

NAYLORWELLMAN, LLC
HISTORIC PRESERVATION CONSULTING

Historic Building Preservation ∞ Architectural History ∞ Historic Preservation Planning

**City of Alliance
Proposed East Main Street Historic District
National Register of Historic Places**

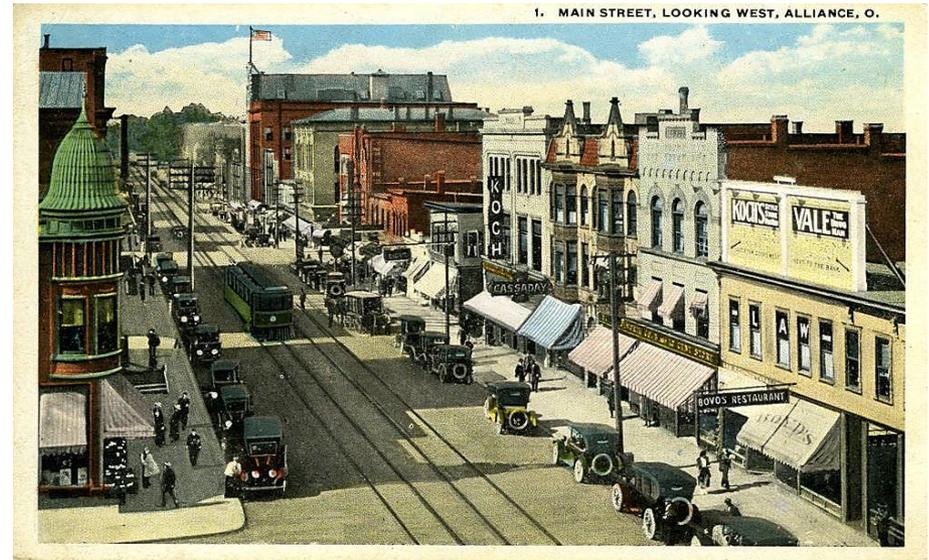
**Rodman Public Library
November 16, 2016**

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City of Alliance Proposed East Main Street Historic District National Register of Historic Places

