




REVITALIZE OHIO

FALL 2012 | A HERITAGE OHIO PUBLICATION



The Rauh House
Modernism in Columbus
The Price of a Vacant Property

VITAL PLACES. VIBRANT COMMUNITIES. HERITAGE OHIO.



COVER *The Rauh House rear elevation with terrace from 1938. Read more on the restoration of this unique International style residence on page 14.*

THIS PAGE *The Rauh House interior stairwell from 1938. Read about the reconstruction of the new metal handrail based on the above photograph on page 14.*



DIRECTOR'S NOTE

I want to thank our many supporters for the financial contributions you make to Heritage Ohio. Heritage Ohio's work to provide revitalization and preservation services wouldn't be possible without the donors and sponsors who share our vision. Donations, large and small, add up, allowing Heritage Ohio to fulfill our mission.

In this issue you will read articles focused on architecture of the recent past, it's a topic that we are excited about sharing with you, and one we hope that you will enjoy. The Ohio Historic Preservation Office launched the Ohio Modern initiative to identify important trends that shaped land use decisions, architectural styles, property types and building technology in Ohio from 1940-1970. Our friends across the state, in particular Cleveland, Columbus and Cincinnati are doing some really exciting projects with properties of the recent past. Additionally the Ohio Historical Society will be rebuilding a Lustron Home for an exhibit opening in their galleries next summer and they are recruiting volunteers to help.

Your contributions to Heritage Ohio are helping people to save the places that matter, build community, and live better.



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DATES TO REMEMBER

REVITALIZATION TRAINING

November 7
Design Review & Codes
Mount Vernon, Ohio

WEBINAR SERIES

November 14
December 5
Working with your Elected Officials with Gene Krebs

CONFERENCES 2013

February 25-26
The Buck Starts Here: a fundraising conference for historic sites and small non-profits
Columbus, Ohio

May 22-23
Annual Revitalization & Preservation Conference
Columbus, Ohio

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NATE THE PRESERVATIONIST



ABOVE AND BELOW: Nate Michalak, Old West End Historic District, Toledo, Ohio

OLD WEST END HISTORIC DISTRICT: To find out more about the history and preservation of the Old West End Historic District in Toledo visit their website oldwestendtoledo.com/site/



Hi! It's Nate again!

Ever since I was born, I thought demolition was a bad thing. I've seen pictures of beautiful houses that were torn down and replaced with things like gas stations and parking lots. Just this year I got to see these really cool apartments from the 1900's torn down. They sat empty for more than 20 years and were in too bad of a condition to fix. The demolition of those apartments was sad, but our demolition wasn't – it was awesome!

During our demolition we tore down a two story addition that was covering up the side veranda porch and beautiful stained glass window on the back of the house as you can see in the before and after pictures. The addition was not the easiest thing to take down! Back then they made things right! One of the biggest problems was the cement like plaster that covered the addition. Underneath the plaster was a fence like wire to help keep it in place – and boy did it work! We thought the demolition people would come with big equipment, wouldn't you? Well, instead, four guys showed up with a hammer, crowbar, and power saw! They took the entire addition off by hand! That's why it took almost a week!

I was a little disappointed that we didn't get to see some big equipment, but I'm glad they took the addition off by hand. Doing it this way allowed us to save some really cool carved pieces that look like dragon tails that sit underneath the overhang of the roof. We were also able to save the original cement steps. They look great! The most important reason though was protecting the bedroom that sat above the porch. When they put on the addition they took out the original support beams for the second story. When we took out the walls to open the porch back up the porch header was slanted because of all the weight of the bedroom, so we had to be VERY careful! Luckily, it all went well, as you can see, and it was very fun! There is a lot more work to do to get it back the way it was, but I guess sometimes demolition isn't a bad thing!

Thanks! Nate Michalak :o)





ABOVE: property after the second story addition was removed, interior detail of window shown on opposite page below

BELOW: property before any demolition or removal began (LEFT) and during removal of the second story addition uncovering original windows and doors (RIGHT)



CONTACT POINTS: visit heritageohio.org for more information on preserving your historic home and learning more about neighborhood preservation



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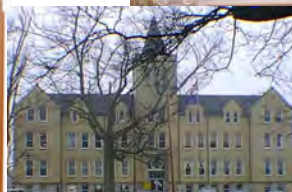
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COMMUNITY IDENTITY

Finding identity among diversity

The challenge of designing an identity for a community is the diverse set of peoples, interests, agendas and visions for the future. The best part of designing an identity for a community is the diverse set of peoples, interests, agendas and visions for the future.

