

REVITALIZE OHIO

WINTER 2017 | A HERITAGE OHIO PUBLICATION



VITAL PLACES. VIBRANT COMMUNITIES. HERITAGE OHIO.



REVITALIZE OHIO

Winter 2017

Published Quarterly by
Heritage Ohio
846 1/2 East Main Street
Columbus, OH 43205
P 614.258.6200
info@heritageohio.org
heritageohio.org

BOARD OF DIRECTORS

CHAIR MEMBERS

W. Kevin Pape Kelly Bissinger
Steve Coon

VICE CHAIR Craig Gossman
Jonathan Sandvick John Grossmann
Sandra Hull

VICE CHAIR OF FINANCE Don Longwell
Eric Stachler Sarah Milligan
David Polakowski

VICE CHAIR OF RECORDS Yolita Rausche
Lisa Patt-McDaniel Kevin Rose
James Russell

EX-OFFICIO Cheryl Stephens
Bob Brenneman Duane Van Dyke
Sarah Marsom Dave Williams
Mary Oakley Thomas Yablonsky
Amanda Terrell

**ADVISORY BOARD
REPRESENTATIVE**
Mary Lovett

STAFF

Joyce Barrett Devin Miles
Executive Director Office Manager

Frances Jo Hamilton Pearl-Jean Mabe
Director of Revitalization Downtown Program
Coordinator

Frank Quinn
Director of Preservation

Find us on Facebook!

Like our page and follow our posts about local
projects and events!

www.facebook.com/heritageohio

Follow us on Instagram!

HeritageOhioMainStreet

TABLE OF CONTENTS

Meet a Main Street Director Welcome Adrienne Krauss of Main Street Wadsworth	4
Del Monte Easement	5
Emerging Professionals Scholarship	5
Why Ohio's Old Windows Matter A case for windows by Carrie Sturrock, Indow Company Storyteller	6
Annual Conference Review Heritage Ohio Conference Presented by Coon Restoration & Sandvick Architects	8
Heritage Ohio Annual Award Winners	10
Thank You Conference Sponsors! Heritage Ohio thanks our sponsors for making this year's conference in Columbus a success!	14
Statehood Day Advocacy event on Wednesday, Feb. 28	15
Hayesville Preservation Projects by Steve McQuillin	16
Legacy Circle	19

Congratulations to the 2017 Ohio Main Street Certified Managers!

Ian Andrews – LakewoodAlive
Donna Hill – Cambridge Main Street
Sandra Hull – Main Street Wooster
Heather Malarcik – Main Street Kent
David Polakowski – Downtown Painesville Organization
Lorna Swisher – Mainstreet Piqua

Happy 10th Anniversary!

Historic Downtown Cleveland
Main Street Kent
Main Street Portsmouth

These programs have worked to revitalize their communities as
part of the Main Street Program for a decade and it shows.



DIRECTOR'S NOTE

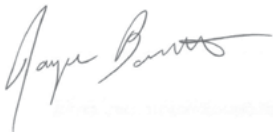
This fall has been a whirlwind for Heritage Ohio.

We held a successful, fun, informative conference in Columbus, in partnership with the State Historic Preservation Office. Thanks to the many sponsors, vendors, presenters and participants!

The campaign to save the 20% federal historic tax credit has been particularly important in Ohio as Congressmen Tiberi and Renacci both sit on the House Ways and Means Committee, and both Senators Portman and Brown sit on the Senate Finance Committee. As of this writing, the 20% credit is back in the tax reform package, but has been altered to be taken over five years. It's a weakened historic tax credit, but a extremely important save for the country.

This fall we've had Downtown Assessment Resource Team visits in Cuyahoga Falls and Circleville, with two more visits planned in Paulding and Chillicothe in early 2018. DART visits, as they are known, set communities on the path of the Main Street Four-Point Approach™ and hopefully we will see them joining the Ohio Main Street Program soon.

Last, but certainly not least, we celebrated the 30-year tenure of Sandra Hull who has led the Main Street Wooster program for 30 years and counting. Locally known as the Duchess of Downtown, she is one of the founders of, and the biggest cheerleaders for, the Ohio Main Street Program. Thanks Sandra!



Joyce Barrett,
Executive Director of Heritage Ohio

DATES TO REMEMBER

Quarterly Revitalization Workshop & Director's Roundtable

Kent, Ohio
February, 15-16

Statehood Day

Columbus, Ohio
February, 28

National Main Street Conference

Kansas City, Missouri
March, 26-28

Heritage Ohio Annual Conference & Awards Ceremony

Cleveland, Ohio
October, 22-24

**For more information about
upcoming events, visit us at
heritageohio.org.**

ON THE COVER



Heritage Ohio was honored to be the recipient of the John H Chafee Award for Outstanding Achievement in Public Policy. The Award was presented at the National Trust for Historic Preservation's Annual PastForward Conference held in Chicago in November.

John H Chafee had a distinguished political career serving as Rhode Island Governor from 1963-1969, Secretary of the Navy from 1969-1972, and a member of the US Senate 1976-1999.

Heritage Ohio has been a leader nationwide in advocacy for the historic tax credit, securing 13 of 16 Ohio congressional reps as co-signers to HR 1158. Heritage Ohio has also advocated for deferred maintenance projects in our National Parks.

In his comments accepting the award, Board Chair W. Kevin Pape acknowledged Heritage Ohio's "secret sauce" was the partnerships throughout our Main Street program. So many Ohioans are active in promoting the importance of saving the places that matter.



Visit Wadsworth!