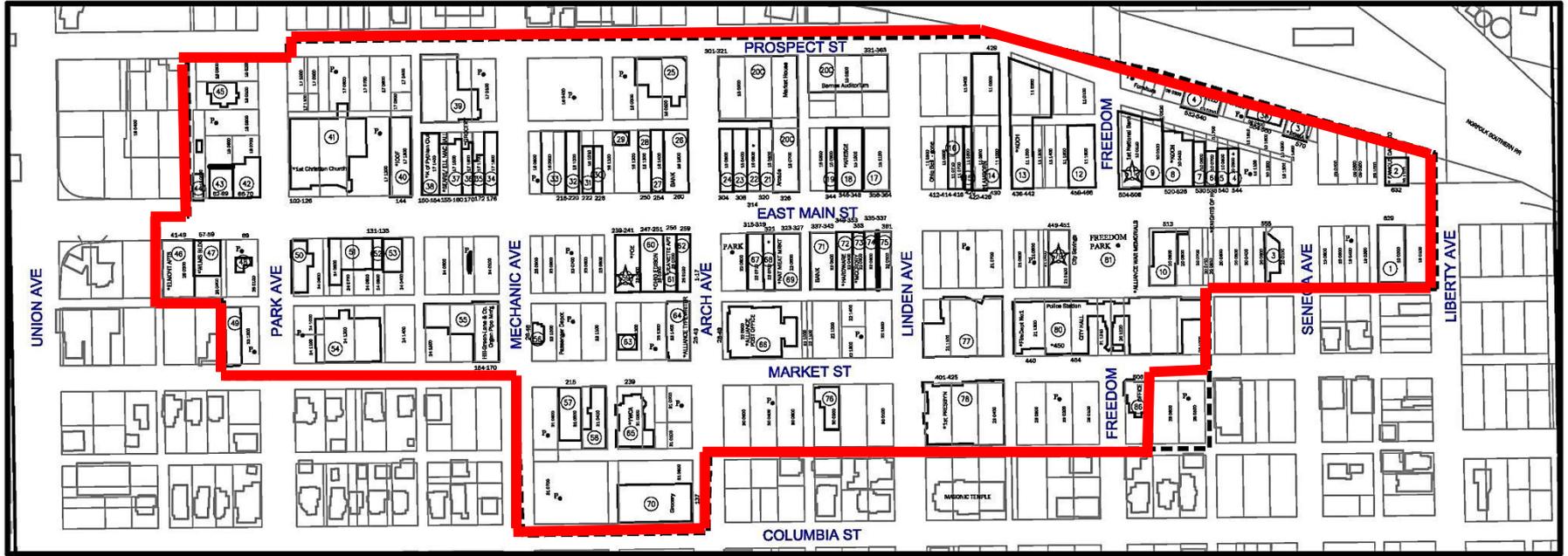
Preparation & Research Phase

- **Survey & Research of History and Architecture of Buildings & Sites on East Main and adjacent Streets**
- **Identified Approximately 90 Buildings, Sites & Objects**
- **Significance under Criterion A** in the Areas of **Economics & Commerce**, and **Community Planning & Development** as representative of the Main Street commercial tradition supporting the evolution of the City of Alliance, and **Criterion C Architecture**.
- The proposed boundary encompasses historic architectural resources spanning from **1865** through **1967**.



Main Street looking west, Alliance, Ohio. Postcard 1910s
Source: Alliance Memory, Donald Spano Collection

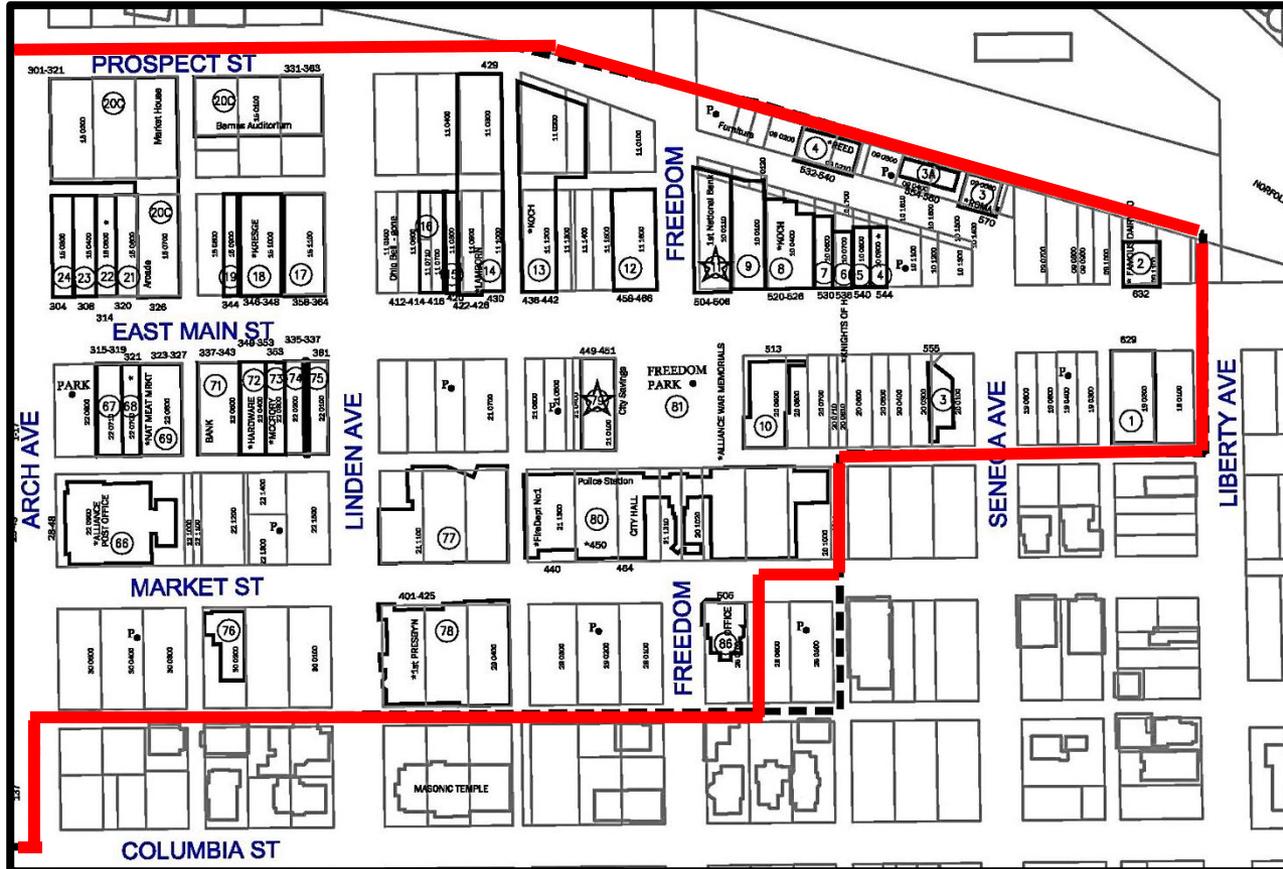
City of Alliance Proposed East Main Street Historic District Boundary Map