THE MELTING POT

How are we going to design an identity that represents a community made up of a whole lot of people – people from different backgrounds, cultures or socioeconomic standings; a blend of young professionals, skilled workers and empty nesters; a large constituency of ambivalent residents combined with a small group of active and vocal citizens?

Let's further complicate the matter and assume the city doesn't have that one historical person or event or a consistent architectural style to work from. How do we go about knowing what makes this place, This Place?

THREE INGREDIENTS

There are a few methods you can use to get some good data to start from. The first is ASK. Community meetings and surveys are easy ways to reach out and find out how people feel about the place they call home. What is it that you love? Why did you choose to settle



ABOVE, RIGHT: Rachel Downey conducting a Main Street Workshop on Community Branding with Brad Dresbach, 42fish.com, (ABOVE) in Port Clinton on September 19.



here? What is it that maybe doesn't work so well? What is your vision for what this place can be? Our favorite exercise is Anthropomorphism: asking participants to describe their community as if it had human characteristics. Is it friendly? Energetic? Chaotic? Eclectic? Peaceful? Let them freely attribute these ideas.

The second method is OBSERVE. Even if your place doesn't have one architectural style, a street grid or a network of public parks, there are things that can be discovered with a photo journey around your community that may demonstrate some surprising connections. And while you're at it, observe the people too. How do they interact with their environment and each other? Where are they going? What are they talking about? What do they wear? An astute observer will be able to make generalizations as to the overall energy or "vibe" of the people who inhabit a place.

The third ingredient is IMMERSE. Whether it's by hanging out at the local coffee house or leading a community meeting, interacting with people is invaluable. And it helps ensure that their voices are heard, aiding in the buy-in process.

RECIPE FOR IDENTITY

It may not be obvious, but every community has a thread of commonality or pattern within its boundaries. Finding the overlaps and complementary characteristics provide a great starting place for building an identity that can help symbolize the essence of The Place and communicate it to outsiders. And while it may not speak to everyone or everything (what does?), it is a good place to start a conversation.

RACHEL DOWNEY
Founder + Principal of Studio Graphique
studiographique.com

CONSERVATION EASEMENTS

Development Incentive and Preservation Tools

As we watched incredulously earlier this year as the Seneca County Courthouse was razed, one of the common cries we heard from preservationists was “a building that important and historic should be protected by design review!” Unfortunately, people didn’t realize that the building was already “protected” as a contributing resource within a local design review district. And while local design review protection can be a strong preservation tool, it’s no guarantee a building won’t face the same fate the courthouse suffered.

In fact, the only tool that offers anything close to a preservation guarantee is the placement of a conservation easement (also commonly called a façade easement, or a preservation easement) on the building. But what exactly is an easement?

The Free Dictionary partly defines an easement as a “nonpossessory interest in another’s land that entitles the holder only to the right to use such land in the specified manner.” So, along the lines of an utility easement on a property,



the utility doesn’t necessarily own the property but owns the right to construct or replace an utility line on that property. Donating a conservation easement to Heritage Ohio gives the organization the right to mandate the continued preservation of historically important resources on the property. Heritage Ohio doesn’t own the property, but it is Heritage Ohio’s responsibility to insure that historic character is preserved. When the easement is executed, the agreement is formally recorded on the property’s deed. At this point, the easement can be said to “run with the property.” The agreement is now binding in perpetuity.

The legal structure of the conservation easement allows the owner to retain rights of ownership while granting Heritage Ohio the right to prevent present and future owners from making changes that would compromise the historic integrity of the resource.

As you can imagine, placing an easement is a powerful preservation tool. Furthermore, the easement can provide a financial incentive to the owner, since the IRS views the donation of an easement as a charitable contribution, and the easement becomes a permanent addition to the property record. The charitable contribution can then be used as a deduction against federal income tax. The tax advantages to the owners may be substantial.

