



# REVITALIZE OHIO

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## REVITALIZE OHIO

Summer 2015

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HeritageOhioMainStreet

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Photo courtesy of Nathalie Wright

Erma Bombeck's modest Ranch house was historically designated on February 23, 2015, for its association with the establishment of her national career. Hopefully, the National Register attention will inspire a new generation to explore her writing. See more on page 7

## DIRECTOR'S NOTE

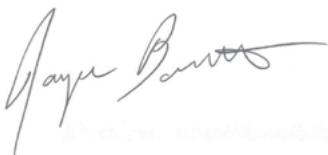
I am really excited about some of the new programming Heritage Ohio has been working on, particularly our first statewide Old House Fair to be held in Dayton, June 19-21. With the generous support of Beth Duke, who has opened her home and grounds up for the Old House Fair, as well as Ohio's first Tiny House Jamboree. Both events are being coordinated alongside the Home Builders Association of Dayton's Homearama and are part of this year's "Dayton Dwell: A Celebration of Home." Through partnership and cross promotion, each event has better capability to reach more Ohioans.

Heritage Ohio has also been working with Franklin County Economic Development and Planning to start a county-wide revitalization program. We look forward to a kick-off event in June and providing new services to cities and villages located in Franklin County.

Our good friend Rep. Kirk Schuring is planning to introduce legislation to create a new economic tool for communities to use for revitalization. Downtown Revitalization Districts, these districts would be funded similar to Tax Increment Financing Districts, but monies could support operations as well as building rehabilitation.

We are really looking forward to fall. Our Revitalization Training in Greenville, September 1, will cover bikeability. So to help promote the concept, Heritage Ohio staff will be riding our bikes to Greenville! 130 miles in two days. We plan on stopping in communities along the way to support everyone's revitalization efforts. HOI Board members, Main Street managers, and anyone else is welcome to join us and see what we discover. Time to get training!

Thanks to our members who care about helping to save the places that matter, build community live better.



Joyce Barrett,  
Executive Director of Heritage Ohio



## DO YOU SHOP AT KROGER?

You can shop and assist Heritage Ohio at the same time, and it's easy to do.

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Thanks to Kroger for their generous support of non profits, such as Heritage Ohio through their Community Rewards Program

**THANK YOU FOR YOUR  
CONTINUED SUPPORT!**

## DATES TO REMEMBER

**YOP German Village Brick Sidewalk Repair Workshop**  
Columbus, Ohio  
June 6-7

**Revitalization Series-Attracting Residents**  
Cleveland, Ohio  
June 10

**YOP Architectural Scavenger Hunt**  
Columbus, Ohio  
June 14

**Old House Fair**  
Dayton, Ohio  
June 19-21

**Webinar - Utilizing Revitalization Districts and Liquor Licenses**  
July 8

**YOP Marble Restoration Workshop**  
Columbus, Ohio  
July 25

**Heritage Ohio Bikes to Greenville**  
Columbus, Ohio to Greenville, Ohio  
August 30-31

**Revitalization Series- Walkability and Bikeability**  
Greenville, Ohio  
September 1



# Meet a Main Street Manager

David Polakowski of Downtown Painesville Organization and Katy Sulfridge of Marietta Main Street

David Polakowski started his career as Executive Director with the Downtown Painesville Organization in January, 2015. He has a bachelor's degree from the College of Urban Affairs at Cleveland State University and has over 20 years of nonprofit management which includes special event planning, membership recruitment, grant writing, and community outreach.

David's passion for the Downtown Painesville Organization started when he heard of the open position back in October of 2014. The program was of interest to him because he had moved into a home built in 1810 and resides within walking distance of the events held in the core of the city. Living in a historical home and working with an agency preserving, protecting, and promoting the history of Painesville is a perfect combination of personal and professional life for David. Plus, he gets to walk to work every day; weather permitting of course.

David's favorite part of being involved with the Downtown Painesville Organization is working with the residents and businesses throughout the community. "Painesville has very dedicated business owners, residents, and elected officials who are truly committed to making a difference in the city. This is an important time for Painesville. Many opportunities are awaiting to take the next step in changing the dynamics of the city." David is excited to be a part of what is happening in the community.



**David Polakowski**  
Downtown Painesville  
Organization



**Katy Sulfridge**  
Marietta Main Street

went on to receive a Master of Arts in Liberal Learning from Marietta College in 2004 and spent the next couple of years trying to find her career path.

She spent some time as a volunteer for the American Red Cross, including deployments to Hurricanes Katrina and Wilma and serving on the Pre-Landfall Operations team in Raleigh, finally accepting a staff position as the Emergency Services Director in Parkersburg, West Virginia, preparing volunteers to respond to natural disasters. Katy continued to work for the Red Cross as Executive Director in Richmond, Kentucky, and then Boone, North Carolina, before coming

back to the Mid-Ohio Valley in 2012 to serve as the director of a small local nonprofit before it closed in April 2014.

