



REVITALIZE OHIO

WINTER 2012 | A HERITAGE OHIO PUBLICATION

Main Street Winter Events

Heritage Ohio's 2011 Annual Report



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REVITALIZE OHIO
Winter 2012

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Heritage Ohio

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ON THE COVER

Mount Vernon, Ohio
in the winter of 1910
with a current image
(ABOVE) of the town
center decorated for
the Holidays in 2012.

Learn more about
Winter Events and
Holiday Celebrations at
Heritage Ohio's Main
Street Communities
starting on page 7.

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<p><i>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.</i></p>	

DIRECTOR'S NOTE

Looking back, 2012 has been quite a year of ups and downs. Demand for the Ohio Historic Preservation Tax Credit continued to exceed available funding for yet another year, showing great interest in saving Ohio's treasures. On the other hand, we will remember the senseless loss of the iconic Seneca County Courthouse for decades to come. We are still optimistic about the opportunities for 2013. What do we have to look forward to? A dedicated staff providing exceptional revitalization and preservation services to Ohioans. Our Revitalization Workshop Series will be hosted in four Main Street™ communities: Painesville, Troy, Norwalk and Millersburg. Find out more about these sessions on our website. Better yet, plan to join us!

We will be working hard to keep the profile up for both the federal and state historic tax credits. Did you know that Ohio's Historic Preservation Tax Credit is the only Ohio credit that requires a cost benefit analysis before it's awarded? In fact, we haven't heard of any other state that offers this "guarantee" to taxpayers, that benefits exceed credit value. The Heritage Ohio Board continues to address key needs in Ohio by improving and creating new revitalization and preservation programs. Grant applications have been submitted to help finance retail assistance and upper floor living programs.

We also look forward to renewing the support of our generous donors and making new friends who care about helping Ohioans save the places that matter; build community; live better.



2013 DATES TO REMEMBER

CONFERENCES

April 14-17

National Main Street Conference
New Orleans, LA

May 22/23

Heritage Ohio Annual Conference &
Awards
Columbus, OH

October 29-November 2

National Trust for Historic Preservation
Conference
Indianapolis, IN

REVITALIZATION SERIES/NETWORKING

March 12/13

Diversity in Your Downtown/Networking
Painesville, OH

June 26/27

Arts as Economic Development/
Networking
Troy, OH

REVITALIZATION SERIES/NETWORKING

September 11/12

Fostering Good Design in Public Spaces/
Networking
Norwalk, OH

November 6/7

Marketing Your Main Street/Networking
Millersburg, OH

SPECIAL EVENTS

February 25/26

The Buck Starts Here Fundraising
Workshop
Columbus, OH

February 27

Statehood Day
Columbus, OH

October 1

Main Street Summit
Columbus, OH



NATE THE PRESERVATIONIST

Getting There



ABOVE: Nate Michalak, Old West End Historic District, Toledo, Ohio, and **BELOW** with his father.

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! We are finally getting there! During the last few months we've been busy with several different projects as we get the house ready for the snow to fly. We needed to rebuild the roof, gutters and rafters and stucco the backside of the house. My dad, Grandpa and I were able to work on some things, but we needed help with the roof tiles and stucco.

When they put the addition on, they removed about 15 rows of this really cool green tile. Our roofer found someone who salvaged some exactly like ours from a school that was torn down, so we were able to buy it from him and you can't even tell it was ever missing. Next was the stucco. We used drivet instead of stucco on the back of the house and on the back porch. The man who did it did a really good job!

My grandpa did all of the woodwork on the gutters and overhang and he really went all out! It looks like it was always there. Grandpa remade rafter tails that look like dragon tails. He used the ones we saved from the demolition as a pattern. He also made new rafters and the entire gutter. The gutter was 20 feet long and he made it at his house. We needed to get it back to ours, so we tied it to the top of our truck and VERY CAREFULLY drove it home. It looks incredible!

The best part of this summer though was when we found the original pocket doors for the dining room! The person who owned the house before us took the doors and stored them at one of her other apartments. A neighbor told us he thought he had a few doors that belonged to our house. We really doubted that these doors were ours, or if they were, we figured they would be in really bad shape, but we were wrong. The doors were ours, and they were in pretty good condition! We were so excited to have them back where they belong.

