of the Ordinance, by providing detailed and ready resources in a single document.

As a Certified Local Government (CLG), the City of Shelby is eligible for grants to produce design guidelines. See the Economic Development in Section 4 for more details.



Perspectus Historic Architecture conducted a preliminary survey of the city and its potential districts. The districts are identified on the Point of Interest map on page 13. Perspectus considered historic significance and historic integrity; however, these potential districts require further study to determine eligibility. The potential districts include: the Mid-Century Housing District, the Tuby Town District, the Wilkins Air Force Depot District, and the Grand Boulevard District.

Potential Districts

Mid Century Housing Historic District:

The Mid Century Housing area contains residential architecture and has distinctive features of brick ranch style homes. The homes in this area are similar in materiality, configuration, landscaping, site, and time period.



Post War “Tuby Town” Historic District:

The Post War “Tuby Town” area has earned its name from the local community. The homes are located near the early 20th century steel tube manufacturing facilities. The Post War Tuby Town District consists of post-WWII, brick cape cod architecture. The homes in this area are similar in materiality, configuration and time period.



Grand Boulevard Historic District:

The Grand Boulevard area is a 1910s residential area featuring a distinctive streetscape with a median of greenspace. Although reflecting a range of styles such as Tudor Revival, Classical Revival, Craftsman, the homes in this area are similar in use group and time period.



Wilkins Air Force Depot Historic District:

The Wilkins Air Force Depot area is a 1940’s industrial district that originated as a military Air Force storage facility. The district contains a large quantity of monumental in scale, air hanger-type buildings that appear to be intact. The buildings in this area are similar in materiality, configuration and use group.



Accomplishments

Goals, Objectives, Activities

Perspectus Historic Architecture was commissioned to assist the City of Shelby and the Shelby Historic Preservation Commission (HPC) in Richland County with writing the City of Shelby Historic Preservation Plan. The Plan is required to comply with the Secretary of the Interior's Standards for Preservation Planning. These standards call for the establishment of historic contexts and the use of them to develop goals and priorities for the identification, evaluation, registration, and treatment of historic properties; the information is then to be made available for integration into the broader planning process.

Implementation of the Plan will guide the City and HPC in accomplishing several City/HPC-identified goals within the next five years. These include: integrating preservation with the City decision-making process; educating the public about preservation; incorporating preservation and rehabilitation into public policies; strengthening preservation partnerships; establishing economic development efforts for preservation; regularly reviewing preservation initiatives; and identifying preservation funding sources.

The historic preservation plan for the City of Shelby prioritizes actions for preservation initiatives – education, partnership, implementation, and evaluation. Education involves spreading the word, celebrating achievements, and engaging the public; partnerships grow allies at all levels (local, state, federal) and various organization types (public, private, non-profit); implementation comprises securing funding and historic designations; evaluation surveys effectiveness and revises strategies. Historic preservation initiatives have the unique opportunity to highlight the enduring value of an area through continued care for and use of its historic buildings.

Action #1: Educate

Spread the word

Contact the community and inform them what you do and how you can support them.

Acknowledgment

Celebrate historic preservation achievements in this community, both from public and private initiatives.

Involvement

Engage public through outreach programs and by developing a presence in the community.

Action #2: Partner

Develop Opportunities/Benefits

Identify what allies can contribute to the preservation efforts and how the commission can collaborate with them. See the following page highlighting the list of Potential Partner Entities.

Determine people and roles

Develop the relationships between the Partner Entities and the commission. Assign commission members roles such as: Funding coordinator, Grant coordinator, Loan/rebate coordinator, Inventory/designation coordinator (OHI, National, Local), and Outreach coordinator.

Become Allies

Allow the impact of the Historic Preservation Plan to grow. See suggested list of entities on the following page to reach out to. List requires regular updating.