Heritage Ohio currently holds three easements: Rawson Block in Findlay, Mercantile Block in Hamilton and the Toledo Club in Toledo. The staff supervises annual monitoring to assure the historic building is being maintained for the benefit of the public.

Feel free to contact us with your questions about easements and how they can work as a powerful preservation tool and tax incentive.

FRANK QUINN, Associate Director of Revitalization at
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heritageohio.org





OPPOSITE, LEFT: Mercantile Building in Hamilton

ABOVE, LEFT: Interior view of the Toledo Club

ABOVE, RIGHT: Interior staircase at the Toledo Club

BELOW: Rawson Building in Findlay



EXAMPLE

For a \$5 million building

Easement value might be 12.5%	\$625,000
*Easement application fee	\$3,000
*Easement Donation fee	\$7,500
Annual Monitoring fee	\$2,500
Travel Expenses	+ \$500

Additional expenses will include items such as property appraisal fee, architectural rendering, and lawyer and accountant fees. Consulting a tax professional with experience in easements is recommended.

*application and donation fee varies based on project



THE PRICE OF VACANT PROPERTIES

City leaders across Ohio keep asking themselves, what more can be done to get downtown property owners to invest in their buildings? They feel they have exhausted every option, including: community reinvestment areas, tax abatements, historic tax credits, low interest loans, CDBG grants and so on. It seems no amount of incentives will ever convince some property owners to invest in their buildings and some city leaders are throwing up their hands in frustration. The incentive approach is a tool and an effective tool in some instances, but just isn't getting the job done in too many towns. Why? Some property owners are not interested in investing in their asset for whatever reason. Some don't believe they will ever see a payback, regardless of the incentives. Other property owners use the asset as a tax write-off. Some reside out of town and don't necessarily care about the particular property and its negative impact, and some just don't get it and can't be reached. The incentive approach is commendable and has had a tremendous impact in some communities, but other cities just aren't reaping the rewards.

There is another approach, albeit a politically sensitive one, and it is proving incredibly effective. Economics, simply put, is the study of how people make choices to get what they want. The concept of economic development is to try and get people and corporations to make choices that expand the local tax base. Investment in real estate, equipment and

jobs are the ways in which cities and villages expand the tax base. The incentive model has been the primary tactic used to expand local tax bases for decades, but has proven to be limited in its effectiveness in many instances. The other approach that has all too often been left off of the table is to create disincentives. The concept is to use penalties to nudge people and companies to make decisions that expand the tax base.

SANDUSKY AND PAINESVILLE ARE TWO OHIO CITIES THAT HAVE ADOPTED THIS APPROACH AND HAVE FOUND IT TO BE AN EFFECTIVE TOOL. BOTH CITIES HAVE CREATED VACANT PROPERTY REGISTRIES.

The ordinance requires owners of vacant properties to sign a registry. Part of the registry requires that the property owner indicates who is the lawful owner of the property and provide the contact information for that owner, or in the case of out of town owners, to provide the local contact for the person acting as the owner's agent. The property owner is then required to submit a plan for leasing the property, selling the property or developing the property. The ordinance also requires the property owner to keep the property safe and secure and maintain the property in accordance to local standards. As stated in the purpose of the Painesville ordinance "The purpose of this ordinance is to establish a program for identifying and registering vacant residential



and commercial buildings; to determine the responsibilities of owners of vacant buildings and structures; and to speed the rehabilitation of the vacant buildings. Shifting the cost burden from the general citizenry to the owners of the blighted buildings will be the result of this ordinance." The key to this statement is "shifting the cost from the general citizenry to the owners of the blighted building." For far too long, citizens have had to pick up the tab for property owners that didn't see the reward or need to fix up their blighted buildings. Consider your neighborhood. Most people would be up in arms if a house in their neighborhood was dilapidated, unsafe and unsightly. Homeowners realize that a blighted home in their neighborhood directly affects their property values and ultimately their pocketbooks. Somehow downtown properties are treated different. They shouldn't be. A dilapidated house affects the neighborhood; a dilapidated downtown building affects the whole city.

Vacant property registries are taking a very different approach to downtown development and an approach that is long overdue. The goal is the same, but the approach is one of penalty and not incentive. As many mayors, downtown managers and economic development professionals will attest, incentives are just not attractive enough. Making it fiscally painful for a property owner to continue to let their buildings deteriorate is proving to be a far faster and more effective route. As the Sandusky City Fire Chief, Paul Ricci, stated "since we put the vacant property ordinance in place, I have never seen more dumpsters in the downtown in my life." Clearly the ordinance is working.