Meet A Main Street Director

Welcome Adrienne Krauss of Main Street Wadsworth

Often, the path that leads a person to a career as a Main Street Director can be an unusual one, full of fortuitous events that guide them towards an unexpected adventure. For Adrienne Krauss, it's been quite the journey to becoming the director of Main Street Wadsworth in Northeast Ohio. Adrienne

was born in Raleigh, North Carolina, moving to West Chester with her family in 2000. She attended nearby Miami University in Oxford, majoring in political science with a minor in European area studies. During that time, she had the opportunity to study at the Miami University Dolibois European Center in Luxembourg.

Following her undergraduate studies at Miami University, Adrienne enrolled into The University of Akron School of Law. While in law school, she traveled to Switzerland to study in Geneva. She completed internships at both the American Embassy in Luxembourg and the Butler County Prosecutor's Office in Hamilton, Ohio.

After receiving her Juris Doctorate, she worked as a civilian contract negotiator for The Department of Defense at Wright Patterson Air Force Base. Adrienne moved to northeast Ohio in 2014 and became an associate attorney at Martin & Ferraro, LLP, which specializes in intellectual property law. She continues to practice law at the firm in addition to working with Main Street Wadsworth.

After starting work at Martin & Ferraro, Adrienne wanted to become involved in the local community and saw volunteering as a great way to meet people since she didn't really know anyone in the area other than her family. By a stroke of luck, she read an article in the local newspaper about Downtown Wadsworth's search for board members. After interviewing she was accepted as a member of the board of Downtown Wadsworth, now Main Street Wadsworth. Reflecting on her beginnings at Main Street Wadsworth, Adrienne notes, "I began volunteering for Downtown Wadsworth and was asked to serve as the Chair of the Design Committee. I gave about 500 volunteer hours in about a year and a half. I really loved collaborating with other community leaders and being a part of the events in the downtown. I wanted this city I now called home to thrive."

When the executive director position opened, Adrienne seized the opportunity to continue to work on a project she loves. She states, "I wanted to bring that classic old-world charm back to my own hometown. Historical architecture, walkable lifestyle, a bustling downtown city center like I had seen in other places overseas. The types of places you read about in classic novels. There is something romantic about having a vibrant little downtown full of small shops and outdoor seating and people meeting each other. It is the beauty of human connection and belonging. That quaint quality of life has disappeared with the influx of big boxes and concrete jungles. People want to return to the walkable downtown, all demographics and generations, and we are seeing that play out now with the revitalization of historic downtowns, with an influx of downtown housing, restaurants, and small shops across the country. I want to preserve what once was to create a beautiful environment that residents and visitors can enjoy, a unique place unlike any other where people want to be and shop and dine and play and explore!"

Looking toward the future of downtown Wadsworth, Adrienne draws upon her extensive travel experience to think creatively about how to revitalize the downtown. "I want to create a vibrant and charming little Victorian downtown like you would see in Europe. I want to create a theatre district with live entertainment almost every day of the year. I want to build a healthy downtown culture, full of healthy restaurants and active things to do. I want to tell Wadsworth's story and share its rich history." If she could have a blank check to bring anything to Wadsworth, she would add a huge greenspace. A park with acres of water features, games, food and drink vendors, an outdoor amphitheater, ice rink, sculptures, gardens, paths, and seating areas.

Outside of work, Adrienne loves to travel. She has visited over 20 countries and continues to travel in her free time. Adrienne is also a huge fan of Broadway and has appeared in several productions over the years, having just finished Disney's Beauty and the Beast. She will soon be performing in a Broadway cabaret at a jazz club.

WESTERN
SPECIALTY CONTRACTORS
CONFIDENCE THROUGH PERFORMANCE

WE'VE BEEN BUILDING UP TO THIS MOMENT FOR OVER A CENTURY.

Jeff Knittel, Branch Manager

Services: Masonry Restoration | Concrete Restoration | Waterproofing
Location: 5160 West 164th Street | Brook Park, OH 44142
(216) 485-1540

WWW.WESTERNSPECIALTYCONTRACTORS.COM



Del Monte Easement

At this time last year, we were putting the finishing touches on an easement for the Del Monte Building in Columbus (no relation to the company supplying your bananas!) While many of our easements are taken on large commercial buildings in downtown areas, the Del Monte is a smaller example. Originally built as a six-unit apartment building in the early 1900s, the building served a need for living units as Columbus experienced a growth phase during the first quarter of the twentieth century.

The Del Monte is a handsome three-story masonry building with a buff stone foundation and simple cornice. The building features numerous window openings, so even in the early 1900s, the units must have had a light and airy feeling.



Joyce Barrett commented on the positive impact of the easement: “Even modest downtown buildings can benefit from the owner placing an easement on the property, making this a win-win for the owner and for preservationists. In the case of the Del Monte Building, we’ve ensured that a historic building not under local design review will be preserved and enjoyed for generations to come. And the owner can receive a tax deduction for donating the easement.”

Emerging Professionals Scholarship

For the second year, the Young Ohio Preservationists partnered with Schooley Caldwell Architects to highlight Emerging Professionals at the annual Heritage Ohio Conference.

This year’s Emerging Professionals Scholarship recipients presented on their efforts to revitalize Toledo. Erin Claussen of Toledo Revival and Matthew Rubin of Crane Development Ltd. highlighted why “you will do better in Toledo.” Here are some of the session highlights:

1. Neither Claussen or Rubin grew up in Toledo. Claussen moved to Toledo because of her husband’s work and Rubin moved for college. As young adults they fell in love with the city’s history, community efforts to improve downtown, and saw a city where they could physically make an impact.
2. Claussen and Rubin prove that you do not have to have a background in architecture or be an established developer to tackle a project. Claussen is a trained archaeologist and Rubin is an advertising executive.
3. These young entrepreneurs utilized their can-do attitude and purchased buildings to rehabilitate. Utilizing their unique skill sets, both Claussen and Rubin tackled their individual projects with their new development companies, and are working to transform downtown Toledo. Claussen is

preserving the historic Hotel Royal in the Warehouse District, and Rubin is transforming a vacant storefront downtown into a vibrant restaurant.

