

REVITALIZE OHIO

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REVITALIZE OHIO

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

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HeritageOhioMainStreet

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ON THE COVER



Tipp City has joined the Ohio Main Street family. Their downtown is filled with creative people, interesting shops, delicious restaurants and historic buildings. See more on page 8.



DIRECTOR'S NOTE

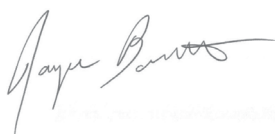
A new year, 2017 here we come! We at Heritage Ohio are excited about the work we will be doing with Ohio partners, friends, and colleagues in the coming year.

With this issue you will notice we are welcoming Tipp City into our Main Street™ family. Tipp City has been at our Downtown Affiliate level a few years, and I know we are going to be hearing much more from them, beginning with this issue. An article features Tipp City and Tiffin's revolving loan fund programs, two of our Main Street communities, which have great solutions to helping with building improvements.

In preservation news, Heritage Ohio was donated two new easements at the end of 2016. Both are located in Columbus, and we look forward to being a partner for years to come in preserving these historic buildings. Frank and Pearl have been working on a hands on windows workshop to be held in Cincinnati this coming May.

Preservation advocacy efforts continue to be an important part of the work our members support through Heritage Ohio. In March we will be attending both Statehood Day and national Preservation Advocacy Day to support both the state and federal historic tax credits. You will no doubt be hearing more about the federal historic tax credit, which has a super success rate and the economic impacts pay back more than the cost of the credit payments. Everybody wins!

Remember if you are out traveling the state, we always recommend stopping in Main Street communities to eat, shop and enjoy. Because these Main Street™ communities are helping to save the places that matter.



Joyce Barrett,
Executive Director of Heritage Ohio

DATES TO REMEMBER

Historic Tax Credit Coffees

Circleville, Chillicothe, London, Washington
Court House
April 24

National Main Street Conference

Pittsburgh, Pennsylvania
May, 1-3

Sash Mob! Windows Workshop

Cincinnati, OH
May 19-21

Quarterly Revitalization Workshop & Director's Roundtable: Promotions

Piqua, Ohio
June, 14-15

Quarterly Revitalization Workshop & Director's Roundtable: Economic Vitality

Wooster, Ohio
September 6-7

Heritage Ohio Annual Conference & Awards Ceremony

Columbus, Ohio
October 16-18

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

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Meet a Main Street Director

Welcome Susie Bibler of Main Street Delaware

Susie Bibler joined Main Street Delaware as executive director in October 2016, bringing with her an extensive background in non-profit fundraising and experience.

Reflecting on what excited her about the position when applying, Susie recalls the positive changes she's witnessed in downtown Delaware. "I have enjoyed the programs that Main Street has offered in our community over the years. Being a resident of Delaware over the last 16 years, I have witnessed the growth and success of our downtown. My family and friends have enjoyed attending First Fridays."

Susie was born in the city of Sandusky (a Downtown Affiliate Program member), and spent much of her youth in Grandview Heights, an inner-ring suburb on the west side of Columbus. She attended The Ohio State University and graduated with a degree in communications. She is a self-professed clean freak and loves the smell of cleaning products.

Prior to joining Main Street Delaware, Susie worked at several Central Ohio non-profits, including The Columbus Zoo, The American Red Cross, and The United Way of Delaware County.

Susie has been married to her husband, an art teacher for Delaware Public Schools, for 16 years. They have a 16 year



Visit Delaware!

old daughter and 13 year old son. Like many of us, her family loves spending time downtown. "My favorite thing to do on a Saturday morning is to come downtown for breakfast with my kids and go to the farmers market to purchase fresh foods, flowers and homemade crafts."

After 6 months with Main Street Delaware, Susie feels excited about her work in Delaware. "My favorite part about working at Main Street is being involved in the community in which I live. I have enjoyed meeting new community members, and downtown business owners. I like to feel that I am making a difference in my community."

Welcome to the Ohio Main Street family, Susie!

Heritage Ohio Welcomes Our New Interns

Kyle Weddington is a third-year student at The Ohio State University. He is majoring in Hospitality Management with an Engineering Science minor. Kyle is originally from Wilmington, Ohio and is a graduate of East Clinton High School. He is a member of Alpha Kappa Lambda fraternity at OSU and holds position of Social Chair within the fraternity. Upon graduation from Ohio State, Kyle hopes to move into a career in planning and eventually receive an MBA to enter the business world.