When the opportunity came along to become the Main Street manager in Marietta, Katy was excited because she had fallen in love with the city, over the years. In addition to having attended Marietta College, she had spent time working with the local library, and lots of time in the downtown area. "Downtown Marietta has come a long way since I was in graduate school, and I believe that it's primed to really grow and flourish, and I really look forward to being a part of that." Marietta will see some unique changes next year, with the reopening of the historic People's Bank Theater, and some new businesses looming on the horizon that will really make an impact downtown, and ultimately to the city overall. Katy's favorite part of the job is working with the local business owners. "They all have unique stories to tell, and a pride in their city that I've never quite seen in my travels. I can learn so much from them, and it's very easy to call them all friends, even in the short time I've been here." She is proud to have launched a series of small business workshops for members and nonmembers alike to take part in.

Katy and her husband have one 13-month old son, Blair and she says that they participate in historic preservation in another way. "We have a small collection of historic cars in various stages of restoration."



# Nate the Preservationist

Nate and his family have been hard at work on the side porch and foyer

Hello everyone! I'm back! We have been very busy during the long time I have been away. During the cold months we have been working on the foyer at the home we live in, and during the warmer months we have been working on the side porch at the house next door. Since I am getting older, I have been able to do more work along with my parents and grandfather. I have to tell you, it's not as easy as it looked when I was a little kid.

At the house next door, we have installed the new ceiling, recreated some of the columns, and remade the side entry door. We are mostly painting right now since we ran out of warm weather last fall. I absolutely love the paint colors. It matches with the style of the house very nicely. On the columns, we have used a dark brown, mustard yellow, and a beautiful red. We also incorporated a nice pea green color for some of the molding. I was excited that we decided to use multiple colors, but this is a very difficult task due to the amount of edging on the columns. Thanks to my mother, it looks great. We still have three more columns to build, prime, and paint. One column will be located on each end of the porch and the last will be placed at the corner in between the two we have completed.

Now, let's talk about what my father has been doing. During the past three winters, my dad has been working incredibly hard on our foyer at the Lamson home. My father has finished heat-stripping and sanding the entire foyer, staircase, and second story hallway. Unfortunately, most of the woodwork is poplar, and only the trim is mahogany. The poplar woodwork was always painted, and will be again. The color of the paint will be an off white eggshell color as described in the original blueprints. This will work great with whatever wallpaper we use. The wallpaper we have used throughout our house is made by Bradbury & Bradbury. The wallpaper is hand screen painted and contains so many beautiful colors. I like this wallpaper because it really makes the house look like a museum.

Overall, the houses are really coming together. Although I cannot do a lot, I like to help in the little ways. The big parts are for my parents to do. I would like to thank my parents for raising me in such a beautiful and pristine home. I couldn't imagine growing up in a modern home. If I did, there is absolutely no way that I would be this way. Thank you mom and dad.

**NATE MICHALAK =)**



**Top:** Front porch with painted columns. **Middle:** Foyer at the Lamson home, looking out from staircase. **Bottom:** Staircase in the Lamson home foyer.

# Making Main Street Thrive

In preparation for the upcoming revitalization training in Cleveland we collected a few tips on how to attract and retain residents in the downtown

At our revitalization training in Cleveland, Ohio on June 10, we will learn from local leaders regarding their strategies to attract and retain residents to downtown and urban neighborhoods. Residents are the key to the health of downtown and city neighborhoods. They keep the streets vibrant and safe, shop in local stores, eat at local restaurants and raise real estate values. Considering the importance of residents to a district, we must develop strategies to attract and retain residents in order to make our cities thrive. Here are a few tips for making downtown a place people want to live.

"Statistics indicate that there is a much higher demand for upper floor residential than there is supply. Maybe enticing local building owners to maximize their real estate should be a strategy. Imagine the improved financial status of all the buildings owners realizing 2 or 3 times as much revenue per month."

*-Jeff Siegler, Heritage Ohio*

"Hosting our Hidden Spaces Upper Floor Tour in 2014 definitely got community members talking and dreaming about how enticing it would be to live in an upper floor apartment in Downtown, especially in a building that so many of our community residents are so nostalgic about. For this first time event held late in 2014, 200 community residents purchased tickets to walk through the unused or underutilized upper floors of 5 downtown buildings. The most commonly overheard comments from the participants were the need & desire for quality downtown living. Although we do not have many downtown apartments, 3 units were renovated in 2014 and another 2 units are scheduled for completion in 2015."

*-Adam Ries, Main Street Van Wert*

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"Attracting residents to live in wonderful downtown Wooster:

- Best Event: Downtown Loft Walks, held every other year. Wednesday evenings or Saturday mid-morning, early afternoon. Hundreds go through the lofts and word of mouth is on its way!
- Listing of all the downtown amenities, especially restaurants
- Listing of all the service businesses; grocery store, pharmacy, shoe repair etc.
- Delivering shoppers' guides to the property owners of the lofts and condos for distribution
- Text event notification
- Listing of city department numbers etc. for questions regarding parking, trash removal etc.

