



Somerset Design Guidelines

*Architectural Design Guidelines for the Somerset Historic
District in Perry County, Ohio*

SCHOOLEY CALDWELL
APRIL 2020

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District in Perry County, Ohio*

by Schooley Caldwell
Published 2020.

Dedication



This publication of guidelines for Somerset's Historic District is dedicated to Gwen Young (1922 – 2016), who was a pioneer in recognizing the importance of our architectural heritage. Gwen was Mayor of Somerset from 1976 to 1980. During that time, she found grants that funded the recognition of the Old Perry County Courthouse as a landmark, established the National Register Historic District and created the initial design guidelines for the district. She was a teacher and a recipient of the Ohio Hills Country Heritage Award. The National Society Daughters of the American Revolution recognized Gwen with its Women in American History Award.

Gwen Young (source: Perry County Tribune)

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Preface

This study is presented as a general guide for maintaining the existing character and charm of the Somerset Historic District through preservation of its architecture. The historic district is an important asset to Somerset, Perry County and the nation, because of the quality and condition of the buildings located in the district. The original buildings in the district, some dating back to the late 1700s, represent a unique “record” of early American architecture and planning in Ohio that cannot be found in other rural Ohio villages.

“

The significance and importance of the Somerset Historic District present residents with the rare opportunity to share in the maintenance and preservation of part of the history of America. This study is the first step.

ROBERT D. LOVERSIDGE, AIA

R. JEFFREY SMITH, AIA

APRIL 1981

Today, our mission remains the same. A lot has changed since the original guidelines were written, but Somerset’s unwavering passion for its community and distinctive position in American history continues unchanged. This document aims to assist Somerset residents in their rare opportunity to be stewards of this legacy.

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Introduction

The Somerset Historic District, today, comprises a cross-shaped, 16-block area, which contains over 100 structures, most of which date from the early to middle 19th century. Although changes and “modernization” have altered some of the original architectural fabric of the district, much remains. The Somerset Historic District offers visitors to Somerset and local residents the character and feeling of what it was like to be in a small, rural, Midwest county seat in the early 1800s.

In the summer of 2019, the Village of Somerset commissioned the consultant team of Schooley Caldwell to update the Village’s historic district design guidelines, which were first prepared in April 1981 as part of the report titled “A Planning Study for the Preservation of the Somerset Historic District, Perry County, Ohio”, by the consultant team of R. Jeffrey Smith, AIA and Robert D. Loversidge Jr., AIA.

In 2017 the Village of Somerset passed Ordinance #17-04, entitled “Historic District Preservation Ordinance.” The purpose of the ordinance:

- Is to foster civic beauty;
- to strengthen the local economy;
- to maintain and enhance the distinctive character of historic buildings and areas and to safeguard the heritage of the Village of Somerset by preserving districts which reflect elements of history, architecture, archaeology, engineering or culture;
- to protect and enhance the Village’s attractions to prospective residents, businesses and tourists, and
- to facilitate reinvestment in and revitalization of certain older districts and neighborhoods.

The ordinance established a Historic District Review Board, tasked with establishing and using written guidelines for designated historic areas of the Village.

This report outlines the steps that a property owner or stakeholder needs to follow prior to making any changes to a property within the boundaries of the Somerset Historic District. Following a short history of the Village the publication explains guidelines for the preservation and restoration of existing contributing structures as well as new construction. Although the format and graphics provide a new look, most of the content of the 1981 report remains pertinent.





SECTION 1: PURPOSE OF THIS DOCUMENT

Perry County Sunday School Convention Street Parade, Somerset, Ohio, 1910

ADE - SOMERSET, OHIO. 1910.

— Schooley, Caldwell

PHOTO BY
HOLDREN

Introduction

This book is intended to assist owners of buildings within the Somerset Historic District to maintain, preserve, and enhance the architectural character of the district. It will also assist Owners who wish to add to their structures or who want to design new buildings within the district.

Since the Village's preservation ordinance requires review and approval of physical changes within the district by the Historic District Review Board, this chapter outlines the steps needed to obtain the Certificate of Appropriateness (CoA) prior to applying for a building permit. The review board generally follows the Secretary of the Interior's Standards for Rehabilitation (see Appendix). The Standards cover four fundamental approaches to the treatment of historic properties:

- **Preservation** focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.
- **Rehabilitation** acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.
- **Restoration** depicts a property at a particular period of time in its history, while removing evidence of other periods.
- **Reconstruction** re-creates vanished or non-surviving portions of a property for interpretive purposes.

Demolition of contributing buildings in the historic district should only be considered after all viable alternatives have been considered.

Please note: throughout this book are illustrations of "good" and "bad" examples of the topics covered by the Guidelines. All of the examples are from within the historic district in Somerset. The Village acknowledges that the district has evolved over two centuries, and no disrespect is intended toward existing owners or current conditions that differ from recommendations contained herein. The Guidelines have been created to help the Village move forward in a positive manner.

Working with the Historic District Review Board

A Certificate of Appropriateness (CoA) is required for all projects that involve exterior alterations or additions to a property within the Somerset Historic District. A CoA is also required for demolitions. A CoA is simply a document stating that the proposed work is appropriate for the historic district. It does not take the place of any zoning or building regulation permits that are required. Usually, a CoA is required before exterior work begins and before a building permit can be issued.

Ordinary repair and maintenance activities do not require a CoA

Remember: A Certificate of Appropriateness IS NOT a building permit!

Review and Approval Process

The Historic District Review Board meets periodically to review and approve applications for Certificates of Appropriateness for alterations within the historic district. Sometimes the process involves back-and-forth discussions and negotiations, so Owners should plan sufficient time in their project schedule to accommodate the process. In case a CoA is denied by the review board, the Owner may appeal the decision to the Somerset Planning Commission.

Here is the process, excerpted from the Historic District Preservation Ordinance (the full text of the ordinance is contained in the Appendix):

1. *The Board, assisted by Village personnel, shall be available to applicants as a source of information and assistance before an application is made. Applicants are encouraged to make use of this service.*
2. *Application(s) for a Certificate of Appropriateness shall be filed with the Village Zoning Inspector in such time as may be prescribed by The Board and approved by the Village Mayor.*
3. *The Board shall approve or reject an application for a Certificate of Appropriateness within forty-five (45) days of the filing of a complete application. If the Board fails to act within the time period, the application for a Certificate of Appropriateness shall be deemed approved.*
4. *Each case will require careful consideration of all relevant factors, including earlier changes, existing conditions and surrounding properties. The Board shall approve, or approve with conditions, the Certificate of Appropriateness if it finds that the proposal conforms to the Secretary of the Interior's Standards for Rehabilitation.*

Application Requirements

- **Application Form** (request from Village)
- **Photographs**, digital copies or copied from a negative, not photocopied.
- **Site Plans** showing view from above plus elevation plans showing view from front, sides, and rear.
- **Drawings for New Construction, Modifications or Signs**, showing dimensions, setbacks, colors, and specifications of any window, door, trim, lintel, sign, base, header, or other element to be installed/modified.
- **Material Samples/Manufacturers Brochures** which show/describe materials to be used.
- **Interior Plans** where appropriate.
- **OHPO Submission**: if applicant submits the same project to the Ohio Historic Preservation Office, all information contained in that application shall be submitted with the Village application.
- **Variance Explanations**: if the applicant believes that strict application of *Architectural Design Guidelines for the Somerset Historic District in Perry County, Ohio* will create a substantial economic hardship or that there is an unusual and compelling circumstance, a narrative to support a variance from, or waiver of, the Code of Requirements may be submitted. The variance or waiver shall be granted only if the commission deems that at least one of the following six criteria is met:
 - There would be substantial economic reduction in the value of the property due to the application of the Guidelines;
 - The property cannot be maintained in its current form and substantial economic burden would result from the application of the Guidelines;
 - No reasonable alternative exists;
 - The property has little or no historical or architectural significance;
 - The property cannot be reasonably maintained in a manner consistent with the Guidelines; or
 - No reasonable means of saving the property from deterioration, demolition, or collapse exists.
- **Five (5) copies** of all items should be submitted with the application.

The “Case” for Preservation Guidelines

So, why should the Village promote historic preservation? We know that in most cases renovation is less expensive than equivalent new construction. Designation of a property as “historic” generally results in increased property value. And, a well-defined and regulated historic district can be a huge asset to a community promoting heritage tourism.

Renovation within the Somerset Historic District can prove to be a catalyst for more development. The district can prove to be a significant economic generator for the Village and region, by providing construction jobs and permanent facilities for commerce and housing.

Historic preservation also promotes energy efficiency. The energy already consumed to building the building in the first place, which is referred to as “embedded energy,” has already been used, eliminating the need to use additional energy for demolition and replacement construction. Re-using buildings also reduces the need for additional new buildings and the energy needed to construct them.

There are also financial incentives for historic preservation projects.

STATE TAX INCENTIVES

In Ohio, substantial rehabilitation projects that meet preservation design standards may be eligible for the Ohio Historic Preservation Tax Credit program. The OHPTC program provides a tax credit in order to leverage the private redevelopment of historic buildings. The program is highly competitive and receives applications bi-annually in March and September.

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

The Ohio Historic Preservation Tax Credit Program provides a state tax credit up to 25 percent of Qualified Rehabilitation Expenditures incurred during a rehabilitation project. Applicants are eligible for no more than \$5 million in tax credits unless approved as a catalytic project. The tax credit can be applied to applicable financial institutions, foreign and domestic insurance premiums or individual income taxes.

Applications are received bi-annually for the Ohio Historic Preservation Tax Credit. Applicants file a competitive application with the Ohio Development Services Agency and applicable historic rehabilitation documentation with the State Historic Preservation Office. All applicants are required to schedule a pre-application meeting with the State Historic Preservation Office prior to submitting an application. More information is available at the Ohio Development Services Agency website: https://development.ohio.gov/cs/cs_ohptc.htm

FEDERAL TAX INCENTIVES

The Federal Historic Preservation Tax Credit Program provides a federal tax credit up to 20 percent of the Qualified Rehabilitation Expenditures incurred during a rehabilitation project. This program is non-competitive but follows the same rules and rehabilitation criteria as the state program. A 20% income tax credit is available for the rehabilitation of historic, income-producing buildings that are determined by the Secretary of the Interior, through the National Park Service, to be “certified historic structures.” The State Historic Preservation Offices and the National Park Service review the rehabilitation work to ensure that it complies with the Secretary’s Standards for Rehabilitation. The Internal Revenue Service defines qualified rehabilitation expenses on which the credit may be taken. Owner-occupied residential properties do not qualify for the federal rehabilitation tax credit. The tax incentives program is administered by the National Park Service (NPS) and the Internal Revenue Service (IRS) in partnership with the State Historic Preservation Offices (SHPOs).

Learn more about this credit from the National Trust for Historic Preservation: <https://savingplaces.org/historic-tax-credits#.XpXytJp7m3A> or the National Park Service: <https://www.nps.gov/tps/tax-incentives.htm>.

FEDERAL COMMUNITY REINVESTMENT ACT

The following is an excerpt from the Federal Reserve Board website: https://www.federalreserve.gov/consumerscommunities/cra_about.htm

The Community Reinvestment Act (CRA), enacted in 1977, requires the Federal Reserve and other federal banking regulators to encourage financial institutions to help meet the credit needs of the communities in which they do business, including low- and moderate-income (LMI) neighborhoods. The CRA requires federal regulators to assess how well each bank or thrift fulfills its obligations to these communities. This score is used in evaluating applications for future approval of bank mergers, charters, acquisitions, branch openings, and deposit facilities.

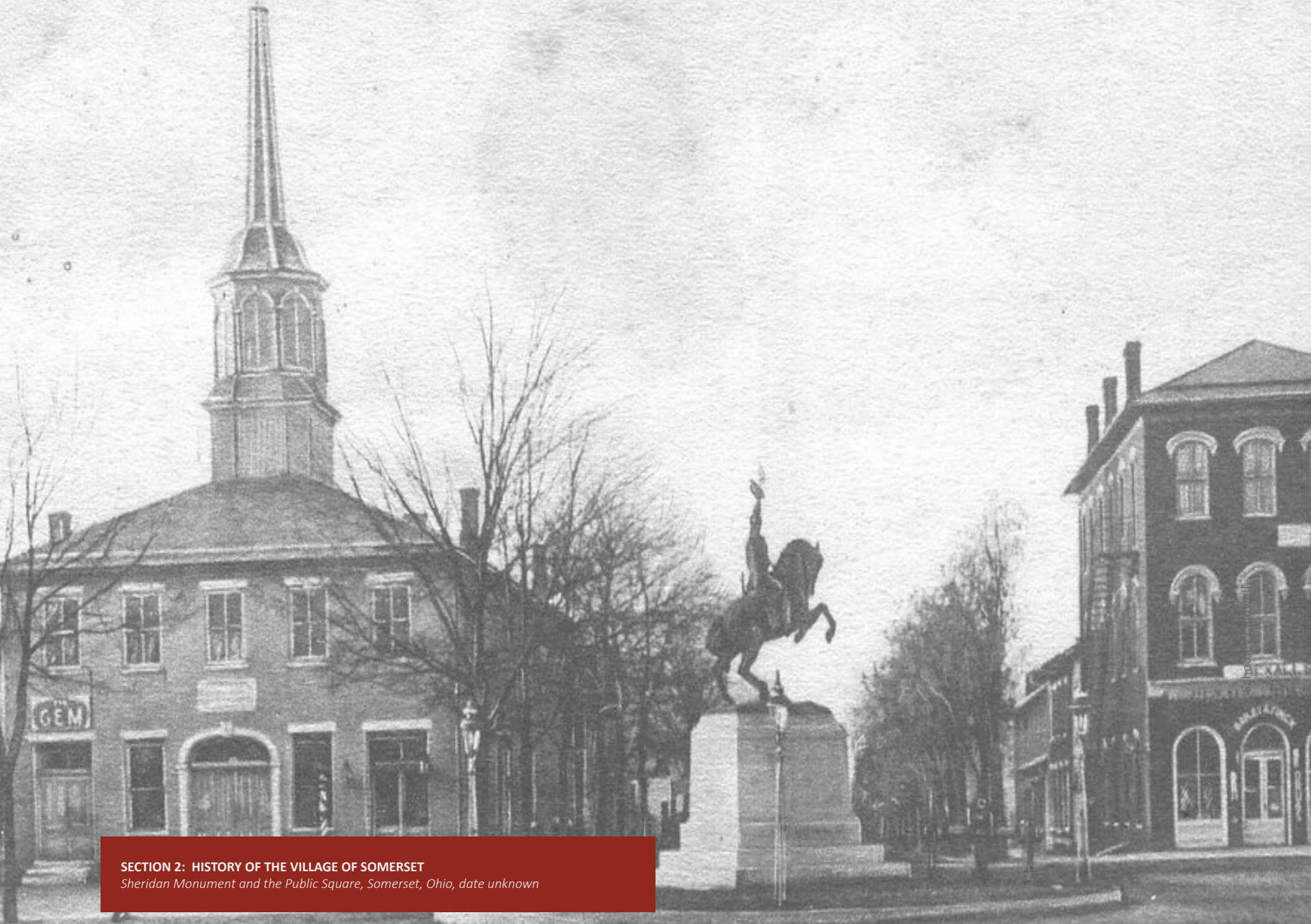
The CRA was passed in an effort to reverse the urban blight that had become evident in many American cities by the 1970s. In particular, it aimed to reverse the effects of redlining, a decades-long practice in which banks actively avoided making loans to lower-income neighborhoods. The objective of the act was to strengthen existing chartering laws that required banks to sufficiently address the banking needs of all the members of the communities they served.

OPPORTUNITY ZONE PROGRAM

Somerset is a designated “Opportunity Zone, eligible for special incentive financing techniques. Following is an excerpt from the IRS website: <https://www.irs.gov/newsroom/opportunity-zones-frequently-asked-questions>

Qualified Opportunity Zones were created by the 2017 Tax Cuts and Jobs Act. These zones are designed to spur economic development and job creation in distressed communities throughout the country by providing tax benefits to investors who invest eligible capital into these communities. Taxpayers may defer tax on eligible capital gains by making an appropriate investment in a Qualified Opportunity Fund and meeting other requirements.

A Qualified Opportunity Fund is an investment vehicle that files either a partnership or corporation federal income tax return and is organized for the purpose of investing in Qualified Opportunity Zone property.



SECTION 2: HISTORY OF THE VILLAGE OF SOMERSET

Sheridan Monument and the Public Square, Somerset, Ohio, date unknown

History of the Village of Somerset

BRIEF HISTORY OF THE VILLAGE

The Village of Somerset is a unique place. Once the thriving county seat of Perry County during the formative years of the State of Ohio, Somerset has seemingly been bypassed, at least architecturally, since the removal of the county seat to New Lexington in 1857.

Perry County was formed on March 1, 1817, from parts of Washington, Muskingum and Fairfield Counties, and was named for Commodore Oliver H. Perry. The population of Perry County in 1820 was 8,429; in 1830, 14,063; and in 1840, 19,340. The area of what is now Perry County was settled about 1802-1803, primarily by Pennsylvania Germans. Some of the early settlers' names are still familiar today: Hammond, Pugh, Brown, Clayton, Overmeyer, Poorman, Finck and Dittoe.

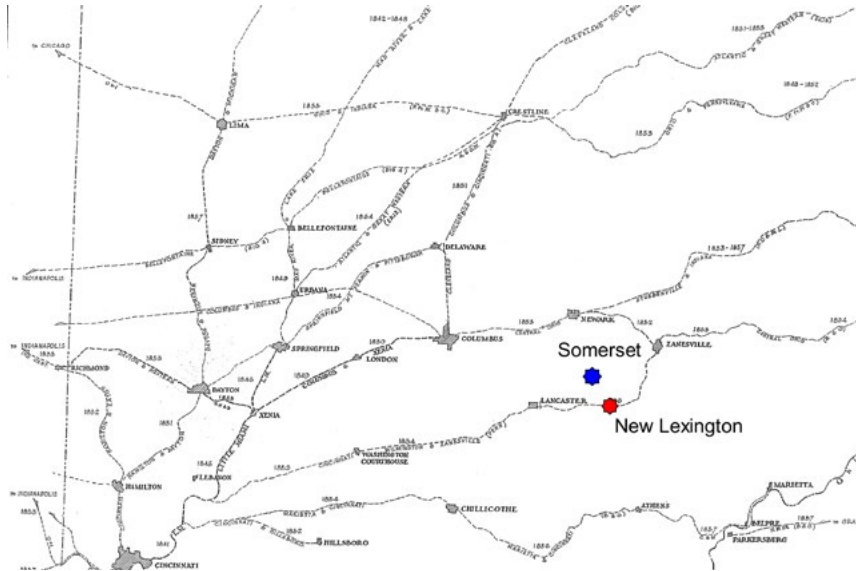
The interior of the state was crisscrossed with Native American Indian trails in the late 18th century. Many of these trails became the routes followed by later more permanent roads. As these roads developed, they opened up the interior of the state to rapid settlement. One of the most important early roads in the Ohio Country was Zane's Trace – its first federally-funded road. During the period from 1800-1815, this road through Perry County was the main route between Kentucky, Indiana, Ohio and the eastern United States. This continued until the commercial development of steamboat transportation.

In 1807, John Finck erected the first cabin in the vicinity of what is now Somerset. Finck and Jacob Miller laid out the town in 1810. Somerset is located halfway between Zanesville and Lancaster, hence its original name, "Middletown." Sometime later, the name was changed to Somerset, since many of the early settlers had come to Ohio from Somerset, Pennsylvania.

By the 1840s, Somerset had a population of nearly 1,400 residents (only slightly less than the population today) centered on Main Street and Columbus Road. By 1850, the county had grown to a population of almost 20,000 and a move began to relocate the county seat to a more central location in the county. Between 1853 and 1856 the Cincinnati, Wilmington and Zanesville Railroad (CW&Z) was constructed between Cincinnati and Zanesville, with a portion of the railroad through New Lexington completed in 1854. As an early Ohio railroad route, it achieved importance



Somerset's Public Square in earlier days



1857 Railroad Map of Ohio. Showing location of New Lexington and Somerset

Source: Little Miami Railroad, no date



Indian Trails and Towns. From archaeological Atlas of Ohio, by William C. Mills, published in 1914.

in connecting Cincinnati and Zanesville, by way of Lancaster – all of which were developing industrial bases at the time. Connections with railroads east of Zanesville, enabled the CW&Z to serve eastern markets. Eventually, New Lexington had two railroad lines with the addition of the Toledo & Ohio Central (T&OC) in the 1870s, which placed New Lexington on a major route connecting Toledo, Columbus and Charleston, W. Va. This was, and remains, a heavy-duty coal and chemical shipping route.

Somerset remained without rail service until the early 1870s, when the Newark, Somerset and Straitsville, passed through Somerset on its way to the coalfields of southern Perry County. This line terminated in Shawnee and for many years saw substantial coal traffic, but it was always a secondary route that provided a limited connection for Somerset to the national rail system.