City of Alliance Proposed East Main Street Historic District Boundary Map - West



City of Alliance Proposed East Main Street Historic District Boundary Map - East



Short History of Alliance, Courtesy of the Alliance Historical Society

Formation of the City began in 1850 when two major railroad lines converged, the **Ohio & Pennsylvania RR** and **Cleveland & Wellsville RR** - once known as "The Crossing."

The communities of Williamsport (1827), Freedom (1830) and Liberty (1850) merged becoming the incorporated Village of Alliance in 1854. Alliance officially became a city in 1887, annexing the Village of Mt. Union in 1889.

Alliance became known as the town where Main Street is a dead-end. Main Street brought people to the railroad which was the city's transportation hub.

At the turn of the 20th century major population growth and commercial development was spurred by the establishment of companies such as Alliance Machine Co. in 1901, McCaskey Register Company in 1903, Buckeye Jack in 1904, Alliance City Products in 1906, and Alliance Brick Company in 1909.

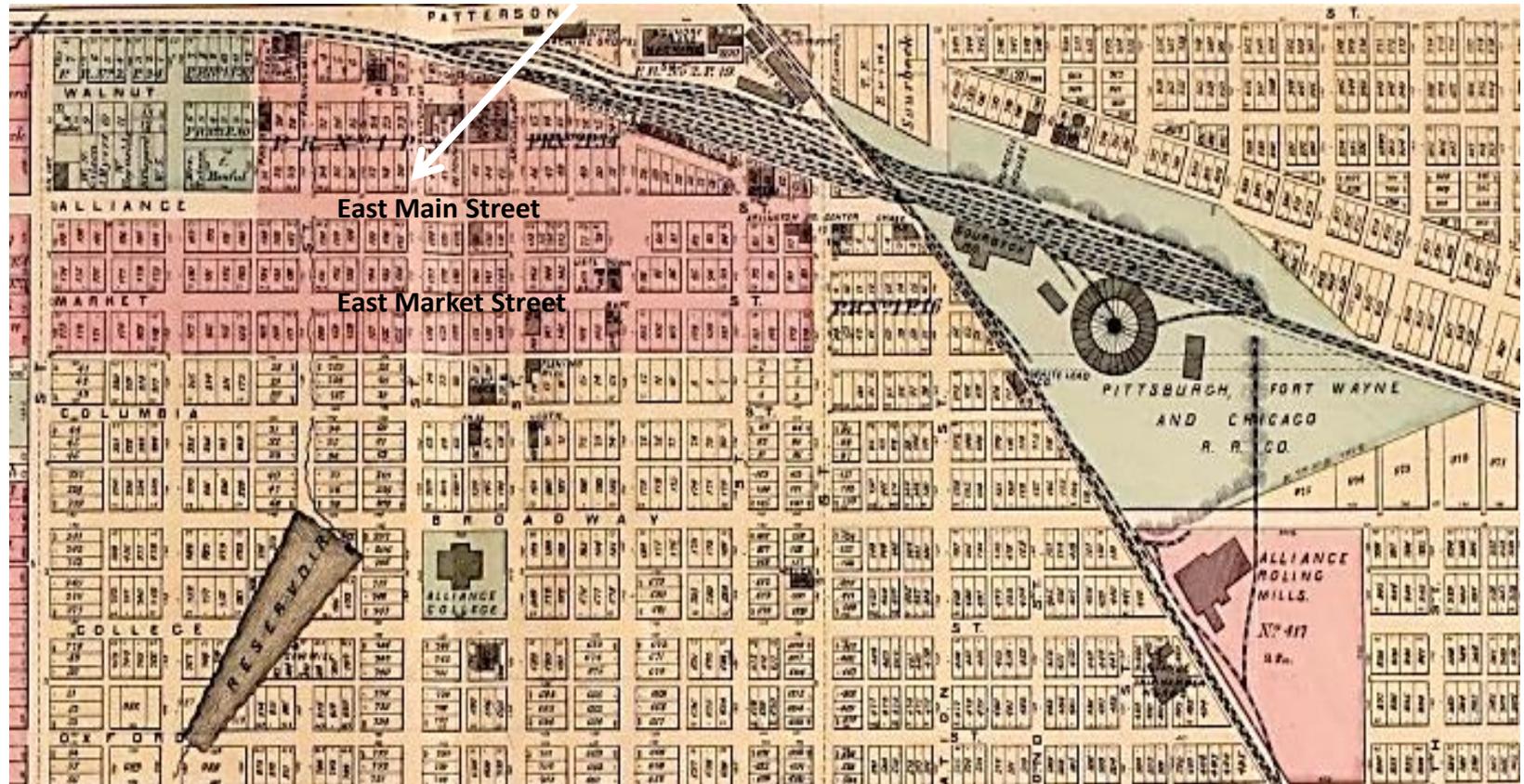
Today, East Main Street is the physical representation of the downtown commercial growth of Alliance with historic resources **spanning from 1865 to 1967.**



Main Street, Alliance, Ohio. Postcard 1915
View looking west from Public Square

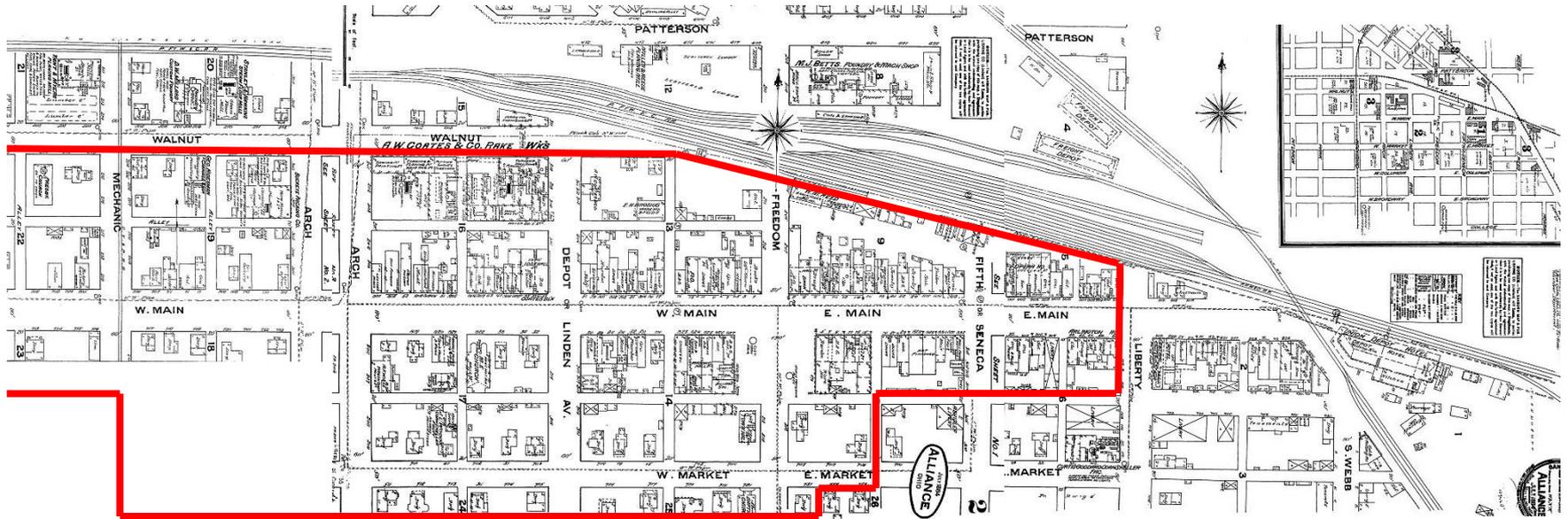
Source: Alliance Memory, Joseph G. Grabiell Collection