And, we have had the local newspaper do a number of articles on the residential living and its expansion and attributes"

*-Sandra Hull, Main Street Wooster*

"Our popular Upper Floor Tour event has shown downtown property owners that people are interested in the upper floors of the buildings. During the event, you will overhear multiple people express their dream of living in an apartment downtown. We have also informed local realtors about our desire to utilize the upper floors and have encouraged them to help put us in contact with anyone who might reach out to them looking for apartments in the downtown area. We have started a waiting list, since all of the renovated apartments are currently rented."

*-Amber Garrett, Main Street Greenville*

"Downtown living mixes historic buildings with modern amenities in the midst of a vibrant and exciting neighborhood. Unique restaurants and bars coupled with local retail in a walkable environment, rich with culture and beauty, make living along Main Street a great place to call home."

*-Ian Andrews, Lakewood Alive*

Join us for the Revitalization training in Cleveland on June 10th and visit us at [heritageohio.org](http://heritageohio.org) for information regarding future trainings.

# for THE LOVE of CITIES

## "For the Love of Cities"

Jeff Siegler reviews Peter Kageyama's book exploring the relationship of people with places.

On June 2nd, as part of their, "I Love Piqua Community Workshop Series," the City of Piqua will be hosting author, speaker, and native Ohioan, Peter Kageyama to present his "For the Love of Cities Workshop."

I recently had a chance to read "For the Love of Cities" and it forced me to think about the way a city changes and improves in entirely new ways. The basic premise of the book is that people and their cities are in a relationship. With any relationship, there are positive ways and negative ways to interact and specific ways to improve the relationship, the goal being that we should foster love for our cities and this will make our cities better places and its citizens happier.

The book begins by discussing the rarely considered, but vastly important topic of how people feel about their city. What occurs to make some cities lovable and to make others not so? Kageyama suggests that there are a small percentage of people in a community that actively work to create lovable cities and these people are precious and should be treated like rock stars or mega CEOs. A city needs to foster these individuals because their contribution cannot be overstated.

When citizens feel a strong connection to their community, they are far more likely to be active in helping to make it a great place. They also are going to be more likely to tell other people what a great place it is. People that love their community are going to put roots down and work to make their home the best it can be. The book then discusses all the ways that cities have failed to foster our care and concern and why city leaders must begin to open up and think about this topic if they want to be successful.

Mr. Kageyama cites the Knight Foundation's Soul of the Community Study which found that a city is far more economically healthy when its citizens are engaged.

The study found that the three major factors to fostering engagement are: aesthetics, social offerings and openness. How many city officials ever stop to think if their city is attractive, fun and welcoming?

The central portion of the book explores different tactics and strategies US cities have taken to become more lovable. Some of the best examples are activities that have grown into traditions including the Dunedin, Florida "wearable art show" or the "zombie walk" outside of Pittsburgh. These become familiar, dear and generational. Other examples include cities being playful, like adding the Cloud Gate sculpture in Chicago's Millennium Park or making neighborhoods more dog friendly. Public art is also a critical piece to engendering this type of affection and plenty of examples were cited that didn't have to cost thousands or require internationally known artists.

The book delves into the types of organizations operating around the country helping to do this type of work and how their strategies have been successful. Kageyama digs deeper when it comes to New Orleans and Detroit as two stark examples where the love from those remaining is driving so much of the change. These cities were both devastated under very different circumstances, but each place has become a harbinger for creative, community minded individuals interested in doing the heavy lifting.

Finally, the author discusses how important the relationship is between city and citizen and why we must work to make it a stronger relationship. That, as the relationship improves, so does the city and so does the citizen. Cities should make us happy and that in turn will make for better cities. That we should take steps to make our cities more lovable and seek out and foster those that are already doing this work.



# The House of Erma Bombeck

Nathalie Wright gives insight into the life and home of Ohio native and nationally syndicated columnist Erma Bombeck

In the course of preparing the National Register of Historic Places nomination for the Erma Bombeck House, I discovered that there's a definite age line, somewhere around 40, maybe mid-30s, where people don't know who Erma Bombeck is. I'm of the age to know who she was and her best-selling book titles, but not old enough to have read said books. I do remember her as a television personality, thus part of the general fabric of my childhood.

A Dayton native, Erma Bombeck was an American popular culture icon of the late 20th century.

The celebrated humor writer gained a national platform with the syndication of her column while living and writing at 162 Cushwa Drive, Centerville, Ohio. She began her famous column, "At Wit's End," in 1965, and within three years, she had been nationally syndicated, had a book published, and appeared on national radio and television programs.