As early as 1844 Somerset was compactly and neatly built up, in a great measure of brick, and was one of the handsomest towns of its size in Ohio. It just about held its own, in population and business, from 1844 to 1857, when the Seat of Justice was removed to New Lexington. This did not prove as much of a calamity as was feared,



Postcard view of Somerset looking north

History of the Village of Somerset

though it had a depressing effect for several years. When the rail-road was built, in 1871, the old town revived to a great extent, and quite a number of new and costly buildings have been built. (Graham, A.A. History of Fairfield and Perry Counties, Ohio)

OVERVIEW OF HISTORIC ARCHITECTURE IN SOMERSET

The original plat of Somerset established sixty-four town lots along one street (Main Street) and two public squares, and included characteristics of Pennsylvania Town Plans, as described in the following two sources.

“There are several specific elements which characterize a Pennsylvania Town. Most obvious is its grid pattern of streets centered on a square. North-south streets are numbered, and east-west streets are named... The other important feature of the Pennsylvania Town is its central square. This square may be formed by taking quarters from the adjacent four blocks. In Pennsylvania, this kind of square be-came identified as a “diamond” and this term entered into common usage... Sometimes a courthouse will occupy the diamond and it is then referred to as a ‘Lancaster Square’. Without a courthouse it be-comes a “Philadelphia Square.” The town or city blocks of the Pennsylvania Town are divided by an alley... This combined with the practice of building large two-story, two rooms deep, brick or stone houses, produced the typical Pennsylvania rowhouse effect. Furthermore, these houses were built directly on the sidewalks, leaving no room for front yards or porches. Somerset in Perry County is one of the best examples of a Pennsylvania-type town, including the diamond, row houses and alleys”. (Wilhelm, Hubert. Study Guide, p. 30)

“Within the mid-Atlantic region, a distinctive type of layout emerged by the turn of the eighteenth century...The features of this distinctive design were (1) the presence of lots of compact row houses, with little space between the houses or between the houses and the street; (2) a lack of clear spatial division between private and public structures, between residences and shops or offices, with churches, cemeteries, schools, parks, and playgrounds consigned to peripheral locations; (3) the widespread use of red brick for all buildings, though there were some stone and stucco structures; (4) the frequent appearance of duplexes; (5) the inclusion of “diamond-shaped” public spaces (with a right angle-intersection of two streets at a central point with the rectangular corners cut from the four adjoining blocks); and (6) a prevalence of narrow back streets or alleys, open to traffic with buildings facing them.” (Russo, David. American Towns: An Interpretive History, p. 62)

**Frontier Settlement Advance in Ohio.**

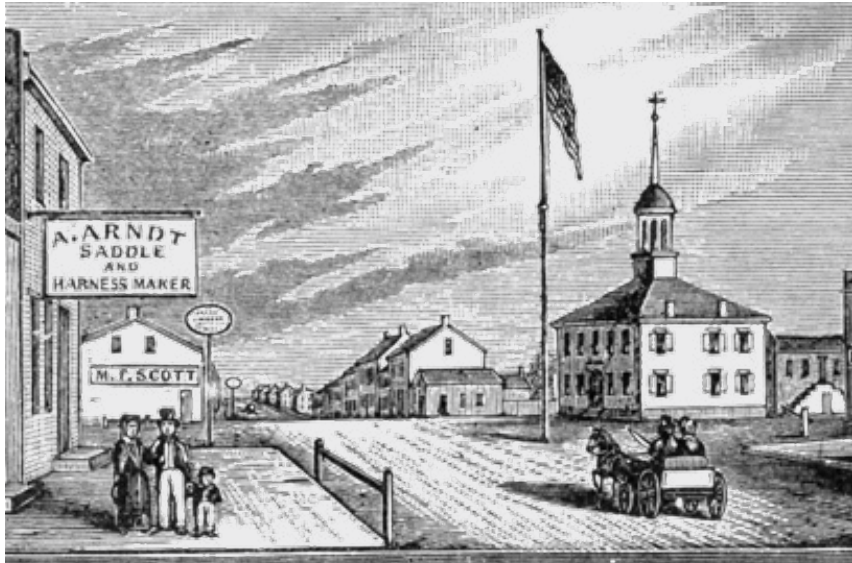
Source: Ohio University Cartographic Center, Agricultural Yearbook No. 53, 1909



Early storefront view



Map of Somerset, 1875. Source: Perry County Historical Society.



View of the Old Perry County Courthouse and Public Square. Illustration by Henry Howe, 1846



Main Street looking east

The early form of Somerset, and its development prior to 1850, clearly follows this model. Somerset was designated as the county seat for Perry County when it was organized in 1817. The brick court-house was constructed on the northwest corner of the eastern square in 1828, thus making it a “Lancaster Square.” The other square had several names with Pigfoot Square and Market Square the most common. The well-proportioned Federal style foursquare courthouse was built in a form that was once found in eastern states and became the prototype for early courthouses in Ohio, Indiana, Illinois (Northwest Territory), and later Missouri. The Somerset courthouse is the only remaining Federal style courthouse in Ohio from this period and in this early statehood form.

The first structures in Somerset were log structures one or two stories in height. A few such buildings remain today, although the logs have generally been covered by wood siding or weatherboarding. This was a normal practice, as a community or family became more established, or permanent.

Gradually, the village grew in numbers and in architecture. The public square was lined with one- or two-story buildings, mostly wood frame, housing a variety of businesses and shops needed to support a growing town and for those people “passing through”. Eventually, more permanent and prestigious brick structures were built.

Permanent buildings which were built during Somerset’s early years were generally of the “Federal” style of architecture. This simple, elegant style, imported from England to the east coast, and gradually spreading through Pennsylvania into Ohio, is best illustrated by the Old Perry County Courthouse, although quite a few other examples may be found within the historic district.

In 1857, the county seat was moved to New Lexington, where it remains. The effect of removal was basically to arrest the growth pattern of Somerset. For several years, it is doubtful that any growth occurred. However, Colburn in his History of Perry County, notes that there was a renewed interest in Somerset after 1871, when the railroad was built through the village. Indeed, many of the existing structures within the historic district date from this period. Some of these substantial buildings are built in the Victorian commercial style of architecture, common at this time.

By late 19th century, Somerset was once again prospering. When Henry Howe visited in 1888 after a 50 year absence, he was able to note the progress in the village. Also, writing in 1883, Colburn describes Somerset as follows:

History of the Village of Somerset

“Somerset, at present, has a post office, one telegraph office, one railroad depot, one newspaper, one union school house, one female academy, four churches, one convent, one hotel, one music hall, four dry good stores, two drug stores, two furniture stores, two shoe stores, one photograph gallery, one carriage and buggy shop, one planning mill, one tannery, two harness and saddle shops, two tailor shops, one clothing store, one coverlet weaver, seven groceries, four physicians, five lawyers, one job printing office, three millinery stores, two meat shops and two tin shops.”

It is evident that Somerset retains much of its pre-1850 character as a result of the decision to move the county seat. Somerset is located at the center of a highly productive agricultural area and it continued to serve the surrounding population, but it did not experience the growth that New Lexington saw during the late 19th and early 20th centuries. Today, Somerset still has a number of early 19th century buildings, constructed in log or brick, located close to the street in a rowhouse fashion, still reflecting its Pennsylvania town plan roots. It is surrounded by agricultural area with no “suburban or strip development” at its edges. The relationship between the town and its rural setting remains remarkably intact.



Public square



East Main Street



SECTION 3: HISTORY DISTRICT DOCUMENTATION
East Main Street, Somerset, Ohio, date unknown

Somerset, Ohio:

Introduction

Documentation of existing conditions is an important step in developing a plan for the preservation of the Somerset Historic District. This section contains information on existing buildings, street patterns and building uses. The information is intended to present a better understanding of the historic district, its architecture, and how the individual buildings are currently being used.

The following maps and photographs present the information gathered during on-site inspection of the district. The information is presented in the following areas:

1. Boundary of Historic District and location of existing buildings
2. Existing Building Use
3. Location of significant Buildings

Photographs of the major buildings in the district were taken to provide a visual record of existing conditions and for reference during future preservation activities. The photographs are arranged forming composite photographs along each street.

Boundary of the Historic District

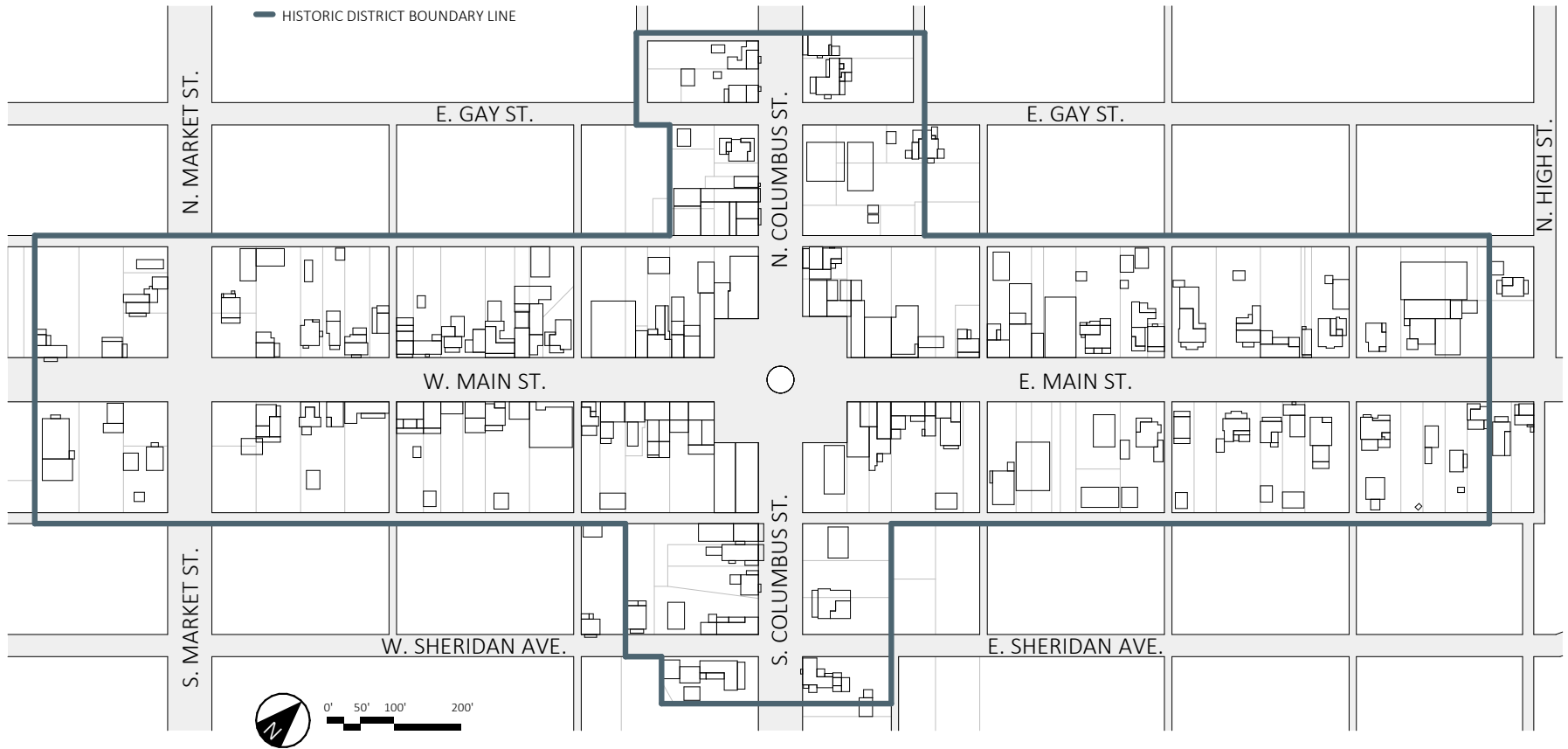
The Somerset Historic District, located at the crossroads of Route 13 and Route 22 in the Village of Somerset, is a collection of wood frame and brick bearing wall buildings dating back to the early 1800s. The Historic District encompasses an area of 26.28 acres within the corporate boundaries of the village. The shape of the district, in plan view, forms an elongated cross with an extended axis along Main Street and a shorter axis along Columbus Street. The center of the district is also the center of the Village of Somerset, Courthouse Square.

The district extends along Main Street from the St. Paul Lutheran Church on the western end to the Somerset Methodist Church on the eastern end. Along Columbus Street, the district extends from two houses north of Gay Street to one house south of Sheridan Street. A complete boundary description is contained in the copy of the National Register of Historic Places Nomination Form included in the appendix of this study.

Maps of the district boundary and outlines of existing buildings follow.

LEGEND

— HISTORIC DISTRICT BOUNDARY LINE



Existing Building Use

The information presented on the existing land use map was developed from walking through the district and making observations of existing conditions. Building use classification was determined based on the apparent use exhibited by the exterior appearance of the building and general knowledge of the area. The existing land use map illustrates building size, location and current use. Use classifications are defined as follows:

Commercial – Principally business related

Mixed Use – Having two or more uses such as commercial and residential

Residential – Principally used for individual or family living

Institutional – Special use such as churches, firehouses, Village Hall, ect

Ancillary – Garages and storage buildings

Currently, the district contains a **total of 145 attached and detached structures**. The following is a break-down of the number of structures and their current uses:



Analysis of existing land use information suggests that the Historic District can be divided into two basic use classifications, Commercial / Mixed Use and Residential. The Commercial / Mixed area seems to be concentrated in the immediate vicinity of the Courthouse Square. Building use changes somewhat abruptly in each direction starting approximately one to two blocks from the square.

Building size, height, and land coverage also changes within a few blocks of the square. Buildings around the square are typically two or three stories in height and cover the entire site. Residential areas typically have one and two story structures with open space to each side of the structures.

The Historic District is essentially built-up with very few open spaces available for new construction. With the exception of the site of the former “Little Phil Inn,” which was destroyed by fire in 1979, there is no space for new construction in the commercial area of the district. Some open space is available on the residential areas of the district for new construction possibilities.







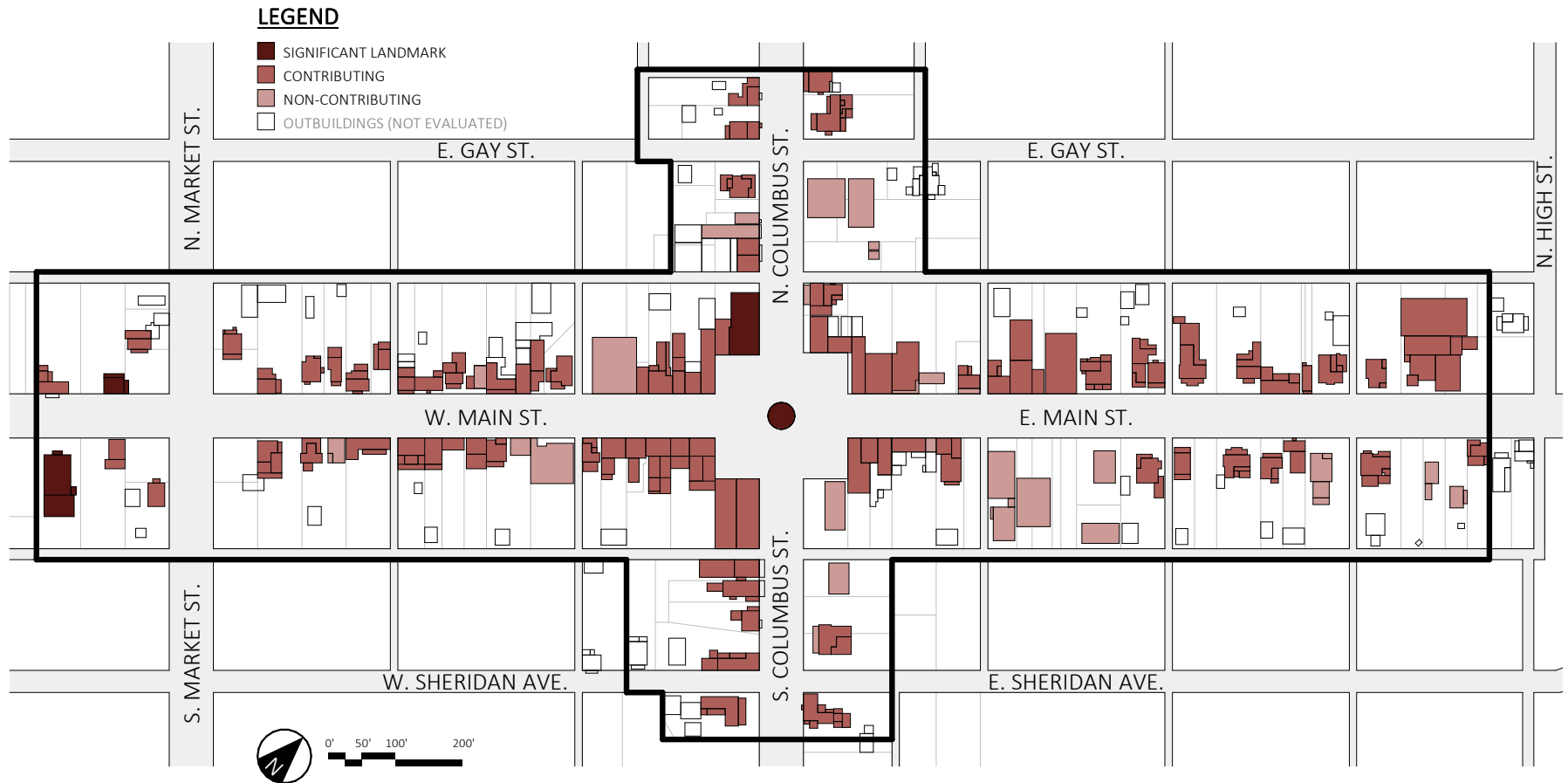
Locations of Significant Buildings

The Somerset Historic District represents one of the most impressive collections of pre-Civil War architecture in the country. Although most of the buildings within the district are 'historic,' some may be considered more significant than others. The map on the next page shows which buildings are considered as 'contributing' and those that are 'non-contributing.' A few of Somerset's buildings are truly outstanding examples, so they are referred on the map as significant landmarks.

Contributing properties are those buildings, structures, objects or sites within the boundaries of the district that demonstrate those characteristics that add to the overall historic character and integrity that make the district important. The character-defining characteristics may include architectural details, historical associations, or archaeological elements. Contributing properties may include commercial, residential, governmental or service structures. Or they might include sites (like Pigsfoot Square), or sculptures (like the Sheridan statue). Another aspect of contributing properties is integrity; that is, a building that has been altered so much that it no longer exhibits enough historic character to contribute to the overall district's significance. Removal of a contributing building will cause a serious blow to the integrity of the district.

Some properties within the historic district do not contribute to the overall significance of the district, and these generally represent 'opportunities' for redevelopment. Generally, these are more recent buildings that do not conform to the overall style, scale and materials, massing, etc. of the historic structures. Sometimes these are buildings that hold uses that were not present during the historic period of the district, like gas stations or drive-through restaurants. Other non-contributing buildings may be old buildings that have been irretrievably altered.

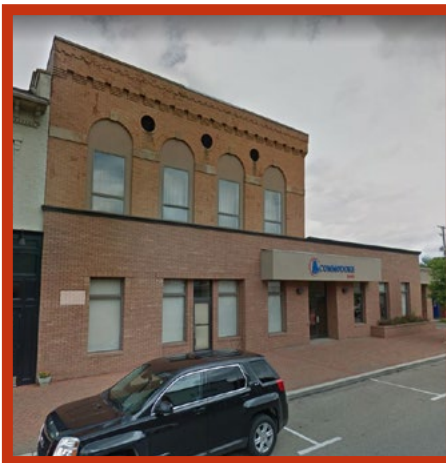
Contributing buildings within the Somerset Historic District meet National Register of Historic Places criteria, and they qualify for all benefits afforded to properties that are individually listed, such as grant eligibility or tax credits.



EXAMPLES OF CONTRIBUTING STRUCTURES



EXAMPLES OF NON-CONTRIBUTING STRUCTURES



LANDMARK BUILDINGS



Landmark building: *Perry County Courthouse*



Landmark building: *Jacob Miller's Tavern*

Documentation of Somerset Historic District

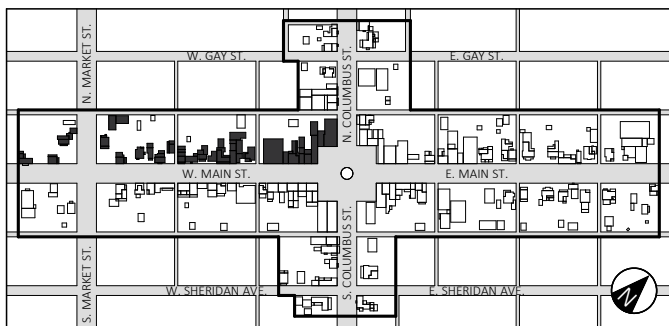
The streetscape photos on the next several pages represent the state of the historic district as of this writing. The photos were taken by Schooley Caldwell in September 2019. As such they represent a snapshot in time – a historical record of the district as it exists. One thing this record shows is the variety of the architecture, as well as the small-town streetscape as it has evolved over time. Contributing and non-contributing buildings are fairly apparent, and one can judge the effectiveness of some of the newer buildings as well.