Alliance, Stark County Atlas 1875



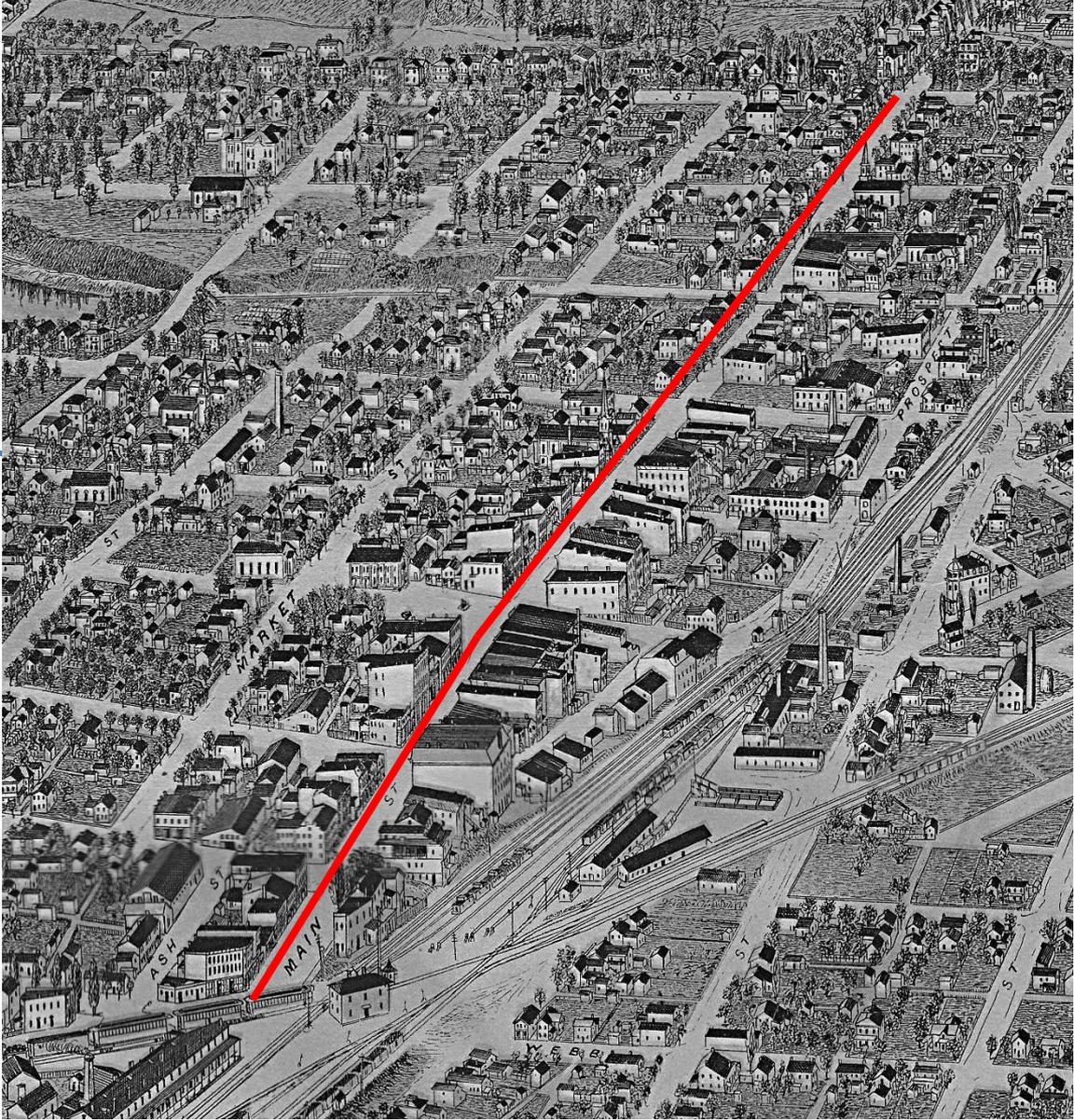
Source: *Combination Atlas Map of Stark County, Ohio* Philadelphia: L.H. Everts & Co., 1875.
City of Alliance. Cleveland Public Library Map Collection.