Following her graduation from the University of Dayton in 1949, Erma became a full-time reporter for the Dayton Journal Herald. A life-long fan of humor writing, Erma attempted an early column poking fun of housekeeping. But, she was ahead of her time, and the humorous take on housework was not well received. In many later interviews, Erma would quip that housework was a religious experience in the 1940s and was not to be taken lightly. In 1953, she quit her job, devoting herself to child rearing and homemaking.

Erma, her husband Bill, and their three young children (Betsy, Matt and Andy) moved to a quintessential Ranch house in 1959. Purchasing the house while it was still under construction, the Bombecks were part of a wave of suburbanite settlers in a newly established neighborhood. Once a quiet agricultural village, Centerville experienced explosive suburban growth in the postwar years. It has been joked about something being in the water, but none other



Erma Bombeck's home from 1960-1968, 162 Cushwa Drive today. Photo courtesy of Nathalie Wright

than Phil Donahue was Erma's across the street neighbor. In 1967, Donahue pioneered a progressive talk show format at Dayton's WLWD-TV, which was eventually nationally syndicated. Influencing later talk show hosts, such as Oprah Winfrey, The Phil Donahue Show was geared towards women interested in intellectual, social, and political topics and introduced the concept of audience participation.

In 1963, with her youngest child in kindergarten, Erma pursued an opportunity to write for a local paper, Kettering-Oakwood Times. By then, the time was ripe for Erma's humor, and the "Zone 59" column, so named for Centerville's zip code, was a hit. In early 1965, the Dayton Journal Herald offered her two columns a week, under her own byline, to be called "At Wit's End." Within three weeks of her first columns, Erma's satirical musings on the tribulations of running a household were nationally syndicated.

The column ruminated on the societal pressures placed upon the mid-20th century housewife. Expectations of perfection were high, and she humorously pointed out the irrationality of it all. In her own way, Erma was attempting to elevate the role of the housewife by giving recognition to their lives.

The Bombecks moved out of the house in 1968 to nearby Bellbrook. The family relocated in 1971, when Erma fell in love with Phoenix, while there for a speaking engagement. Erma had a prolific career, encompassing a multitude of endeavors, before her death in April 1996. She wrote over a dozen books, wrote for magazines, appeared on talk shows, such as the Tonight Show, had a twice weekly comedy bit on Good Morning America, and was appointed by Jimmy Carter to the President's National Advisory Committee for Women - all while continuing the thrice-weekly "At Wit's End" column.



162 Cushwa Drive under construction. Photo courtesy of the Bombeck family.



Her family, house, and neighborhood were all integral to Erma's writings. Printed on April 29, 1965, Erma devoted a column to Bill's penchant for do-it-yourself projects. She laments that "the do-it-yourselfers have declined, resurrected, waned and reappeared, but the sawing in our house goes on forever." While the

column has a healthy dose of exaggeration, two of the items mentioned he actually constructed and are still extant in the house. "...Then large ceiling beams that gave the house a Masonic lodge flavor. Eventually, he went into electricity with large fluorescent tubes in the kitchen ceiling that made you feel like you were following the seal act at the Palace."



**Left:** Erma's writing nook in the bedroom. **Right:** In the dining room with her family. Photos from Dayton Daily News Archive, Wright State University online archive.



The large ceiling beams that Erma wrote about her husband building in one of her columns. Photo courtesy of Nathalie Wright

Perhaps she would have become a national bestselling author while living somewhere else, but her house and her Centerville neighborhood undeniably shaped her literary style. Erma's specific suburban existence inspired her again and again, beyond just the "At Wit's End" column. For example, she fictionalized the American suburban migration for the 1976 nonfiction humor book, *The Grass is Always Greener Over the Septic Tank*. Not only did Erma dedicate the book to her former neighbors, but they were her muse. The transition of a young family moving to their new house in a new suburban development was impactive on her imagination. Two houses and several years later, Cushwa Drive and Centerville were still the impetus for Erma's mocking tales of suburbia.

Erma Bombeck's modest Ranch house was historically designated on February 23, 2015, for its association with the establishment of her national career. Hopefully, the National Register attention will inspire a new generation to explore her writing. I was inspired to read that familiar childhood title, *the Grass Is Always Greener Over the Septic Tank*. Published nearly 40 years ago, some of the references now are obscure, but much of the book is still relevant and funny. In the chapter about the economic impact of the Barbie doll, the line suggesting that Barbie should be sent to Camp Pendleton with satin sheets was unexpectedly racy and hilarious. More than once I laughed out loud.

#### ARTICLE WRITTEN BY NATHALIE WRIGHT

## Get the credit you deserve.

The attorneys of Ulmer & Berne LLP counsel developers, lenders and investors in the strategic use of historic credits to renovate and finance historic properties.

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# Annual Awards Nominations

Time is running out! Get your nominations in now.

It's time once again to honor the people, places and projects that exemplify Heritage Ohio's commitment to growth through preservation and revitalization. Award nominations are due by 5:00 PM, Monday June 15, 2015, for projects completed by December 31, 2014. This year, we will be accepting nominations for 13 awards. The submission form and descriptions for each of the awards and a list of required materials can be found at [heritageohio.org](http://heritageohio.org).