Property rights are certainly a touchy subject, but the growing sentiment is that:

A **VACANT PROPERTY** OWNER'S RIGHTS SHOULDN'T BE ALLOWED TO **NEGATIVELY EFFECT** EVERY OTHER PROPERTY OWNER'S **VALUE**.

Health and safety concerns are also at the heart of this approach. Firefighters are placed in severe danger when combating fires in buildings that are not structurally sound. Vacant properties are incredibly prone to fires for a litany of reasons. Almost every Ohio town has a heart breaking downtown fire story. It's not that residential fires aren't a problem or a concern, but residential fires rarely involve an adjacent property with adjoining walls. A downtown property fire will often burn the adjacent buildings and can take down whole blocks in the most extreme cases.

The crux of downtown revitalization rests in the buildings that make up the downtown. If those properties remain vacant and blighted, no businesses will move in, visitors won't want to visit and local citizens will find the heart of their community as an albatross around their neck. Revitalization isn't possible until downtown buildings are attractive for tenants, both commercial and residential. Cities must consider all options available to them if they seek to have a vibrant and healthy downtown. No city should suffer from property owners that aren't willing to carry their water.

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REVITALIZATION TRAINING | Design Review and Codes

November 7, Mount Vernon, Ohio

Join us in Mount Vernon on November 7th to learn how Ohio cities are combating vacant properties, absentee owners and blighted buildings. We will have city leaders from around the state explain how their communities developed and implemented vacant property strategies and the impact that they've had.

Main Street Members: \$15
Main Street Network Members: \$30
Heritage Ohio Members: \$75
Non-Members: \$125

Visit heritageohio.org to register or contact Jeff Siegler for more information.



THE BUCK STARTS HERE

Fundraising conference for Historic Sites & Non-Profits

February 25-26, 2013

Heritage Ohio, with the generous support of The Jeffris Foundation, will host a fundraising workshop in Columbus.

This two-day workshop will be very interactive and will train board, staff and volunteers how to develop case statements worthy of funding. We'll also cover moving your membership campaign into a more effective annual campaign to secure major gifts.

The workshop is designed to be fun, inspirational, and move your projects forward.

We are pleased to be partnering with the Ohio Historical Society, Ohio History Alliance, and Goettler and Associates in planning this workshop.

Look for more information in upcoming eblasts and postings on our website heritageohio.org.

The Ohio History Fund is now accepting applications.

Deadline: October 29, 2012

The Ohio Historical Society's History Fund is a matching grants program funded by voluntary contributions via Ohioans' state income tax returns and by gifts to the Ohio Historical Society designated to the History Fund. Tax year 2011 marked its first year of operation, making it one of four "tax check-off" funds found on Ohio's personal income tax form. It is currently the only such fund dedicated to supporting history-related projects.

History Fund grants are competitive and require a match from recipients. Eligible history projects fall into one of three broad grant categories: "Organizational Development," "Programs & Collections," and "Bricks & Mortar." A body of representatives from history-related organizations across Ohio determine grant recipients, and the Ohio Historical Society provides program support and administration.

Please visit the Ohio Historical Society's website (www.ohiohistory.org/local-history-office/funding-opportunities/history-fund) for more information and application guidelines.



2013 HERITAGE OHIO CONFERENCE

May 22 & 23 at the Westin downtown Columbus

We're very excited to announce that Donovan Rypkema (*right*) will again be joining us, not only as our keynote presenter at our luncheon on Wednesday, but also to share his expertise in economic development through historic preservation during education sessions. Donovan Rypkema is principal of PlaceEconomics, a Washington, D.C.-based real estate and economic development consulting firm. The firm specializes in services to public and non-profit sector clients who are dealing with downtown and neighborhood commercial district revitalization and the reuse of historic structures. In 2004 Rypkema established Heritage Strategies International, a new firm created to provide similar services to worldwide clients. He also teaches a graduate course in preservation economics at the University of Pennsylvania.