Claussen and Rubin’s emerging professional session not only highlighted the work they are accomplishing to reinvigorate Toledo, their session showed the ability to take a passion for place and transform it into action. The Young Ohio Preservationists and Schooley Caldwell Architects are proud to have supported their attendance at the annual Heritage Ohio Conference and look forward to visiting their completed redevelopment projects.



ARCHITECTURE. INSPIRED.

The beautiful, enduring structures we create for government, education, cultural and other public and private clients are inspired by the people that interact with them where they live, learn, work and play.

Pictured: the Carlisle Building in Chillicothe, OH



www.schooleycaldwell.com

Photos by Jeff Goldberg, Esto Photographics

Why Ohio's Old Windows Matter

A case for windows by Carrie Sturrock,
Indow Company Storyteller

Windows are the soul of a building. They let in light and determine how those who live or work in the space see the outside world. Their placement and design determine the balance and beauty of a structure whether they're pre-revolutionary war casement windows or mid-nineteenth century double-hung sashes like those in the Ealy house in New Albany, Ohio.

The Ealy house was built in 1860 by Christina and George Ealy, a prosperous farming family of German descent who had moved from Pennsylvania. Only two families lived in it before it became the house museum it is today and they made few changes. Fortunately, the structure has all its original windows making it a remarkably intact example of mid-nineteenth century living that attracts visitors from around the region.

A historic building with its original windows intact is a gem and can maintain higher property values than one that's had all its windows replaced. ^[1] Sadly, the window replacement industry has done a thorough job of convincing homeowners around the country they need to rip out and replace historic irreplaceable windows in the name of energy efficiency and saving money. People have taken out mortgages to buy new replacement windows they couldn't afford that ultimately hurt the value of their homes.



Not only did the Ealy house have its original windows, it had never had exterior storms.

NEW WINDOWS AREN'T THE ANSWER

Making a drafty home more energy efficient doesn't start with replacing windows. The U.S. Department of Energy has found "weatherization to be a more cost-effective option in decreasing energy bills." ^[2] And a report by the National Trust for Historic Preservation Green Lab determined original windows can be retrofitted to perform like high-end replacement windows, challenging "the common assumption that replacement windows alone provide the greatest benefit to homeowners." ^[3]

Keeping the original windows also preserves the integrity of historic structures. Since older homes have often settled with age, the windows have settled too and are out-of-square in a way that fits the building. But the reason to keep original windows goes beyond that. Historic windows are made of two extremely rare materials: old-growth lumber and handmade, wavy glass.

DURABLE OLD GROWTH LUMBER

Old-growth wood originates in unharvested virgin forests and can be 200-300 years old. ^[4] The trees grew slowly since there was limited light and competition from other trees, making the wood dense and rot resistant, which is one reason the Ealy windows have lasted so long. Old growth wood will have many compact tree rings compared with newer wood that is second-growth or grew quickly in tree farms. If properly cared for, old-growth wood windows will last indefinitely.



THE BEAUTY OF HANDMADE WAVY GLASS

Today, windows have optically-perfect machine made "float" glass, which was initially manufactured in the late 1950s. [5] Before then, window glass had been made the same way for centuries: it started with glass blown into cylinder form. Glass blowers would alternately blow and swing molten glass into a cylinder that was cut open to form a "shawl." It was then placed in an oven slit side up where it wilted into a large sheet of glass. The "cylinder" process was mechanized after 1900 but still often had waves, ripples and air bubbles or "seeds." The most clear top-grade glass was selected for prominent windows and the second-grade for secondary windows.

RESTORING OLD WINDOWS

Historic wood windows sometimes need to be repaired and restored, which is far better choice than new replacement windows. However, since many contractors aren't schooled in the art of restoring historic wood windows, they may mistakenly advise homeowners their windows are beyond repair. Depending on the level of repair needed, a homeowner with extra time may be able to do it herself.

[6] If the necessary work is more extensive, there are new resources for finding local window preservation experts. The Window Preservation Alliance lists people from around the country who can repair and restore old growth wood windows so they last into the future.

AFTER RESTORATION: PRESERVING WINDOWS INTO THE FUTURE

Improving the efficiency of old windows so they perform like new double-panes is not difficult. Window inserts, exterior storm windows, caulking, weather stripping, and window treatments such as blinds and curtains can all add efficiency and comfort. Indow interior window insert are laser-measured to precisely fit out-of-square windows without a damaging track or magnetic system. They are edged in silicone and press into the interior of the window frame, making them nearly invisible. A U.S. Department of Energy

study found that Indow window inserts reduced heating, ventilating and air-conditioning costs in a Seattle home by 20 percent.

To improve the energy efficiency of the Ealy house, caretakers installed 31 Indow inserts throughout. Museum Grade Indow panels were used in some windows to block UV light that was damaging quilts as well as other historic artifacts.

SAVE OHIO'S WINDOWS!

Heritage Ohio is working hard to preserve the best of Ohio's history so that future generations can benefit from the good design of the past, which is what helps create a sense of place. To help with this effort, Indow is honored to announce the Save Ohio's Windows campaign. Indow will donate 10 percent of all window insert purchased through this particular link <https://indowwindows.com/heritage-ohio/> to Heritage Ohio to further its work in preserving Ohio's history.