Zhangjun Lu is a second-year graduate student at The Ohio State University, studying City and Regional Planning. He is originally from Hefei, China. With an international student background, he has an advantage of speaking 3 languages. He earned his undergraduate degree at the University of Cincinnati in Business Administration. Looking forward to graduation, Lu is interested in careers that are related to urban design, real estate business, or community economic development.



Stoddart Block Easement

In December of 2013, Heritage Ohio received a conservation easement on the Stoddart Block, and the adjoining Zettler Building, in downtown Columbus. For a building that began life as a furniture store, the newest chapter in its history would depend on millennials in search of a vibrant downtown.

As millennials continue to descend on downtown locations to live (and Columbus is no different than other big cities) the cost of prime downtown rentals continues to increase. To stem the rising rental cost, developers have turned to a new model: micro-living.

Trading off a living room in your apartment with a downtown "living room" full of entertainment options, the apartments' modest square footage is ideally suited for the typical 20-something that hasn't accumulated a lifetime of stuff or children! And pricing remains affordable—you can net a downtown Columbus address for less than \$1,000 a month.

Beginning its existence as the Frohock Furniture Company, the building was well-suited for a conversion to residential use. From a financial standpoint, granting a conservation easement to Heritage Ohio provided the charitable deduction to the building owner that ultimately helped the project move forward. However, both the federal and state tax credits also provided critical sources of capital to make the project a reality.

Commented director Joyce Barrett, "The Stoddart and Zettler renovations brought new downtown living options, and a couple popular eateries, but also showed how historic buildings created for a specific use can be creatively repurposed to meet today's needs."



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Revolving Loan Programs

Taking a closer look at two communities that have successful programs

Tiffin, Ohio

THE TIFFIN FAÇADE ENHANCEMENT PROGRAM

The Tiffin Façade Enhancement Program has been highly successful in the community which led to a significant amount of investment, renovation and an increase in new businesses locating downtown.

The Tiffin Façade Enhancement Program is a 50% reimbursement up to \$10,000 of work done on the storefronts of downtown buildings that face a main road which also includes work on façade wraps. The program includes re-pointing, painting, repair, restoration or



This was the first complete project with the Façade Enhancement Program. It is 205-207 S Washington Street. This project was approved for tuck-pointing, painting, window and door repair and roofing and resulted in over \$16,000 in renovations.



This building located at 136-138 S Washington Street was a 2016 Façade Enhancement Project. This project was approved for complete façade restoration and repainting. The façade renovations resulted in over \$40,000 in investments.

program, since the results were so positive the previous year. Those funds were depleted by the end of the year which resulted in 16 projects and \$700,000 reinvested in the community. Again in January 2016, City Council approved \$100,000 for the program. The funds were depleted by July and resulted in 11 project approvals with \$325,000 reinvested in Tiffin. Once again in January 2017, City Council approved a \$100,000 budget for the program. By the end of January, five building owners have received approvals for façade and roofing work. Those projects will utilize about \$30,000 of the funds, but will result in over \$65,000 reinvested. In the last two and a half years, 37 project approvals have taken place with over \$1.2 million dollars invested in downtown Tiffin buildings. Every year the program becomes more successful. It is fantastic to have the building owners so invested in the revitalization of downtown! With these results, we have seen an increase in upper floor apartment renovations and businesses looking to locate in downtown Tiffin. In the last two years, we have had 22 new businesses open downtown.

appropriate replacement of windows and doors, awnings, exterior upper floor access that has a direct impact on the front façade of the building, and roofing.

The program is fully funded by the City of Tiffin and began in September 2014. At that time, City Council approved \$50,000 for the program that was to be used by the end of the year. Those funds were depleted which resulted in ten projects and \$150,000 reinvested in our community. In January 2015, City Council approved \$100,000 for the

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Tipp City, Ohio

THE FAÇADE IMPROVEMENT PROGRAM (FIP)

Members of Downtown Tipp City (DTC), an Ohio Main Street organization, believe that the built environment of the downtown is a physical timeline of their heritage. The buildings are fingerprints of the lives of those who called Tipp City “home” before us. By stewarding these places and spaces, we honor both past and present citizens, as well as the visitors that we welcome daily.

With that in mind, in 2008 the Design Committee of Downtown Tipp City developed a simple program by which to inspire renovation, improvements and maintenance of the built environment of its city-center, the Façade Improvement Program (FIP). It is a matching grant program which serves as a catalyst to motivate building owners and business owners to keep their structures in the best condition and to stimulate their vision for appropriate renovations.



The basic process is for an owner to submit an FIP grant application for their anticipated project for Design Committee review and approval. For approved projects, once improvements are completed, the owner submits contractor’s receipts. The DTC Board has authorized the Design Committee to provide a matching grant of 50% of the owner’s construction expenses, up to a maximum of \$1,000. In other words, if an owner invests \$2,000 or more on an approved project, the Committee can award \$1,000.