Rypkema began his consulting practice in Rapid City, South Dakota and relocated to Washington, DC in 1985. He has performed real estate and economic development consulting services throughout the United States for State and local governments and non-profit organizations with interests in a broad range of properties, from National Historic Landmark Structures to Main Street commercial centers. His specific fields of consultation include: feasibility analyses for real estate development; training in community-based development; economic revitalization of downtowns and neighborhood commercial centers; and the rehabilitation of historic structures.

Add in our popular conference activities including our Legacy Circle Reception,



Columbus tours, and our Wednesday evening networking, and you can guess why we're excited about our 2013 conference!

Keep your eyes on Revitalize Ohio, heritageohio.org, and our regular eblasts for more conference information as May approaches.

CONFERENCE HOTEL

The historic Westin Columbus was originally built in 1897 as The Great Southern Fireproof Hotel and Opera House. The original hotel was built in French Renaissance style, boasting 222 guest room, 56 private bathrooms, 8 public baths, and 2 clubs. The hotel was a modern marvel for its time, having electricity, in-room heat, ventilated rooms, and call bells. In addition, the hotel had its own water supply via three wells that fed into the basement.

2013 CONFERENCE PROPOSAL | Local Spirit

We are currently accepting submissions for our 2013 conference sessions. The conference will center around the concept of *Local Spirit*. If you are interested please visit our website heritageohio.org under the Training & Workshops tab click on the Annual Conference link for the Submission Form, or contact Frank Quinn with Heritage Ohio at fquinn@heritageohio.org.

Submissions Due: November 31, 2012

Notification of Acceptance: December 2012





RAUH HOUSE

The Joy of Restoration

One of the first International style residences in Ohio has been saved from demolition and is being restored by the Cincinnati Preservation Association.

Located in the Cincinnati suburb of Woodlawn, the house was built in 1938 for insurance executive Frederick Rauh and his wife, Harriet. The Modernist masterwork of architect John Becker, it is built of white-painted cinderblock with a flat roof, rear terrace and attached two-car garage. The 8.5-acre site incorporates features designed by landscape architect A. D. Taylor, also in 1938.

Vacant from 2005 to 2011, the Rauh House suffered from deterioration and vandalism. Roof failure and clogged drains caused extensive water damage, ceiling collapse and mold infestation. The wooded grounds were platted for building lots and trees removed.

The plight of the Rauh House first came to the attention of Cincinnati area preservationists and Modernist architecture enthusiasts in 2005. Over the next two years, local and national publicity generated great interest in saving the building. The house also found new champions: Gary and Gina Anaple of Springfield Township. Through the internet the couple located one of the descendants of the original owners, Emily Rauh Pulitzer, and contacted CPA for advice on preserving the home. In the fall of 2012, the house was donated to CPA with funds for a full restoration.

Restoration work, following the Secretary of the Interior's Standards, began with materials testing in the winter of 2010-2011. An architectural conservator analyzed the cinderblock, paint and plaster and determined the course of treatment. The meticulous restoration, now nearly complete, combines traditional craftsmanship (three-coat plaster) and modern technology (geothermal, high-tech insulation). The parquet floors, glass block, paint colors and steel casement windows match the originals. Missing built-in storage units were replicated, and a hard-to-find square tub was located for the master bath. Elements of the original landscape plan also are being recreated.



Frederick and Harriet Rauh were civic leaders, arts patrons and champions of progressive causes. Like architect John Becker, the Rauhs were part of a group of socially progressive Jewish families in Cincinnati who patronized Modernist art and architecture. Frederick Rauh was president of Frederick Rauh & Company, the nation's oldest general insurance firm, founded by his grandfather. A travel agent by profession, Harriet Rauh was an avid collector of modern art, a fundraiser for Jewish causes and a tireless volunteer. The family took in Japanese refugees after World War II and promoted integration during the Civil Rights movement.



BECKER'S RAUH HOUSE IS THUS DOUBLY INNOVATIVE: AVANT-GARDE

John Becker practiced architecture in Cincinnati from 1931 to 1964. He is noted for his subtle early Modernist residential designs, as well as his interest in progressive education and social causes. The Rauh House has much in common with Becker's own residence in suburban Anderson Township, which has since been demolished. Becker was married to Marion Rombauer Becker, author of *The Joy of Cooking*.

