



REVITALIZE OHIO

FALL 2019 | A HERITAGE OHIO PUBLICATION



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REVITALIZE OHIO

Fall 2019

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HeritageOhioMainStreet

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DIRECTOR'S NOTE

As many of you are aware, Heritage Ohio could not bring our technical services and investment into Ohio communities without the support of members, donors, and sponsors from across the state.

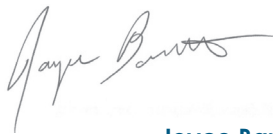
If you want historic buildings saved, we need to advocate for policies that support historic preservation, advocate for programs that fund it, teach people at every level the appropriate rehabilitation techniques required and to nurture an appreciation of the styles and history of Ohio.

If you want to see prosperous downtowns, we need to help communities build the leadership capacity needed and focus on developing the work plans that move the needle to a more engaged citizenry.

If you want to see Ohio as an attractive destination for new businesses, residents, and visitors, we must all work together to make vision reality.

The Heritage Ohio Board met for their annual strategic planning meeting in August, and there were several key initiatives that we will be implementing over the coming months. The bottom line: we want to invest more in Ohio. Starting in 2020, we will be investing capital into projects around Ohio. This investment comes from a \$500,000 state budget appropriation we obtained to invest in Ohio Main Street community buildings and our Save Ohio's Treasures Fund, seeded by a \$50,000 grant from The 1772 Foundation. We will not only be investing in buildings. We are investing in people. Thousands of Ohioans will be impacted by these projects. And to make sure we are hearing what Ohioans need, we have a newly minted Board of Trustees Diversity Action Plan to ensure we are hearing from all Ohioans and making sure they have a seat at the table.

At Heritage Ohio, we continue to strive to meet the needs of Ohioans to help people save the places that matter, build community, live better.



Joyce Barrett,
Executive Director of Heritage Ohio

DATES TO REMEMBER

Historic Tax Credit Coffee

Athens, Somerset, Lancaster, & Columbus
November 18

Appalachian Heritage Luncheon

Columbus
December 18

For more information about upcoming events, visit us at

heritageohio.org



ON THE COVER

The Longaberger Basket Building in Newark. Read more about our recent event at the Big Basket on Page 6.

Meet Our Interns

Hi, I am Arielle Gibson a senior African American and African Studies major at The Ohio State University. I was born and raised in Cleveland, Ohio so my work with Heritage Ohio will be close to home. I am passionate about equity, social justice and French fries. My hobbies are reading and binge-watching TV. I am excited about my work with Heritage Ohio and cannot wait to see the great things that we will accomplish.



Hello! I'm Avi Lampel and I am a first year undergraduate student at The Ohio State University pursuing a degree in Finance with a minor in Engineering. My passions include but are not limited to playing and officiating soccer, film, history, Jewish Studies, and maintaining a healthy lifestyle. I was born and raised in the northwestern suburbs of Chicago and I'm thrilled to call Columbus and Heritage Ohio my second home!



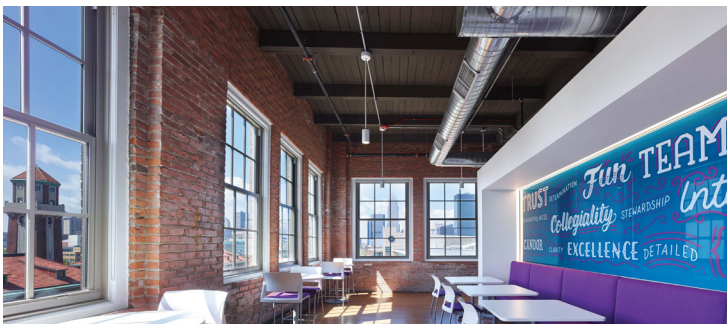
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Get the credit you deserve.