WEST MAIN STREET - NORTH SIDE



N. MARKET ST.

PIGFOOT SQUARE





MATCH LINE



N. COLUMBUS ST.

PUBLIC SQUARE

WEST MAIN STREET - SOUTH SIDE



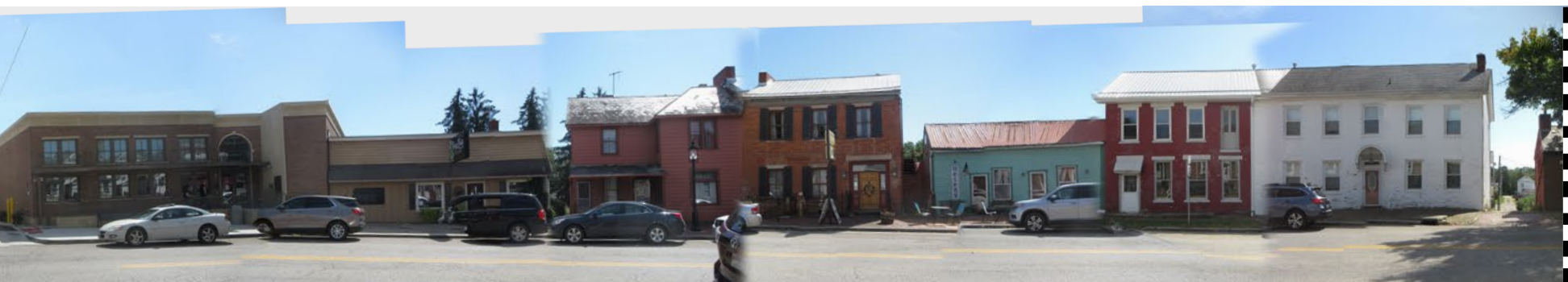
S. COLUMBUS ST.

PUBLIC SQUARE



PIGFOOT SQUARE





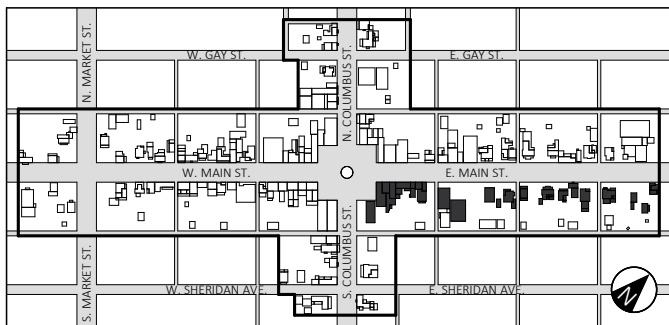
MATCH LINE



S. MARKET ST.

PIGFOOT SQUARE

EAST MAIN STREET - SOUTH SIDE



MATCH LINE



MATCH LINE



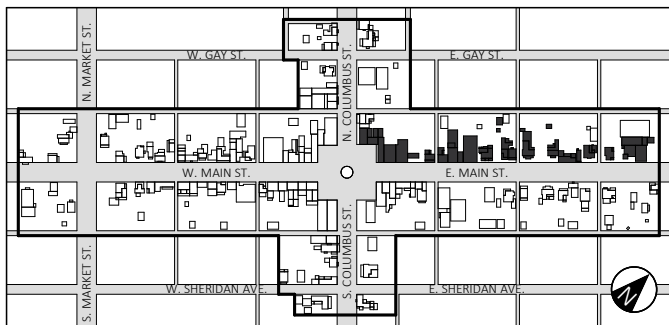
S. COLUMBUS STREET
PUBLIC SQUARE

EAST MAIN STREET - NORTH SIDE



N. COLUMBUS ST.

PUBLIC SQUARE



MATCH LINE



MATCH LINE



COLUMBUS STREET - EAST SIDE

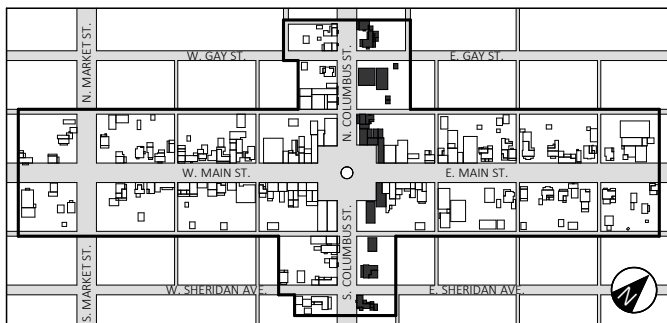


E. GAY STREET



E. MAIN STREET

PUBLIC SQUARE



MATCH LINE



MATCH LINE

E. MAIN STREET

PUBLIC SQUARE



E. SHERIDAN AVE.

COLUMBUS STREET - WEST SIDE

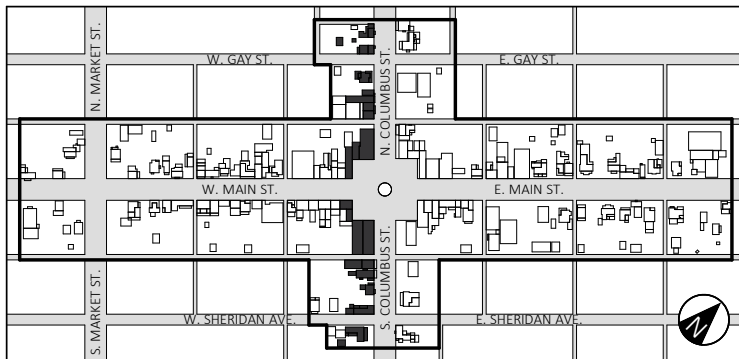


W. SHERIDAN AVE.



W. MAIN ST.

PUBLIC SQUARE



MATCH LINE



MATCH LINE

W. MAIN STREET

PUBLIC SQUARE



W. GAY STREET

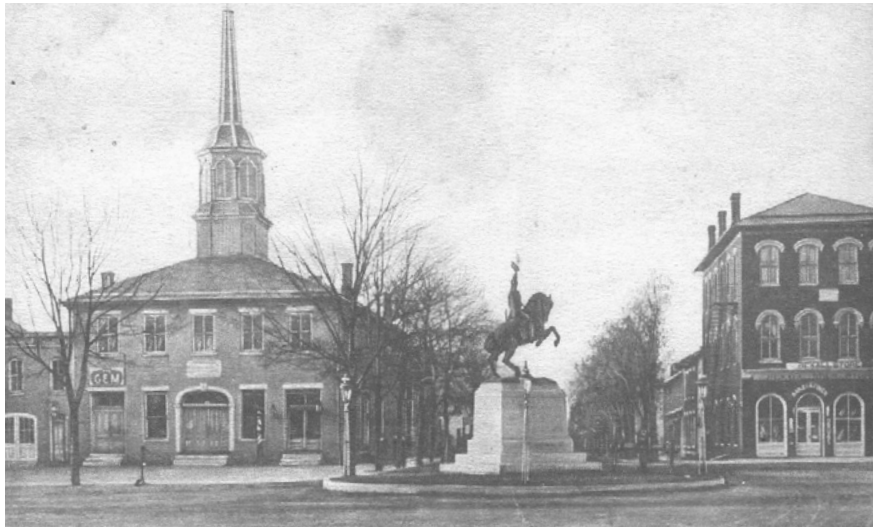


SECTION 4: PRESERVATION DISTRICT DESIGN GUIDELINES

Old Perry County Courthouse, Somerset, Ohio, 1938

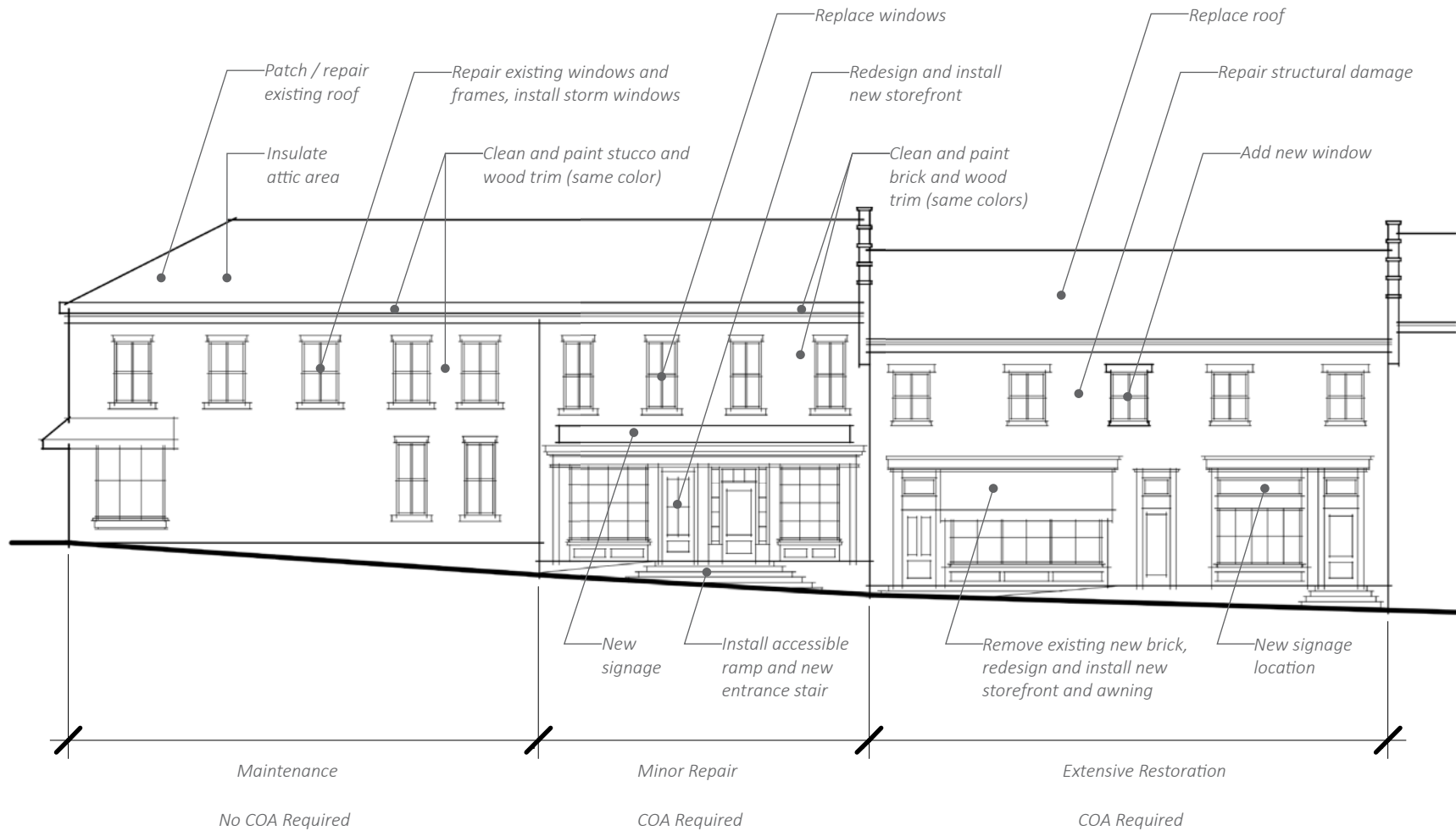
Introduction to the Guidelines

The Somerset Historic District derives its significance from the authentic character of the architecture and the current degree to which it has been preserved. The purpose of this section is to provide basic guidelines for the renovation and restoration of historic buildings, with the objective of maintaining and reinforcing the integrity of the district. All rehabilitation, renovation, and new building work within the historic district should intend to respect the heritage of the district. The illustration on the following page gives an indication of activities requiring a Certificate of Appropriateness prior to the commencement of work.

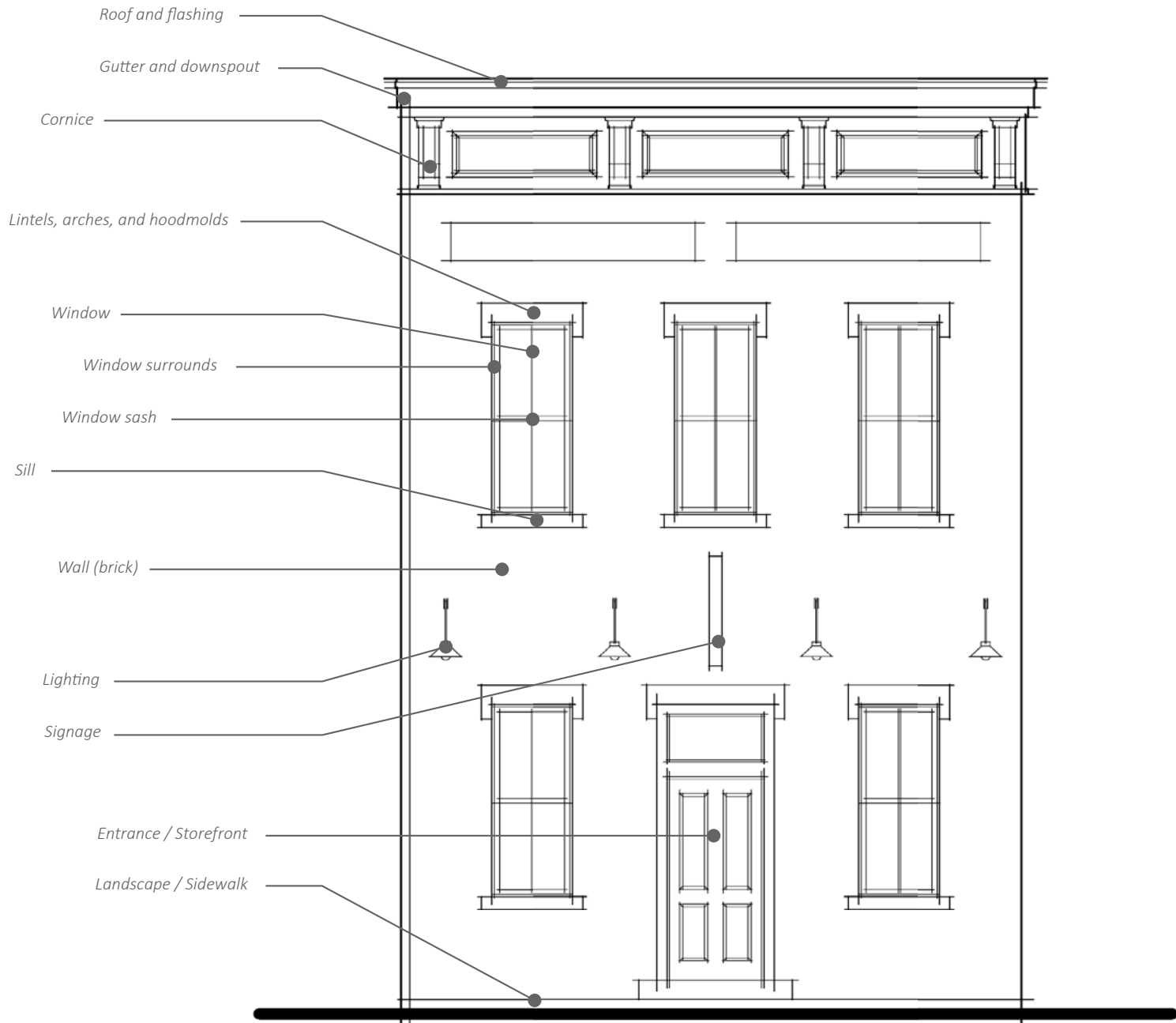


Somerset Public Square,

WHEN IS A CERTIFICATE OF APPROPRIATENESS REQUIRED?



TYPICAL HISTORIC BUILDING TERMINOLOGY



Architectural Preservation Guidelines

The guidelines are general in nature and may not apply to each and every building in the district. Building owners interested in undertaking major renovation, preservation, or new building projects should consult with a qualified historic preservation architect and the Ohio Historic Preservation Office before beginning planning and construction services.

Buildings in the Somerset Historic District typically date from between 1830 and 1880 and tend to exhibit characteristics of Federal or Italianate architecture styles. Most of the buildings adjacent to the Village Square are 2-story brick bearing-wall structures with commercial uses. They are situated right up to the sidewalk, or with very little setback, and are positioned very close together, sometimes even sharing structural masonry walls.

Residential buildings occur farther from the Square and are primarily brick or wood frame construction. Some of these houses are set back farther from the sidewalk and have front porches, front yards, and landscaping.

It is worth noting that within the residential area of the historic district, there are a small number of pre-Civil War era log cabin structures. In these cases, the log structure beneath is concealed by wood siding, and is not easily distinguishable. Historically, most log buildings were covered by wood siding as soon as the owners could afford it. This helped “update” the house aesthetically, as well as providing better weather resistance.

Where can you go for more information? The National Park Service has published a comprehensive series of technical preservation briefs. See the Appendix for a list and links to the Preservation Briefs. The website is: <https://www.nps.gov/tps/how-to-preserve/briefs.htm>



Roofing & Flashings

Roofs and roof systems are often the first elements of a building to fail, causing damage throughout the structure. Most of the original buildings in Somerset have pitched roofs that were probably covered with wood shingles. As more durable materials became readily available, the original wooden roofs were replaced with slate or standing-seam metal roofing. Both of these later roofing systems are evident in the district today. Both are desirable and appropriate. More recently, roofs have been replaced with asphalt shingles. All of the materials listed below are appropriate for rehabilitation of the buildings in Somerset. However, it is most desirable to use the same materials as those being replaced.

RECOMMENDATIONS:

1. **Primary:** Retain and repair existing historic slate or standing-seam roofing with same. Paint sheet metal roofing in compatible (non-metallic) color.
2. **Secondary:** Replace roofing with new or recycled slate or standing-seam metal roofing.
3. **Alternate:** Only if it is not feasible to follow the primary or secondary recommendations, re-roof using asphalt shingles. Use black or dark gray colors that match the color of the original roofing material. Avoid white or light gray colors. Avoid shingles that “look” like wood shingles.

During any extensive roofing repair project, flashing should be repaired or replaced as required. Copper has traditionally been the best flashing material. However, galvanized steel is also acceptable. Care must be taken to insure chemical compatibility of roofing and flashing materials.