The Rauh House demonstrates that even a damaged building and degraded landscape can be brought back to their original glory in an environmentally responsible manner. The house is being nominated to the National Register and will be sold with protective covenants. When restoration is completed, CPA will open the house for tours and special events.

CPA is proud to be the steward of this Modernist



RIGHT: Main façade, glassblock/west facade and wingwall. Photo by Jeffrey Jakucyk, Architects Plus

BELOW, OPPOSITE PAGE: Rear (south) façade and terrace, with rebuilt steel handrail. Photo by Jeffrey Jakucyk, Architects Plus

BELOW: 1938 Rear elevation with terrace

OPPOSITE: 1938 Living room, with limestone fireplace, built-in cabinetry and original furnishings.



IN ITS OWN TIME AND A PIONEERING MODERNIST RESTORATION TODAY.

treasure and to oversee the restoration. "A visit to the Rauh House makes a powerful case for the importance of preserving modern buildings," said Paul Muller, Executive Director of CPA. "Standing in the house, you experience firsthand the thrill of the new and the delightful integration of the site and building."

Rauh House project marks the first major restoration of a Modernist landmark in Cincinnati. Becker's Rauh House is thus doubly innovative: avant-garde in its own time and a pioneering Modernist restoration today."

In the words of architectural historian Patrick Snadon of the University of Cincinnati, "The

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MODERNISM IN COLUMBUS

Results of the community survey by Columbus Landmarks and the Ohio History Service Corps

During the 2011-2012 service year, the Columbus Landmarks Foundation hosted a Community Surveyor from the statewide Ohio History Service Corps program. The Ohio History Service Corps engages AmeriCorps members to educate Ohioans on why history is relevant and how it can be used as an effective economic development tool. The survey inventoried over 150 historic properties in Columbus with a focus on the city's Mid Century Modern (1940-1970) styles, trends, and stories in United Way Priority Neighborhoods.

Currently, Mid Century Modern buildings are not yet widely considered to be historic and often find themselves at risk of demolition or alteration. The 2000 demolition of Mid Century Modern Columbus landmark The Kahiki Restaurant highlights this issue. The Kahiki was an iconic 1960s Polynesian style restaurant. Survey findings further underscored the at-risk nature of Mid Century Modern properties in Columbus. In fact, at least three structures included in the survey were already in line for demolition, including the Mid City Motel (940-950 E Broad St.), Columbus Fire Station 2-3 (150 E Fulton St.) and Sunshine Terrace Apartments (272 Gift St.). Several more properties suffered uncertain fates due to abandonment or underutilization. Though the outlook was grim for some of Columbus' modern landmarks, the

survey identified many relatively safe resources and stories representing the city's mid 20th century history.

Interstate highways, suburbanization, and urban renewal programs dramatically changed the face of Columbus during the mid 20th century. The survey covered everything from 1950s suburban ranch homes in the Northland neighborhood to modern office towers and urban renewal projects in downtown Columbus. The Taylor House (below) in the Northland neighborhood was among the more interesting and representative residential findings. The Taylor House is a 1961 suburban ranch home. Its original owners were in the carpet business, so even bathrooms and the kitchen were originally carpeted. On its interior the home boasts a sunken living room space, moveable telescope-like peep holes in the front doors, and a basement blast shelter inspired by Cold War fears. The exterior is clad in horizontally-oriented stone and vertical wood panels that hint at Wrightian design influences. A favorite downtown finding was the 1956 International Style Beacon Building at 109 N Front Street (page 20). The Beacon Building's polished red granite tower and storefront, Indiana limestone curtain walls, and stainless steel window ribbons make it an impressive case study in mid century modern materials.





ABOVE: OSU Hospital East (Leon A. Ransom)



ABOVE: Christopher Inn Hotel (Leon A. Ransom)

LEON A. RANSOM | African American Architect

Leon Ransom was the first African American architect in Columbus to work on major projects like libraries, fire stations, and hospitals. Ransom was born in Columbus on April 29, 1929. Studying at the American Catholic University of America, Ransom received a bachelor's degree in geography in 1950 and a master's degree in architecture in 1953. Ransom obtained his requisite three years of work under the supervision of a registered architect at Louis Karlsberger & Associates of Columbus beginning in 1954. In 1957 he passed the state licensing exam and became a registered architect. In 1963 he formed a partnership with Sylvester C. Angel—Columbus's only other black architect at the time--- as Angel & Ransom. Their office was at 36 W Gay Street in downtown Columbus.