1884 Sanborn Fire Insurance Map, East Main Street Alliance



Panoramic View of Alliance, 1885

Commercial Center:
East Main Street from Liberty to Union Street



Source: Alliance Historical Society

Historic Images



**View of East Main Street, looking east from Arch Ave. showing horse & buggy, streetcar & automobile
Photo 1910**

Source: Alliance Memory, Alliance Historical Society

Earliest remaining Commercial Building - Post Civil War Era 1865-1875

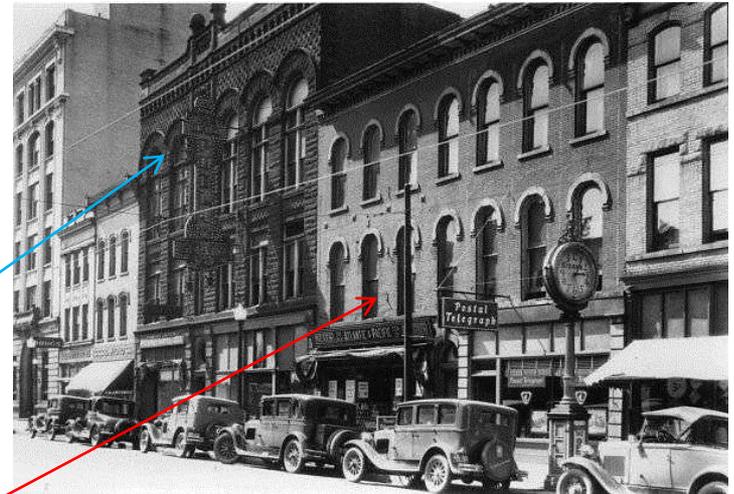


628 E. Main Street ca. 1865 at eastern Boundary of Historic District

Two-Part Commercial building

Cigar, Meat & Barber Shops in 1884, 1888, 1892.

Industrialization Era 1875-1900

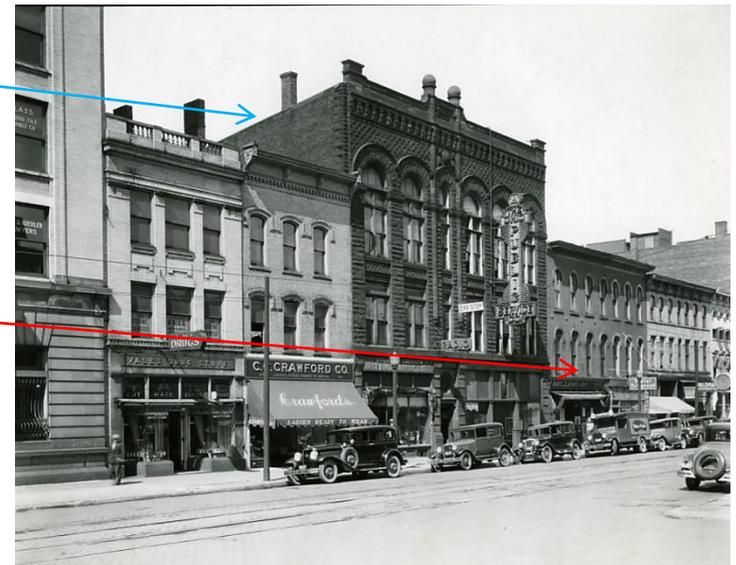


1887 Building, 520 East Main Street, 1887

Romanesque Revival
Two-Part Commercial
Koch Clothing Store

534 East Main Street, ca.1880

Italianate
Two-Part Commercial
Knights of H Hall, Alliance Gas & Power, A&P Store