Action #3: Act

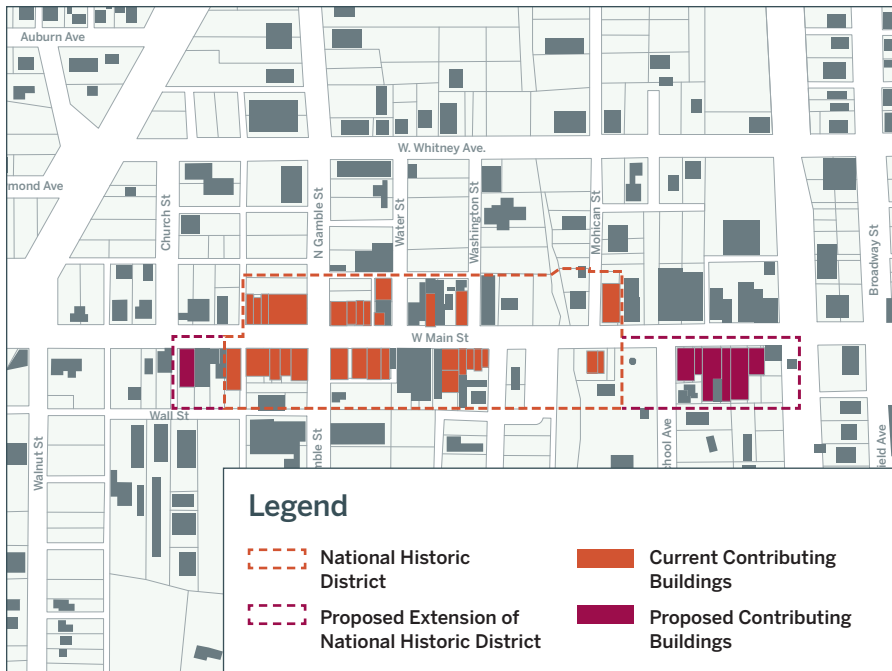
Implement efforts

Efforts to implement actions should be ongoing. Categories of actions include: securing funds; developing sustainability policies with regard to preservation; pursuing grants; creating design guidelines; surveying potential historic areas (see inset and photographs); designating historic districts, including boundary increases (see map on following page); and considering a zoning overlay district with the City's economic development department.

Action #4: Evaluate

Evaluate

Evaluate actions on a cyclical basis after implementation efforts. Consider establishing metrics to measure the success and a survey for effectiveness. Revise the approach according to the results.



The current Shelby Center Historic District was listed in the National Register of Historic Places in 1982. Since the district's initial listing was nearly forty years ago, it is suggested that the district be reassessed. Over time, buildings and conditions may have changed. Based upon Perspectus Historic Architecture's preliminary survey of the district, it is suggested that the district be expanded according to the above map. Buildings that were not previously contributing may now be eligible.

Historic preservation is a particularly relevant and environmentally sound practice which is gaining popularity with all generations.

Stephanie Meeks, former CEO of National Trust for Historic Preservation, explains, "...as millennials and empty nesters move back into cities, they're flocking to neighborhoods with historic buildings. People want more authenticity in their lives...and in the kind of places they live. That's the kind of authenticity that historic buildings can bring to a city."

Preservation has the unique opportunity to bring history and the authenticity of an area to life through the historic buildings in the area. Studies have shown that shoppers and diners, specifically the millennial generation, prefer to shop in historic downtowns.

Community involvement is one way to promote and spread awareness of the City of Shelby's historic downtown and helping to preserve history for future generations to come.

List of Potential Partner Entities

Local

- Shelby Museum of History
- Park Board
- Community Reinvestment Area Housing Council
- Shade Tree Commission
- Marvin Memorial Library
- Shelby Local School District
- The Richland County Museum
- The Richland County Library
- Friends of the Black Fork
- RichHistory Alliance

State

- Ohio History Connection
- Ohio Local History Alliance
- Western Reserve Historical Society
- Western Reserve Land Conservancy
- Ohio Preservation Council
- Preservation Ohio
- National Railway Historical Society
- Railway and Locomotive Historical Society
- Heritage Ohio

Federal

- National Parks Service
- Preservation Action
- National Trust for Historic Preservation
- Advisory Council on Historic Preservation

Foundations

- The Shelby Foundation
- Richland County Foundation
- Historic Preservation Education Foundation
- Jeffris Family Foundation

Agencies

- Ohio Development Services Agency
- Ohio Department of Natural Resources

Businesses

- North Central State College
- Pioneer Career and Technology Center
- Chief Freight Lines
- MTD Distribution
- R.S. Hanline Company
- Shelby Community Center
- Cooper Enterprises
- Linville Industries
- ArcelorMittal
- American Tower Company
- Shelby Airport
- Carton Services
- Local Restaurants
- Local Banks
- Local Entertainment



6

Resources

FARM RES. OF THOMAS MICKEY, SEC. 2, SHARON TP, RICHLAND CO, OHIO.

Ohio History Connection and State Historic Preservation Office

Ohio History Connection

800 E. 17th Ave.
Columbus, Ohio 43211

www.ohiohistory.org
(614) 297-2300

Shelby Historic Preservation Commission

shelbycity.oh.gov/homepageg/historic-preservation-commission

For important documents such as:

- Application for Certificate of Appropriateness
- Ordinance 20-2014
- Map of Shelby's Historic District
- Historic Preservation Rules and Procedures
- Historic Preservation Locally Designation Form

Why and How to Hire an Architect

The American Institute of Architects (AIA)

www.aiaohio.org/hiring-an-architect
www.aiaohio.org/locate-a-member-80

To obtain a building permit, a building owner must submit construction documents signed and sealed by a Registered Architect (RA) in the state of Ohio. Most RAs are members of the American Institute of Architects (AIA), an advocacy organization for the architecture field. The AIA maintains an informative website (www.aia.org). The Ohio Chapter AIA website details the benefits of hiring an Architect, as well as providing a directory.