Roofing Materials: *These are examples of historic slate roofing.*



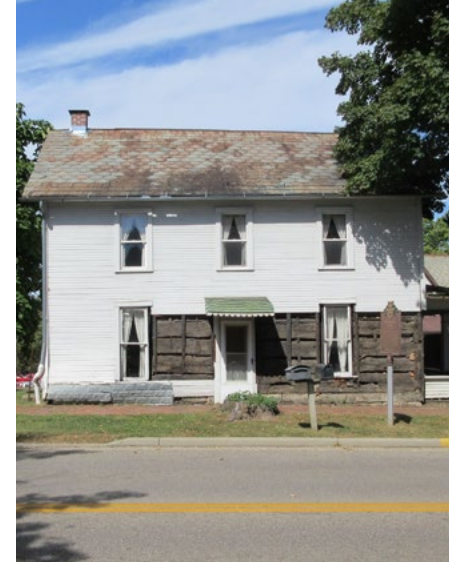
Roof shape: "Hip"



Roof shape: "Hip"



Roof shape: "Dormer"



Roof shape: "Gable"



Roof shape: "Cross Gable"



Roof shape: "Flat with Parapet"

NON-COMPATIBLE EXAMPLES



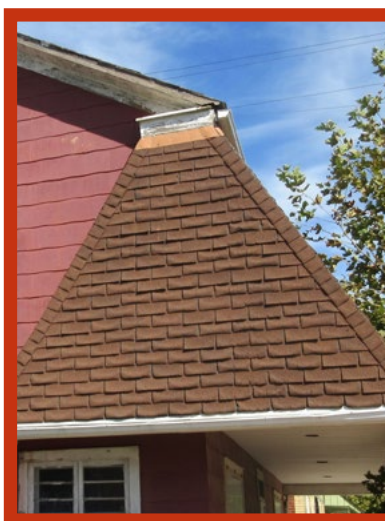
Elongated Asphalt Shingles: elongated rectangle is not compatible



Metal Standing Seam Roof: color is too bright, and is non-historic



Asphalt Shingles: staggered arrangement and varying sizes



Rusted corrugated metal



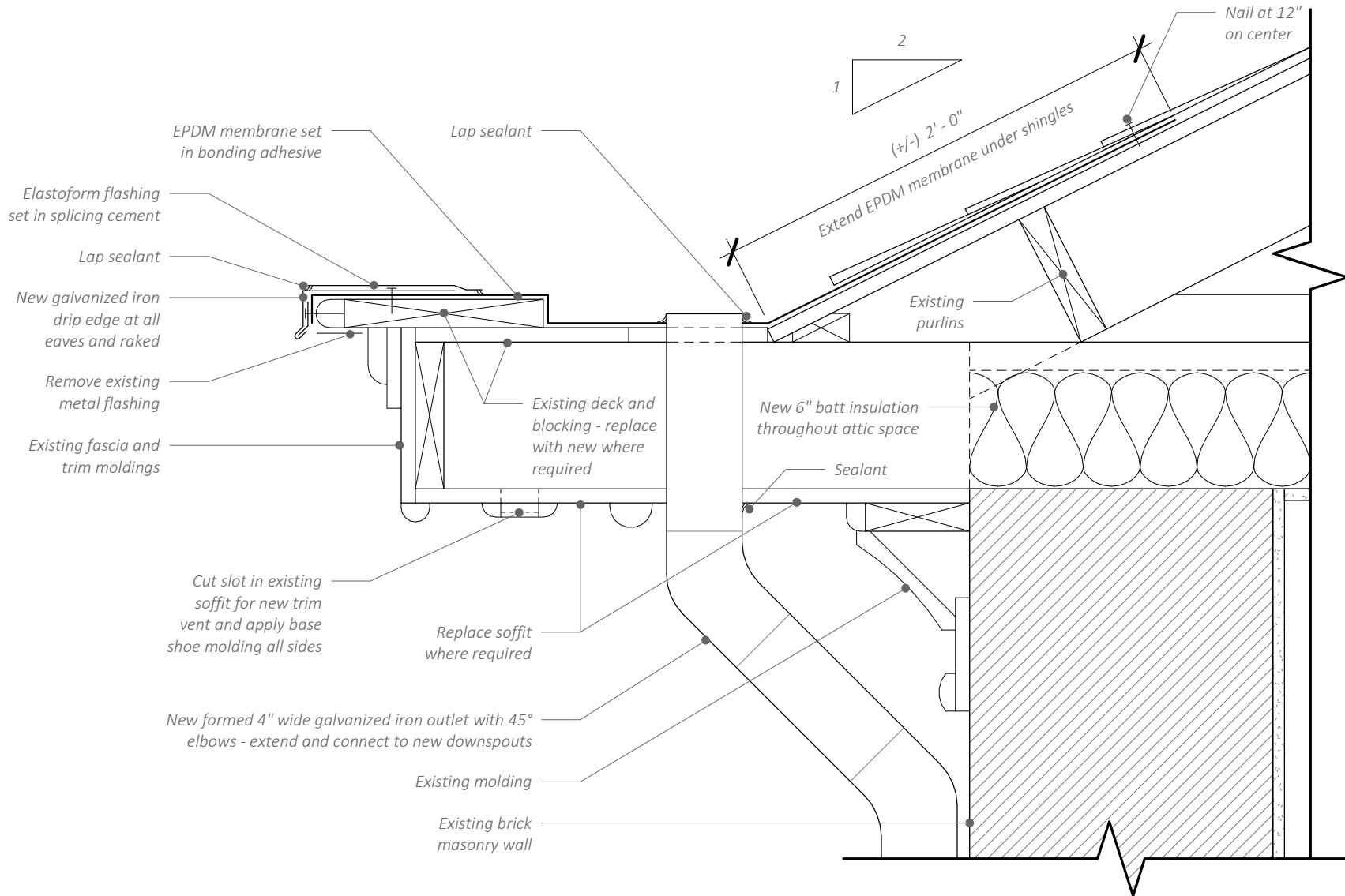
Gutters & Downspouts

Many of the buildings in the Somerset Historic District have built-in or “box” type gutter systems. Such gutter systems represent an important stylistic element in the architecture of the district. They also represent a common problem area to historic buildings. When the lining of the box gutters deteriorates, water can penetrate the interior of the structure causing serious and expensive damage. Whenever possible, built-in type gutter systems should be repaired rather than replaced with the more common attached gutters. If new gutters must be installed, the gutter materials should match the color of the fascia trim of the building, unless they are copper.

Several repair methods are permissible. Sometimes the existing built-in gutters can be patched and sealed. If the original lining is damaged, the gutter can be re-lined with copper, tin, galvanized steel or aluminum. An alternate repair technique is to use a continuous roofing membrane material to re-line the gutter such as rubber or vinyl.

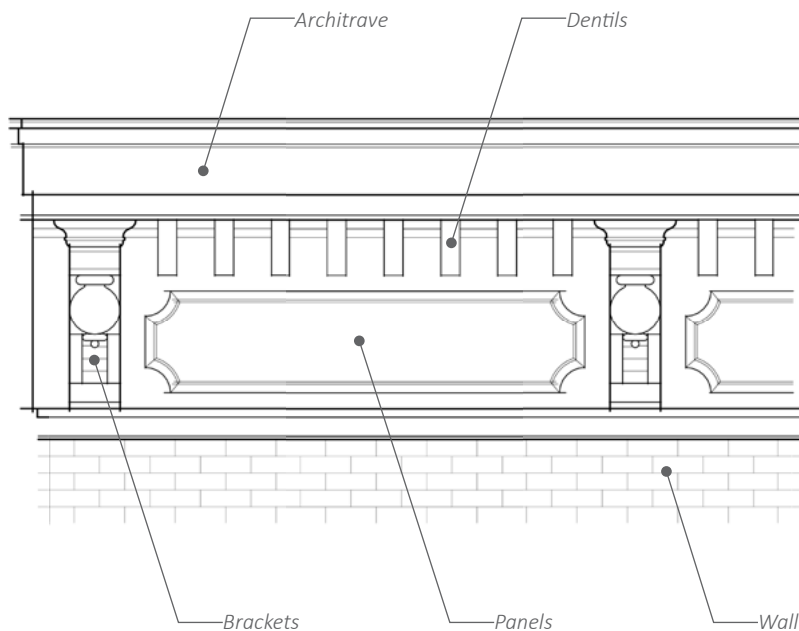
RECOMMENDATIONS:

1. **Primary:** Retain and repair existing built-in gutters by sealing or re-lining with acceptable materials. Check and repair adjacent structural elements and repair as required.
2. **Secondary:** Replace existing gutters with copper, galvanized steel or aluminum gutters and downspouts. Consider this option only if gutters will not detract from other existing architectural details. New gutters in the historic district should be “half-round” in profile. Downspouts should be round. Color should match adjacent building trim.



Typical Built-in Gutter Detail. Conditions may vary, but this shows one way to re-line and repair gutters

CORNICE DIAGRAM



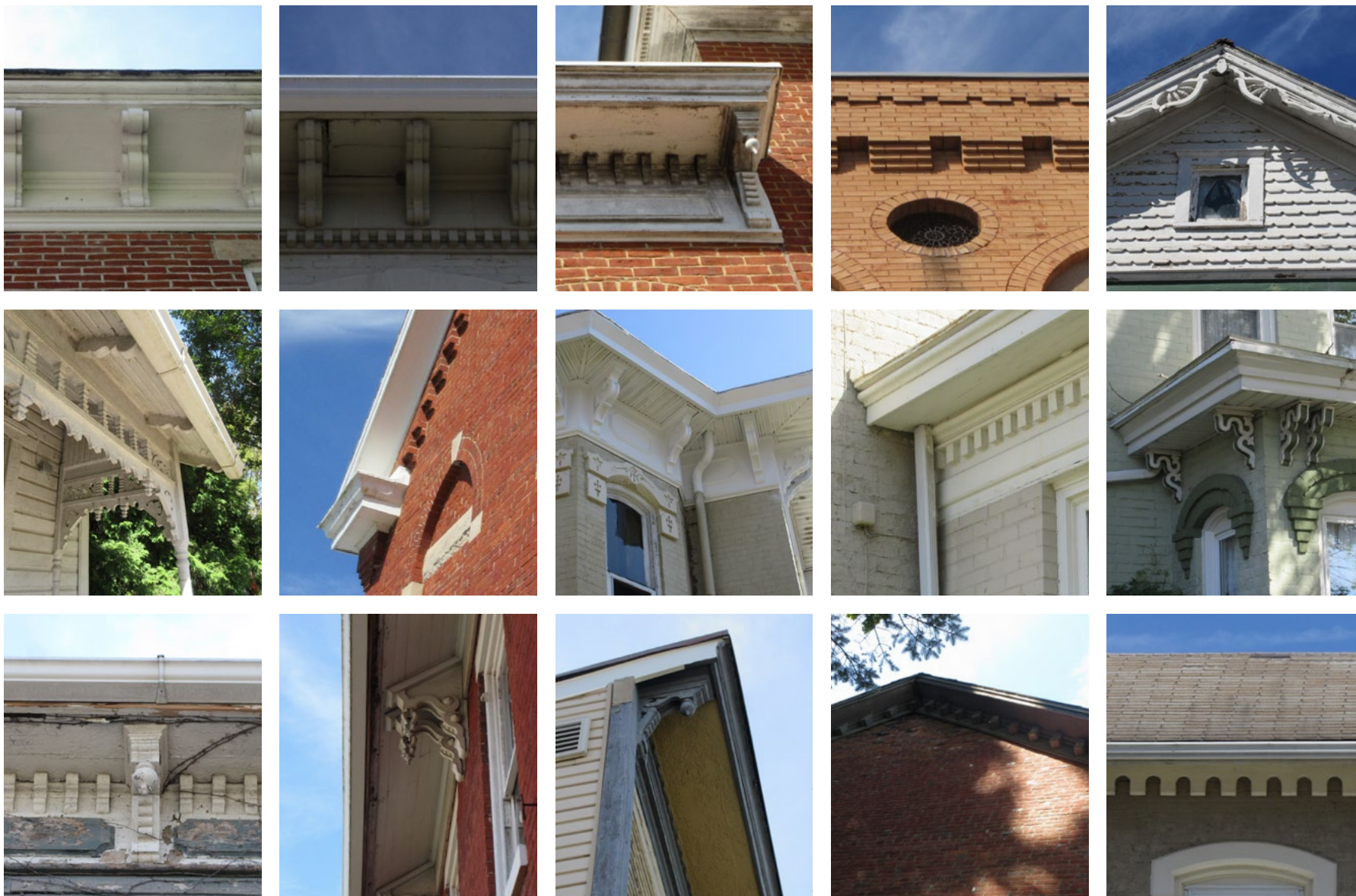
Typical Cornice Detail. Somerset buildings exhibit a wide variety of cornices, ranging from simple to complex.

Cornices

The cornice is one of the most important architectural elements of nineteenth century architecture, providing a visual transition between the roof and the walls. Most of the cornices found on the buildings in Somerset are simple, but they provide good examples of brackets, panels, dentils and other typical elements of Federal and Italianate styles of architecture. Cornices may be constructed of wood, pressed metal, stone, or corbelled brick. The cornice is a very important element of the architecture of the structure and should never be removed.

RECOMMENDATIONS:

1. **Primary:** Repair or restore existing cornice to original appearance. Replace missing elements with materials of original design.
2. **Secondary:** If the cornice has already been removed, search for old photographs or the original design to establish the original cornice. An experienced preservation architect can provide design assistance if a “new” cornice is necessary. Sometimes modern materials like fiberglass may be used for replacement.



Typical Elements. Wide cornice with brackets; wood panel molding frieze; wood dentils; brick corbeling



Walls (Brick Masonry)

Most of the buildings in the commercial area of Somerset are made of brick. The brick used in construction of these buildings, particularly those built before the Civil War, was made by hand, and fired locally in crude kilns. Those raw bricks placed closest to the heat were fired hard; those places further away were softer. Experienced brick “graders” separated the hard bricks from soft bricks by their color, and masons used the hardest bricks for exterior, or “face” bricks, because of their weather resistant qualities.

The system of brick grading was risky, at best. Often bricks of several degrees of hardness were used to build the exterior walls. Even the hardest brick from this period are considered soft by modern standards. To protect the soft brick walls, and the lime-sand mortar, early Somerset buildings, including the Courthouse, were often painted. Properly done, the paint film adds significant weather protection and allows the brick wall to “breathe”. Many of Somerset’s earliest buildings owe their very existence to paint coatings applied during the early years.

Preservation of historic brick surfaces may be as simple as re-painting. If cleaning is absolutely necessary, only the gentlest, most effective cleaning methods should be used. Sandblasting, which destroys the outer, weather-resistant “skin” of the brick, is NEVER appropriate. Once a structure is sandblasted, rapid and irreversible deterioration of the brick surface begins.

RECOMMENDATIONS:

1. **Primary:** Retain existing brick masonry and mortar. Replace damaged brick and repoint only with materials which match existing. The mortar mix is particularly important.
2. **Secondary:** Consider repainting brick buildings which are currently painted. Research original or historic color schemes, clean old paint where necessary to provide adequate surface for paint. Repaint structure using masonry paint.
3. **Secondary:** If brick must be cleaned and left “natural”, use the gentlest effective method for removing old paint. Select an out-of-the-way area for a test patch. If the brick has not been painted, use warm water, detergent, and a natural bristle brush. Do not sandblast under any circumstance. Do not use clear coatings, such as silicone, since these coatings tend to cause their own problems, such as moisture retention and transmission.



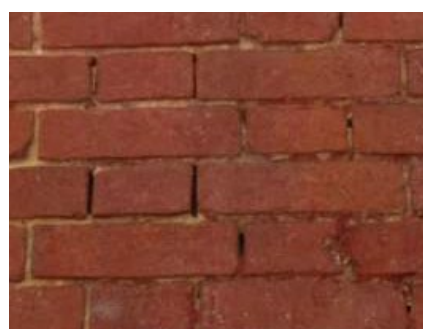
Good: Examples of acceptable brick restoration



Bad: Example of sandblasting damage (not in Somerset)



Bad: Example of unacceptable repointing



Need for repointing



Clean gently and repoint



Walls (Wood Frame)

Some of Somerset's historic buildings are constructed of wood frame covered with wood weatherboard or shiplap wood siding. There are a few very old log structures which have been covered with siding. This was a normal practice since the log structure was generally considered "temporary".

In most cases, the types of wood siding used in Somerset are still available today. Every possible effort should be made to repair and restore the existing wood siding with matching "in-kind" materials, and to repaint using the original or historic color scheme.

Aluminum or vinyl siding should not be considered for buildings within the historic district. These materials are incongruous and alter the style, scale and detailing of buildings to which they are attached. In addition, these materials often trap moisture behind them, causing further deterioration of the structure.

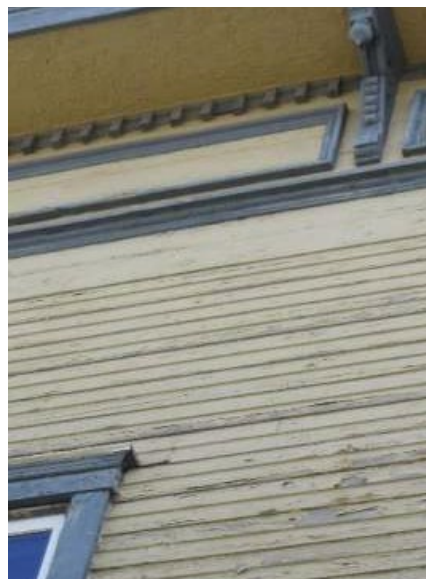
If artificial siding must be used, every effort should be made to retain all existing windows, trim, soffits, "gingerbread", corner boards, etc. In addition, the scale of the original siding should be duplicated. Aluminum or vinyl siding with embossed "raised wood grain" should be avoided.

RECOMMENDATIONS:

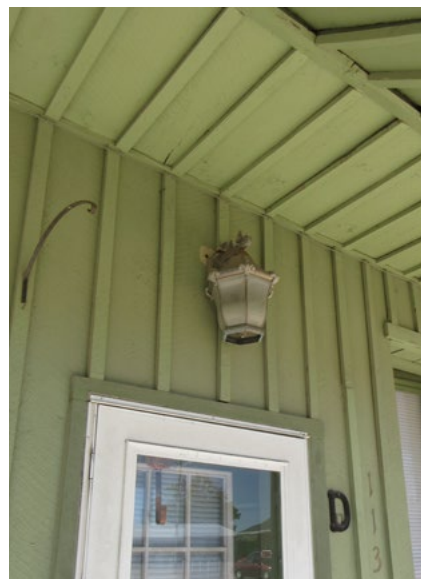
1. **Primary:** Retain and repair existing (historic) wood siding. Replace broken materials in-kind. Repaint, using historic color scheme. Retain and repair wood trim. Retain and repair wood trim



Repaint and repair broken boards



Repaint and repair; retain detailing



Not using historic color scheme



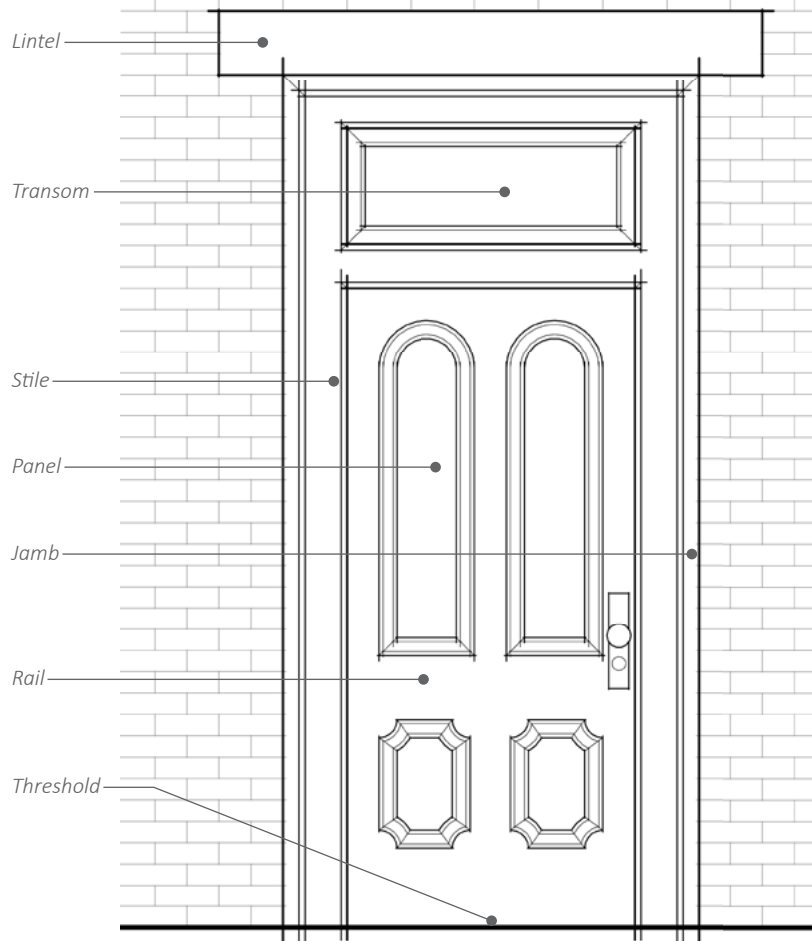
Vinyl siding without retention of historic wood window trim is not acceptable



Wood frame buildings give the district a fine sense of detail



DOOR DIAGRAM



Typical Door Terminology

The doors and surrounds are extremely important design elements

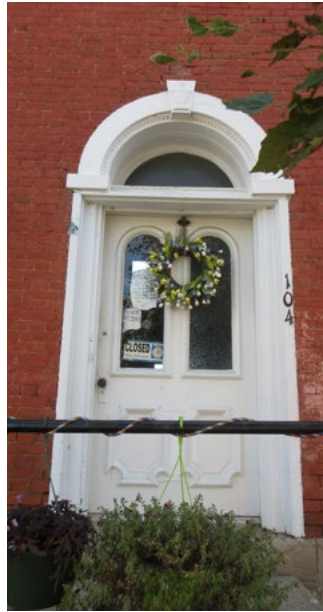
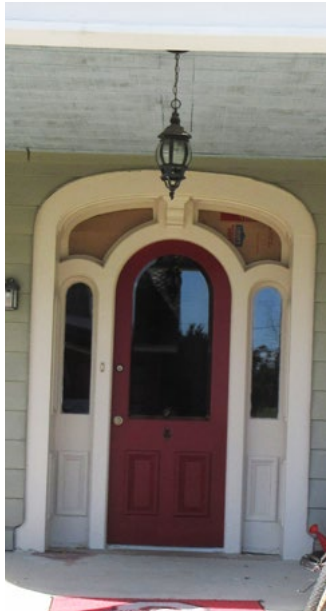
Doors and Door Surrounds

Somerset's doors come in many sizes and shapes. However, they are invariably made from wood, and they are almost always painted. In addition, historic doors are paneled, that is, of stile and rail construction.