Source: Alliance Memory, Alliance Historical Society,
Heritage Information Center, Photos 1930

Progressive Years & World War I Era, 1900-1918



T.W. Cope & Sons Furniture Building, 1908
314 East Main Street

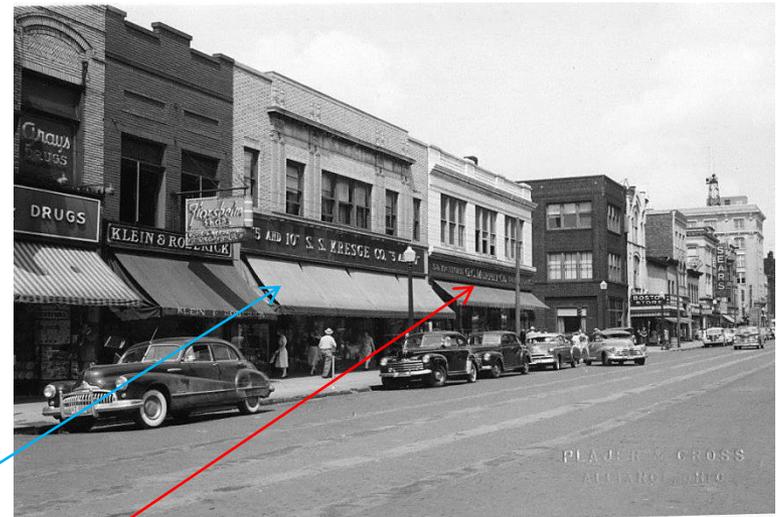
Source: Alliance Memory, Collection of the
Alliance Genealogy Society



The Alliance Bank Building, 1914 NR #95000940
502 East Main Street
Photo 1917

Source: Alliance Memory, Harold John Vogus,
Photographer

Post World War I Era, 1918-1929



Source: Alliance Memory, Plajer & Cross Photographer , Photo 1950s

S.S. Kresge Co. Building, 1925

344 East Main Street
Two-Part Commercial

McCrary Building, ca. 1925

358 E. Main Street
Two-Part Commercial
Terracotta and brick



Source: Alliance Memory, Alliance Historical Society , Photo 1930s

Post World War I Era, 1918-1929 cont.



Eagles Building – Strand Theater, 1921 NR #96001624

Photo Undated

243 East Main

NeoClassical

Source: Alliance Memory



City Savings Bank & Trust Co. Building, 1925-26 NR #16000602

Photo undated

449 E. Main Street

NeoClassical

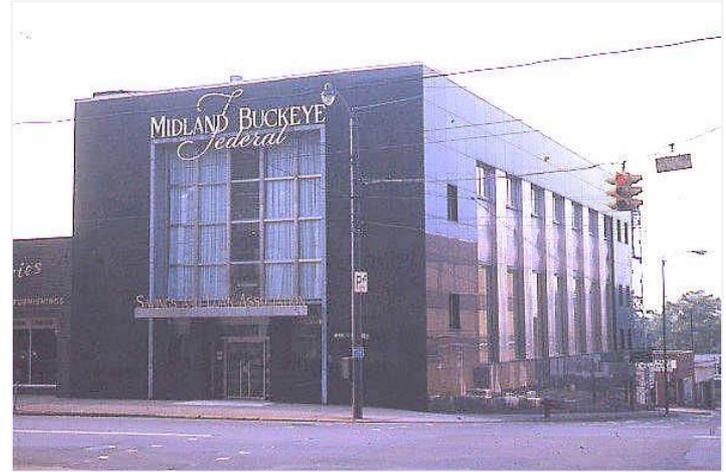
Source: Bara, Craig and Crist, Lyle. *Images of America Alliance*.
Chicago: Arcadia Publishing, 1998.