I'm really surprised how much the house is coming together! It is amazing that we were able to get all of this done in just a few months. I'm not sure what we will be working on next, maybe the porch columns or something at our house. There is always something to do. I hope you and your families have a blessed holiday and a safe and happy new year!

Sincerely,
Nate Michalak :o)





ABOVE: Roofers found salvaged green roof tiles to replace broken or damaged ones.



ABOVE: Nate's grandpa recreated the rafter tails from originals saved from the demolition as a pattern.



ABOVE: Nate's grandpa working on installing his recreated rafter tails and gutters. **BELOW LEFT:** Nate helping with stucco repairs. **BELOW RIGHT:** Updated photo of the house with a new roof, gutters and stucco work.



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DOWNTOWN WINTERTIME FUN

Shake off the winter blues by spending the day in an Ohio Main Street Community.

CAMBRIDGE

Dickens Victorian Village

Now through **January 6th**, Downtown Cambridge transforms into Dickensian England. Visit over 80 recreated scenes from your favorite books at Dickens Victorian Village, the "most unique holiday tour destination in the Midwest!" For more information, please visit www.dickensvictorianvillage.com.

SANDUSKY

Toast to the Town

Join the Sandusky Main Street Association and the Merry-Go-Round Museum as they ring in 2013. Toast to the Town takes place **New Year's Eve** in downtown Sandusky starting at 6 PM. The event includes refreshments, live music, and a silent auction. For more information, please visit www.sanduskymainstreet.org.

MARION

Dance Party at Park Place & Pop N Drop

Ring in the new year while having fun at Downtown Marion's Dance Party at historic Park Place starting at 8 PM on **December 31st**. Cherry Blonde will be performing live. Watch Marion's famous popcorn ball drop as 2013 dawns. For

more information, please visit www.downtownmarion.com.

MEDINA

Medina Ice Festival

The 18th Medina Ice Festival (*right*), sponsored by FirstMerit Bank, Main Street Medina, and Elegant Ice Creations, transforms the historic district into a frozen winter wonderland, President's Day Weekend, **February 15-18**, 2013.

Olympic Ice Carving Gold Medalist, Aaron Costic and his crew opens the event Friday evening at 7pm with the Fire & Ice tower, a 12' tall hollow tower of ice filled with fire! Saturday and Sunday activities feature live ice carving contests. Walk the district, see ice flying, study over 50 ice carvings, and enjoy all that Medina has to offer. The festival takes on a magical feeling in the evening as the sculptures are lit with color-changing lights. The event is free for all ages with free parking throughout the



HERITAGE OHIO | Bed & Breakfasts Partnerships

In our first year in partnership with Ohio Bed & Breakfasts, we're happy to report that five different B&Bs in Ohio offer our membership a 10% discount on published room rates. If your travels take you to any Ohio communities with participating B&B members, we encourage you to check them out.

Participating B&Bs include:

Hallauer House, Oberlin, www.hallauerhousebnb.com

Silver High Manor, Lebanon, www.silverhighmanor.com

Georgian Manor Inn, Norwalk, www.georgianmanorinn.com

Wagner's 1844 Inn, Sandusky, www.lrbcg.com/wagnersinn

Mead House B&B, Nelsonville, www.nelsonvillebedandbreakfast.com

Do you have a favorite Ohio B&B you would like to see participate in Heritage Ohio's partnership program? Send along their name to info@heritageohio.org or call us with their information at 614.258.6200. If you're not a member, you can join for \$20, and take advantage of B&B discounts and other great member benefits. Go to www.heritageohio.org and click on "Membership" to join online.



district. Medina's Square is ADA accessible. For more information, please visit www.mainstreetmedina.com.

WOOSTER

Chocolate Daze

On **February 8th and 9th** experience Chocolate Daze 2013. The event features retail promotions, demonstrations, discounts and everything chocolate! Sponsored by the Wooster Weekly News. Check out, www.mainstreetwooster.org for complete listing of participants and updates.

MILLERSBURG

Girls' Night Out

Join us **February 16th** in Historic Downtown Millersburg for an evening of fun, shopping, treats, and an evening of relaxation; just for the ladies (*right*). Enjoy pampering, refreshments, sales, and absolute steals as our downtown businesses open their doors, offering their own wares and hosting special events and vendors, including massages, glamor shots, chocolate fountains, and MORE! For more information, please visit www.historicdowntownmillersburg.com.