[1] Simon Aldridge, In: McKeough, Tim, "Market Ready." New York Times. September 12, 2012. <http://www.nytimes.com/2012/09/13/garden/old-windows-worth-keeping-in-a-historic-home-market-ready.html?mcubz=0>

[2] Gil Sperling, In: Wald, Matthew L., "Focus on Weatherization is Shift on Energy Costs." New York Times. December 30, 2008. <http://www.nytimes.com/2008/12/30/us/30weatherize.html?mcubz=0>

[3] Preservation Green Lab. Saving Windows, Saving Money: Evaluating the Energy Performance of Window Retrofit and Replacement. National Trust for Historic Preservation. 2012. <http://forum.savingplaces.org/HigherLogic/System/DownloadDocumentFile.ashx?DocumentFileKey=715cccb6-9a30-d72d-e807-39d18f2cf52f&forceDialog=0>

[4] Sidler, Scott. "Why Old-Growth Wood is Better." Web blog post. The Craftsman Blog 1 June, 2015. Web. 6 Sept. 2017 <http://thecraftsmanblog.com/why-old-growth-wood-is-better/>

[5] Hewitt, Alan M., Bock, Gordon. The Vintage House: A Guide to Successful Renovations and Additions. New York, 2011. Print.

[6] Myers, John H. The Repair of Historic Wooden Windows. U.S Department of the Interior. 1981. Preservation Briefs: 9 <https://www.nps.gov/tps/how-to-preserve/preservedocs/preservation-briefs/09Preserve-Brief-Wooden-Windows.pdf>





ANNUAL CONFERENCE REVIEW

2017

HERITAGE OHIO CONFERENCE PRESENTED BY COON RESTORATION & SANDVICK ARCHITECTS

This year, we held the annual conference at a new location, The Sheraton Hotel at Capitol Square, just feet from the steps of the Ohio Statehouse. With the space provided by our new Columbus venue, we hosted 39 educational sessions and 6 tours of downtown Columbus with over 40 hours of CE for American Institute of Architects (AIA) members.

A CLG grant through the Ohio History Connection supported this year's keynote speaker, Robert Stanton, former Director of the National Park Service and member of the Advisory Council on Historic Preservation (ACHP).

Following the annual awards ceremony, the Young Ohio Preservationists hosted a special event with McMansion

Hell blogger Kate Wagner. The audience was wowed by her knowledge of the legacy of McMansion design and her entertaining commentary. The Young Ohio Preservationists donated all proceeds to the Save Ohio Treasures Program.

Thank you to all our sponsors, vendors, volunteers, and presenters who made this conference one of the best for Heritage Ohio!

We hope you can join us next year in Cleveland, October 22-24. Check back to our 2018 conference page for the latest information: www.heritageohio.org/2018-annual-conference/



HERITAGE OHIO ANNUAL AWARD WINNERS

2017



BEST DOWNTOWN PLACEMAKING

DAN SMITH COMMUNITY PARK

Dan Smith, the former economic director of Kent, lost his courageous battle to brain cancer in July of 2014. Dan's vision, inspiration, and positive energy were instrumental in the

revitalization efforts of downtown Kent. The Kent community came together to honor Dan's commitment to the community by building a public park in his name. The Dan Smith Community Park is Kent's only pocket park and the only park located in the heart of downtown Kent. The \$250,000 project serves 28,000 local residents and 30,000 Kent State University students by offering a relaxing place to enjoy with families and friends.

The awards review committee noted that what made this project special was all of the elements of the park that honor Dan's interests: a climb aboard train, corn hole, oversized games, and swings. "Built-in attractions make the space engaging all of the time, not just when an event is happening." The park came to fruition thanks to monetary pledges from The City of Kent, Kent State University and community-wide fundraising initiatives led by The Burbick Foundation, Main Street Kent and the Greater Kent Area Chamber of Commerce. The Dan Smith Community Park stands as a reminder of Dan's commitment and vision to "Team Kent." Sponsored by Cross Street Partners & Miller-Valentine Group

BEST MAIN STREET COMMITTEE EVENT

AROUND THE TOWN

More than 20 years ago, the Seneca Regional Chamber of Commerce started "Around the Town" with the hope of introducing students from Tiffin University and Heidelberg University to local business within Tiffin. In addition, students from the two universities historically had little contact with one another, despite being a 5 minute drive apart. In 2015, 10 student



members of Mayor Aaron Montz's University Engagement Committee teamed up with the Seneca Regional Chamber of Commerce and the Downtown Marketing Committee to come up with a plan to bring together both institutions. The decision was made to move "Around the Town" from the respective campuses to a central downtown location. The university presidents now lead students from each campus to the downtown event during Welcome Week, where they are greeted by cheering business owners. Samples are served, and gift cards, coupons and other giveaways are distributed. This experience is meant to show the new students that the heart of downtown Tiffin is within walking distance for each university. Thanks to the participation of more than 60 businesses over the past two years, Tiffin is bringing together over 1,000 students to experience what their downtown district has to offer. Sponsored by The Heritage Ohio Board of Trustees

HISTORIC THEATER OF THE YEAR

MARION PALACE THEATRE

Constructed in 1928, The Marion Palace Theatre was one of the last of John Eberson's atmospheric style theaters to be built in the United States. From the balcony of the theater, patrons are surrounded by a Spanish town wall and are treated to a view of fabric doves and other stuffed birds "flying" from the atop the organ screens. A blue sky above creates the impression of an open space, and patrons are treated to constellations of stars on the ceiling during performances.



The first renovation and restoration of the theater happened in 1976 by the Palace Guardians. Thanks to the Quality Masonry Company, Schooley Caldwell Architects, and many others, the building's façade was completely restored to its former glory in 2015. The theatre serves over 60,000 patrons and guests annually, with a mix of national acts, movies and local community performances. Sponsored by The Heritage Ohio Board of Trustees

For more information, visit www.marionpalace.org



BEST PUBLIC-PRIVATE PARTNERSHIP

THE CANAL MARKET DISTRICT

The Canal Market District in Newark, Ohio was a true collaborative effort that took the involvement of many parties.