We are continuing to encourage the submission of digital video files that tell the story of the nominee or project. Just include the video file as part of the nomination form that you submit. We look forward to seeing your nominations!

## Conference Save the Date

This year's annual conference is October 5-7 in Columbus.

Donovan Rypkema, Mary Means, John Sandor, and Patrick Andrus!

The leaders in Preservation and Revitalization will be presenting at the 2015 Heritage Ohio Conference, October 6 and 7 at the Historic Westin Hotel in Columbus.

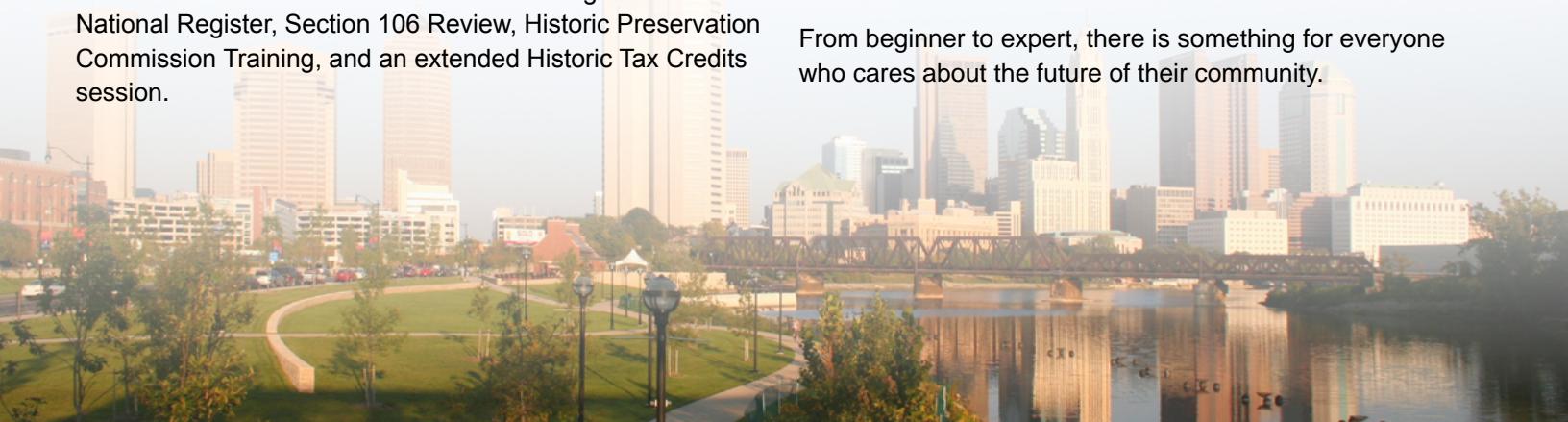
### NEW THIS YEAR!

In partnership with the State Historic Preservation Office, we will offer 4 extended multi-session learning course in: National Register, Section 106 Review, Historic Preservation Commission Training, and an extended Historic Tax Credits session.

There will be an all day track for Historic Theaters on Tuesday, October 6, and a special capsule designed for city officials which will cover: effective building departments, vacant properties, and local incentives.

In addition to hands-on preservation sessions, there will be an exciting line up of revitalization sessions, as well as 3 field sessions and perennial favorite, Main Street 101.

From beginner to expert, there is something for everyone who cares about the future of their community.



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# Wood Windows Workshop Recap

YOP's first workshop was a great success.

**ARTICLE BY: TYLER P. LONG**

The first Young Ohio Preservationists' Wood Windows Workshop took place March 14 – 15 in the historic Hilltop neighborhood of Columbus. Participants were guided through the steps of window restoration by restoration professionals Jim Turner of Turner Restoration, Patrick Kennedy of Restoration Projects Limited, David Gibney of Historic Restoration Specialists, and J. Michael Logan, Historic Preservation Consultant. After a short presentation on the process and safety tips, attendees jumped right in, working in groups to restore the home's windows.

David Armstrong, a property manager for Homes on the Hill, an organization that seeks to help strengthen communities through safe and affordable housing, stated, "It's great to not only see an undertaking like this, but to see so many younger members of the community taking advantage of such an opportunity."

After two days of hard work, a restored set of historic wood windows was ready to be reinstalled in the home. After the workshop, Sarah Marsom, President of the Young Ohio Preservationists shared her perspective on the workshop, "Hands-on workshops can transform the way people view architectural details. The Young Ohio Preservationists wood window workshop taught participants not only different techniques to restore windows, but helped them gain a greater appreciation for historic windows."



Trainer, David Gibney removing paint from one of the sashes. Photo by Stephen Newport.