Local History Resources

Shelby Museum Of History

23 East Main St.
Shelby, Ohio 44875
shelbymuseum@gmail.com
shelbyohiomuseum.com/

Richland County - Shelby Chapter of the Ohio Genealogical Society

P.O. Box 766
Shelby, OH 44875
(419) 347-5576
shelbyohiohistory.org/

Shelby Ohio Area History and Genealogy

shelbyohiohistory.org/

Mansfield Richland County Public Library

Sherman Room at the Main Library
43 West Third Street
Mansfield, OH 44902
(419) 521-3115
genealogy@mrcpl.org

Shelby Cycle Historical Society

shelbycyclehistory.org

Websites

Ohio History Connection, State Historic Preservation Office

ohiohistory.org/shpo

This website includes information about the State Historic Preservation Office (SHPO), National Register of Historic Places program (NRHP), Survey & Inventory, and Tax Incentives for Historic Preservation. The OHPO page has a link to the National Historic Preservation Act; duties of the office; and employee expertise. The NRHP page has a link to a searchable database of National Register properties in Ohio. The Tax Incentives page has guidance on technical preservation topics.

Heritage Ohio

www.heritageohio.org

This website connects interested parties to information on programs and services such as pilot project Save Ohio's Treasures Fund, historic conservation easements, and Ohio Main Street Program. There is also a knowledge database and training and workshop information.

PreserveNet

www.preservenet.cornell.edu

This website contains information about conferences, educational programs, and an extensive list of links to other preservation websites.

National Park Service, U.S. Department of the Interior

www.nps.gov/tps/

This site has information about programs such as the Federal Historic Tax Credit, preservation legislation/standards/guidelines, and training. Through the Education & Training tab, there is access to webinars, online training modules, and printed publications designed for use by historic owners, architects, contractors, developers, and members of design review boards.

National Trust for Historic Preservation

savingplaces.org

This website advocates for historic preservation and endangered properties across the U.S. The four areas detailed on the website are "Stories," "Places," "Our Work," and "Support." "Stories" relates histories of distinctive socio-economic groups as embodied in architecture; presents Preservation Magazine; and shares home-owner resources. "Places" relays resources for finding historic places to visit in your area and abroad. "Our Work" explains how to help save national treasures and encourages visitation of National Trust-owned sites. "Support" describes how you can donate and act.

FAQs

It is the intention of the National Register to uphold historic buildings as community assets. Owners of historic buildings are not required to preserve, restore, or rehabilitate their historic buildings to a federal standard unless state/federal licenses, funding, or permits are needed/used.

1. How am I limited in use of my historic building?

Listing on the National Register does not limit use of the building.

If listed in the National Register, there is no limit to the use of the building. National Register properties are only restricted when federal money is used for improvements, such as a federal grant, loan, permit or license.

If locally designated, there may be restrictions in use per local zoning or planning regulations. This is the same for buildings that are not locally designated.

2. Once designated historic, is the building required to be open to the public?

No. If listed in the National Register, there is no requirement to open the building to the public.

If locally designated, there is no requirement to open the building to the public.

3. Am I required to maintain my historic building to a specific standard?

No. There is no maintenance requirement associated with National Register listing.

There is no maintenance requirement associated with local designation beyond the standard expectation of property maintenance that applies to all property owners in Shelby.

4. How can I get funding to repair my historic building?

If listed in the National Register, the first step should be to reach out to the Historic Preservation Commission for information. You may be eligible to apply for state and federal tax credits, which, depending on the amount of the credit awarded, could offset up to 45% of the rehabilitation cost.

If locally designated, there may be grants and other funding sources available. See the section on "Economic Development" in Chapter 4.

5. What can I do and not do to my historic building: Can I change my historic building's roof, siding, windows, doors, signage, or paint; add a mural or addition; or demolish my historic building?

If listed in the National Register, there are no overlay regulations on the property unless state/federal licenses, funding, or permits are needed/used. Alteration and replacement can be made at the owner's discretion in accordance with local laws and regulations.

If locally designated, upon creation of design guidelines, owners may be required to seek approval from the Historic Preservation Commission for historic building alterations.

6. Once a property owner uses federal or state historic tax credits, is it permanently noted on the property deed that the building is historic, and will this negatively affect resale value?

No. The tax credits are not recorded on the deed, nor is the listing in the National Register. If listed in the National Register, AND using federal rehabilitation tax credits, the recapture period for the tax credits is five years.

If locally designated, the state historic preservation tax credits are not recorded on the deed, nor is the local designation. With no deed restriction, there should be no negative effect on resale. Studies generally show positive effects of historic listings on resale, including higher price retention.