Newark now has an event space to host Farmers Markets and community events thanks to The Thomas J. Evans Foundation, The Reese Family Foundation, Licking County Commissioners, City of Newark and Newark Development Partners. Land purchases were achieved over many years of joint planning. The \$5 million space is host to up to 2,000 visitors per week. The market accepts a complement of SNAP, WIC and nutrition program coupons. This collaborative project has been successful in serving several market and community entertainment needs. Sponsored by Cross Street Partners & Miller-Valentine Group

BEST PUBLIC BUILDING REHABILITATION

NORWOOD FIRE COMPANY NO. 2

Due to a municipal budget crunch in 1987, the last active-duty firefighting squad pulled out of the 1914 Norwood Fire Company No. 2 building. After nearly three decades of abandonment and neglect, a generous donor offered to fund a restoration of the 3,350 square foot structure. The restoration project totaled \$536,000, all of which came from the anonymous donor. RWA Architects worked as the architect for the project, while DBG, Inc. served as the general contractor. After hours of work and numerous challenges, including the lack of historic documentation, a 1915 historic photo was found and proved to be a gold mine, leading to the accurate rehabilitation of curved sash and the lite panel design of the carriage doors. HZMAT abatement and insensitive alterations were also challenges along the way. The firehouse now serves as the headquarters for Norwood Firefighters Association, providing event space and housing a 1920s Ahrens-Fox fire engine as part of a fire fighting history museum. It is a shining example of historic restoration. Sponsored by Longwell Legal, LLC



BEST RESIDENTIAL REHABILITATION

WEST 25TH STREET LOFTS

The West 25th Street Lofts in Cleveland have a history spanning almost 150 years. This 3-block complex in Cleveland consists of 9 historic buildings. Many past tenants have occupied the space: a brewery, stables, residence, fraternal headquarters, manufacturing facility, school

and even more. A \$27 million renovation turned these 9 buildings into a cohesive multi-use facility containing 83 apartments, 4 commercial spaces, and a 54-car indoor parking garage totally 165,000 square feet. Historic cornices and trim recreated what was destroyed in a 1954 tornado. The inception of the project happened as the financial collapse of 2008 was setting in, causing many hardships in the way of funding. Designed to Enterprise Green Communities standards, this historic tax credit project faced significant structural issues which were mitigated with the help of 3D laser scanning. The West 25th Street Lofts has stabilized what was once an area of high crime and abandoned industry, providing a solid base for new investment. Sponsored by Coon Restoration & Sealants

BEST UPPER FLOOR RESIDENTIAL REHABILITATION

LOFTS110

The Lofts110 is located on the upper floor of the Metropolitan Building in downtown Bellefontaine, erected in 1856, just across the street from the Logan County Courthouse.

Over the decades the building has been home to stores such as Wissler's Dry Goods, Uhlman's Department Store, and J.C. Penney Company. The upper floor once housed a local newspaper printing office. At one point several airplanes were built on the 2nd floor by Clarence Wissler. Today, the bottom floor is home to Six Hundred Downtown Gourmet Pizzeria, which has been featured on Food Network. The upper floor sat vacant for nearly 50 years before being identified by Jason Duff and his company, Community Storage & Properties, as the best location and best canvas for the development of luxury apartments. After 2 years of work, the upper floor is now 100% leased with 6 market-rate lofts (4 one-bedroom and 2 two-bedrooms). Not only do tenants have hip urban-style living spaces, but they are within walking distance of parks, shops, restaurants, bars, and a theater. Urban living is thriving in Ohio's small towns. Sponsored by Heritage Architectural Associates



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.

Mary Forbes Lovett | 216.583.7074 | mlovett@ulmer.com

ulmer | berne | llp
ATTORNEYS



BEST COMMERCIAL REHABILITATION

NEW CASTLE SCHOOL OF TRADES

Formerly known as “The Pottery Capital of the World”, East Liverpool produced half the United States’ annual ceramics in the late 19th century. In the midst of this

economic success, many shops and companies moved into East Liverpool, including Ogilvie’s Department store and Woolworth’s five and dime. However, when the pottery industry declined in the late 1960’s, Ogilvie’s and Woolworth’s left East Liverpool, leaving their downtown buildings vacant. The buildings would sit abandoned for many years, until 2014, when a group of local investors came together to buy the two buildings with a vision for their city and community. Thanks to historic tax credits, CDBG grants, TIF funds and commercial and community investors, the redevelopment of Downtown East Liverpool saw the \$8 million dollar project give birth to The New Castle School of Trade, now occupying the old 45,000 square foot Ogilvie’s and Woolworths buildings. The trade school currently employs 7 full time workers and has 57 students. Thanks to the community’s passion and pursuit for a better downtown, East Liverpool has seen considerable impact in the community and plans on continuing its development of the downtown area. Sponsored by Longwell Legal, LLC

while her own business was in the midst of renovation and expansion. Every organization craves volunteers with the dedication, energy, caring and selflessness that Julie demonstrates on a regular basis. Sponsored by The Heritage Ohio Board of Trustees



BEST PUBLIC LEADER IN REVITALIZATION

MARY CROCKETT

Mary Crockett works tirelessly toward improvement and revitalization in Xenia, Ohio. Not only does she always bring new ideas to the table, but she raises funds and implements the plans. As a city employee, she takes

care of her official business first, but always finds the time in her schedule to put towards revitalization and preservation activities. She is a true cheerleader and participant for events all over Xenia. From Downtown Xenia Now, to saving the Carnegie Library, to the bike Slow Rolls, she is involved on the front lines. Mary personifies leadership in preservation and positive action, as she constantly strives to make the city better and inspires other to follow her lead. Mary Crockett is living proof of community leadership in action. Sponsored by CT Consultants

