

## **NATIONAL REGISTER OF HISTORIC PLACES EVALUATION Grove City**

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### **I. Background on the National Register of Historic Places**

The National Register of Historic Places is the official list of properties recognized by the federal government as being worthy of preservation for local, state or national significance. The list of properties is maintained by the Department of the Interior's National Park Service, but the program is administered at the state level by each respective state. Ohio is one of the leading state participants in the National Register program, with approximately 3,600 listings that inventory some 70,000 properties. The Ohio program is administered by the Ohio Historic Preservation Office, a division of the Ohio Historical Society.

The National Register is also an important planning tool that can help communities make decisions about historic properties that have made significant contributions to local history and development.

#### **What Makes a Property Eligible for the National Register?**

- Eligible properties include buildings, structures, sites, objects and districts.
- The property must be at least 50 years old, unless it meets an exception
- The property must retain its basic historic integrity
- The property must meet one (or more) of the four established National Register criteria, including:
  - its significance for its association with broad patterns of history
  - its significance for its association with the lives of persons significant in our past
  - its significance for its architectural merit
  - its significance for its potential to yield information important in history or prehistory (archaeology)

#### **What National Register Listing Does**

- Listing in the National Register accords a property a certain prestige, which can raise the property owner's and community's awareness and pride.
- National Register listing is often a pre-requisite for funding applications for restoration work through various private, non-profit organizations, such as the National Trust for Historic Preservation.
- Federal tax incentives are available for income-producing properties that are listed in the National Register (either individually or in a historic district). See Related Programs, below.

#### **What National Register Listing Does Not Do**

- Listing in the National Register does not prevent an owner from remodeling, repairing, altering, enlarging, selling or even demolishing the property using private, city or state funds.
- National Register listing does not obligate an owner to make any repairs or improvements to the property.

## **How Properties Are Chosen for National Register Listing**

In Ohio, anyone can prepare nominations to the National Register. The documentation requirements include photographs, maps, and completion of the National Register nomination form with detailed physical description and justification of significance. Once a nomination is submitted, it is reviewed by the staff of the Ohio Historic Preservation Office for completeness and accuracy. It is then scheduled for review by the Ohio Historic Site Preservation Advisory Board, a 17-member panel that reviews the nomination to see whether it meets the National Register criteria. If the board decides that the property is eligible for listing, the nomination is given a recommendation for approval. Final listing follows review at the National Park Service. If the National Register staff approves the nomination, the property is officially placed on the National Register by the Keeper of the National Register of Historic Places.

## **Related Programs**

- Federal Tax Incentive Program

Owners of income-producing properties listed on the National Register are eligible to receive a 20% Investment Tax Credit for projects that qualify as certified historic rehabilitations. In this program, 20% of qualified rehabilitation expenditures is taken as a federal income tax credit. To qualify for the credit, the building must be a Certified Historic Structure and the work must be certified as meeting the Secretary of the Interior's Standards for Rehabilitation. Review of the proposed and completed work is provided by the Technical Preservation Services staff of the Ohio Historic Preservation Office. Application forms and additional information about the program is available at the National Park Service web site: [www.cr.nps.gov/hps/tps/tax](http://www.cr.nps.gov/hps/tps/tax)

- Section 106 Review

Properties listed in the National Register, as well as those that are not listed but are determined eligible for listing, are given special consideration in the planning of federally funded or licensed projects. Section 106 of the National Historic Preservation Act of 1966 requires that all federally-funded or licensed projects be reviewed before work commences to determine whether they will affect historic properties. Section 106 review is a routine part of the planning process that occurs whether a property is listed in the National Register or not. The review does not guarantee that the property will not be affected, or even demolished, but it does provide for consideration of the effects of the project before it occurs.

## **II. Current National Register Listings in Grove City**

Two properties are currently listed in the National Register of Historic Places in Grove City. They are the Gantz Homestead at 2233 Gantz Road and the A. G. Grant Homestead at 4124 Haughn Road.