Great Depression 1929-1940



227 East Market Street Building , 1933
1947 Sanborn – “Gas Office”
One-Part Commercial

World War II and Post-World War II 1940-1960



Midland Buckeye Federal Bank Building, 1958

Photo 1970s

260 East Main Street

International

Source: Alliance Memory, Alliance Historical Society, Photographer L. Michael Yukish



513 East Main Building, 1959

International

National Register of Historic Places

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation.

Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.



National Register Listing Does not

- ❖ Place any additional state or federal design review requirements on a property owner
- ❖ Local reviews would remain in place, with or without listing
- ❖ Interfere with an owner's ability to demolish a building or make physical changes



Benefits and Incentives of National Register Historic District Listing

- ❖ Historic designation as part of a historic district makes historic tax credits available to buildings that are not individually eligible for listing on the National Register; a historic district substantially reduces the overall cost of achieving historic status for individual buildings.
- ❖ A district listing increases the value of the entire neighborhood as a collective whole. Listing leads to rehabilitation of buildings, which can be a catalyst for the immediate district and the surrounding neighborhood, both commercial and residential



20 % Federal Tax Credit

Technical Preservation Services

National Park Service
U.S. Department of the Interior



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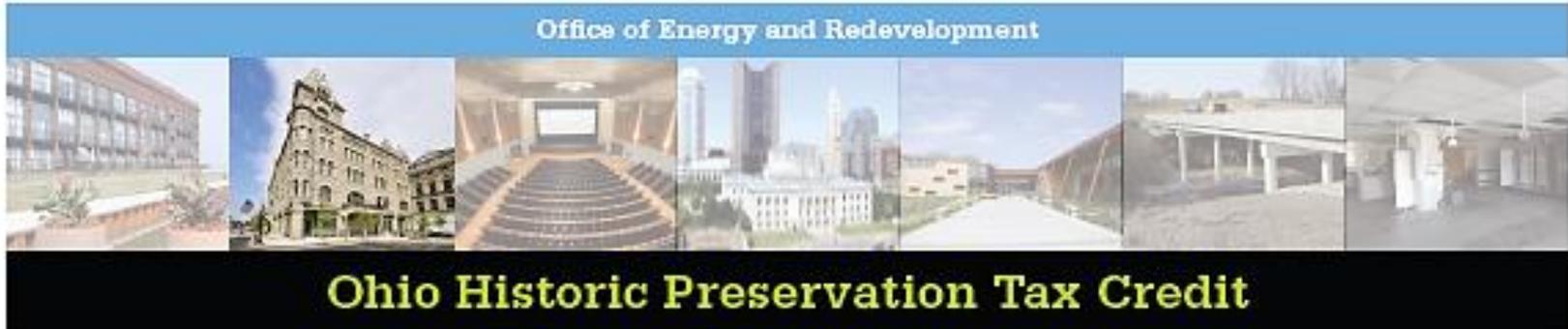


Tax Incentives for Preserving Historic Properties

The Federal Historic Preservation Tax Incentives program encourages private sector investment in the rehabilitation and re-use of historic buildings. It creates jobs and is one of the nation's most successful and cost-effective community revitalization programs. It has leveraged over \$78 billion in private investment to preserve 41,250 historic properties since 1976. The National Park Service and the Internal Revenue Service administer the program in partnership with State Historic Preservation Offices.



25% Ohio Historic Preservation Tax Credit



The Ohio Historic Preservation Tax Credit program

- **Helps finance the rehabilitation of historically significant buildings**
- **Leverage private investment within existing communities**
- **Delivers spaces that attract emerging businesses and entrepreneurs**
- **Creates local construction labor employment and permanent jobs in communities**

Benefits and Incentives

- ❖ **Additional eligible financial benefits include:**

Low Interest Rate Loans

Façade Grants

Design Assistance

Historic Conservation Easements

- ❖ **May provide additional competitive points for projects being evaluated for federal assistance, such as low income housing tax credits or GSA office contracts.**

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