MAIN STREET BUSINESS OF THE YEAR

MARIETTA ADVENTURE COMPANY

The Marietta Adventure Company just celebrated their 5-year anniversary in April. Owners Ryan Smith and Hallie Taylor have built a strong, sustainable business that has added vibrancy and diversity to Marietta, Ohio. They’ve helped shift and bolster tourism by branding Marietta as an outdoor adventure destination. Their shop features bikes, kayaks and accessory gear, a repair shop,



MAIN STREET VOLUNTEER OF THE YEAR

JULIE MCNABB

Julie McNabb is the co-owner and vice president of J&K Gift Shoppe and the Interior Design Studio, two businesses within the Main Street Medina District. Julie has been involved in Main Street Medina since its inception in 2008. She began as a volunteer member of the Promotions Committee. As a member she took on leadership by

chairing the Ladies Night Out event and transformed it from an annual event to an event that happens three times a year. When the Promotions Committee chairperson stepped down Julie eagerly stepped up. Then in 2015, Julie became a Main Street Medina Board member and representative of the retail sector in the district. When the long-time Main Street Medina executive director left in 2016, Julie took on the responsibility of seeing that each big event went off without a hitch. Julie’s volunteer hours began to outnumber her work hours, even



PILKINGTON

Pilkington Spacia™

Historic restoration glass for thermal efficiency



as well as guided tours. Marietta Adventure Company's involvement in Marietta Main Street events exemplifies and models how other businesses in the downtown area can get involved. Ryan and Hallie's support for Marietta Main Street is unmatched, including Ryan's 2-year stint as Main Street Board Chair. Their excitement, energy, and optimistic outlook on the community has inspired business owners and residents to stay positive and be proud of Marietta. Sponsored by The Heritage Ohio Board of Trustees

For more information, visit mariettaadventurecompany.com



MAIN STREET MANAGER OF THE YEAR

CRISTIE THOMAS

Before becoming executive director, Cristie Thomas was no stranger to Marietta Main Street. She had worked in Marietta College's Civil Engagement Department, teaching community involvement and establishing a stronger connection between

the college and Marietta's historic downtown center. It was Cristie's passion for the community, and an infectious energy, which made her the perfect candidate to lead Marietta Main Street.

Since January of 2016, Marietta Main Street has launched an individual giving campaign, completely over-hauled the partnership program, launched a downtown Farmers Market, hosted a Historic Preservation series, launched First Fridays, hosted the Small Business Revolution as a top-8 finalist, launched a mural gallery program and installed three public art projects, hosted more than 125 events, and as of last month, instated Committee Block Time, launched the My Marietta Downtown Shopping Pass Program, rolled out a new logo and branding suite and much, much more.

**GREAT locations never
go out of STYLE**

Columbus | Sarasota | Raleigh | Charlotte | Cincinnati | Chicago



Inspired ideas. Integrated real estate solutions.
www.castoinfo.com

Cristie finds ways to bring the downtown business community together. Thanks to Cristie, Marietta Main Street is strengthening its foundation for sustained success for years to come. Sponsored by Buckeye Hills Regional Council

SPIRIT OF MAIN STREET

PAUL HACH JR.

Paul Hach, Jr. has represented Painesville City Council Ward 4 since 2007. He served as Vice President of Council from 2010 to 2013 and President since 2014. Paul has a perpetually supportive soul and is one of the most lovingly outspoken supporters of Painesville and the Downtown Painesville Organization. Paul is always trying to better the city that he is proud of. Not only is he a valuable leader in the community with his positive attitude and public relations, but his eye on the future is always ready to make Painesville a leading community. His attendance at downtown events surpasses anyone in the city. Some people even swear that they see Paul in two different places at once. Paul's smile, warm greetings, and "selfies" with everyone around town are always a hit. He is a regular supporter of local businesses. He is always posting his visits to Painesville eateries on social media and is visible and outgoing wherever he goes. Paul is the Spirit of Downtown Painesville. Sponsored by Sandvick Architects



PRESERVATION HERO

STEVE COON

Steve Coon started in the restoration trade in 1976, on the McKinley Monument in Canton, Ohio. In 1983, he founded Coon Restoration & Sealants, Inc. Since then, the company has become one of the premier restoration companies in Ohio. Additionally, Steve's development companies have adaptively rehabilitated historic structures in Canton, Akron, Cleveland, Hamilton, St. Clairsville, Newark, Warren, Port Clinton, and Middletown into desirable and profitable office, retail, and residential buildings. As a developer, he has jumped in where others would not dare go, transforming communities by adding market-rate housing where no one thought it was possible. Always good-natured, Steve has had a huge impact on the preservation field in Ohio and continues to be a leader in preservation efforts. Sponsored by Sandvick Architects



THANK YOU!

We would like to thank our sponsors and vendors and Heritage Ohio Business Members for their support of our conference efforts. We offer special thanks to our Title Sponsors Coon Restoration & Sandvick Architects, for their generous support! The support of our sponsors and vendors allows us to keep registration costs low while providing a top-notch speaker lineup, and an array of enjoyable events sprinkled through the event.