Secretary of the Interior's Standards For Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alternation of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials, shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy, and encompass the exterior and the interior, related landscape features, and the building's site and environment, as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

Refer to www.nps.gov/tps/standards/applying-rehabilitation.htm or greater explanation.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

City of Shelby Ohio Historic Inventory (OHI) Forms

Historic Name	Present Name	Address	Dates	OHI #	OHI Date
Dr. Bricker House	Marvin Memorial Library	34 N. Gamble	1867	RIC0008905	1976
	Dowds House	26 S. Gamble	C. 1890	RIC0009105	1977
	Marvin House	57 N. Gamble	1832	RIC0009605	1977
DLC Building	Phelen Building	68 W. Main	C. 1880	RIC0010005	1977
	Duff's Shoes Wise Jewelers	50-52 W. Main	C. 1880-1890	RIC0010205	1977
H.J. Birer Building	Coney Island Restaurant	39 W. Main	1883	RIC 0010505	1977
	Daily Globe	37 W. Main	C. 1880	RIC 0010605	1977
S&S Block	True Value Hardware	72-74 W. Main	C. 1880	RIC0010705	1977
	Dick's Furniture & Appliance	62 W. Main	C. 1880	RIC0010905	1977
W.A. Shaw Building	Brown's Flowers & Gifts, Jean Junction	57-59 W. Main	1876	RIC0011105	1977
	Citizen's Bank of Shelby	29 W. Main	1910	RIC0011505	1977
Garrett Building	Mutual Plate Glass Insurance Co. Building	23 W Main	C. 1910	RIC0011605	1977
	K of P Building	10-12 W Main	C. 1892	RIC0011705	1977
	Shelby Municipal Building	23 W Main	C. 1880	RIC0011805	1977
	Fire Station	14 E Main	C. 1880	RIC0012005	1977
	1st National Bank	56-58 W Main	1879	RIC0012105	1977
	Hancock Ins.	51-53 W Main	C. 1880	RIC0012205	1977
	Henry Sheets House	23 Marvin Ave	C. 1890	RIC0039005	1979
Hotel Shelby	"The Old Hotel"	68 E. Main	C. 1860	RIC0041705	1979
	Pizza Palace	62 E Main	C. 1880	RIC0041805	1979
	Keil's Department Store	52 E Main	C. 1860	RIC0041905	1979
	Keil's Department Store	50 E Main	C. 1890	RIC0042005	1979
	Shelby Eagles Aerie 763	42 1/2 E Main	1912	RIC0042105	1979
Kelloggs Clothing	Fisher Appliance Store	44 E Main	C. 1880	RIC0042205	1979
Main Street Furniture	Shelby Furniture Inc.	40 E Main	1908	RIC0042305	1979
	Devito Studio	38 E Main	C. 1890	RIC0042405	1979
	City Loan and Saving Company and the Style Shop	34 E Main	C. 1890	RIC0042505	1979
	Memorial Park	SW Corner E. Main & High School Ave		RIC0042605	1979

Historic Name	Present Name	Address	Dates	OHI #	OHI Date
	Light Insurance	22 W. Main	C. 1860	RIC0042705	1979
	Coffee Shop & Stevenson's Drug Store	26 W Main	C. 1880	RIC0042805	1979
Ellery's/Grosscup Building	Hoover's Home Color Center	28 W Main	1898	RIC0042905	1979
	Big Plus Health Foods	30 W Main	C. 1890	RIC0043005	1979
	Hoffman's Shoes	34 W. Main	C. 1880	RIC0043105	1979
	The Fox Den	48 W Main	C. 1870	RIC0043205	1979
Dempsey's Wholesale Grocer & Provision Dealer	First National Bank	60 W Main	1872	RIC0043306	1979
	Seltzer Electric Company	10 S Gamble	C. 1890	RIC0043405	1979
	First United Methodist Church	18 S. Gamble	1883	RIC0043505	1979
	The People's Clothing	76 W Main	C. 1895	RIC0043605	1979
	PG's Tavern	86 W Main	C. 1895	RIC0043705	1979
Arnold House		90 W Main	C. 1880	RIC0043805	1979
Lesseuer's	Masonic Temple	21 E. Main	1902	RIC0044005	1979
	Doty Building	6 Mohican	1917	RIC0044105	1979
	Browning Building	13 W Main	C. 1900	RIC0044205	1979
	Shelby Telephone Company	10 Water St	C. 1895	RIC0044305	1979
Shelby Sporting Goods		49 W Main	C. 1870	RIC0044405	1979
	"K" Building	55 W Main	C. 1920	RIC0044505	1979
Dutch Inn		15 N Gamble	C. 1890	RIC0044605	1979
	First United Presbyterian Church	24 N Gamble	1902	RIC0044705	1979
	United States Post Office	26 N Gamble	1933	RIC0044805	1979
Brickley Hotel & Restaurant/Yarn Shop	D.V. Brickley Block	63 W Main	1897	RIC0044905	1979
	Wisler Carpet Shop	69 W Main	C. 1897	RIC0045005	1979
	Winbigler Building	71 W Main	C. 1895	RIC0045105	1979
	Segami Photography Studio	73 W Main	C. 1895	RIC0045205	1979
Dempsey	Phillips Companies	5582 Broadway St	C. 1900	RIC0087001	2006
Shelby Building	8 Mohican St	9 Mohican St	C. 1911	RIC0088905	2010