VERMILION

Ice-A-Fair to Remember

On Saturday, **February 2nd**, from 11 AM to 4 PM, Vermilion's historic downtown will be transformed into an enchanted gallery of illuminated ice art. This will be the fifth year for the event that brings thousands of families, children and photographers to view over 30 ice sculptures, some carved on site! Elegant ice creations sparkle in Exchange Park and line Liberty Avenue and Main Street. Lolly the Trolley (*above*) will be in town for attendees to ride and view not only the ice, but also Vermilion's historic neighborhoods.

Main Street Vermilion organizes this annual event, and has their office open for guests to warm up, have a complimentary cup of hot chocolate and view local art on display. For more information, please visit www.mainstreetvermilion.blogspot.com.

HERITAGE OHIO ANNUAL CONFERENCE | Columbus, OH

Next year's conference will bring an exciting assortment of education sessions focused on a variety of aspects critical to revitalization and preservation efforts. We're highlighting three of our sessions as an enticement for you to join us May 22-23 in Columbus!

We're bringing back our Main Street 101 track, highlighting basic Main Street concepts. We'll provide attendees a working knowledge of concepts such as Design, Marketing, Operations, and Business Enhancement.

David Mertz, head of Belmont College's hands-on preservation program, will return to present an entertaining and expanded Building Pathology session. Dave will address the hows and whys of deterioration, and how to combat common building issues.

We'll also bring you a specialized tax credits session geared towards small downtown projects. If you need an introduction to the basics of Ohio rehab tax credits, affordable tax credits, or the New Markets tax credits then be sure to circle this session on your conference guide.

Stay tuned to Heritage Ohio for updated conference information. See you in May!



2012 NATIONAL TRUST FOR HISTORIC PRESERVATION ANNUAL AWARDS

Ohio wins two NTHP awards this year in Spokane, WA.

HONORS AWARD WINNER

ASM International Headquarters, Materials Park

Just a few decades after being built, ASM International was considering moving from the semi-circular office building and Buckminster Fuller-designed geodesic dome, due to outdated systems and rising energy costs. Local developer Michael Chesler encouraged ASM to preserve the building which was nearly 50 years of age and about to become eligible for listing in the National Register qualifying for state and federal tax credits. Careful restorations began on the metal and plate glass surfaces, which Chesler repaired to their original glory, while also cutting heating and cooling costs by 50%.

Also a Heritage Ohio Award Winner, ASM International Headquarters, under the direction of Michael Chesler, continues to speak to the ingenuity and striking architecture of America's mid-century modern movement.

HUD SECRETARY'S AWARD FOR EXCELLENCE WINNER

Saint Luke's Hospital, Cleveland

Built in 1927, the 390,000 square-foot complex served the citizens of Cleveland making major contributions to the city's health-care industry. However, in the late 20th century, neighborhood residents fled to the suburbs leaving Saint Luke's abandoned and empty for over 12 years. After many failed development attempts, the owners, Neighborhood Progress, Inc. found the partner they needed in Pennrose Properties.

Turning the building into affordable rental housing and office space, Saint Luke's Manor now anchors the 20 acre revitalization in the Buckeye-Shaker neighborhood. With financial support for the project coming from the City of Cleveland, the Ohio Housing Finance Agency, the Ohio Department of Development, Enterprise Community Investment, and PNC Bank, the project utilized both low income and federal and state historic tax credits.



ABOVE: from left Jorge Hernandez (Vice Chair of the National Trust Board of Trustees), Michael Chesler (The Chesler Group), and Stephanie Meeks (President of the National Trust). Photo courtesy of Commercial Photographers, Inc.

ASM INTERNATIONAL HEADQUARTERS: To find out more about the history and preservation of the ASM International Headquarters visit cheslergroup.com



ABOVE: from left Jorge Hernandez (Vice Chair of the National Trust's Board of Trustees), Richard K. Barthart (Pennrose Properties), Jaquelin Camp (Wallace Roberts and Todd), Eric Hodderson (Neighborhood Progress Inc.), Stephanie Meeks (President of the National Trust), Nathaniel Kaelin (Ohio Development Services Agency), Megan McGinley (Wallace Roberts and Todd), William Murdock (Ohio Development Services Agency). Photo courtesy of Commercial Photographers, Inc.