Additional funds may be allocated at the discretion of the Design Committee. The latter option is especially important if a donor wants to target funding toward specific types of projects that uniquely warrants additional financial support.

DTC especially focuses on 80+ downtown building addresses between the east canal and the west railroad tracks. In the past nine years, the Design Committee of the DTC has...

- » distributed approx. \$11,225 in matching grants to 14 building owners or business owners in projects for renovations, roofing, signage, awnings, painting, masonry and siding repair, etc. This seed-funding has encouraged the investment of many more owner dollars of total project investment.
- » assisted approximately 15 other owners with advice and sketches of architectural design (exterior, interior, site or landscape).
- » the program has directly assisted approximately 36% of our downtown buildings, about half of which involved matching grants, averaging approximately \$800 per building.

The source of the grant funds are budgeted out of the regular operating budget currently at \$5000/yr. Fundraising events help to cover the costs. They also receive supplemental funding on projects through an Urban Stewardship fund that is a fund of the Tipp City Foundation.

As they move forward, they are also investigating at least 20 other downtown projects, at various sizes and levels of urgency and interest, in order to stimulate targeted improvements.

The DTC and Design Committee also want to serve as an encouraging resource to city staff, as well as to building owners and business owners beyond downtown, as appropriate, so that the success of downtown can be a holistic catalyst to the improvement of the physical environment of all of Tipp City. Their vision is “every downtown building in Tipp-top shape” and it shows in the continued investment!

Visit us at www.downtown Tipp City.org, or contact DTC director, Heather Dorsten at hedorsten@downtown Tipp City.org for more information.

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Heritage Ohio Welcomes Tipp City

Tipp City joins the Ohio Main Street Program

Downtown Tipp City began its journey toward the Main Street program in 2004. On November 3, 2016, Heritage Ohio's Application Team visited Tipp City. We spent time with local Stakeholders and the board of directors to assess the program with consideration of becoming a Main Street Community. With a diverse board of directors and an enthusiastic executive director, the Main Street Tipp City program is off to a great start. Our day was filled with positive attitudes, love for the downtown and lots of people working to satisfy the mission of Main Street Tipp City. Programs wishing to enter into the Main Street program must meet stringent criteria and must complete a Downtown Assessment Resource Team (DART) Visit.

Potential communities are tasked with forming an active board, committees, bringing in interested supporters as well as volunteers. Main Street™ is a community-based program focusing on preservation and revitalization of historic downtowns. Pulling all hands together, the Main Street Tipp City program is up to the task. Main Street Tipp City will be joining 22 other Main Street Communities throughout the state. Of these communities 19 were Nationally Accredited in 2015. These communities are the gold standard for preservation and revitalization in the state of Ohio. This network of communities will work to support Main Street Tipp City and continue the standard of excellence for the Ohio Main Street Program.

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Pictured: the Carlisle Building in Chillicothe, OH



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Sash Mob! Windows Workshop, May 19-21

Prepare yourself for this awesome wood windows workshop weekend!

They're caked with paint, riddled with cracked glass, drafty, and they've been stuck shut longer than you've been alive. If we've described the window situation in your house, then it's time to do something about it, and we don't mean replace them. Heritage Ohio is excited to announce that we're bringing old windows guru Jim Turner back to Ohio to help us conduct a Sash Mob in Cincinnati in May, and you're invited.

Heritage Ohio is partnering with Marsh Building Products, Marvin Windows and Doors, Habitat for Humanity Cincinnati, and Community Matters to teach window restoration while giving back to Lower Price Hill.

If you've ever wanted to learn about making your old windows functional, energy efficient, or just more attractive; or, if you're ready to tackle your own windows DIY project, but don't know where to begin, then our Sash Mob is the answer for you! Over the course of two days (register for one day, or two) May 20 and 21 you will learn about the basics of window anatomy, freeing up your stuck windows, installing weather stripping, repairing weight ropes and chains, cutting and replacing glass, and reglazing window sash.

Window restoration specialist and National Trust Advisor Jim Turner, of Turner Restoration, will lead the workshop.

As an added bonus, our project buildings are owned by community development nonprofits, Habitat for Humanity, and Community Matters, so as you learn you'll be helping organizations that work tirelessly to make Cincinnati a better place.

In addition to two days of hands-on window learning, we'll have Friday sessions in a classroom setting focused on working with old windows.

Go to www.heritageohio.org for more information and to register to join us in Cincinnati.