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

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ATTORNEYS



Our Sash Mob crew poses in front of the project house on Collins Street in Toledo



Our Sash Mob crew received hands-on instruction from Lindsay Jones of Blind Eye Restoration in all aspects of reconditioning wood windows, from careful removal, to proper techniques for removing paint, to glazing and reinstalling the restored wood sash

Heritage Ohio partners with Preserve! Toledo on successful Sash Mob

We recently had the good fortune of partnering with local preservation organization Preserve! Toledo to put on a Sash Mob in Toledo's Old West End on a home on Collins Street. Lucas County Land Bank supplied our project house, a building formerly on the demo list, but now planned for a full rehabilitation and sold to a family who will make the house a home once again.

Our attendees jumped right into the task at hand on the first morning, after our instructor Lindsay Jones of Blind Eye Restoration summarized the process of reconditioning an old wood window. Attendees were focused on working through all of the tasks associated with reconditioning the windows, including proper removal of the sash, paint stripping, glass replacement, reglazing the glass into place, painting, and reinstalling the sash back into its proper opening. By the end of the workshop all of the windows were back in place with fresh glass, glazing, and paint.



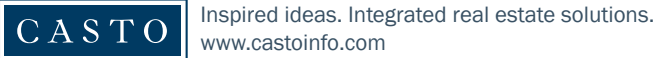
A reconditioned sash is painted and nearly finished, ready to be re-installed into the window opening

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Heritage Ohio would like to thank our sponsors who helped make the Sash Mob possible: Preserve! Toledo, Toledo Foundation, Lucas County Land Bank, Pilkington NA, CT Consultants, and Paul R Sullivan JR AIA LLC. And a special thank you to Lindsay Jones of Blind Eye Restoration for her expert instruction of our attendees.

If you would like to host a Sash Mob in your community, we'd love to talk with you about it! You can contact Frank Quinn, fquinn@heritageohio.org or 614.258.6200 to discuss your ideas. ■



A Picnic at the Big Basket



experience. Outside, visitors were delighted with treats from area food vendors, children's games, and live music from Barley Bros.

The design of the Longaberger Headquarters was inspired by founder Dave Longaberger, based on the design of their iconic "Market Basket®". Built in 1997, the 7-story 180,000 square foot building is stucco over steel. Known as mimetic architecture, the Longaberger building once housed 500 employees, and has been a roadside attraction for 20 years.

Designed by architectural firm NBBJ, guests had the opportunity to see the first and second floors, including the 142-seat auditorium, cafeteria and a boardroom. The

On a warm, sunny afternoon, over 700 curious explorers made their way through the former Longaberger Home Office, known to many as simply "The Big Basket." Attendees were guided through the building by a volunteer army of past Longaberger employees recruited by former CEO Jim Klein. They shared memories and office lore with tour goers, providing an extra touch to a once in a lifetime



7-story glass atrium is the central attraction. From the atrium, one can view the basket handles, each weighing 75 tons, with built in heating elements to protect the atrium from possible ice damage.

This Basket Tour was made possible by the generosity of building owner Steve Coon of Coon Restoration, and a member of the Heritage Ohio Board of Trustees. All funds raised by the tour will help fund Save Ohio's Treasures, a Heritage Ohio program to invest in the rehabilitation of Ohio's historic buildings.

The following evening, Heritage Ohio held our annual Legacy Circle Reception at the Big Basket. To start the celebration, it was announced that the Basket Building would live on, retaining its unique architecture and charm as a boutique hotel. We can't wait to stay overnight in the world's largest basket! ■



2019 Heritage Ohio Annual Conference

Looking Back on Our Conference in Downtown Newark



The 2019 Heritage Ohio Annual Conference, presented by Park National Bank, took over historic downtown Newark on October 21-23 and shared with our conference goers all of the amazing work and transformation that has been taking place in the city.

Following a joyous evening at “The Big Basket,” we kicked off the conference with a moving and deeply personal Opening Plenary presentation from Chief Glenna Wallace of the Eastern Shawnee Tribe of Oklahoma. Her dedication to bringing World Heritage status to Ohio’s Adena and Hopewell Earthworks sites should serve as inspiration to all and to connect all Ohioans to our collective past.