National Register of Historic Places (NRN) Nomination

Excerpts: Marvin Memorial Library

NPS Form 10-900
(3-82)8/12/87
OMB No. 1024-0018
Expires 10-31-87United States Department of the Interior
National Park ServiceREFUGIUM 01003493
For NPS use only

National Register of Historic Places Inventory—Nomination Form

See instructions in How to Complete National Register Forms
Type all entries—complete applicable sectionsreceived
date entered

1. Name

historic Marvin Memorial Library

and or common

2. Location

street & number 34 North Gamble St. not for publication

city, town Shelby vicinity of

state Ohio code 039 county Richland code 139

3. Classification

Category	Ownership	Status	Present Use
☐ district	☒ public	☒ occupied	☐ agriculture
☒ building(s)	☐ private	☐ unoccupied	☐ commercial
☐ structure	☐ both	☐ work in progress	☒ educational
☐ site	Public Acquisition	Accessible	☐ entertainment
☐ object	☐ in process	☐ yes: restricted	☐ government
	☐ being considered	☒ yes: unrestricted	☐ industrial
	n/a	☐ no	☐ military
			☐ other:

4. Owner of Property

name Marvin Memorial Library Board of Trustees

street & number 34 North Gamble St.

city, town Shelby vicinity of state Ohio

5. Location of Legal Description

courthouse, registry of deeds, etc. Richland County Administration Building

street & number 50 Park Ave. East

city, town Mansfield state Ohio

6. Representation in Existing Surveys

title Ohio Historic Inventory has this property been determined eligible? yes ☒ nodate November 1976 federal ☐ state ☒ county ☐ local

depository for survey records Ohio Historic Preservation Office

city, town Columbus state Ohio

7. Description

Condition	Check one	Check one
☐ excellent	☐ deteriorated	☒ original site
☒ good	☒ unaltered	☐ moved
☐ fair	☐ ruins	date
	☐ unexposed	

Describe the present and original (if known) physical appearance

The Marvin Memorial Library is a two story wood frame structure constructed on a foundation of cut sandstone. It is cross shaped in plan with a projecting central section and symmetrical lateral wings. The exterior is covered with clapboard siding and features long rectangular window and door openings. There are seven bays across the front of the building and four bays along the side. The building is capped by intersecting gable roofs covered with asphalt shingles. The major exterior feature is a two story high front porch supported by four large fluted Ionic columns. A lunette in the pediment adds distinction. This main portico is flanked by two one-story porches on the lateral wings forming a continuous series of porches across the front.

Greek Revival forms are evident in the building. The main entranceway is recessed slightly and framed by pilasters and an entablature. It also features side lights and transoms. Unusual rounded detailing appears on the entranceway, suggesting some Italianate influence on this Civil War era structure. A simple entablature and corner boards are suggested characteristics of the Greek Revival style.

Of particular interest on the interior is the main hallway. An open walnut stairway curves and reverses direction as it winds to the second floor. Curved plaster walls add to the elegance. The railing itself displays fine craftsmanship as it gracefully merges into an ornate newel post.

Alterations to this building have been numerous but have generally contributed to its architectural character by reinforcing the building's monumentality. The two flanking wings were raised to two stories early in the building's history when it was still a residence. The two story portico was added in 1904 shortly after the building was acquired for library use. Its elegance differs from the more simple Greek Revival character elsewhere on the building. Yet the portico functions as a means of advertising the building's new role as a major public facility. Interior rooms were connected through a series of posts and archways, yet the original woodwork remains. In 1925 a small one story addition was made on the north end. A major expansion occurred in 1964 when a large brick wing was added to the rear. This two story wing connects to the older building on the first floor and basement. It was designed to be subordinate to the main building.

Located at the northern edge of Shelby's downtown this building occupies a prominent corner. Its setting is enhanced by shade trees, lawns and shrubbery.