Buckeye Hills Regional Council

Burbick Foundation

**Burr Oak Lodge & Conference
Center**

Cambridge Main Street

CAPA

Casto Management Services*

**Chambers, Murphy & Burge / A
Studio of Perspectus Architecture***

Cleveland Indians

Columbus Landmarks Foundation

Coon Restoration

Cross Street Partners

CT Consultants

Designing Local

DS Architecture*

German Village Society

global X*

GOSSMANgroup

Gray & Pape

Green Home Ohio

Heritage Architectural Associates*

Historic Downtown Millersburg

Indow Windows

John Gerlach & Company LLP

Longwell Legal LLC

Marsh Building Products

Marvin Windows and Doors

Miller-Valentine Group

MKSK

**Ohio Capital Corporation for
Housing**

Ohio History Connection

**Ohio History Connection's State
Historic Preservation Office**

The Ohio State Reformatory

OHM Advisors

Pilkington North America*

Plante Moran*

PNC

Poggemeyer Design Group*

Quaker Windows and Doors

Sandvick Architects

Schooley Caldwell*

Sebring Mansion Inn & Spa

SecureView

**Sheraton Columbus Hotel at Capitol
Square**

Steele Mansion Inn

Tiny Jane Project

TourismOhio

Ulmer & Berne LLP*

The Wescott House

Western Specialty Contractors*



STATEHOOD DAY

FEBRUARY 28, 2018

Join fellow history advocates at the Ohio Statehouse in Columbus for the annual Statehood Day advocacy event on Wednesday, Feb. 28.

Meet with your state legislators, network with fellow history professionals and find out which local history organizations are awarded Ohio History Fund grants to support their local, regional and statewide projects, programs and events related to the state's history. A lunchtime keynote speaker will be announced in early 2018.

Statehood Day is sponsored by the Ohio History Connection, Heritage Ohio, the Ohio Academy of History, Ohio Archaeological Council, Ohio Council for Social Studies, Ohio Historical Records Advisory Board, Ohio Humanities, the Ohio Local History Alliance, Ohio Museums Association, Ohio Travel Association, Preservation Ohio and the Society of Ohio Archivists.

The cost is \$40, which includes lunch. Register online by Feb. 16 at ohiohistory.org/statehoodday. Questions? Call 877.393.4369 or email tkleismit@ohiohistory.org.

We design for preservation and redevelopment.



DS ARCHITECTURE

www.dsarchitecture.com

{ Invest. }

Consulting, audit, and tax services for historic redevelopment projects.

A higher return on experience.

Terri Salas, CPA
517.336.7483
terri.salas@plantemoran.com

plante moran

audit • tax • consulting • wealth management





Hayesville Preservation Projects

by Steve McQuillin

The small village of Hayesville (pop. 400) in Ashland County has experienced several recent preservation projects, including two which have utilized historic tax credits.

VERMILION INSTITUTE

Hayesville was the onetime home to the Vermillion Institute, a college founded in 1843, which, for a brief period before the Civil War, grew to become one of the larger institutions of higher education in the country. Among its attendees were two U. S. Senators, several Congressmen, A governor of Alaska, a Mayor of New York City, who oversaw its consolidation in 1898, the head of the B & O Railroad, and individuals who went on to found and lead other Ohio colleges. But the Presbyterian-affiliated college moved to Wooster after the Civil War and the 1845 three-story brick Greek Revival style building used as their preparatory school became the Hayesville High School until a new building opened in 1929. Since then years of abandonment and

neglect followed until I purchased the property in 2011. The building was so far gone that only its massive brick walls could be saved, the roof and interiors having to be entirely rebuilt. This Ohio preservation tax credit-funded project was completed in late 2015. Its ground floor former chapel is used for community, educational and social events and the upper floors are used as my residence and offices.

STUDEBAKER GARAGE

A dilapidated 1920s former Studebaker garage with a sagging monitor roof was similarly rebuilt after it was acquired by regional businessman, local philanthropist, and Hayesville native Ben Ferguson. The roof was taken down and rebuilt back to its original form and the space rehabilitated to emphasize its historic architecture. It is now the Village Point Market, a trendy regional attraction that makes great sandwiches and offers produce, snacks, bakery, and plants in season.





Before



After



Before



After

Vermilion Institute Restoration (TOP)

• Stuebaker Garage, Village Point Market Restoration (MIDDLE)

• Hayesville Opera House & Odd Fellows Hall, Kelly Hardware Restoration (BOTTOM)



Before



After

HAYESVILLE OPERA HOUSE

Hayesville is also known for its wonderful 1886 opera house at the town center. Its initial rehabilitation and listing on the National Register was a community project for the nation's Bicentennial. Other efforts have continued its operation as a theatre for first-run movies. But, recently, with the ending of movie distribution on actual film, a digital projector was needed. Theatre operator and restoration buff Dave Roepke, who lives nearby in an 1840s-era brick house, undertook fundraising such that the facility was able to reopen a few weeks ago and showcases first-run films every weekend.

This past spring and early summer, Ben Ferguson and I donated the paint and labor to repair and paint in historic colors the exterior of the opera house, owned by the village which houses their offices as well as the post office, beauty parlor and local history collection on its first floor. Local artisan and carpenter Kyle Clark completed the work.

KELLY HARDWARE

The Hayesville Opera House shares a wall with an old commercial building that has an original storefront and finely crafted metal cornice. It was built in 1882 to house Kelley

TAX ASSET EQUITY FOR HISTORIC PRESERVATION

We have a variety of products, including proprietary funds, to meet the needs of project developers. Please contact us for more information.