This year’s conference saw 28 educational sessions and 4 field sessions, offering over 20 hours of professional continuing education credits. Topics were far-ranging and insightful, covering subjects from Beer Saves Buildings, to Building an Entrepreneurial Ecosystem, to how to change a community’s culture for successful revitalization efforts.

For the first time ever, we held a Vendors’ Reception prior to our Annual Awards Ceremony, inviting our vendors to share in the merriment of the evening.

To close the conference, Enoch Elwell, founder of CO.STARTERS from Chattanooga, Tennessee delivered his keynote address. Enoch showed how we are transitioning from an industrial society into a newer, technology-driven society and all of the ways businesses and communities can transition and become even more successful as this new era dawns.

We want to thank Park National Bank for their title sponsorship, as well as the many conference attendees, vendors, sponsors, and the Newark community for making this year’s conference a memorable one.

Our 2020 Annual Conference is being hosted in Springfield and we cannot wait! We hope to see you there. Stay tuned to our website and social media for details. ■

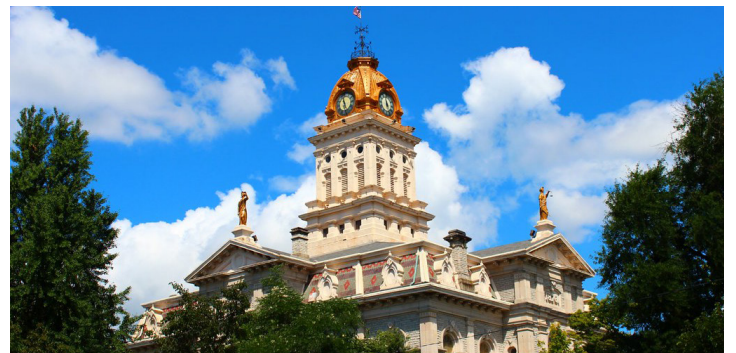
Renovating Newark’s Crown Jewel

Licking County Commissioner Tim Bubb takes you through the history of the Licking County Courthouse and recent renovations completed on the building

The current Licking County Courthouse in the center of the public square in downtown Newark is the fourth courthouse on the site.

Construction of the current courthouse began in 1876. Architect H. E. Myer of Cleveland, who is credited with designing a number of public buildings in the latter half of the 19th century, employed the Second Empire style in this classic design to include four identical statues of Lady Justice and a predominant clock tower. The cost of construction was \$196,000.

The lower level is constructed of fine sandstone, the body of the building composed of beautiful Sandusky limestone



with elaborate facings of Berea stone. The building is a parallelogram measuring 100 by 115 feet, raising some 160-feet to the top of the weathervane.

A cornerstone laying ceremony by the Masonic Lodge 97 was celebrated on July 4th, 1876 on the Nation’s Centennial. Mayor David C. Winegarner issued this general order for the day, “No horses hitched around the public square on July 4th as all the space will be needed to accommodate people. There will be firing of cannons and other noises, which would frighten horses where people are congregated, and would be attended with great danger.”





restoration project in 2016. As the historic structure was encased in scaffolding and crews began peeling back the layers, it became apparent the years had taken their toll on much of the 1870s construction.

The Commissioners, along with architects and restoration experts, deemed much of the metal tower to be unrepairable due to rust and corrosion. Plans for a complete surface replacement were made, escalating the cost of the project by \$3-million.

The enlarged project included replacing the roof, rebuilding the tower from bottom to dome top, installing 16-new and architecturally exact replacement dormers, repairing the original 11-foot Lady Justice statues, rebuilding the upper drainage, and accurately restoring the slate mansard roof. Using modern digital manufacturing, the experts made and installed 194 decorative corbels and 152-ornate half spheres. Some 260-sheets of copper and 1,500 sheets of galvanized sheet metal were utilized, the chimney elements were restored, an internal skylight was repaired and restored, and a new elevator shaft and modern elevator were added, all while maintaining the architectural character of the building.