National Register of Historic Places (NRN) Nomination

Excerpts: The Most Pure Heart of Mary Church

Form No. 10-300 (Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1. NAME
HISTORIC: THE MOST PURE HEART OF MARY CHURCH
AND/OR COMMON:

2. LOCATION
STREET & NUMBER: West Street at Raymond Avenue
CITY, TOWN: Shelby
STATE: Ohio
VICINITY OF: 17th- John Ashbrook
CODE: 039
COUNTY: Richland
CODE: 139

3. CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
☐ DISTRICT	☐ PUBLIC	☒ OCCUPIED	☐ AGRICULTURE
☒ BUILDING(S)	☒ PRIVATE	☐ UNOCCUPIED	☐ COMMERCIAL
☐ STRUCTURE	☐ BOTH	☐ WORK IN PROGRESS	☐ EDUCATIONAL
☐ SITE	PUBLIC ACQUISITION	ACCESSIBLE	☒ PRIVATE RESIDENCE
☐ OBJECT	☐ IN PROCESS	☒ YES: RESTRICTED	☐ ENTERTAINMENT
	☐ BEING CONSIDERED	☐ YES: UNRESTRICTED	☐ GOVERNMENT
		☐ NO	☐ INDUSTRIAL
			☐ SCIENTIFIC
			☐ TRANSPORTATION
			☐ MILITARY
			☐ OTHER

4. OWNER OF PROPERTY
NAME: Bishop Donovan, Diocese of Toledo
STREET & NUMBER: 2544 Parkwood Avenue
CITY, TOWN: Toledo
STATE: Ohio
VICINITY OF:

5. LOCATION OF LEGAL DESCRIPTION
COURTHOUSE, REGISTRY OF DEEDS, ETC.: Recorder's Office, Richland Co. Administration Building
STREET & NUMBER: 50 Park Avenue East
CITY, TOWN: Mansfield
STATE: Ohio
VICINITY OF:

6. REPRESENTATION IN EXISTING SURVEYS
TITLE: OHIO HISTORIC INVENTORY
DATE: March 3, 1977
DEPOSITORY FOR SURVEY RECORDS: Ohio Historic Preservation Office
CITY, TOWN: Columbus
STATE: Ohio

507-5

7. DESCRIPTION

CONDITION	CHECK ONE	CHECK ONE
☒ EXCELLENT	☐ DETERIORATED	☒ ORIGINAL SITE
☐ GOOD	☐ RUINS	☐ MOVED
☐ FAIR	☐ UNEXPOSED	☐ DATE

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Most Pure Heart of Mary Church is a large Romanesque style basilica three bays wide and ten bays long. It is constructed in a seven color range of Greendale brick laid in a Flemish bond. Bedford sandstone is used for decorative trim and the foundation. The low pitched gable roof is covered with red Spanish tile. The west front is dominated by a central, two story, blind arch. At the top is the stone framed rose window. At the base, beneath a second brick arch is the main entrance of stone. Stone columns with stiff-leaf derived capitals flank the pair of solid oak paneled doors. Sheltering the door is a stone arch of thirteen voussoirs. Twelve have bas-relief symbols of the Apostles; the keystone has a symbol representing the Heart of Mary. Above the main arch and following the rake of the gable is a blind arcade. Standing on the main arch keystone is a statue of Mary. Two lower niches flanking the main entranceway have statues of Saints Peter and Paul. On the side walls of the church, the aisle walls are arcaded with round headed windows and corbeled work under the eaves. The round headed clerestory windows are set in trabeated recessed panels. At the head of these clerestory panels are rows of stones with grotesque faces. At the southeast corner of the church is a freestanding bell tower of a rather small scale in area and height when compared to the church.

On the interior one finds a joining of art, craftwork, and architecture in the display of religious scenes and symbols. One enters through the oak doors to the narthex with its paneled oak staircase leading to the organ loft. The nave is a high, long rectangular space flanked on either side by an arcade of large, sandstone columns. The plaster walls above the capitals and surrounding the arches are covered with a band of frescoe painting which depicts a saint standing above each pillar. Inscriptions, botanical designs, and geometric patterns link the representational figures. Along the side aisles, beneath the windows, is a band of framed painted copper sheets which depict the Stations of the Cross with quotes from the Bible and symbolic plaques between each station. At the head of each aisle is a blind arch with a frescoe which presents the lineage of Mary on one, and of Joseph on the other. Blue is a dominant color in the frescoes. One detects an Art Deco influence in the abstract geometric designs which were painted. The coffered ceiling of the nave is supported on a series of massive wood trusses. The 240 coffer panels are painted with religious symbols surrounded by bold geometric patterns.

The focal point of the church is the apse which is separated from the nave by a large arched opening and carved marble altar rail. Frescoes above the arch depict the Annunciation. Along the rear wall of the semi-circular apse is a blind Corinthian arcade of seven panels. At the head of each panel is a frescoe representing a sacrament of the church. Above the arcade covering the half dome ceiling of the apse is a large frescoe that depicts the crowning of Mary by the Holy Trinity. These figures appear in the center and surrounding are groups of angels and a choir of heavenly hosts.