In 1966 Ransom started a solo practice: Leon A. Ransom & Associates, Architects-Planners-Designers. Unfortunately, due to failing health he gave up the practice in 1970. Following a long illness, he died shortly after at the young age of 42 on May 11, 1971. Ransom's relatively young death is a likely factor in his lack of recognition in the Columbus community today. Leon Ransom and his wife, Delores C. Ransom, had four children. For much of their time together they lived in Columbus' Eastgate neighborhood, a historically black suburban community.

For more information about Leon Ransom and other African American Architects, see Dreck Spurlock Wilson's book African American Architects: A Biographical Dictionary.

OPPOSITE PAGE: Taylor Home ca. 1961

Previously overlooked people and places were also rediscovered. Thanks to the Civil Rights Movement, previously untapped talents began to shine in Columbus. The survey identified several structures designed by Leon A. Ransom, who was Columbus' first African American architect to design major civic projects like libraries, hospitals, and fire stations. Local preservationists may recall the now-demolished cylindrical Christopher Inn hotel in downtown Columbus (page 19). Mr. Ransom was involved in designing that iconic building. Though the Inn was lost, we were happy to discover another cylindrical Ransom-designed tower that is still in good condition: the tower at OSU Hospital East, formerly St. Anthony Hospital (page 19).



ABOVE: *OSU East Hospital Mechanical Building (Leon A. Ransom)*

BELOW: *1956 International Style Beacon Building*

In the coming year, ANDREW NEUTZLING will continue his work with the Columbus Landmarks Foundation documenting mid century modern themes. The 2012-2013 survey year will emphasize traditionally underrepresented historical themes, including African American history and the remaining undocumented Leon Ransom-designed buildings in the Columbus area.



AMERICORPS VOLUNTEERS

Heritage Ohio hosts two AmeriCorps Volunteers for the 2012-2013 service year

Heritage Ohio is pleased to announce that both Devin Miles and Christie Chapman will be serving another year with AmeriCorps through ServeOhio, Ohio's commission on service and volunteerism, as part of the Ohio History Service Corps through the Ohio Historical Society. Devin will continue his outreach work with monthly webinars and heritage tourism. Christie once again will assist with preservation outreach and education for Heritage Ohio.

Devin is a 2010 graduate of Antioch University – New England with a MBA in Organizational and Environmental Sustainability. He also holds a BA in History from The University of Findlay. Prior to joining AmeriCorps and Heritage Ohio, Devin worked as a commercial sustainability consultant. Devin is a member of the Blanchard Valley Green Coalition and the Hancock County Sustainability Coalition; recently co-authoring the sustainability plan for Hancock County, Ohio.

Devin has returned for a 3rd year of AmeriCorps service with Heritage Ohio. Devin's position is changing this year to Workshop & Communications Coordinator. He will continue to organize our monthly webinars, and will continue to work on promoting Ohio's heritage tourism.

Christie Chapman has worked in the field of historic preservation for both the private and

non-profit sectors, state and local governments, and as an independent contractor. Prior to joining AmeriCorps, she worked as a project designer for a 650,000 square foot historic tax credit project in North Carolina specializing in historic preservation design for tax credit projects. She holds a MS in Interior Architecture & Historic Preservation from the University of North Carolina Greensboro, a BA in Interior Design from Michigan State University, and meets the Secretary of the Interior's Professional Qualifications Standards in Architectural History.

At Heritage Ohio, Christie will be acting as a preservationist in the field reaching out to communities across Ohio helping to connect Ohioians to the preservation resources available through Heritage Ohio. She plans to bring her knowledge of interior design, historic tax credit projects, and hands-on preservation techniques to facilitate preservation education and assist in protecting Ohio's cultural resources.

We look forward to working with the Ohio Historical Society and ServeOhio, Ohio's commission on service and volunteerism, for the third year in a row to promote revitalization and preservation across Ohio.

DEVIN MILES

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CHRISTIE CHAPMAN

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Ohio Commission on Service and Volunteerism





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Spokane, Washington October 31- November 3, 2012

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