In addition to looking great on your home, why should you care about restoring your historic windows instead of replacing them with vinyl replacement windows? As a homeowner, this is a question you might have to ask yourself sometime during your lifetime. We have a few points for you to consider when answering this question. First, what makes financial sense? Whether you are replacing one window or all of them, you should compare the cost of repair vs. replacement. In many cases, you will find that repairing your old windows-- even the ones that appear to be lost causes-- will save you considerably more money than replacing the window. In addition to cost, you also have to consider whether or not you can get an identical replacement made for the house. Far too often, people buy an ill-fitting replacement window and the results are disastrous for the look and feel of the home.

Many people decide to go with replacement windows because they believe they will reap large energy savings. While some newer windows may be more energy efficient, they are also more expensive. Your windows will account for 10-25% of your home's energy loss. You will have a greater reward for your efforts by properly insulating your home than replacing all of the windows at a great expense. Moreover, you have to look at the payback period. Does it make financial sense to invest \$10,000 in new, energy efficient windows if the annual savings only amounts to a few hundred dollars? That would mean your new windows would take decades to break even. If you repaired your windows, replaced the glass with newer blends that are more energy efficient, and properly weatherized your windows, you would be looking at monthly energy savings, as well as a much shorter payback period on your investment. So remember to compare your options and pick the one that is right for you and your home.



Left: Trainer, David Gibney taking a break by the tool table. Photo by Pearl-Jean Mabe. Right: Weight in the opened window pocket. Photo by Stephen Newport.





## FRANK'S 7 RULES FOR WOOD WINDOWS

- 1. Get the right parts.** Getting the right parts for your windows is key to making them functional again. Try Blaine Window Hardware. It's where our instructors go.
- 2. A little paint goes a long way.** If your aluminum storm windows are looking tired, instead of tossing them, give them a new coat of paint. Paint designed for application on aluminum will stay on longer and is available in more colors than ever.
- 3. Steam power.** When stripping your sash, consider using a garment steamer. Less mess, less work, and safer if you're unsure if you have lead paint.
- 4. Put some weight behind it.** Fishing your sash cord can be a frustrating process. Our instructors recommend using a metal chain and attaching it to one end of the cord. It will keep the cord moving and will drop right to the bottom of the weight pocket.
- 5. Sash Security.** When you're getting ready to secure the knotted ends of the sash cord, use a screw instead of a nail. It will make it easier to remove if you have to.
- 6. Refresh your sash.** You can refresh old, dried out wood prior to painting by applying a mixture of ½ gal. Turpentine, ½ gal. Boiled linseed oil, and 1 oz. of paraffin. The linseed oil will rejuvenate wood fibers and the paraffin will create a moisture barrier.
- 7. Saving your parting stop.** The parting bead, or parting stop, is the bane of window restorers everywhere. To avoid headaches, use vise grips with long jaws when pulling out the parting stop. Increased surface area leaves less of a chance of marring the parting stop, and spreading out the pressure point means you might not break the parting stop in the process.

While it may seem daunting at first, restoring your historic windows is no more challenging than any other project in your historic home. With a little bit of knowhow and patience, you too could have a fully restored set of windows in a weekend or two.

## YOP UPDATE

The Young Ohio Preservationists have been busy in their first year creating a identity and getting people involved. To get involved and see what they have been up to, find them on Facebook, Instagram, and come to one of the many upcoming events.

Historic Preservation  
Maintenance Planning  
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3CDC is a non-profit, real estate development and finance organization focused on strategically revitalizing Cincinnati's downtown urban core in partnership with the City of Cincinnati and the Cincinnati corporate community.

**3CDC.ORG**



# Heritage Ohio Bikes to Greenville

Join us for a 120 mile bike ride to Greenville, meet us half way, or celebrate with us when we get there.

Heritage Ohio is taking to the road! In conjunction with our Bikeability Workshop in Greenville on September 1st, the staff at Heritage Ohio will be biking to the destination. We plan to leave from Columbus and follow a bike route through Xenia, on to Dayton, north to Piqua and then west to Greenville. We are splitting our trek into two days, August 30 and 31, with our training the following day, September 1.

This will not be a supported ride, however if people are interested in joining with us, we would be happy to share the details. This will be a one-way ride and any rider who joins us will be responsible for their own transportation, meals, and lodging. If you are interested please contact Pearl-Jean Mabe at pmabe@heritageohio.org

The total distance from Columbus to Greenville is around 120 miles, and we are planning to stay the night in the Dayton area. Whether you are want to join us, track your training or follow or progress, we will be using #HOIBikes on Instagram from now through the ride to share our training, useful information, and our progress during the ride.

## GOING THE DISTANCE

We will be stopping in towns along the route. To get an idea of where you might like to join us, here are the approximate miles to Greenville from each of the towns we currently plan to stop in.



**HERITAGE  
OHIO**  
OLD HOUSE FAIR

**Join us** for Heritage Ohio's first Old House Fair, **June 19-21**, part of Dayton Dwell: A Celebration of Home and a collaboration of Heritage Ohio, the Dayton Homearama, and Tiny House Jamboree. Whether you come for artisan demonstrations, the vendor displays, the Old House Fair Olympics, or just want to check out the Hook Estate, you'll have a great time at the Old House Fair!