Form No. 10-300a
(Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

The Most Pure Heart of Mary Church
Shelby, Richland County, Ohio

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

Beneath the dome is the altar with baldacchino. The altar is a massive, ten foot long carved Italian marble piece. On its nave front is a bas-relief of Christ's monogram with peacocks, vines, and grapes. The altar was split lengthwise to allow the priest to face the congregation while celebrating the Mass. Another change resulting from the Vatican Council of 1963-65 was the removal of the large wooden pulpit. The baldacchino, which shelters the altar, is supported on four granite columns. The wooden gable roof has arched opening spanning between each column. The nave gable has a bas-relief of animals gathered near a flowing spring. The highly carved wood structure is gilded.

The aisle windows have panels from the life of Mary. The clerestory windows have central devices that have symbolic meanings. At the rear of the church, surrounded by the large pipe organ, is the previously mentioned rose window.

National Register of Historic Places (NRN) Nomination

Excerpts: Shelby Center Historic District

NPS-4-0 (11-78)

United States Department of the Interior
Heritage Conservation and Recreation Service

REFNUM 82003638

For HCRRS use only

National Register of Historic Places Inventory—Nomination Form

received

date entered 8/3/99

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic SHELBY CENTER HISTORIC DISTRICT

and/or common

2. Location

street & number E. & W. Main Street not for publication

city, town Shelby vicinity of congressional district 17th

state Ohio code 039 county Richland code 139

3. Classification

Category	Ownership	Status	Present Use
☒ district	☐ public	☒ occupied	☐ agriculture
☐ building(s)	☐ private	☐ unoccupied	☒ commercial
☐ structure	☒ both	☐ work in progress	☐ educational
☐ site	Public Acquisition	Accessible	☐ entertainment
☐ object	☐ in process	☒ yes: restricted	☒ government
	☐ being considered	☐ yes: unrestricted	☐ industrial
		☐ no	☐ military
			☐ other:

4. Owner of Property

name Various owners - see attached list

street & number

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Richland County Courthouse

street & number 50 Park Avenue East

city, town Mansfield state Ohio

6. Representation in Existing Surveys

title Ohio Historic Inventory has this property been determined eligible? yes ☒ nodate 1979 federal ☒ state county local

depository for survey records Ohio Historic Preservation Office

city, town Columbus state Ohio

7. Description

Condition	Check one	Check one
☐ excellent	☐ deteriorated	☐ unaltered
☒ good	☒ ruins	☐ original site
☒ fair	☐ unexposed	☐ moved date

Describe the present and original (if known) physical appearance

The nominated district comprises the commercial center of Shelby, an industrial city of about 9,000 people. The buildings in the district are commercial structures located along Main Street and dating from the mid to late nineteenth century. Most of the commercial structures represent Italianate architecture, while Queen Anne and Neo-Classical styles are evident. Main Street stands as a fairly cohesive unit with some contemporary construction and altered store fronts. The streetscape remains largely intact with many of the alterations reversible, and with the potential for a successful downtown revitalization.

The southeast boundary of the proposed district begins with the Shelby Fire Station, the first building west of High School Avenue. This is a two-story Italianate brick fire station built in 1873.¹ The parapet walls on the two-bay structure give height to this building. The once elegant bell tower above the cornice is reduced to a wood box covering the modern siren. The main facade is comprised of two story blind arcades. Round arched windows repeat the theme, but have been blocked down. Arched stone lintels and sills adorn the bays. The fire station entrance doors were round arch openings originally but have been enlarged and squared off. The building has been painted.