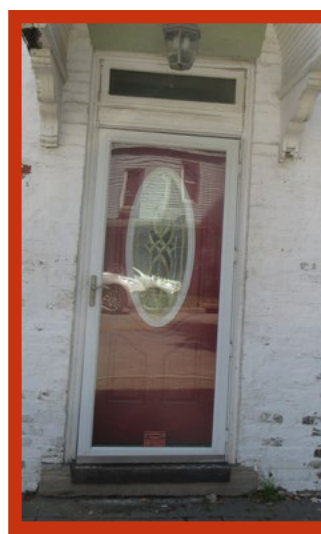
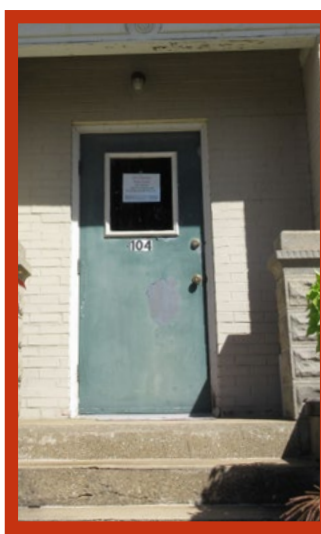
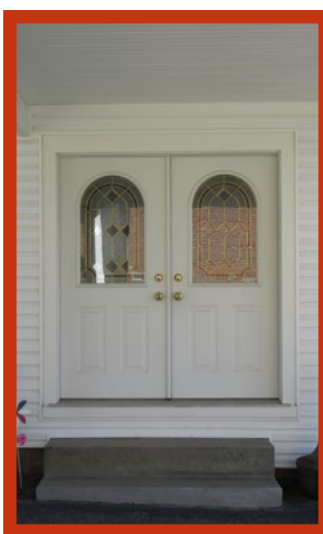
The term "door surround" refers to a variety of styles and elements of door trim, including lintels, arches and hoodmolds (over the door), jambs, side assemblies and thresholds. In many cases, the lintel or arch above the door is made of stone. Often there are glass panels in the doors, which may or may not have been original. Sometimes there is a glass transom over the door to let in additional natural light, even if the door is solid. The Federal style fanlight (transom) above the Courthouse door is particularly handsome. Sometimes a wide door opening contains a door and one or two sidelights, filling the opening. The door surround is very important and should be preserved with appropriate materials. All of these features are important, character-defining features of the building and should be preserved. In no case should historic doors be replaced with 'modern' style or lumber yard "olde" doors with artificial art glass.

RECOMMENDATIONS:

1. **Primary:** Retain and repair existing doors, replacing rotted or broken members with like materials.
2. **Primary:** Retain glass in doors where it exists. If security is a concern, consider tempered or laminated glass.
3. **Primary:** Retain and repair existing door surrounds, transoms and sidelights with like materials.
4. **Secondary:** If doors are missing or need to be replaced, consider having a reputable wood shop replicate the original doors or create new ones that are stylistically compatible. If this is not feasible, consider selecting doors that are simple stile and rail doors that totally 'fit' the opening.
5. **Secondary:** Avoid adding colored or leaded glass in places it was not used historically.

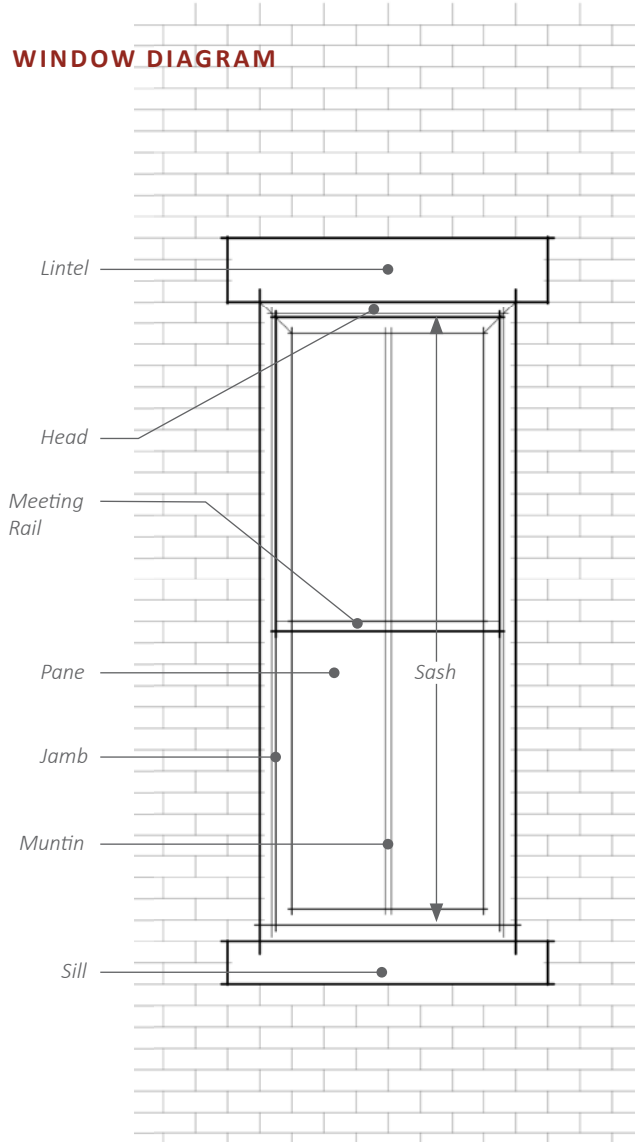


Historic Doors contribute to the variety of the district



Examples of Non compatible Doors: No new door openings should be made on primary facades. Secondary facades have more lee way, but will need to be evaluated on a case by case basis. Wood doors are the recommended material. Do not install modern screen doors on primary facades. Avoid "olde" door styles.

WINDOW DIAGRAM



Typical Window Terminology: This is a 2 over 2, double-hung window

Windows, Window Surrounds, and Window Sash

Windows are also essential stylistic elements, and alteration or replacement should be very carefully considered. Many of the buildings in the Somerset Historic District pre-date the Civil War. During this period, glass was produced in small quantities and in small sizes. Consequently, many district buildings had windows divided into many small panels or lites. The courthouse for example, currently has windows designated as 2 over 2, double-hung. However, the courthouse windows were originally 12 over 12, single-hung.

Currently windows in Somerset are typically 1 over 1, 2 over 2, or 4 over 4, double-hung. Depending upon the building, any of these configurations is appropriate to the district.

The term “window surround” refers to a variety of styles and elements of window trim, including lintels, arches and hoodmolds (over the window), jambs, side assemblies and window sills. In many cases, the trim at the head of the window is made of stone. Sometimes, however, decorative hoodmolds are made of pressed sheet metal, with the structure being supported by a brick arch or a heavy wooden lintel behind. In any case, the window surround is very important and should be preserved with appropriate materials. In no case should historic window trim be “clad” in aluminum or vinyl, covering important details.

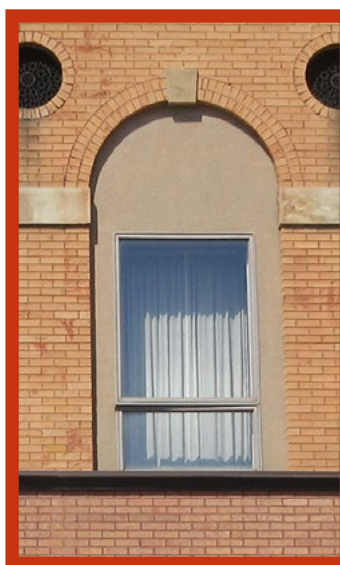
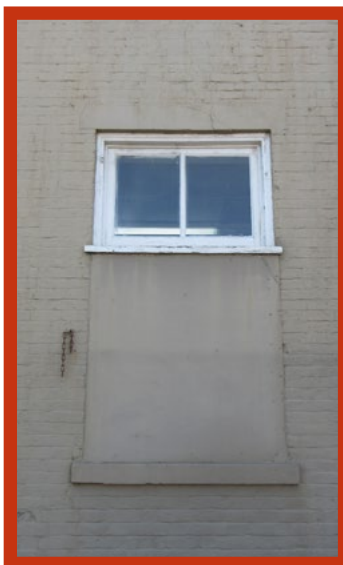
RECOMMENDATIONS:

1. **Primary:** Retain and repair existing window sash, replacing rotted or broken members with like materials.
2. **Primary:** Retain and repair existing window surrounds with like materials.
3. **Secondary:** If windows are to be replaced with metal windows, consider aluminum windows with a baked-on enamel finish compatible with existing exterior colors. Another alternative is aluminum-clad wood windows. Vinyl or vinyl clad windows should be avoided.
4. **Secondary:** : If new windows are necessary, they should match the original opening, configuration, and trim configuration.
5. **Secondary:** Storm windows may be added to save energy. Either wood or aluminum may be used as long as color, configuration, and appearance are in keeping with the original historic design. Storm windows may be interior or exterior



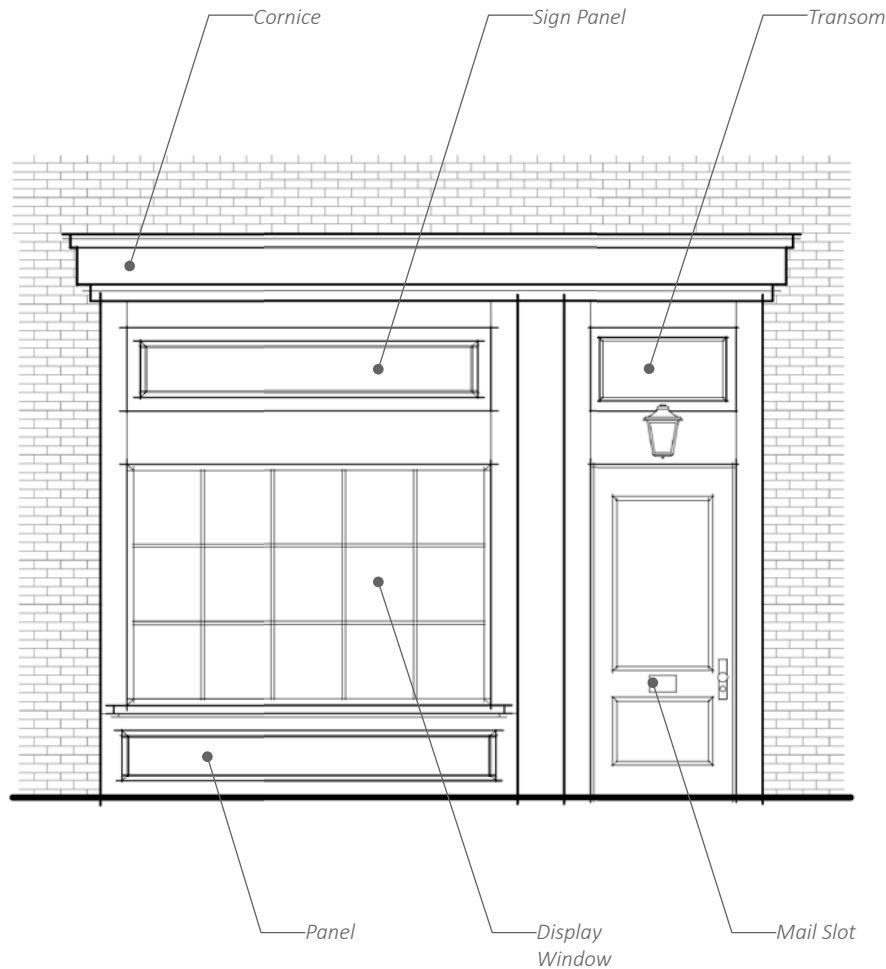
Compatible Windows: Examples of acceptable window restoration or replacement

Infill acknowledges former window opening



Non-Compatible Windows: Examples of non-compatible window restoration or replacement

STOREFRONT DIAGRAM



Typical Storefront Terminology
The example is an early storefront design

Storefronts

Storefronts in the Somerset Historic District are, at the same time, both important assets and significant liabilities. The district contains an unusual number of buildings which still possess original, early storefronts, altered little from the time of their construction. Storefront design evolved over time from simple windows to the large glass display windows we are used to.

Every effort must be made to maintain and restore these very important architectural elements.

Some storefronts have been “bricked-in” or covered in an effort to “modernize”. The result is a hodge-podge of incongruous and inappropriate materials which causes visual clutter and stylistic confusion. Owners of such structures should consider redesigning their storefronts in such a way as to capture the style of the original. Often, elements of the old storefront can be found underneath multiple layers of newer materials.

RECOMMENDATIONS:

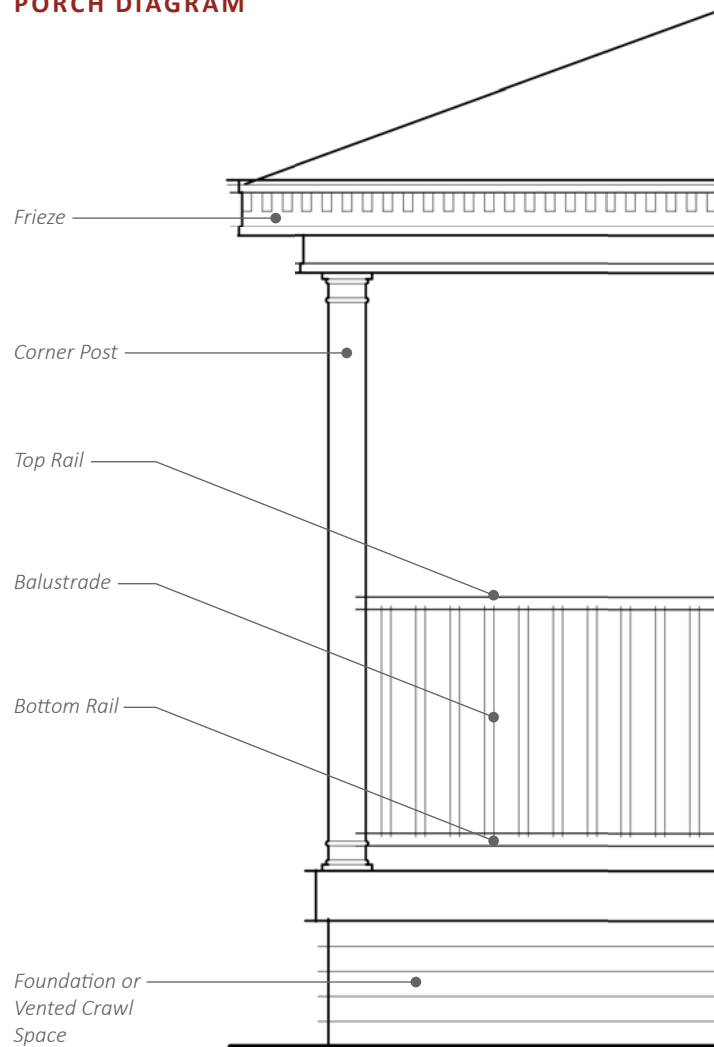
1. **Primary:** Repair and restore original storefront design. Use historic color scheme.
2. **Secondary:** If original storefront has been “modernized,” redesign and rebuild storefront in keeping with the structure’s architectural style. A qualified preservation architect should be consulted, along with the use of historic photographs of Somerset.



Somerset storefronts vary in age and style.

Non-compatible storefront: Alterations have harmed the integrity of this storefront

PORCH DIAGRAM



Typical Porch Terminology
The example is a compatible porch design

Porches and Porticos

In the days before air conditioning, people spent more time outdoors, and the architecture of Somerset – especially residential structures – reflects this in the myriad collection of porches and porticos. Generally, the details are classical in nature, complementing the architecture of the house. These elements add a lot of detail and character to the historic district and maintaining them is important.

It is not recommended to enclose porches – especially on the front of a building – to create new indoor space. This alters the character of openness intended by the original design. A word about decks: open deck structures, which have become popular in recent years, should be limited to the rear of the house.

Most porch elements are made of painted wood, and they endure severe weather exposure. Keeping a secure roof and painting on a regular basis will keep most of these elements intact. If porches are “missing,” or if they have been inappropriately modified, owners are encouraged to design an appropriate replacement, with the assistance of a preservation architect and historic photographs.

RECOMMENDATIONS:

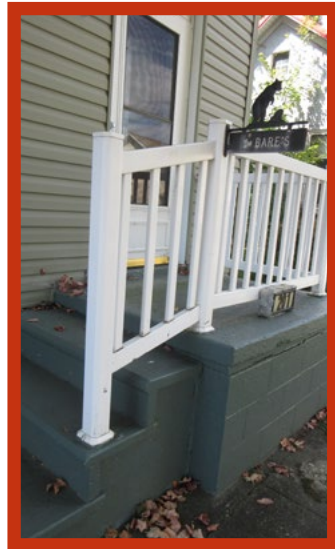
1. **Primary:** Repair and restore original porches and porticos. Use historic color scheme.
2. **Secondary:** If the original porch has been “modernized,” redesign and rebuild it in keeping with the structure’s architectural style. A qualified preservation architect should be consulted, along with the use of historic photographs of Somerset.



These porches add detail and style to the district



Non-compatible material



Non-compatible material

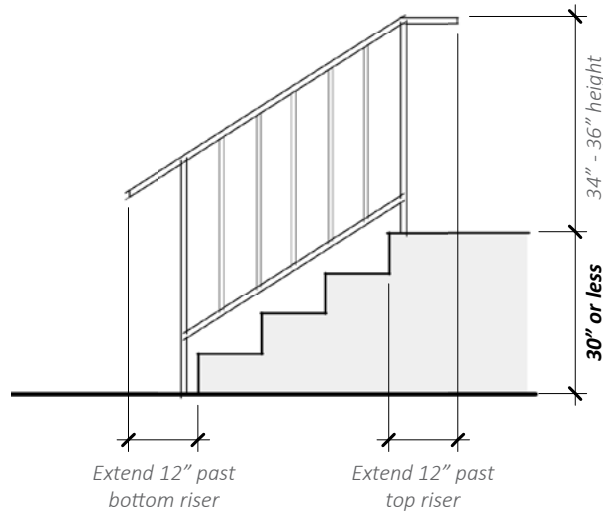


Non-compatible style

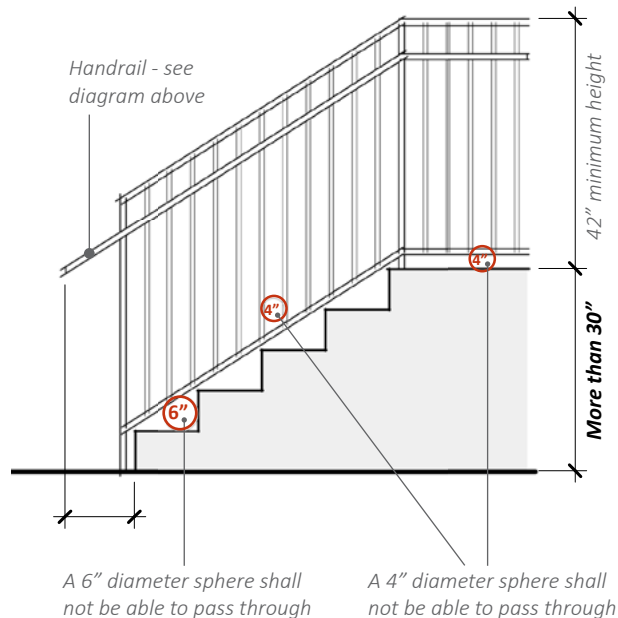


Non-compatible massing and location of porch addition

HANDRAIL DIAGRAM



GUARDRAIL DIAGRAM



Handrailings and Fences

Contemporary codes call for more handrails than we may have seen historically. This is for safety and convenience, especially as the village's population ages. Handrail functionality and height is regulated by code, but that doesn't mean that handrails can't be designed to blend with the historic district's architecture and site features. Modern materials like aluminum and contemporary, curved shapes should be avoided. In general, handrails should not be made of wood (residential handrails can be an exception).

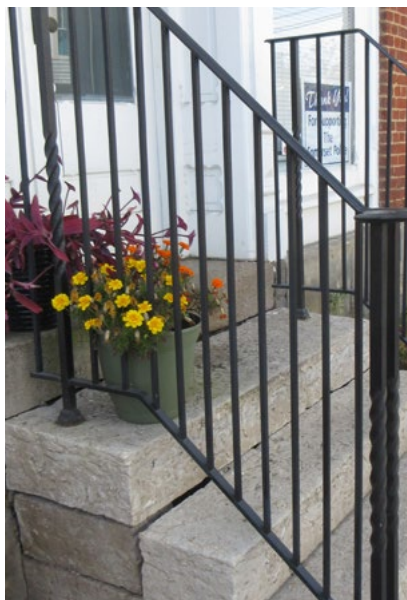
RECOMMENDATIONS:

- 1. Primary:** Repair and restore original or historic railings. Use historic color scheme.
- 2. Secondary:** Consider simple wrought iron or painted steel handrails. Use readily available extruded railings and balusters.
- 3. Secondary:** In some cases, traditional pipe rail with cast iron fittings may be appropriate.

Fences and walls are commonly used to separate uses or to provide privacy and security. Traditional fences and walls found in the Somerset district include cast and wrought iron fences, wood board or picket fences, or planted hedge rows. Rarely there may be masonry walls. Any of these materials may be used within the historic district, as appropriate. However, avoid more contemporary applications such as concrete block, chain link, basket-weave, stockade or board-on-board fence designs. Vinyl fencing should not be used.

RECOMMENDATIONS:

- 1. Primary:** Repair and restore original or historic fences and walls. Use historic color scheme.
- 2. Secondary:** Wood fences should be painted or stained with an opaque stain – they should not be left to weather.
- 3. Secondary:** Remember to place the 'front' side of a fence towards the street, or towards a neighbor. Exposed structural elements, if any, should face inward.