For more information, visit us at [heritageohio.org](http://heritageohio.org)

## TIMES

Friday 12 PM - 9 PM  
Saturday 12 PM - 9 PM  
Sunday 12 PM - 7 PM

## WHERE

Red Oak Mansion  
1231 Hook Estate Drive  
Dayton OH 45405

## TICKETS

\$10 on Eventjoy.com. Find it by searching "Heritage Ohio." FREE with ticket to Homearama.



# Adaptive Reuse

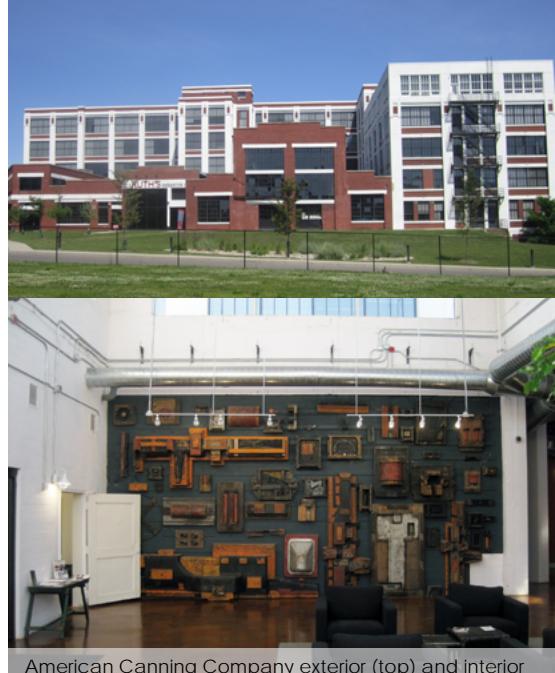
Examples of great uses for old buildings.

## AMERICAN CAN COMPANY BUILDING – CINCINNATI

To many communities, historic manufacturing structures are white elephants, with no clear usage after their assembly days are over. More often than not, they are neglected and eventually demolished. But that does not have to be the case.

Located in Cincinnati's Northside neighborhood, the American Can Company building was constructed in 1921 to manufacture can-making machines. The American Can company operated the factory until 1963, and then the building was purchased by the Cleveland Machine Company, which operated in the building from 1965 to 1978. The large, industrial space sat mostly unoccupied from 1978 to the early 2000s when the building was acquired for redevelopment.

Out of the American Can Company Building rose the American Can Lofts. The \$20 million project was completed in 2011 after receiving \$4.5 million in Ohio Historic Preservation Tax Credits in Round 2. The building now houses 110 apartment units with many of the original features of the plant, including a covered assembly area that is now used for parking. In addition to the apartments, the building also has over 12,000 sq. ft. of office and retail space.



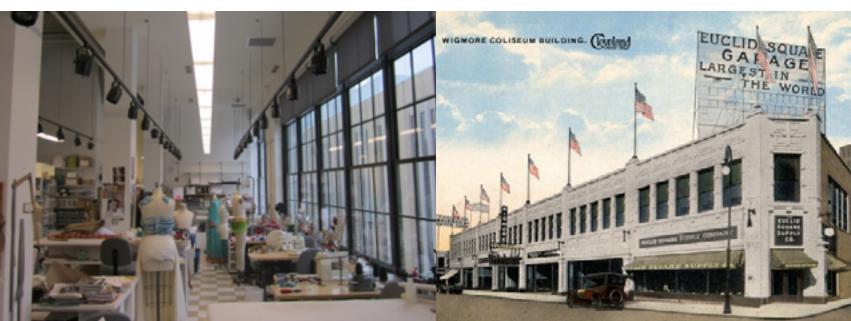
American Canning Company exterior (top) and interior (bottom). Photos courtesy of Nathaniel Kaelin.

## MIDDOUGH BUILDING - CLEVELAND

The Middough Building's life began as the Wigmore Coliseum in 1912, constructed by the James A. Wigmore Company. Wigmore Coliseum was an early large exhibition hall, hosting major expos like the Cleveland Electrical Exposition and the Cleveland Auto Show. The building also featured the Euclid Square Garage on the 2nd floor, billed as the "Largest in the World". After larger exposition halls were opened in Cleveland, the Coliseum

grew with the addition of 3 more stories added in 1923, along with a bowling alley and billiards hall. In the 1940s, the structure was acquired by the federal government, housing Navy finance offices up through the 1960s.

The modern transformation of the Middough began with a \$41 million face lift in 2010 after being purchased by the Middough Company, an engineering, architectural, and management services firm. The project received \$4.8 million in Ohio Historic Preservation Tax Credits in Round 6. In addition to housing the Middough Company offices, Cleveland State University's new arts campus will be located in the building.