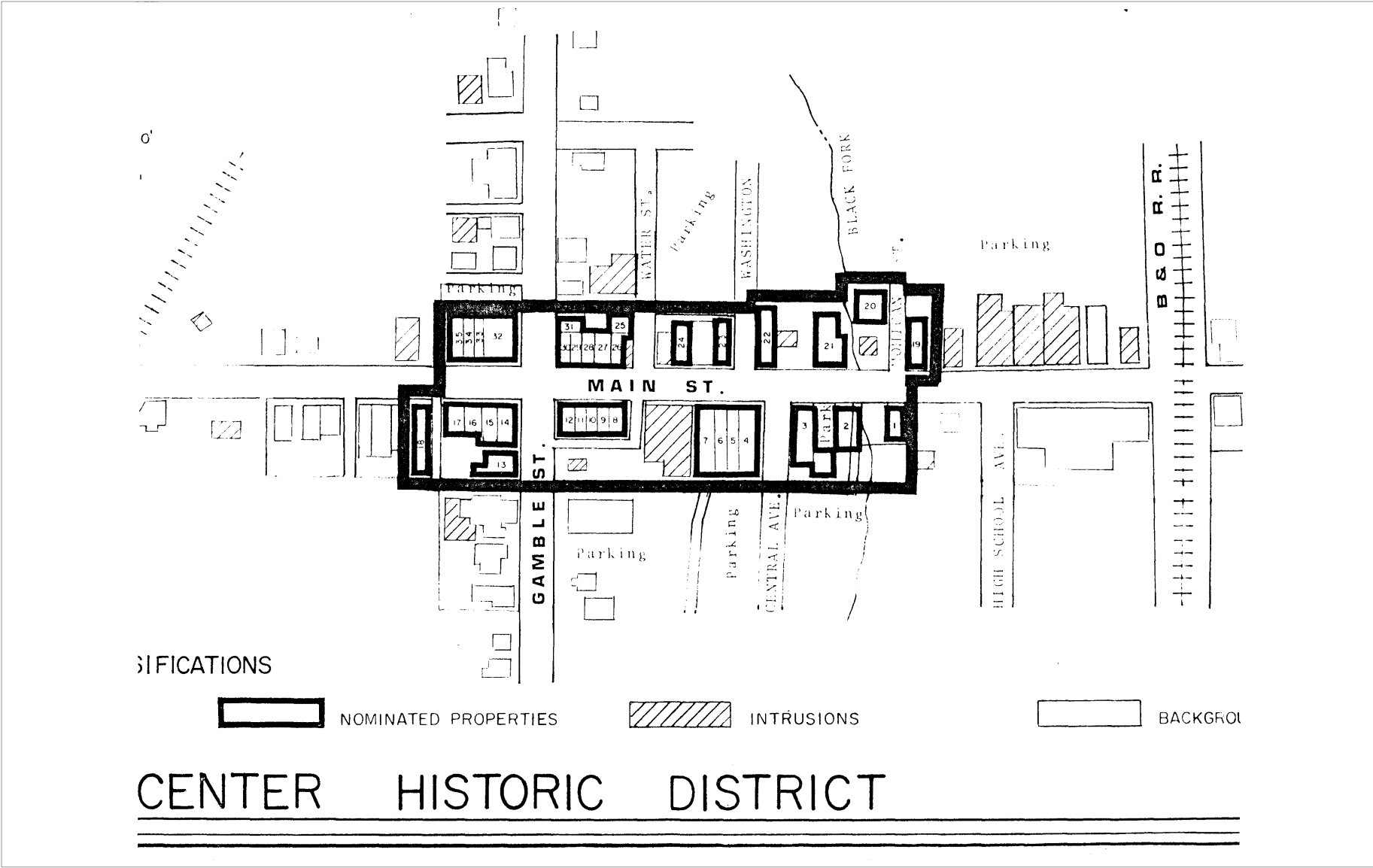
After crossing an old bridge over the Black Fork is a three-story brick structure. The Garrett Building, built ca. 1892,² has parapet walls defining a simple classical cornice with brick corbelling below the 4-bay by 9-bay structure. Pilasters divide the structure. The windows have stone lintels and sills. The storefront has not been significantly altered and is recessed behind the arcade decorated with wrought iron semi-circular insets.

Next to the Garrett Building is the site of the former Town Hall which was recently demolished. A park-like area with formal landscaping now replaces the ca. 1860 three-story Italianate brick structure. The last of the three lots on this block is the two-story, 4-bay brick Municipal Building.³ A parapet cornice with bracketed stone cornice detailing exist along with plain stone lintel and sills. Two front bays are bricked in.

Beyond Central Avenue are two wood frame structures built about 1860.^{4,5} The 6-bay, three-story First National Bank building occupies the corner of West Main and South Gamble.¹² Built in 1871, it originally housed two commercial businesses. The bank building was once an Italianate structure, with keystone lintels and iron Corinthian columns, has been modified into a simple structure. Perhaps the most elaborate building in town is the old First National Bank building, located just east of its present site.¹¹ Its facade is of cut stone and is embellished by a robust Italianate cornice of pressed metal with large numerals "1879" in the center. The remainder of the buildings on the block are two story brick Italianate style structures.^{6,7,8,9,10} One features oriel windows and two have corbelled brick cornices. The single intrusion in this block is the Ben Franklin store, which has modern wood siding over its original brick facade.

South of Main Street on the west side of Gamble Street is the Seltzer, a two-story brick building built ca. 1890 has the initials "J.A.S." above the corbelled brick cornice. Stone lintels and sills have been used on the bricked window openings. The storefront has been altered.¹³

At the intersection of South Gamble and West Main on the southwest corner stands a 7-bay, two-story brick structure with a terra cotta cornice featuring brackets detailed with lions heads and stars. Built in 1868,¹⁴ it is an Italianate building. Brick corbelling adds detail while seven elongated windows are capped with round arch stone lintels.



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