## **III. Potential National Register Listings in Grove City**

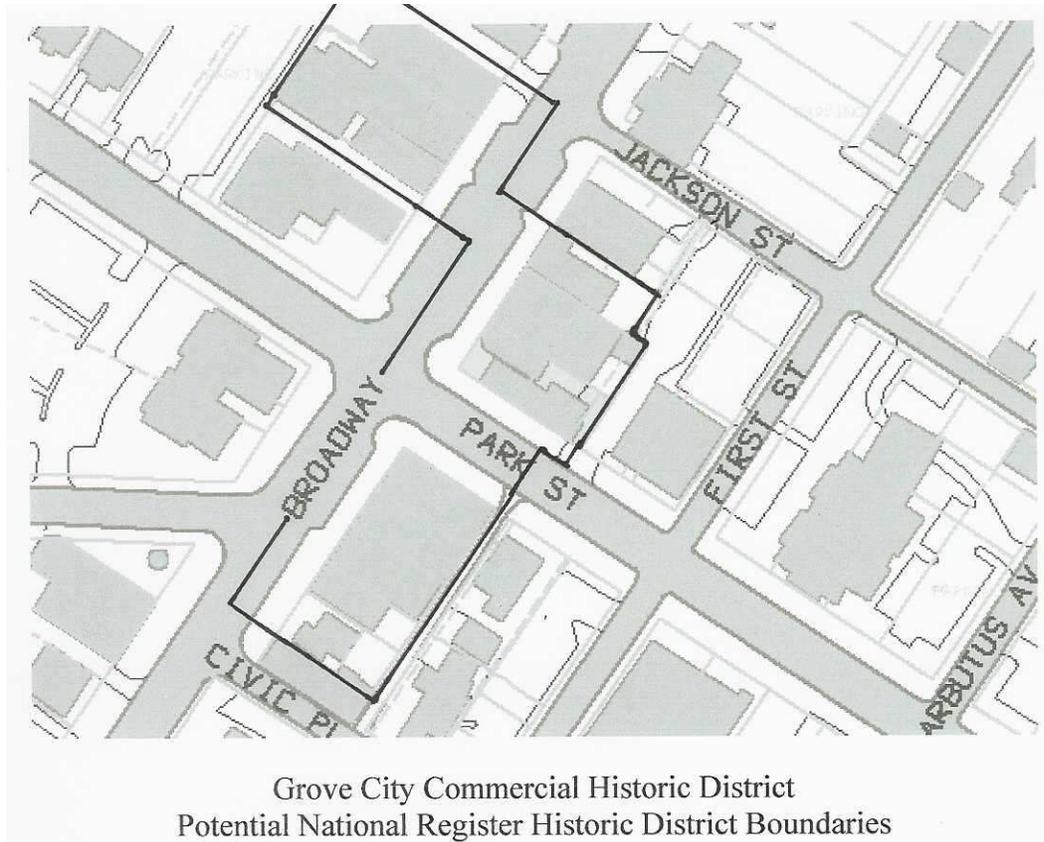
*Please note: these properties are suggested for potential National Register listing based upon a preliminary examination of their physical integrity, style, and period of construction only. Additional research into their history and comparison of these*

*buildings to others in the community/region would be needed to determine their actual potential for listing.*

**Potential Historic District:**

- Grove City Commercial Historic District, Broadway and Park

This potential historic district contains the most intact and contiguous collection of historic commercial buildings in the Grove City historic town center. The boundaries shown on the attached map are tentative, drawn to reflect this concentration but subject to revision. As shown on the attached map, the potential district contains 12 buildings constructed between the late 1800s and early 1900s. Each of the buildings exhibits architectural integrity and is illustrative of the late 19<sup>th</sup> and early 20<sup>th</sup> century commercial development of Grove City's main street (Broadway). Additional research and documentation of these buildings would be warranted to justify the potential district and further evaluate its National Register potential.





**Potential Individual Listings:** *The following are some of the most significant examples of historic architecture in Grove City. While individual nominations can be difficult to achieve, the potential of each of these deserves further exploration.*

- Historic Bank Building
  - 3972-3974 Broadway – Historic commercial building with intact architectural character. Used at one time as a bank and telephone exchange. Example of Classical Revival architecture from early 1900s.



- Grouping of three Craftsman-Style Residential Buildings at Arbutus and Columbus

- 3315 Columbus Street – Intact Craftsman-style residence built c. 1915-1930. Associated carriage house at the rear of the property (Photo 9)
- 3299 Columbus Street – Intact Craftsman Bungalow from early 1900s. Characteristic features of the building type.
- 3306 Columbus Street – Craftsman-style dwelling built c. 1915-1930.



- Historic Residential Building in the Beulah Park Neighborhood
  - 3520 Park Street – Located in the Beulah Park area, this is an excellent example of a brick American Four Square house from c. 1904. It has survived as an intact representation of that period in this early 20<sup>th</sup> century neighborhood.



- Grove City Depot
  - Park and Front Streets – The depot is intact, although somewhat in deteriorated condition.



- St. John's Lutheran Church, Columbus Street
  - Built in 1888, this church is a significant landmark in the community. Its eligibility for the National Register may be compromised by its modern addition, however.



#### **IV. Evaluation** of the neighborhood west of the railroad tracks

As part of this project, the neighborhood located to the west of the railroad tracks was evaluated for National Register eligibility as a historic district. This neighborhood appears to have been settled starting in the late 1800s, with most of its construction occurring in the early-mid 20<sup>th</sup> century. It is a neighborhood of modest homes, with examples of house types that typify neighborhoods of this period. House types include Gabled Ells, American Four Squares and Bungalows. There are also a number of vernacular 1 or 1½-story cottages and a number of mid-20<sup>th</sup> century ranch type homes.

Early maps of the neighborhood show that development was sporadic, leading to a mix of buildings from different periods on the same block. In addition to this mix, the existing buildings of the neighborhood have been significantly altered through a number of changes to the architecture, chiefly in the form of artificial siding. About 80% of the buildings in the neighborhood have been covered with aluminum, vinyl or asbestos siding, which has altered their original character. Because this area does not contain a sufficient concentration of buildings with integrity that would illustrate their historic style and period of construction, this neighborhood does not qualify for the National Register of Historic Places.