Railings can be simple and made from iron or wood



Contemporary design and incompatible materials detract from the district



Historic images of Somerset

Signage and Lighting

The Somerset Historic District is beset with a common contemporary problem: visual clutter and confusion caused by existing signage. Traffic control signs, business identification signs, temporary signs and posters all compete for attention – especially in the congested area around Courthouse Square.

Signage has three uses: (a) conveyance of information, (b) dissemination of directions, and (c) explaining regulations. Informal signage probably causes the most confusion, but it is the most easily controlled. Many cities and villages have signage control ordinances which allow individuality and creativity within strict guidelines. Each shop can retain its individuality through the use of logos, typeface, etc. without overpowering its neighbors. Such an ordinance would be an asset to Somerset. In the meantime, signage within the historic district can be regulated by application for a CoA from the Historic District Review Board.

Historically, of course, signs in Somerset were not electrified. Most shops and businesses had painted wooden sign boards mounted flat on the building wall above the storefront. Sometimes signs were painted directly on brick walls. In addition, some businesses would “hang-out a shingle” – a sign suspended on a metal bracket and adorned with the symbol of their trade or profession. Old engravings of Somerset show, in addition, a few oval-shaped, free-standing signs.

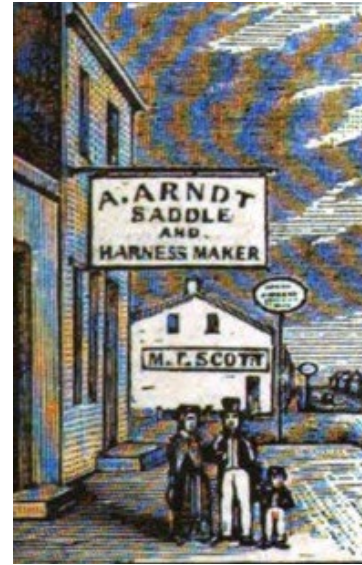
Since today’s village operates in the evening hours, lighted signs are a necessity. Simple, painted signs illuminated by incandescent bulbs (or 2500° K, warm tone LEDs), would be the most appropriate signs for Somerset’s buildings. Plastic, fluorescent signs, moving displays, and “billboard” type signage should be avoided along with “brand-name” franchise signage. Video displays should be prohibited in the historic district.

Ideally, each business should have only three elements of signage:

- Business name sign – oriented to the street for identification by motorists or pedestrians walking on the opposite side of the street.
- Address sign – street address numbers, large clear, easy to read.
- Pedestrian store name sign – small sign painted or mounted in storefront window or shop door, oriented to pedestrians approaching the store. This signage need not be visible from the street.

RECOMMENDATIONS:

1. **Primary:** Create signage that evokes the character of the historic architecture of Somerset. Numerous historic photos show examples.
2. **Primary:** Awning mounted signage is generally acceptable.
3. **Primary:** Consider using pedestrian-oriented painted signs in windows or small, suspended signs.
4. **Secondary:** The Village of Somerset should consider drafting a detailed signage ordinance, in consultation with a qualified signage and preservation consultant. The ordinance should include types, sizes, and styles of allowable signage.



Historic Images of Somerset: Historically, most businesses had wooden, painted signs mounted flat on the exterior wall above the storefront. In addition, some shops “hung out a shingle”, a hanging sign displaying the symbol of their trade or profession.



Examples of appropriate signage

NON-COMPATIBLE EXAMPLES



Examples of Non compatible signage: The Somerset Historic District is beset with a common contemporary problem: visual clutter and confusion caused by existing signage. Traffic control signs, business identification signs, temporary signs and posters all compete for attention especially in the congested area around Public Square.



1880s Paint company advertisement

Color

Color is one of the most important aspects of the historic district. Many of the colors are created by natural materials like brick or stone. But many surfaces are painted, and this is where use of historic and appropriate color schemes can have a significant impact at a very reasonable cost. Whenever possible, original paint colors should be researched. If the original paint has never been removed, original colors can be revealed by carefully cutting through the layers of paint and revealing the color. This can be a logical starting point for re-painting.

Historic buildings generally had simple paint schemes, usually not incorporating more than three colors – base wall color, major trim color and, sometimes, a minor accent color.

RECOMMENDATIONS:

- 1. Primary:** Research and document original paint colors as a starting point for re-painting.
- 2. Primary:** Consider using no more than two colors. Generally consider light colors for the building body and darker colors for trim. Avoid 'bright' or trendy colors.
- 3. Primary:** Avoid painting surfaces that have never been painted, like stone lintels, sills and the like.
- 4. Secondary:** Avoid removing old paint layers from existing brick walls, since the removal may damage old, soft brick. If paint must be removed, use the gentlest method that will work. Never, never use sandblasting to remove paint. The damage caused will be irreversible.
- 5. Secondary:** Painting of brick walls, especially pre-Civil War buildings that have very soft hand-made bricks, should generally be painted to be protected from weathering.

Air Conditioning Equipment, Trash Containers, etc.

Heat pumps, air conditioning compressors, cooling towers and the like should never be visible from the street, and, wherever they are, they should be adequately screened from view by wall, fencing or landscaping. Window air conditioners are discouraged on street-facing façades. Likewise, dumpsters should be screened from view, and trash containers should be inside whenever possible.

RECOMMENDATIONS:

1. **Primary:** Locate mechanical equipment at the rear of primary structures, and screen from view.
2. **Primary:** Provide screen fencing or walls to enclose dumpsters and trash containers.
3. **Secondary:** Avoid placing window air conditioners on primary façades.

Sidewalks, Driveways, Patios, and Parking Lots

A walk around the historic district reveals the results of several phases of grant-funded streetscape improvements. The variety of materials used for sidewalks is consistent with the development of the Village over two centuries. There are brick, stone and concrete sidewalks, and the mixture is part of the district's charm. Patios, driveways and parking lots are not really part of the historic mix within the district, but they are normal and necessary elements of our contemporary life, so they need to be sensitively incorporated.

RECOMMENDATIONS:

1. **Primary:** Replace or repair sidewalks in kind. If a new sidewalk is designed, brick should be given first consideration.
2. **Primary:** Locate parking lots to the rear of existing or new structures, with access from alleys. Do not demolish historic structures to provide parking.
3. **Primary:** Patios and decks, if needed, should be located to the rear of buildings, and should not be visible from the street.
4. **Secondary:** Do not use bricks salvaged from demolished buildings, as they will not be the hardened brick needed for paving.
5. **Secondary:** Avoid new curb cuts for driveways and use alley access for vehicles wherever possible.



SECTION 5: CHANGES TO THE HISTORIC DISTRICT

Historic View: Downtown Somerset

DRINK

Introduction

Change happens. Villages evolve. As historically intact as the Village of Somerset is, it is also the sum of changes made over two hundred years. This section will provide guidance for larger scale changes that may be proposed within the historic district, including additions to enlarge existing buildings, design principles for new buildings, and when to consider demolition. This will be followed by some recommendations for future land use coming out of a zoning update process being done by the planning consultants at MKSK.

Additions to Existing Buildings

One way to extend the useful life of a historic building is to add permanent new space — an addition. The design of additions to historic buildings, however, is a sensitive design issue requiring a delicate balance between matching the historic building too closely (hence creating a false sense of history), and contrasting the new too much against the old (thus introducing something that may diminish the importance of the historic building).

Before planning any addition, a study should be conducted to determine whether an addition is absolutely required, or can the historic building be renovated to accommodate the modern needs? There are several ways to add space to an existing building, including (a) an above-grade addition; (b) “found space,” or re-purposing unused attics or basements; or (c) moving some functions out to another place. Sometimes a building user can expand into an adjacent structure or another floor rather than adding above-ground space.

So, once the need for an addition is established, there are principles that, when followed, should result in a compatible addition to both the historic building and the district.

The primary source of the guidance below is the National Park Service Preservation Brief Number 14: New Exterior Additions to Historic Buildings: Preservation Concerns. This is a good source for additional information.

Where can you go for more detailed information and examples?

NPS Preservation Brief Number 14:

<https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm>

RECOMMENDATIONS FOR LOCATION

1. *A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition.*

Generally, constructing the new addition on a secondary side or rear elevation—in addition to material preservation — will also preserve the historic character. Not only will the addition be less visible, but because a secondary elevation is usually simpler and less distinctive, the addition will have less of a physical and visual impact on the historic building. Such placement will help to preserve the building’s historic form and relationship to its site and setting.

RECOMMENDATIONS FOR SIZE, SCALE, AND MASSING

1. *A new addition should be smaller than the historic building — it should be subordinate in both size and design to the historic building. It should not compete in size, scale or design with the historic building.*
2. *The height of the new addition should also take into account adjacent properties. It should not block access to natural light and air or encroach on their privacy.*

RECOMMENDATIONS FOR COMPATIBILITY

1. *A new addition should be simple and unobtrusive in design and should be distinguished from the historic building — a recessed connector can help to differentiate the new from the old.*
2. *A new addition should be designed to be compatible with the historic character of the building. The construction materials and the color of the new addition should be harmonious with the historic building materials.*
3. *The new addition should use simpler materials and less ornate detailing than the historic building.*

4. A new addition should not destroy historic materials, features and forms that characterize the property.
5. A new addition should 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.
6. Significant historic landscape features and topography should be protected.
7. A rooftop addition is generally not appropriate for the Somerset Historic District. But, a compatible dormer or skylight, which is minimally visible from the right of way, may be

APPROPRIATE ADDITION DIAGRAM



Where to Add? Additions are best located to the rear of the primary structure.

Scale and Massing: Additions should be subservient to and distinguished from the primary structure

EXAMPLES OF COMPATIBLE ADDITIONS



Addition appears as an out-building



Addition in the rear is not readily apparent from the street

EXAMPLES OF NON-COMPATIBLE ADDITIONS



Addition is not set back from historic building or from sidewalk - this would be compatible if it were set back



Addition is incompatible in style and inappropriately located; original entrance is bricked-in



Addition on front of building conceals elements of historic architecture, including main entrance



Historic open porch is enclosed with brick and is trying to imitate historic building



Addition obscures original and changes the massing



The second floor addition is just 'odd'; roof style is incongruous with historic styles

New Construction

There are ample opportunities for new construction within the Somerset Historic District. As noted earlier, there are buildings that are non-contributing to the district, and there are buildings that are considered intrusions. There are also a few empty sites or parking lots. All of these are potential locations for new buildings. For new construction to enhance the historic district, a sensitive and well-thought-out design is necessary.

RECOMMENDATIONS FOR LOCATION, STREET FRONT AND SETBACK

1. *New buildings should be located respecting the context of neighboring buildings and the street.*
2. *Primary building façade and main entry should face public right-of-way.*
3. *Building setback should match the setback of other buildings in the same row. The historic street-wall should be maintained. Commercial buildings in the historic district are typically set on the public walk with very shallow to no front setback.*
4. *If the historic setback cannot be matched for some reason, it is preferable to have the new structure behind the existing setback than in front of it.*
5. *Parking lots should be placed inconspicuously to the rear of the building in such a way that they are not readily visible from the public right-of-way.*
6. *The historic district's streetscape design should be continued as part of the new development, including compatible brick sidewalks, curb cuts, street furniture and light poles.*
7. *Existing mature trees should be identified and protected as part of project planning.*
8. *Utility and mechanical areas should be placed inconspicuously to the rear of the building in such a way that they are not readily visible from the public right-of-way.*
9. *Follow zoning and building codes. Variance requests should be submitted to the zoning board and Historic District Review Board for consideration.*

RECOMMENDATIONS FOR SIZE, SCALE AND MASSING:

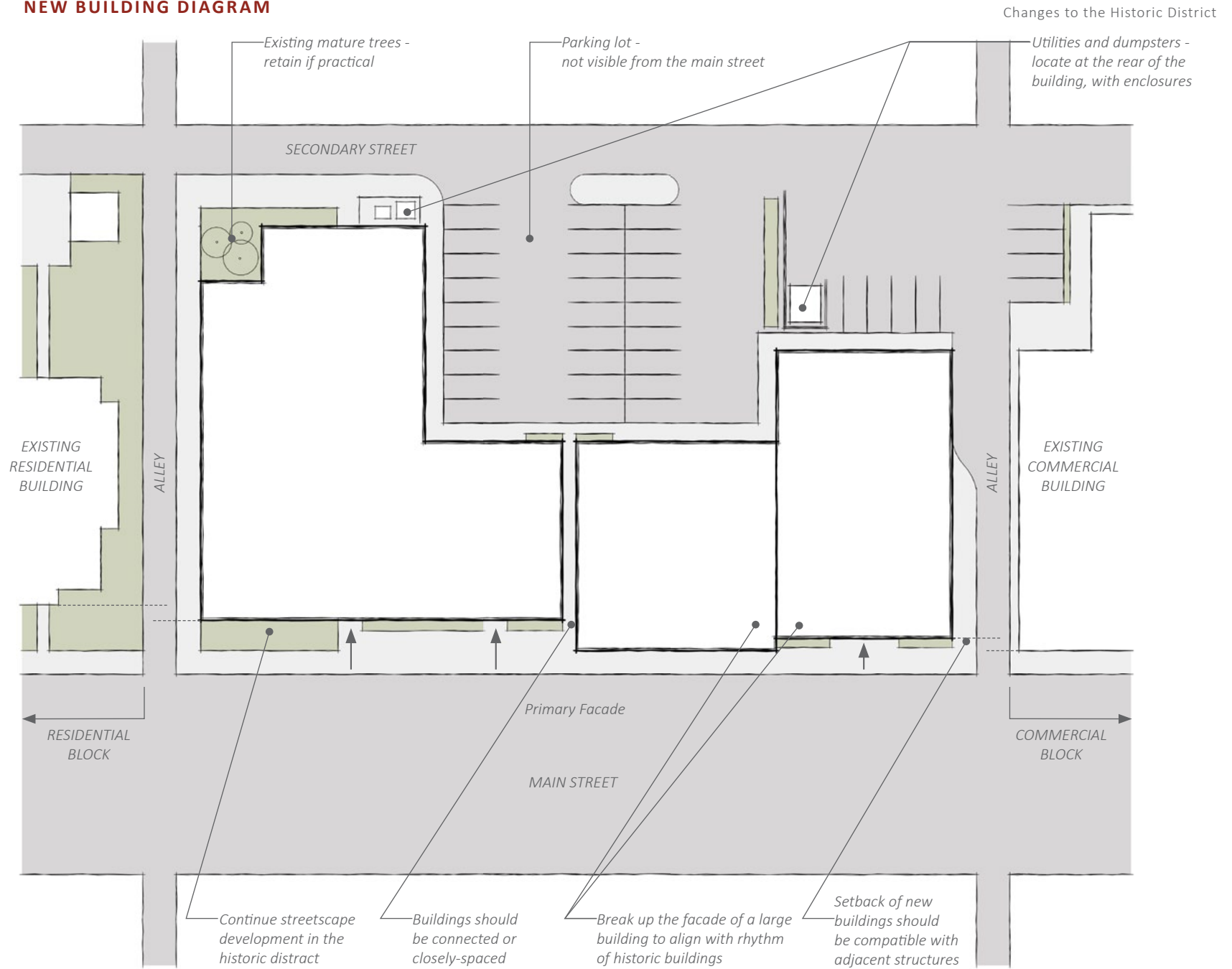
1. *New buildings should be compatible to massing and proportions of adjacent buildings.*
2. *The height of the new building should not generally be much higher than the average heights of the adjacent structures.*
3. *Architectural styles should be compatible to the Historic District. Contrasting styles should be avoided.*
4. *Close spacing between buildings contributes to the historic density of Somerset and should be maintained.*
5. *New buildings should contribute to the existing rhythms of the adjacent and nearby buildings, without duplicating them. Large buildings should use details to break down the scale to a compatible rhythm.*
6. *Follow zoning and building codes. Variance requests should be submitted to the zoning board and Historic District Review Board for consideration.*

RECOMMENDATIONS FOR MATERIALS AND DESIGN ELEMENTS:

1. *New building materials should be compatible to those existing in the historic district. For example, brick walls with slate tile gable roof are typically found in the Somerset Historic District.*
2. *Windows and doors style should be compatible to those existing in the historic district. For example, historic 6-over-6 double hung windows and 4-paneled doors are found in some parts of the Somerset Historic District.*

Refer to the chapter "Preservation District Design Guidelines" for more information.

NEW BUILDING DIAGRAM



Demolition

The Somerset Historic District Preservation Ordinance states, in part, that its purpose is “to maintain and enhance the distinctive character of historic buildings and areas and to safeguard the heritage of the Village of Somerset by preserving districts which reflect elements of its history, architecture, archaeology, engineering or culture.” It is the intact collection of authentic historic buildings that gives Somerset its unique qualities. Demolition of contributing buildings should be considered only as a last resort.

A property owner who wishes to demolish a building located within the Historic District must demonstrate to the Historic District Review Board that they meet at least one of the following conditions and receive a CoA. Each request will be reviewed individually by the Board, and Village Council, based on its own merit. Exceptions to these guidelines may be made by the Board on a case by case basis.

1. Emergency Demolition / Exceptional Circumstances
 - a. Threat of structural collapse – need a letter from an independent registered structural engineer or a court order
 - b. Hazardous conditions– need a letter from a licensed inspection agency, or building inspector
 - c. Other
2. Demolition of a Non-Contributing building or non-significant portion
 - a. Must be listed as non-contributing
 - b. Demolition should not adversely affect the streetscape
 - c. Demolition should not structurally affect the structures/properties next to it
3. Demolition due to economic hardship
 - a. Owner must demonstrate that the building cannot be economically rehabilitated
 - b. Owner must agree to document the historic building prior to demolition.
 - c. Any other information can be requested by the Village on a case by case basis

Demolition of a Contributing building will be considered only on a case by case basis by the Design Review Board and the Village Council. Before a CoA for demolition can be granted, the Historic District Review Board must review and approve a replacement building or use, and the Board may require evidence that the replacement is imminent.

“Demolition by neglect” is not an appropriate criterion for a CoA.



Demolition is forever. Demolition of contributing buildings should be considered only as a last resort

How these Guidelines Work Together

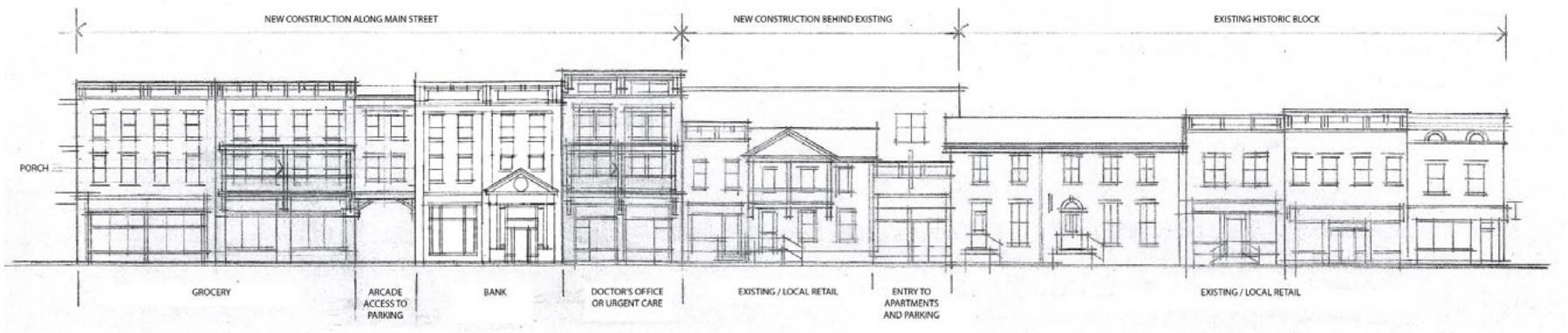
Following is an aspirational design created for Somerset to potentially take advantage of Historic Preservation Tax Credits and Opportunity Zone financing. The scope would involve property acquisition, demolition of non-contributing buildings, renovation of historic buildings, additions to existing structures, new construction,

and creation of open space and parking. Uses would include retail, restaurants, office and affordable housing, all of which are seen as needs for Somerset. The opportunity here would be revitalization of a major portion of the historic district, in accordance with these guidelines.



Aerial view of “Somerset Renaissance.” This concept shows how the guidelines can work together to improve the historic district.

SOMERSET RENAISSANCE PROJECT



Existing and Proposed view of “Somerset Renaissance.” A combination of renovation, demolition, additions and new construction will fill in the streetscape gaps and expand economic opportunity within the historic district.

Future Land Use Recommendations

Future land use policy involves establishing guidelines for organizing and coordinating the future economic and physical growth within the historic district. Continued indiscriminate uncontrolled development of commercial and residential properties within the district could ultimately destroy the character and historic importance of the area. However, planned development in the context of a future land use and preservation policy could provide for developing the economic potential of the district while safeguarding its historic quality.

