



SHAKER HEIGHTS

Some Myths and Realities About Local Historic District Designations

"My property is not historic..."

- If it is at least 50 years old, it contributes to the overall district. If it is a newer building, it benefits from the historic surroundings.

"It will increase my taxes..."

- Local historic district designation is not a factor in property appraisals or tax rates.

"They will tell me how I can use my land and my property..."

- Local historic districting does not restrict the uses normally allowed on the property. You can continue to use it as it was before designation.

"It will replace or alter my deed restrictions..."

- Local historic designation does not affect any existing deed restrictions.

"It will adversely affect the value of my property when I decide to sell it..."

- Experience has shown that many buyers are more attracted to properties in recognized local historic districts.

"They will tell me what color to paint my house, or how to remodel my bathroom, kitchen, etc...."

- Normal maintenance and repair of property is accomplished in accordance with current building codes/regulations. Interior alterations and paint colors are not regulated whatsoever.

"I will be required to make costly renovations..."

- Local and Federal agencies *cannot* mandate any costly renovations.
- Local historic districting *does not* require an owner to make any changes to the site.
- Local historic districting *does not* obligate you to undertake rehabilitation or restoration.

"I will have to open my home for tours..."

- No. There are no requirements for home tours or public access to your home or property.

"It will violate my personal property rights..."

- This is not a case of the government telling you what to do with your property, but a way to maintain and enhance your neighborhood and community. It actually helps preserve and maintain your property rights by preserving the neighborhood around your property.