Middough Building exterior (bottom), interior (top left), and historic exterior (top right). Photos courtesy of Nathaniel Kaelin.

## TOLEDO & OHIO CENTRAL RAILROAD STATION - COLUMBUS

One of the most unique structures in Central Ohio is the Toledo & Ohio Central Railroad Station, located on Broad Street, just west of downtown Columbus. The Art Nouveau-Japonisme-styled building was constructed in 1895, designed by architects Frank Packard and Joseph Warren Yost. Interestingly, it wasn't the only pagoda-styled building in the area. The Macklin Hotel, located just across the tracks, was opened in the same year as the depot and served travelers from the station. It was festooned with 3 pagoda-styled towers. The hotel was razed in 1955 and is now a parking lot.



Central Railroad Station historic exterior. Photo courtesy of the Columbus Metropolitan Library.

Following several transfers of ownership, the station became the longtime headquarters of the Central Ohio Volunteers of America until 2003. Following extensive renovations, the International Association of Fire Fighters (IAAF) Local 67 took control of the property. In addition to being the union hall for the IAFF Local 67, the building is used for event space.





## RAUSCHE RESIDENCE – CHAGRIN FALLS

Like many Midwestern states, Ohio's countryside is dotted with barns. Many are threatened by neglect and lack of usage as farms disappear and newer, cheaper storage options have become available. In Chagrin Falls, one barn nearly met a similar fate, but an enterprising couple stepped in to save it from demolition. The bank barn situated in downtown was originally built in 1894 for storage of grain. In the 1990s, it was threatened to make way for a parking lot.

Instead, the Rausches purchased the barn from the village, and had every piece of the barn relocated 10 miles away to Auburn Township. The barn was reconstructed in 1994, with modern amenities added to turn the century-old structure into a livable space for a family. The roof of the barn now bears the dates 1894 and 1994, signifying its original and reconstruction dates.



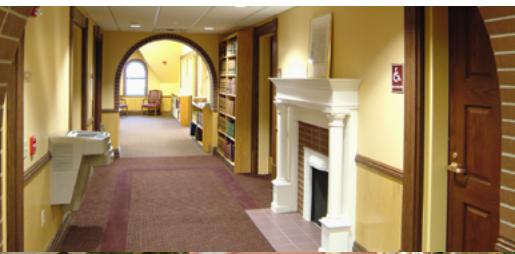
Barn interior (top) and exterior (bottom).  
Photos courtesy of Yolita Rauche

## OLD WOOD COUNTY JAIL - BOWLING GREEN

Buildings with unusual original functions often take a bit of creativity to find their next use. In the case of the old Wood County Jail in Bowling Green, the jail offered a unique solution to a long-term problem. As you can imagine, archives can take up a lot of space, Wood County officials were in dire need of room to grow for the county records office. In addition to the records space problem, they also had a recently vacated building with the 1902 county jail, having been replaced with a newer, larger county justice center in 1990. County officials saw a clear solution to both problems by moving the county records center and law library into the former jail.

After some imaginative project design by Poggemeyer Design Group and extensive interior renovation, the building opened as the new home for the Wood County Law Library and Records Center in 2002. The former cell block was converted to hold books and county records.

Interestingly, this is not the only jail in Wood County to find a new use. The even older jail built in 1848 in Perrysburg was converted to apartments in 1957.



Old Wood County Jail interior (top) and exterior (bottom). Photos courtesy of Poggemeyer Design Group.

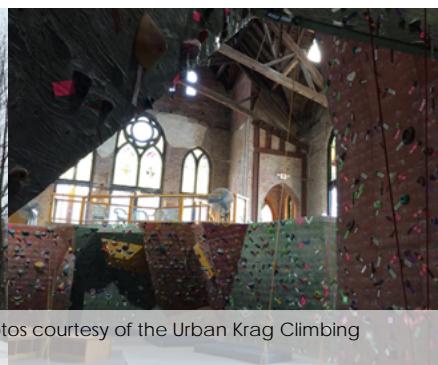
## URBAN KRAG - DAYTON

Similar to manufacturing structures, churches offer a unique adaptive reuse opportunity to innovative developers and business owners. A great example of this is the Urban Krag Climbing Center in Dayton. Located in the historic Oregon Historic District, the Deutsche Evangelical Reform Church, constructed in 1888, served the Dayton community for more than 100 years. After 20 years of neglect, the structure was months away from demolition when Karl Williams saw the future of his rock climbing gym.

Opened in 1996 after 2 years of renovation, Urban Krag Climbing Center is a perfect fit for the historic building. The 8,000 sq. ft. structure has several rock climbing walls of all heights and difficulty, allowing climbers the opportunity to try different climbing techniques. Though changes were made, much of the historic structure remains intact, including the stained glass windows that survived years of neglect.



Urban Krag exterior (left) and interior (right). Photos courtesy of the Urban Krag Climbing Center's Facebook page.





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