The last map, entitled, “Future Land Use”, represents an initial approach to establishing a workable land use and preservation policy. As an initial approach, commercial expansion might be limited to the area indicated on the map and existing commercial properties developed to their full potential. As a result, deteriorating conditions within the commercial area would be corrected enhancing the appearance of the area. Limiting commercial expansion would centralize business location and increase activity would encourage new and possibly diverse business activity. Also, by limiting commercial expansion, further encroachment into surrounding residential areas could be controlled in an effort to preserve the existing architectural character of the residential areas.

The future land use map also indicates locations for potential additional parking space to provide for current and future parking needs.

As economic conditions change and commercial expansion beyond the proposed limits becomes necessary, expansion that conforms to prescribed preservation guidelines would be permitted. The overall concept for expansion and change in the district should involve retention of the existing architectural character of the district.

Maintaining the historic importance of the Somerset Historic District will depend upon the success of organizing and coordinating all the diverse social, economic and political interests currently shaping the future of the historic district. Close cooperation between preservationists, businessmen and property owners is essential and will be a prerequisite to the development of a meaningful future land use policy.

EXISTING LAND USE MAP



- Village of Somerset
- Historic District
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Central Business
- Highway / Local Business
- Industrial
- Open / Agricultural
- Special / Public

Existing Land Use Maps for Somerset, Ohio. Source: MKSK Studios, 2020.

FUTURE LAND USE MAP



- Village of Somerset
- Historic District
- Single Family Residential
- Multi Family Residential
- Central Business - B1
- Highway / Local Business - B2
- Industrial - M1
- Park/Open Space
- Future Roads
- Future Trails

Future Land Use Maps for Somerset, Ohio. Source: MKSK Studios, 2020.



MILLS

APPENDIX

Historic View: Downtown Somerset

DRINK

Coca-Cola

Somerset Historic District Preservation Ordinance (Ordinance 17-04)

HISTORIC DISTRICT PRESERVATION ORDINANCE of the Village of Somerset

ORDINANCE# 17-04

SECTION 1.0 Title

The ordinance shall be known as the "Historic District Preservation Ordinance of the Village of Somerset"

1.1 Statement of Purpose

The purpose of this Historic District Preservation Ordinance of the Village of Somerset"

- Is to foster civic beauty;
- to stabilize and increase property values;
- to strengthen the local economy;
- to maintain and enhance the distinctive character of historic buildings and areas and to safeguard the heritage of the Village of Somerset by preserving districts which reflect elements of its history, architecture, archaeology, engineering or culture;
- to protect and enhance the Village's attractions to prospective residents, businesses and tourists, and
- to facilitate reinvestment in and revitalization of certain older districts and neighborhoods

1.2 Definitions

1. Alteration-Any act or process that changes one or more of the exterior architecture features of a building or structure, including but not limited to the erection, construction, reconstruction, or removal of the building or structure
2. Addition-Any act or process that changes one or more of the exterior architectural features of a building or structure by adding to, joining with or increasing the size or capacity of the building or structure.

3. Archaeology - the study of human history and prehistory through the excavation of sites and the analysis of artifacts and other physical remains.
4. Building-Any structure created for the support, shelter or enclosure of persons, animals, or property of any kind and which is permanently affixed to the land
5. Certificate of Appropriateness-A certificate issued by the architectural review board or commission indicating that a proposed change, alteration or demolition of a historic building or structure or within a historic site or district, is in accordance with the provisions of this chapter and local design guidelines
6. Change-Any alteration, demolition, removal or construction involving any property subject to the provisions of this chapter
7. Construction-The act of constructing an addition to an existing structure or the erection of a new principal or accessory structure on a lot or property
8. Demolition-Any act or process that destroys in part or in whole any building or structure
9. Historic District-Any area designated by ordinance of the Village or Village Council which may contain within definable geographic boundaries, buildings, structures or sites of historic, architectural or archaeological significance
10. Historic Structure-Any building or structure which has historic, architectural or archaeological significance and has been so designated according to the provisions of this chapter. The significance of a property to the history, architecture, archaeology, engineering, or culture of a community, state, or the nation. It may be achieved in several ways:
 - Association with broad pattern of our history, events, activities, or patterns
 - Association with persons significant in the Village's past
 - Distinctive physical characteristics of design, construction, or form
 - Potential to yield information important in history or prehistory (archaeology)
11. Landmark- Any building, structure or archaeological site that has been designated as a "landmark" by ordinance of the Village Council, pursuant to procedures proscribed herein, that is worthy of preservation, restoration or rehabilitation because of its historic, architectural or archaeological significance
12. Ohio Historic Preservation Office – the official historic preservation agency of the State of Ohio. It has developed since 1967 when the Ohio Historical Society was designated to manage responsibilities delegated to the state by Congress in the National Historic Preservation Act of 1966. The Ohio Historic Preservation Office prepares and distributes a state historic preservation plan, identifies historic places and archaeological sites, nominates eligible properties to the National Register of Historic Places, reviews rehabilitation work to income-producing National Register properties for federal investment tax credits, consults on significance and proposed federally-assisted projects for effects on historic, architectural, and archaeological resources, qualifies communities for the Certified Local Government program and administers matching grants to them, consults on the conservation of buildings and sites, and offers

educational programs and publications. It is located at 800 East 17th Avenue, Columbus, Ohio 43211.

13. Owner-the owner or owners of record

14. Preservation-The act or process of applying measures necessary to sustain the existing form, integrity and materials of an historic property

15. Reconstruction-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

16. Rehabilitation-The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values

17. Restoration-The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project

18. Historic District Review Board - The Board established under the provisions of the enabling legislation

19. Village - The Village of Somerset

2.0 Procedures For Establishing The Somerset Historic District Review Board

1. In order to execute the purposes declared in this chapter, there is hereby created The Somerset Historic District Review Board (hereafter referred to as "The Board"). The Board shall consist of a minimum of five (5) members, all of whom have demonstrated a special interest, experience or knowledge in history, architecture or related disciplines
2. Members shall be appointed by the Mayor subject to majority approval by Somerset's Village Council
3. The Board shall include at least (2) preservation related professional members to the extent such professionals are available in the community (this shall include the professions of architecture, architectural history, history, archaeology, planning or related disciplines)
4. Members shall be appointed to The Board for three (3) year terms of office which are staggered.

5. Rules of procedure, including a section addressing conflict of interest, shall be established and made public

6. At least (4) meetings a year held at regular intervals, in a public place, advertised in advance, with notice being posted at the Village courthouse

7. Review decisions shall be made in a public forum, with applicants notified of meetings and advised of decisions

8. Written minutes of actions of The Board shall be available for public inspection

9. An annual report of The Board's activities will be written, to include: cases decisions, special projects, qualifications of members etc., kept on file and available for public inspection

10. Vacancies on The Board will be filled within 60 days, unless extenuating circumstances require a longer period

11. The Board shall consider the advice of the Village Zoning Inspector or the advice of those consultants whose opinion is sought by The Board with respect to any application for a certificate of appropriateness.

2.1 Powers and Duties of Somerset's Historic District Board

In addition to those powers and duties otherwise specified in this chapter, the Somerset Historic District Board shall:

1. Establish and use written guidelines for the conservation of Contributing Properties, Local Historic Properties and Historic Preservation Districts in acting on applications for Certificates of Appropriateness.
2. Conduct or cause to be conducted a continuing survey(s) of historic and cultural resources within the Village, according to guidelines and process approved by the Ohio Historic Preservation Office (hereinafter "OHPO").
3. Maintain a detailed inventory of the designated Contributing Properties, Local Historic Properties and Historic Preservation Districts. Allow the inventory material to be accessible to the public; however, access to archaeological site locations may be restricted. Maintain all inventory items on Ohio Historic or Archaeological inventory forms or forms compatible with OHPO's

computerized inventory. The inventory material will be available through duplicates or digital images to the OHPO. Inventory/forms shall be updated periodically to reflect changes, alterations, and demolitions.

4. Make recommendations to Council for designation of Contributing Properties, Noncontributing Properties, Local Historic Properties and Historic Preservation Districts.
5. Advise Village officials and departments regarding protection of local historic resources.
6. Act as a liaison on behalf of the Village government to individuals and organizations concerned with historic preservation.
7. Work toward the continuing education of citizens regarding historic preservation issues and concerns.
8. Conduct or encourage The Board members to attend educational sessions at least once a year, or in-depth consultation with the OHPO, pertaining to work or functions of The Board, or historic preservation issues.
9. Seek expertise when considering a National Register nomination and other actions which are normally evaluated by a professional in a specific discipline and that discipline is not represented on the commission before rendering its decision.
10. Undertake additional responsibilities upon mutual written agreement between the OHPO and the Village. A written agreement will address what duties are to be performed, what staff assistance is needed to perform the work and what level of activity in each area of responsibility will be maintained. All delegated responsibilities must be at no charge to OHPO.
11. The Board shall determine the appropriateness of the application regarding demolition, construction, preservation, restoration, reconstruction and rehabilitation of structures within the designated historic district or designated landmark building.
12. The Board shall have review of all proposed National Register of Historic Places nominations within the Village.

3.0 Historic Districts Established; Procedure for Additional Designations

Somerset's Downtown Business Historic District is defined as on the Northeast section of the Public Square, the buildings that are attached, on the Southeast section of the Public Square the buildings that are attached, on the Southwest, the buildings that are attached, including on the South, additionally the building at 103 S. Columbus St. (currently Carpenter's Market) and to the West, additionally

all the buildings that are attached after the first alley up until the second alley ending at the building (currently the Zane Trace Inn). The precise boundaries are Gay Street to Sheridan Avenue and Pigfoot Square to North High Street.

3.1 Criteria for Additional Historic Landmarks or Districts

In considering the designation of any area, property, or site as a historic district or landmark, The Board shall apply the following criteria:

- Its character, interest or value as part of the development, heritage or cultural characteristics of the city, state or nation
- Its location as a site of a significant historic event
- Its identification with a person significant in the Village's past
- Its exemplification of the cultural, economic or social heritage of the city, state or nation
- Its portrayal of a group of people in an era of history, characterized by a distinctive architectural style
- Its embodiment of distinguishing characteristics of a building type or architectural style
- Its embodiment of elements of architectural design, detail, materials or craftsmanship, which represent a significant architectural innovation
- Its identification as the work of an architect or master builder who work has influenced the city, state or nation
- Its potential to yield information important in prehistory or history (archaeology)

3.2 Procedures for Designating Landmark Properties

1. When a proposal to designate an individual property as a landmark is received from a property owner or initiated by The Board, The Board shall consider the proposal in terms of the criteria defined above and make a recommendation to Village Council
2. For proposed individual landmarks the following procedure shall be followed:
 - a. The owner(s) shall be notified by certified mail that the property is being considered for designation by The Board. The notice shall include the date, time, and place of a public hearing relative to the proposed designation. The owner(s) shall be invited to comment in writing. The general public shall also be notified through the local newspaper.
 - b. No sooner than thirty (30) days after sending its notice to the owners and

publishing a legal notice in the newspaper, The Board shall conduct a public hearing and review any written comments received. The hearing shall be open for public comment. At the close of the hearing, and if there is no objection by the property owner, The Board shall forward a copy of the minutes of the hearing, along with its recommendation for designation to Village Council.

- c. At the next regular Village Council meeting occurring subsequent to the receipt of a recommendation from The Board to designate an individual landmark, Village Council shall vote by motion on the designation of the property (ies).
- d. If Village Council does not approve the nomination(s), and if there is no objection from the property owner, then The Board may revise and/or resubmit the nomination(s) to Village Council with any additional supportive information. The property owner shall be notified as to the date that Village Council will be acting on the recommendation.
- e. Immediately after the approval of the individual landmark by Village Council, the Village Fiscal Officer shall notify all affected property owner(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 Village Mayor and Village Zoning Inspector and all pertinent Village Commissions. The Village Fiscal Officer shall keep a copy of the list on file for public inspection.
- f. The Board may recommend that Village Council remove from the landmarks list properties that no longer meet the criteria of the ordinance. The procedure for the removal of a landmark property shall follow the same procedure for designating a landmark property as set forth in Section

3.3 Procedures for Designating Historic Districts

1. When a proposal to create a historic district is received or initiated by The Board, The Board shall consider the proposal in terms of the criteria defined in Section and make a recommendation to Village Council.
2. The following procedure will be followed for the initial establishment of the Somerset Downtown Business Historic District and any subsequent additional proposed historic district:
 - a. All property owners within the proposed historic district shall be notified by certified mail that the property is being considered for designation within an historic district. The notice shall include the date, time, and place of a public hearing relative to the proposed designation. The owners shall be invited to comment in writing. The general public shall also be notified through the local newspaper.
 - b. No sooner than thirty (30) days after sending its notice to the owners and publishing a legal notice in the newspaper, The Board shall conduct a public hearing and review any written comments received. The hearing shall be open for public comment. The Board shall explain the effects of designation, why historic district status is

being sought, and record the comments of persons in attendance. At the close of the hearing, and if there is no objection by 51% or more of the property owners, The Board shall forward a copy of the minutes of the hearing, along with its recommendation for designation to Village Council.

- c. At the next regular Village Council meeting occurring subsequent to the receipt of a recommendation from The Board to designate a historic district, Village Council shall vote by motion on the designation of the district.
- d. If Council does not approve the nomination, and if owners pose no objections, then The Board may revise and/or resubmit the nomination to Village Council with any additional supportive information. The property owners shall be notified as to the date that Village Council will be acting on the re-nomination.
- e. Immediately after the approval of the historic district by Village Council, the Village Fiscal Officer shall notify all property owners in the district of the decision in writing, add the historic district designation to the list of same, and forward a copy of the information to the Village Mayor, Village Zoning Inspector and all pertinent Village Commissions. The Village Fiscal Officer shall keep a copy of the list on file for public inspection.

4.0 Procedures for Reviewing Proposed Alterations (Including Demolition and New Construction) to Designated Resources

1. A Certificate of Appropriateness must be obtained prior to commencing new construction, reconstruction, rehabilitation, restoration or demolition which would come within the jurisdiction of The Board.
2. No Zoning Certificate of Building Permit shall be issued by the Village Zoning Inspector for any construction, reconstruction, rehabilitation, restoration, or demolition of any structure in a Historic Preservation District, unless a Certificate of Appropriateness has been issued by The Board.
3. A Certificate of Appropriateness shall not be required in the case of normal and customary building maintenance activities or to paint an architectural feature or other visible exterior improvement, provided such activities do not render the structure concerned incompatible with the standards of this chapter.
4. Nothing in this chapter shall prevent a property owner from making emergency repairs to the exterior of a property where such repairs are necessary for the preservation of the structure and not caused by the neglect of the property owner.

4.1 Procedure for a Certificate of Appropriateness

1. The Board, assisted by Village personnel, shall be available to applicants as a source of information and assistance before an application is made. Applicants are encouraged to make use of this service.
2. Application(s) for a Certificate of Appropriateness shall be filed with the Village Zoning Inspector in such time as may be prescribed by The Board and approved by the Village Mayor.
3. The Board shall approve or reject an application for a Certificate of Appropriateness within forty-five (45) days of the filing of a complete application. If The Board fails to act within the time period, the application for a Certificate of Appropriateness shall be deemed approved.
4. Each case will require careful consideration of all relevant factors, including earlier changes, existing conditions and surrounding properties. The Board shall approve, or approve with conditions, the Certificate of Appropriateness if it finds that the proposal conforms to the Secretary of the Interior's Standards for Rehabilitation.

The Secretary of the Interior's Standards for Rehabilitation include:

- A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- Each property will 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 elements from other historic properties, will not be undertaken.
- Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction will 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.

5. In the case of the denial of a Certificate of Appropriateness, The Board shall state the reasons for denial in writing and include findings of fact in support of the decision. Copies of the decision shall be mailed to the applicant. The Board may suggest changes which can result in approval, and offer to continue to meet with the owner to achieve a mutually satisfactory compromise.
6. In addition to the above procedures, if an application for a certificate of appropriateness seeks approval of demolition, The Board may delay determination of the application for a period of 180 days upon a finding that the structure is of such importance that alternatives to demolition may be feasible and should be actively pursued by both the applicant and The Board. In the event that action on an application is delayed as provided herein, The Board may take such steps as it deems necessary to preserve the structure in accordance with the purposes of this ordinance. Such steps may include but are not limited to, consultation with civic groups, public agencies, and interested citizens, marketing plans, recommendation for acquisition of the property by public or private bodies or agencies, and exploration of the possibility of moving the structure or structures.

4.2 Enforcement Provisions and Penalties

1. If it is found that any of the provisions of these standards are being violated, the person responsible for such violations shall cease all work upon notification, and no work shall be performed except to correct the violations. All work shall be corrected within a reasonable period and any violations not corrected within the specified time may be prosecuted.
2. Whoever constructs, reconstructs, or alters any exterior architectural feature or demolishes a substantial part or all of any building within the historic district without a Certificate of Appropriateness shall be fined not more than one hundred

dollars (\$100.00). Each day of violation shall be considered a separate offense. Whoever violates this section shall be required to restore and reconstruct such features in full detail.

4.3 Minimum Maintenance Requirement

- I. No owner of a building or structure in the historic district, shall by willful action or willful neglect, fail to provide sufficient and reasonable care, maintenance and upkeep to ensure such building's perpetuation and to prevent its destruction by deterioration.
2. The owner of a protected property shall provide sufficient maintenance to ensure its protection from hazards and to prevent deterioration.

4.4 Appeals Procedures

1. Decisions by The Board may be appealed to the Village of Somerset's Planning Commission within ten (10) days of The Board hearing. No building permit or other permit required for the activity applied for shall be issued during the ten-day period or while an appeal is pending.
2. The Village of Somerset's Planning Commission shall consider an appeal within thirty (30) days of receipt and shall utilize the written findings of The Board in rendering their decision. A majority vote of the Village of Somerset Planning Commission shall be required to overturn a decision of The Board.

5.0 Severability

If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions or application of this Ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are hereby declared severable.

Passed: 3-21-17

Attest: 
President of Council David Snider

Attest: 
Fiscal Officer Kelly Beem

Inventory of Existing Buildings (Ohio Historic Inventory)

This appendix has a link to another snapshot in time, the Ohio Historic Inventory. During the period of 1977-1992, 147 Somerset buildings were recorded on OHI forms. This is a great starting point for anyone beginning to research a building in the district. One example is shown here, but the rest are available on-line:

<https://www.somersetohio.org/documents>

From the Ohio History Connection web site:

What Is the Ohio Historic Inventory? The inventory program was developed to serve as an accurate and continuing record of the architectural and historic properties currently existing in the state. The Ohio Historic Inventory is used to record basic information on historic properties in Ohio. Since 1974, over 100,000 historic properties have been entered into the records of the Ohio Historic Inventory.

Who Uses the Ohio Historic Inventory Form and What Is It Used For?

The Ohio Historic Inventory is used by the State Historic Preservation Office staff, by various state, local, and federal agencies, and by the general public for making land-use planning, urban development, and road-improvement decisions. In addition, the inventory serves as an official archive and body of information for researchers and property owners.

How Is the Form Set Up?

The Ohio Historic Inventory Form consists of a single page, two-sided questionnaire that gives a complete but succinct description and history of a building, site, structure, or object. The form is divided into six basic categories: Identification, Location, Background, Architectural Data, Additional Information, and Photographic Documentation. The form is printed on archival paper.

What Does the Form Do?

The Ohio Historic Inventory form provides a brief description of the location, background, and architecture of a building, site, structure, or object of architectural or historical significance. The Ohio Historic Inventory form is an important reference for organizing community preservation efforts and can be used as a guide for safeguarding the historical and architectural resources of Ohio.

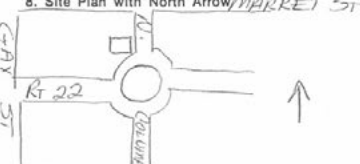

The Ohio Historic Inventory form serves as an important data base for the State Historic Preservation Office's computerization efforts.

What Doesn't the Form Do?

The Ohio Historic Inventory form does not automatically nominate or indicate acceptance of a property to the National Register of Historic Places, though it may serve to bring an eligible property to the attention of local and state governing bodies.

The Ohio Historic Inventory is not intended to be the complete story on a given property; it is an inventory. The pertinent information should be necessarily brief and condensed, hence the need for accurate and informative documentation.

The Ohio Historic Inventory is not a form of protection for a historic resource, nor does it provide property owners with a list of do's and don'ts.