CONSERVATION EASEMENTS
HISTORIC TAX CREDITS
STATE TAX INCENTIVES

216.241.6689 WWW.GLOBALXTAX.COM
CLEVELAND - COLUMBUS - ATLANTA

Historic Preservation
Maintenance Planning
Tax Credits

WE'RE HISTORIC!
Chambers, Murphy & Burge
restoration architects

1963-2013

43 East Market St., Suite 201
Akron, Ohio 44308
p: 330.434.9300
www.cmbarchitects.com



Hardware on the ground floor and the local Odd Fellows Hall, organized in the 1850s, on its second floor. Each floor has a 14-foot ceiling, and aside from minor alterations and deterioration, remains intact. The building was listed on the National Register of Historic Places earlier this year and received an Ohio Historic Preservation Tax Credit award this summer. Work is now underway on its conversion into three loft-type apartments that will retain the open character of each space while providing the kind of housing usually only found in big cities. With Ben Ferguson building a large beer garden and pizza shop across the street, this could soon be in the center of an urban corner in a small town.

KELLY HOUSE

William Kelly built the hardware store, designed the opera house and lived in a grand brick Italianate style house just south of here. It was later converted into a nursing home and then was abandoned. Jim Bell recently purchased this grand house and is in the process of transforming it into his residence and on-line business.

Mayor Bob Vinsack and former Mayor Jim Justice, recently elected as Ashland county commissioner, have been very supportive of all of these preservation projects that have helped to transform the small town. Lester Troyer is a very well known figure in the area, whom I had the pleasure to meet when working on the Vermillion Institute. Lester, who is Amish, has an amazing knowledge not only of local and area history, but also of just about any aspect of construction. As contractor on my two projects and who rebuilt the Village Point Market, Lester isn't afraid to tackle the most complex projects, whether it is bracing a masonry building to receive its new roof, constructing the steel framework to replace the missing tower at the Institute, straightening up the sagging floors at the hardware store, and so many other projects.

Perhaps, this Haysville story can inspire others in smaller towns to undertake similar historic projects, which are a real treasures, but in need of investment for survival.

HAPPY 30TH ANNIVERSARY!



Sandra Hull

Sandra has been working to preserve, revitalize, and promote community pride as part of the Wooster Main Street Program for 30 years. She is an incredible resource to the Ohio Main Street Program and to her community.

HERITAGE ARCHITECTURAL ASSOCIATES
2307 CHAPLINE STREET, WHEELING, WV 26003

TEL 681.207.9975 CELL 305.761.3642
e.mail savdakov@heritagearchitectural.com
www.heritagearchitectural.com

ARCHITECTURE HISTORIC PRESERVATION
DOWNTOWN REVITALIZATION

HERITAGE

KNOW

that serving the community today leads
to a better tomorrow.

 **PNC BANK**
for the achiever in you[®]

©2015 The PNC Financial Services Group, Inc. All rights reserved. PNC Bank, National Association. Member FDIC

Thank You Legacy Circle Members!

Your generous support propels our preservation and revitalization efforts forward, and for that we're grateful!

BENEFACTOR

Myron & Esther Wilson

AMBASSADOR

Nancy Westrick

PATRON

Anonymous

Melissa Ferchill

Sandra & Gary Hull

Don Longwell

Yolita Rausche

SUSTAINING

Chad Arfons

Joyce & Jim Barrett

Mark Campbell

Misty Casto

Steve Coon

John & Martha Doss

Craig Gossman

Maura Johnson

Robert Loversidge

David & Martha Mertz

The Michalak Family

Mary Lou Mueller

W. Kevin Pape

Jonathan Sandvick

John Sieber

David Williams

Thomas Yablonsky

CONTRIBUTOR

Marjorie Baumberger

Don Beard

Lois Benjamin

Lynne Biery

William & Janet Bird

Martha Boice

Richard Braley

Richard Burry

Franklin Conaway

Phyllis DeMark

Joseph Diamond

Michael Dingeldein

Aaron Domini

Brennan Dudley

Charissa Durst

Barbara Dzur

Todd Ederer

Patricia Eldredge

Fred Ernest

Lauren Falcone

John Fernyak

Lois Fisher

Douglas Fuller

Dominic Gatta III

Mica Glaser

John Grossmann

Sandy Gudorf

Jeff Hall

Joseph & Nancy Halter

Glenn Harper

Thomas Jorgensen

Graham Kalbli

David Kerr

Todd Kleismit

Rory Krupp

Sarah Marsom

Dave Martin

Kate & Tom Matheny

Dana Matz

Deb Miller

John & Judy Miller

Tom & Mardie Milligan

John Mlckovsky

Katharine Moore

Maria Muratori

Wendy Naylor

Tom O'Grady

Lisa Patt-McDaniel

Richard Posey

Zach Price

Quinn Household

Kevin Rose

Michael Rose

Nancy Rubenstein

Eric Stachler

Danielle Steinhauser

Beth Sullebarger

Joel & Margaret Teaford

Bob Thurber

Duane & Candace Van Dyke

Diana Wellman

Kyle Wittel

Scott & Carolynn Ziance





HERITAGE
OHIO

846 1/2 East Main Street
Columbus, OH 43205

P 614.258.6200

NON PROFIT ORG.
U.S. POSTAGE
PAID
COLUMBUS, OH
PERMIT NO. 5616



THE DOWNTOWN ASSESSMENT RESOURCE TEAM VISIT

A Downtown Assessment Resource Team, (D.A.R.T), Visit is for any community in Ohio, which would like assistance in developing or enhancing a downtown revitalization program. The community may be in the beginning stages of a downtown revitalization program or it may have a program that has been in existence for some time. For the beginning program, it is designed to set priorities and provide the consensus necessary for taking significant steps to provide solid business management to the downtown. It will also serve to introduce the community to the basic building blocks of a comprehensive long-term program: operations, marketing, design, and economic vitality.

Communities in need of a specific plan to get your downtown revitalization plan off the ground, this visit is for you! If your community would like to talk about scheduling a Downtown Assessment Resource Team visit in the coming year, please contact us.