Saint Luke's Hospital is a shining example of how a successful private and public partnership can ignite revitalization efforts in a local community.

MAXIMIZE YOUR GIVING IMPACT IN 2013

If 2013 is your year to create a giving legacy for your favorite nonprofit organization, there are a number of charitable giving tools you can use to reach your goals.

REMEMBERING A NONPROFIT IN YOUR WILL

Discussing your ultimate wishes can be a bit uncomfortable, so it should come as no surprise that about half of all adults don't have a will. However, creating a will is critical for so many reasons, not the least of which is to have the control over the disposition of your assets. If providing a charitable legacy through your estate planning sounds especially gratifying, then consider adding a bequest for a nonprofit organization to your will next year.

Bequests are one of the simplest planned gifts you can make. If you have a will, adding a bequest as a codicil will assure your wishes are followed. The bequest in the will can be for a specific amount of money, for a residual amount of money (once other bequests have been satisfied) left in the estate, or a contingent amount of money depending on surviving beneficiaries.

MAKING A GIFT OF APPRECIATED STOCK

We continue to await the resolution of the "Fiscal Cliff" and maybe by the time you read this article, we'll have a better idea of the tax landscape for 2013. One thing that looks certain, however, is a heftier tax bill for capital

gains and dividends. To avoid the pain of a larger tax bill, consider donating appreciated stock. Not only will you avoid capital gains taxes, you can deduct the value of the stock when donated (in other words, if your \$1,000 stock pick became a \$2,000 stock winner, the full \$2,000 can be treated as a charitable contribution).

CREATING A CHARITABLE TRUST - LEAD OR REMAINDER

Charitable trusts can take a variety of forms, but every trust designates principal to one partner, and interest to the other partner. In a lead trust, the donor creates the trust, and the charity receives an income stream for the term of the trust. When its term ends, the trust's remaining principal goes to the designated beneficiaries (the donor's heirs). In a remainder trust, it is the donor who receives an income stream for the term of the trust. When the trust unwinds, the nonprofit receives the remaining principal.

We've touched on three giving tools above, but we've literally just scratched the surface of the variety of giving strategies. Now it's up to you to resolve to use these tools to maximize your giving to the causes you most passionately support and believe in!

NEW HERITAGE OHIO BOARD MEMBER | Mark Lundine

Mark Lundine is an Assistant Director in the Department of Public Service. He leads the 3P process for the City of Columbus which coordinates public improvements in conjunction with private development projects throughout the City providing an innovative approach to infrastructure development that creates an efficient, reliable system for executing complex projects involving public and private development partners. Prior to working for the City of Columbus, Mark led a 5-person team at the Ohio Department of Development that managed \$500 million of Ohio's portfolio of physical development incentives including the State's Historic Preservation Tax Credit, New Markets Tax Credit, Job Ready Sites and other programs that focused on redevelopment of existing sites. Mark has Masters in City and Regional Planning from the Ohio State University.



NEW HERITAGE OHIO BOARD MEMBER | Cheryl Stephens

Cheryl Stephens is the Director of Acquisition, Disposition and Development. After earning a Bachelor of Arts degree and later a Master's degree in Public Administration from The University of Dayton, Cheryl began her career in public administration and fell in love with development. She has held manager and director positions with the City of Cleveland's Department of Economic Development, the City of Cleveland Heights Department of Planning and Development, the Cuyahoga County Department of Development, the National Development Council, and Leadership Cleveland as well as service as a member of the Cuyahoga County Board of Revision. She is often called on by members of the Ohio business community to provide research and strategic development services. Cheryl has been a key player in ushering more than \$100,000,000 of investment to growing businesses and real estate developments in Ohio.



Cheryl has served on volunteer committees, boards, and commissions over the years and in 2009 Cheryl was elected to the City of Cleveland Heights' City Council. She currently serves as one of seven members of Cleveland Heights City Council and is Chair of the Finance Committee.

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For more information on membership for **Businesses, Communities, Organizations,** and **Main Street Programs,** please visit our website at www.heritageohio.org.