NATIONAL REGISTER				Ohio Historic Preservation Office Ohio Historical Center Columbus, Ohio 43211	
1. No. <u>PER-1-4</u>		4. Present Name(s) <u>SOMERSET CITY OFFICES</u> <u>CODED</u>			
2. County <u>PERRY</u>		5. Other Name(s) <u>PERRY COUNTY COURTHOUSE</u>			
3. Location of Negatives <u>OH3</u>					
6. Specific Location <u>Courthouse Square</u> <u>PUBLIC SQUARE</u>		16. Thematic Category <u>ARCHITECTURE / IAC</u>		28. No. of Stories <u>2</u>	
7. City or Town <u>SOMERSET</u> If Rural, Township & Vicinity		17. Date(s) or Period <u>1928</u>		29. Basement? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
8. Site Plan with North Arrow 		18. Style or Design <u>FEDERAL</u>		30. Foundation Material <u>STONE</u>	
9. Coordinates Lat. _____ Long. _____ U.T.M. Reference <u>17</u> <u>38</u> <u>8</u> <u>7</u> <u>2</u> <u>5</u> <u>4</u> <u>0</u> <u>6</u> <u>9</u> <u>3</u> <u>3</u>		19. Architect or Engineer <u>JAMES HAMPSON</u>		31. Wall Construction <u>BRICK</u>	
10. Zone _____ Easting _____ Northing _____ 11. On National Register? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 12. Is It Eligible? Yes <input type="checkbox"/> No <input type="checkbox"/>		20. Contractor or Builder		32. Roof Type & Material <u>HIP / CORNER</u>	
13. Part of Estab. Yes <input checked="" type="checkbox"/> Hist. Dist.? No <input type="checkbox"/> 14. District Potent'l? Yes <input type="checkbox"/> No <input type="checkbox"/>		21. Original Use, if apparent <u>COURTHOUSE</u>		33. No. of Bays Front <u>5</u> Side <u>7</u>	
15. Name of Established District <u>SOMERSET PUBLIC SQUARE</u>		22. Present Use <u>CITY OFFICES</u>		34. Wall Treatment	
		23. Ownership Public <input checked="" type="checkbox"/> Private <input type="checkbox"/>		35. Plan Shape <u>RECT</u>	
		24. Owner's Name & Address, if known		36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Moved <input type="checkbox"/>	
		25. Open to Public? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		37. Condition Interior <u>FAIR</u> Exterior <u>FAIR</u>	
		26. Local Contact Person or Organization		38. Preservation Underway? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
		27. Other Surveys in Which Included <u>NATIONAL REGISTER OF HISTORIC PLACES</u> <u>NATIONAL REGISTER</u>		39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
				40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
				41. Distance from and Frontage on Road	
42. Further Description of Important Features <u>TYPICAL FEDERAL TREATMENT. CONSTRUCTED IN BRICK Laid IN FLEMISH BAND. THIS WELL PROPORTIONED BUILDING POSSESSES A HIP ROOF WITH A CUPOLA AND SPIRE TOPPED BY A WEATHERVANE. THE FANLIGHT ENTRANCE COMPOSES THE CENTER BAY OF THE 5 BAY FACADE. THE OLD PERRY COUNTY JAIL WAS ONCE A SEPARATE BUILDING.</u>				5. Other Name(s) <u>PERRY COUNTY COURTHOUSE</u>	
43. History and Significance <u>NOW ATTACHED TO THE REAR OF THE OLD COURTHOUSE, ONE OF ONLY TWO REMAINING COURTHOUSES OF THIS STYLE IN OHIO. AT ONE TIME AT LEAST 30 SIMILAR COURTHOUSES EXISTED. THIS BUILDING SERVED AS PERRY COUNTY'S COURT-HOUSE UNTIL 1887 WHEN THE COUNTY SEAT WAS MOVED TO NEW LEXINGTON.</u>					
44. Description of Environment and Outbuildings <u>SITUATED ON CORNER LOT FACING A PUBLIC SQUARE. A STATUE OF GENERAL SHERIDAN STANDS IN THE SQUARE.</u>		46. Prepared by <u>N. RECCHIE</u>			
45. Sources of Information <u>NATIONAL REGISTER NOMINATION FORM</u> <u>PERRY COUNTY COMMISSIONERS</u>		47. Organization <u>OH3</u>			
		48. Date <u>2/26/76</u>		49. Revision Date(s)	

Somerset Historic District National Register of Historic Places Nomination

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

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED JUN 30 1975
DATE ENTERED SEP 5 1975

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

Somerset Historic District, Perry Co., Ohio

CONTINUATION SHEET 1ITEM NUMBER 9 & 10PAGE

9. Bibliography

Howe, Henry. Historical Collections of Ohio. (Centennial edition) Columbus: Henry Howe & Sons, 1891.

Kitchen, Judith. "Somerset Retains Old Courthouse." Columbus: Ohio Historical Society Echoes. May, 1974.

10. Verbal Boundary Description

Starting at the intersection of the alley southwest of and parallel to Columbus St. and the alley southeast of and parallel to Main St., proceed southwest to the south corner of the property on which St. Paul Lutheran Church sits. Proceed northwest to the alley northwest of and parallel to Main St. Proceed northeast along the alley to the rear property line of properties facing Columbus St. Proceed northwest to the west corner of the property two lots northwest of Gay St. Proceed northeast on a line parallel to Gay St. to the rear property line of properties facing Columbus St. Proceed southeast to the alley northwest of and parallel to Main St. Proceed northeast along the alley to the north corner of the property on which the Somerset Methodist Church sits. Proceed southeast across Main St. and parallel to High St. to the alley southeast of and parallel to Main St. Proceed southwest along the alley to the rear property line of properties facing Columbus St. Proceed southeast along the rear property line to the east corner of the property at the east corner of Columbus and Sheridan Sts. Proceed southwest across Columbus St. to the south corner of the property at the south corner of Columbus and Sheridan Sts. Proceed northwest to Sheridan St. Proceed southwest along the center line of Sheridan St. to the alley southwest of and parallel to Columbus St. Proceed northwest to the point of beginning.

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

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED JUN 30 1975
DATE ENTERED SEP 5 1975

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SOMERSET HISTORIC DISTRICTSomerset
Perry County, Ohio

CONTINUATION SHEET 2ITEM NUMBER 10PAGE

District Sketch Map

North

Not to scale

Boundary

X Intrusions
(3 gasoline stations)

Public Square

Market Square

Gay St.

Main St. (US 22)

Sheridan St.

Columbus St. (SR 13)

Market St.

Map Key

1. Old Perry County Courthouse and Jail

2. Statue of Gen. Philip H. Sheridan

3. Underwood's Hardware Store

4. Finck's Store

5. Sheridan's Boyhood Home

6. Nole House (Perry County Historical Society)

7. American House Hotel (Little Phil Inn)

A. St. Paul Lutheran Church

B. Somerset Methodist 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**

DATA SHEET

FOR NPS USE ONLY
RECEIVED JUN 30 1975
DATE ENTERED SEP 5 1975

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

1 NAME
HISTORIC Somerset Historic District
AND/OR COMMON

2 LOCATION
STREET & NUMBER *both sides of main St. from High St. to Market St.,
" " Columbus St. from intersection to west end*
(see continuation sheet) *Long St.*
CITY, TOWN Somerset
STATE Ohio
VICINITY OF 10-Clarence E. Miller
CODE 039
COUNTY Perry
CODE 127

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input checked="" type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input checked="" type="checkbox"/> ACCESSIBLE	<input checked="" type="checkbox"/> ENTERTAINMENT	<input checked="" type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY
NAME Multiple public & private
STREET & NUMBER
CITY, TOWN Somerset
STATE Ohio

5 LOCATION OF LEGAL DESCRIPTION
COURTHOUSE, REGISTRY OF DEEDS, ETC. Perry County Courthouse
STREET & NUMBER
CITY, TOWN New Lexington
STATE Ohio

6 REPRESENTATION IN EXISTING SURVEYS
TITLE Historic American Buildings Survey (Old Courthouse and Jail only)
DATE 1966
DEPOSITORY FOR SURVEY RECORDS Library of Congress
CITY, TOWN Washington
STATE District of Columbia

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Old Perry County Courthouse, built in 1828, is a perfectly-proportioned, nearly square, two-story whitewashed brick structure with hipped roof, slate-roofed frame cupola and weathervane. It features a typical federal style elliptical-headed doorway in the center of a five-bay facade. A stone plaque over the doorway is inscribed "Let Justice be done If the Heavens should fall."

Equally significant architecturally is the Old Perry County Jail, originally a separate one-story structure, but now attached to the old courthouse. The original floor plan of the sandstone ashlar structure can be ascertained, although alterations have been made. The four cells were surrounded by a doughnut-shaped corridor, and the whole was brick-vaulted. An auditorium was built which incorporated the second floor of the courthouse, a fill-in addition between the two buildings (over the former jailer's quarters), and a new second floor over the jail. This addition has damaged the proportions of both structures considerably.

The old courthouse, with a second addition constructed to one side, presently houses city offices. The jail, in use until the mid-1950's, is now vacant except for a portion which is used as a garage.

There is much more of architectural value in Somerset. Nearly all the commercial structures surrounding the square and Sheridan's statue, date from mid to late 19th century, and most are in good repair. Excellent early structures house Underwood's Hardware and Furniture Store and Finck's Store, among others. Underwood's Hardware structure is a large white-painted brick building, 2 stories in height, with bridged chimneys at one end of the steeply-pitched roof. Finck's Store is housed in a well-proportioned three-story brick structure, painted gray, possessing restrained Italianate detailing in the form of window hoodmolds and cornice. Another historic structure, the Little Phil (for Sheridan) Inn on East Main Street was known for many years as the American House Hotel. The structure is identifiable from early photographs, although the roof has been greatly altered.

Sheridan's boyhood home, a log structure which is presently sided and much altered, stands a block from the square. Of particular interest on West Main Street toward Market Square is the 1816-1819 single story brick row building now owned and being restored by the Perry County Historical Society.

Of the approximately 70 buildings located within the boundaries of the Somerset Historic District, only three can be classified as intrusions. All three are gasoline stations. All early Somerset buildings were built along Columbus and Main Streets surrounding and between Public Square and Market Square. The arrangement is the same today, with newer buildings located outside the Public Square and Market Square areas and on extensions of old High Street, Gay Street and Sheridan Street.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input checked="" type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

Approx. **SPECIFIC DATES** 1828 (Old Courthouse) - 1880 **BUILDER/ARCHITECT** James Hampson (Old Courthouse)

STATEMENT OF SIGNIFICANCE

Somerset in Perry County has the distinction of being one of only two Ohio original county seats which retain their first generation (federal style) permanent courthouse structures. (The other extant early courthouse, built in 1823, is in Chester, the county seat of Meigs County before county government was moved to Pomeroy in 1841. The old courthouse in Chester is presently used as a Grange Hall).

Somerset, originally named Middletown because it marked the halfway point on Zane's Trace between Zanesville and Lancaster, was established in 1810. The present name was derived from Somerset, Pennsylvania, from which village many of the town's early settlers came. It served as the county seat of Perry County until 1857, when county government was moved to New Lexington, to the south.

According to Goeldner, the 1828 courthouse was designed by James Hampson, built by William P. Darst and George Jackson, and cost \$3,470 to construct. A local source gives the cost \$6,600. In addition to the old courthouse, which now houses Somerset City offices, police and fire departments, library and American Legion Hall, extant early structures include the county jail, part of which is now used as a city garage; nearly all the commercial structures surrounding the Public Square; the boyhood home of General Philip H. Sheridan and numerous significant, well-preserved early-to-late 19th century houses. One row house, built by Thomas Nole 1816-1819 is located on West Main Street and was recently acquired by the Perry County Historical Society.

In the center of the square is an equestrian statue of Civil War General Philip H. Sheridan, who came to Somerset with his parents from Albany, New York, in 1832, at the age of one year. It was sculpted by Carl Heber of New York and erected on the square in 1905 at state expense.

Architecturally Somerset ranks as one of Ohio's most "intact" early county seats, retaining not only its 1828 courthouse and early jail, but also nearly all its 19th century commercial structures and houses. The Somerset Historic District, consisting of approximately 70 buildings, has only three intrusions, all of them gasoline stations. All the early structures line Columbus and Main Streets, still the principal streets of the village, and the district boundaries reflect this arrangement.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Borchers, Perry. "Ohio's Historic Architecture," Columbus; Wonderful World of Ohio Magazine, April, 1966.

Goeldner, Paul. List of Nineteenth Century Courthouses in Ohio. Historic American Buildings Survey, National Park Service, Washington, D.C.

10 GEOGRAPHICAL DATA UTM OK WM 9-17-75

ACREAGE OF NOMINATED PROPERTY 30

UTM REFERENCES

C	1,7	3,8,8	4,0,0	4,4	0,6	8,7,0	D	1,7	3,8,8	9,2,0	4,4	0,7	2,7,0
ZONE	EASTING	NORTHING	ZONE	EASTING	NORTHING	ZONE	EASTING	NORTHING					
A	1,7	3,8,9	1,2,0	4,4	0,6	9,8,0	B	1,7	3,8,8	5,8,0	4,4	0,6	2,0
ZONE	EASTING	NORTHING	ZONE	EASTING	NORTHING	ZONE	EASTING	NORTHING					

VERBAL BOUNDARY DESCRIPTION

(See continuation sheet)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE Judith Kitchen, Architectural Historian & Administrator

ORGANIZATION Ohio Historical Center, Ohio Historic Preservation Office DATE May 1975

STREET & NUMBER Interstate 71 & 17th Avenue TELEPHONE (614) 466-8727

CITY OR TOWN Columbus STATE Ohio

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE XX LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

[Signature]
STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE Director, Ohio Historical Society DATE June 16, 1975

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

[Signature] DATE 9/5/75
DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST: *[Signature]* DATE SEP 4 1975
KEEPER OF THE NATIONAL REGISTER

GPO 885-445

Secretary of the Interior's Standards for Rehabilitation

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.

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 alteration 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 appro-

priate, shall be undertaken using the gentlest means possible.

8. Significant archeological 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.

National Park Service Preservation Briefs

www.nps.gov/tps/how-to-preserve/briefs.htm

Preservation Briefs

Preservation Briefs provide information on **preserving, rehabilitating, and restoring** historic buildings. These NPS Publications help historic building owners recognize and resolve common problems prior to work. The briefs are especially useful to **Historic Preservation Tax Incentives Program** applicants because they recommend methods and approaches for rehabilitating historic buildings that are consistent with their historic character.

Some of the web versions of the Preservation Briefs differ somewhat from the printed versions. Many illustrations are new and in color rather than black and white; Captions are simplified and some complex charts are omitted. To order hard copies of the Briefs, see **Printed Publications**.

- 1 **Cleaning and Water-Repellent Treatments** for Historic Masonry Buildings
- 2 **Repointing Mortar Joints** in Historic Masonry Buildings
- 3 **Improving Energy Efficiency** in Historic Buildings
- 4 **Roofing** for Historic Buildings
- 5 The Preservation of Historic **Adobe Buildings**
- 6 **Dangers of Abrasive Cleaning** to Historic Buildings
- 7 The Preservation of Historic Glazed Architectural **Terra-Cotta**
- 8 **Aluminum and Vinyl Siding** on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings
- 9 The Repair of Historic **Wooden Windows**
- 10 Exterior **Paint Problems** on Historic Woodwork
- 11 Rehabilitating Historic **Storefronts**
- 12 The Preservation of Historic Pigmented **Structural Glass** (Vitrolite and Carrara Glass)
- 13 The Repair and Thermal Upgrading of Historic **Steel Windows**
- 14 New **Exterior Additions** to Historic Buildings: Preservation Concerns
- 15 Preservation of Historic **Concrete**
- 16 The Use of **Substitute Materials** on Historic Building Exteriors
- 17 **Architectural Character**—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character
- 18 Rehabilitating **Interiors** in Historic Buildings—Identifying Character-Defining Elements
- 19 The Repair and Replacement of Historic **Wooden Shingle Roofs**
- 20 The Preservation of Historic **Barns**
- 21 Repairing Historic **Flat Plaster**—Walls and Ceilings
- 22 The Preservation and Repair of Historic **Stucco**
- 23 Preserving Historic **Ornamental Plaster**
- 24 **Heating, Ventilating, and Cooling** Historic Buildings: Problems and Recommended Approaches
- 25 The Preservation of Historic **Signs**
- 26 The Preservation and Repair of Historic **Log Buildings**
- 27 The Maintenance and Repair of Architectural **Cast Iron**
- 28 **Painting** Historic Interiors
- 29 The Repair, Replacement, and Maintenance of Historic **Slate Roofs**
- 30 The Preservation and Repair of Historic **Clay Tile Roofs**
- 31 **Mothballing** Historic Buildings
- 32 Making Historic Properties **Accessible**
- 33 The Preservation and Repair of Historic **Stained and Leaded Glass**
- 34 Applied Decoration for Historic Interiors: Preserving Historic **Composition Ornament**
- 35 Understanding Old Buildings: The Process of **Architectural Investigation**
- 36 Protecting **Cultural Landscapes**: Planning, Treatment and Management of Historic Landscapes
- 37 Appropriate Methods of Reducing **Lead-Paint Hazards** in Historic Housing
- 38 **Removing Graffiti** from Historic Masonry
- 39 Holding the Line: **Controlling Unwanted Moisture** in Historic Buildings
- 40 Preserving Historic **Ceramic Tile Floors**
- 41 The **Seismic Rehabilitation** of Historic Buildings
- 42 The Maintenance, Repair and Replacement of Historic **Cast Stone**
- 43 The Preparation and Use of Historic **Structure Reports**
- 44 The Use of **Awnings** on Historic Buildings: Repair, Replacement and New Design
- 45 Preserving Historic **Wooden Porches**
- 46 The Preservation and Reuse of Historic **Gas Stations**
- 47 **Maintaining the Exterior** of Small and Medium Size Historic Buildings
- 48 **Preserving Grave Markers** in Historic Cemeteries
- 49 **Historic Decorative Metal Ceilings and Walls**: Use, Repair, and Replacement
- 50 **Lightning Protection** for Historic Buildings

Sources of Additional Information

Ohio Historic Preservation Office – The Ohio History Connection

The State Historic Preservation Office is the official historic preservation agency of the State of Ohio. It has developed since 1967 when the Ohio History Connection was designated to manage responsibilities delegated to the state by Congress in the National Historic Preservation Act of 1966. Enacted after the destruction of numerous buildings and sites in the years following World War II, the National Historic Preservation Act encourages Americans to identify and preserve our nation's cultural and historic resources. Visit the national [Preservation50](#) web page to learn more about the history of the National Historic Preservation Act. Read the full text of the law [here](#). The office also,

- prepares and distributes a state historic preservation plan,
- identifies historic places and archaeological sites,
- nominates eligible properties to the National Register of Historic Places,
- reviews rehabilitation work to income-producing National Register properties for federal investment tax credits,
- consults on significance and proposed federally assisted projects for effects on historic, architectural, and archaeological resources,
- qualifies communities for the Certified Local Government program and administers matching grants to them,
- consults on the conservation of buildings and sites, and
- offers educational programs and publications.

Headquartered in Columbus, the office has a staff of archaeologists, historians, architectural historians, a historical architect and others with professional expertise in preservation-related fields. The office is funded in part by an annual grant from the U.S. Department of the Interior's Historic Preservation Fund. The Ohio History Connection, State of Ohio and other public and private sources match the federal funds.

State Historic Preservation Office
Ohio History Connection
800 E. 17th Ave.
Columbus, Ohio 43211-2474
614-298-2000

<https://www.ohiohistory.org/preserve/state-historic-preservation-office>

Heritage Ohio

As Ohio's official historic preservation and Main Street organization, Heritage Ohio fosters economic development and sustainability through preservation of historic buildings, revitalization of downtowns and neighborhood commercial districts, and promotion of cultural tourism.

Heritage Ohio
846 1/2 East Main Street
Columbus, OH 43205
614-258-6200
<https://www.heritageohio.org/>

Preservation Ohio

Preservation Ohio is a statewide non-profit corporation focused on advocacy for and education about Ohio's remarkable collection of historic buildings, downtowns, neighborhoods, landscapes, and communities. Since 1993, Preservation Ohio has been the home of Ohio's Most Endangered Historic Sites, issued annually to highlight significant pieces of Ohio history that face uncertain futures.

Preservation Ohio
PO Box 340885,
Columbus, OH 43234
419-612-2236
<https://preserveohio.com/>

Traditional Building

Founded in 1988, Traditional Building magazine provides valuable information for architects, designers and others who are interested in traditional architecture and historic preservation in commercial and institutional buildings. Suppliers of hard-to-find traditional products such as wood windows, columns, historically styled hardware, lighting and much more can be found in the Buying Guides, while features, blogs and news items provide up-to-date insights into this field. Traditional Building has on-line and print versions.

Traditional Building Magazine
5720 Flatiron Parkway,
Boulder, CO 80301
800-548-0193
<https://www.traditionalbuilding.com/>

Old-Building Owner's Manual

Here is what every owner, trustee, tenant, or friend of an older building should know about caring for it. Designed to help you understand your building, maintain it, and make informed decisions about repairs and improvements. Includes the pull-out Building Inspection Guide.

By Judith Kitchen, Ohio Historic Preservation Office, Robert D. Loversidge, Jr., AIA
(Architectural Illustrations)
Paperback: 87 pages
Publisher: Ohio Historical Society; Spiral edition (June 1, 1983)
ISBN: 0877580162

<http://www.ohiohistorystore.com/Old-Building-Owners-Manual-P7344.aspx>

https://www.amazon.com/Building-Owners-Manual-Judith-Kitchen-dp-0877580162/dp/0877580162/ref=mt_spiral_bound?encoding=UTF8&me=&qid=