Special thanks to Marsh Building Products and Marvin Windows and Doors for helping make Heritage Ohio's Sash Mob a reality!



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Heritage Ohio's Preservation Month Photo Contest

The Preservation Month Photo Contest returns again this spring. This year's theme is "Preservation Month 2017: A picture is worth a thousand words," so not only do we want your pictures, we want the stories behind them. Is there a special connection to the downtown, landscape, or building you photographed? What is the compelling story your image helps to tell? Stay tuned to Revitalize Ohio,

www.heritageohio.org, and our weekly eblast for more information on entering your photo as we approach Preservation Month.

If you would like some inspiration to get those creative photography juices flowing, here's our 2016 winning entry, *Night Train Approaching Ashtabula*, taken by Carl E Feather.

The Ohio History Fund Grant Program

The more we all give, the more grants the History Fund makes back to us

The Ohio History Connection's History Fund grant program is one of the few grant program in the state just for history, pre-history, and historic preservation projects – and it needs your help to grow. If you receive a refund on your Ohio income taxes, consider donating a portion of it to the Ohio History Fund tax check-off, line 26c on your state tax return. Your donation with those from your friends, relatives, and thousands of other history lovers makes possible grants for local history projects in places big and small throughout Ohio.

Since the Ohio History Fund started in 2012, it has made 47 grants in 32 counties for a total of \$448,000. In the five-year history of the History Fund, it's made 16 grants for Bricks & Mortar rehab projects and 3 grants in the Programs & Collections category relating to historic preservation. There is a great need for the History Fund, it has received 224 grant applications from 52 counties, totaling \$2.7 million in requests! For a list of grant recipients, visit <https://www.ohiohistory.org/preserve/local-history-office/history-fund/recipients>

[ohiohistory.org/preserve/local-history-office/history-fund/recipients](https://www.ohiohistory.org/preserve/local-history-office/history-fund/recipients)

Not receiving a tax refund? You can still help: buy an Ohio History mastodon license plate. Twenty dollars from the sale of each set of plates benefits the History Fund grant program. To learn more, visit: <http://www.bmv.ohio.gov/vr-sp-organization.aspx>

You can also make a donation directly to the Ohio History Connection for the History Fund, visit <https://connect.ohiohistory.org/support/history-fund>

The more you give to the Ohio History Fund, to more grants it can make to organizations that preserve history in our state. Questions about the History Fund? Visit www.ohiohistory.org/historyfund or call Andy Verhoff in the Ohio History Connection's Local History Service department at 614-297-2341 or email averhoff@ohiohistory.org. Thanks!



Young Ohio Preservationists Update

YOP is working with, and learning from, preservation groups across the region

Since 2014, the Young Ohio Preservationists have been introducing new audiences to preservation. We have hosted hands-on workshops, visited historic tax-credit projects and broadened Heritage Ohio's audience. In 2016, we helped found the Rust Belt Coalition of Young Preservationists alongside YP groups from New York, Pennsylvania, West Virginia, Indiana and Michigan. We toured different cities and learned new tactics for building community pride and saving structures.

HERE ARE A FEW THINGS WE HAVE LEARNED:

1. Social media has become the most convenient way to communicate, but it should not be the only way. Are you starting a project in a new neighborhood? Send letters to the residents, and spend a day introducing yourself to residents.
2. Think outside the box to get your preservation project funded. Briana Grosicki from Muncie, Indiana, was able to find funding for an architectural survey by partnering with animal rights groups and drug prevention organizations. Your neighborhood survey can also prevent crime and ensure animals are not being mistreated!
3. Even unusual buildings can find a use and create new economies. In Buffalo, New York, Dana Saylor worked with artists to create installations inside grain elevators! Saylor coordinated a multi-day event that drew in thousands to tour the grain elevators and raise awareness. Today you can take a guided tour and learn about the industrial heritage of Buffalo or rent a kayak and row along elevator alley.

The Young Ohio Preservationists are working to use our new tactics through neighborhood partnerships on the east side of Columbus in 2017. To stay engaged, follow us on Instagram and Facebook. We hope to see you at upcoming workshops or tours.



Top: YOP's 2017 Heart Bombing of the Mount Vernon Commercial Building on the east side of Columbus, Ohio. *Photo: Nathaniel Kaelin.* **Middle:** Rust Belt Coalition at the Cincinnati Takeover. **Bottom:** The Rust Belt Coalition touring and learning about "Silo City" in Buffalo, New York.



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Come learn from the best at this hands-on wood windows workshop in Cincinnati, Ohio on May 19-21, 2017!

Learn more inside on page 9