At the end of the major renovation project, in 2017, the scaffolding was removed and the Courthouse Square Park was returned to its normal state. Inside the historic courthouse several months of cleaning, painting, and floor refinishing and related projects helped get the building ready for a rededication celebration in September of 2018.

It should be noted that two projects remain on the horizon; 1.) a total window replacement project striving for a more accurate 19th-Century appearance with modern window insulation values, estimated at a cost of \$1-million, and 2.) a complete restoration of the ornate West Courtroom including repainting and wall restoration, cleaning and refurbishing of the historic artwork, and moving toward a more period look for the woodwork, furniture and floor treatments, estimated in 2015 at a cost of \$1.5-million. For these two final endeavors, the County welcomes any assistance, suggestions and guidance from the redevelopment and restoration community. ■

In March 1879, within a year of completion, a fire caused by careless workmanship resulted in major damage to the ornate West Courtroom and the wooden tower. Firefighters saved the structure, but the building sustained \$60,000 in damages. A repair project saw much of the ornate courtroom artwork restored, and the addition of a replacement tower made of steel.

In the 1990s, commissioners invested \$1.5-million on exterior renovations, and more recently upgraded electrical systems to accommodate increased demands of modern offices. HVAC systems were replaced and upgraded in 2010 as part of an energy conservation improvement project.

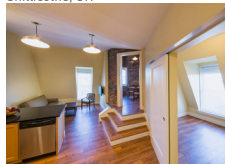
Still, it became apparent to the County Commissioners that continued superficial maintenance and painting were only covering serious structural deterioration of the now 140-year old building. Design work began to repair or replace substantial sections of the structure including the tower, upper drainage and mansard roof and dormers, roof surfaces and chimneys, clock tower and dome, and the ornate soffit.

Utilizing the newly enacted Construction Manager at Risk process for securing the contracted service, the County undertook what was anticipated to be a \$6-million



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Pictured: the Cartisle Building in Chillicothe, OH



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2019 Heritage Ohio Annual Awards

BEST MAIN STREET PROJECT OR EVENT

Sponsored by The Heritage Ohio Board of Trustees

WINNER: MAIN STREET WEST

In June of 2018, Marietta Main Street launched a new initiative that focused on revitalizing the west side of Marietta. Separated from the downtown by the Muskingum River, the Main Street West movement is spurred by recognition that true community development is not top down; rather, it is grassroots with citizens driving positive change through a common vision. Main Street West focuses on the Harmar Village area, the historic neighborhood composes Marietta's western commercial district, and the surrounding residential area. With a comprehensive approach involving police, playgrounds, a bookmobile, a mentoring program, and brick sidewalk restoration, Main Street West has truly launched a grassroots movement to take back the west side as the best side of Marietta and create a safe, welcoming place for residents to call home.

This award was presented to Marietta Main Street.



HONORABLE MENTION: KENT BETTER BLOCK

North Water Street in downtown Kent was known as a destination for live music. In the mid-1970s, a series of fires tore through and the area never fully recovered. With a vision to restore the area to prominence, community members came together to hold a Better Block event. The Kent Better Block event, held in September 2018, allowed the Kent community to temporarily reshape and re-imagine North Water Street in the hopes of sparking a larger conversation and interest in the area.

This award was presented to Main Street Kent

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HISTORIC THEATER OF THE YEAR

Sponsored by The Gossman Group

THE RITZ THEATRE

The Ritz Theatre, built in 1928 in downtown Tiffin, underwent a large renovation in 1998 to restore it to near-original condition. But in 2018, it needed a major refresh on the plaster, balcony, upholstery, and marquee. Currently, the theatre serves as a non-profit performing arts center, presenting high-quality programs with big name entertainment, children's and teen programming, community talent showcases, and active facility rentals.

The Ritz Theater is woven into the fabric of the community and plays a critical role in creating a higher quality of life by enriching, educating, and entertaining the people of Northwest Ohio through the arts.



BEST DOWNTOWN PLACEMAKING

SMALL COMMUNITY WINNER: DOWNTOWN WOOSTER COMMUNITY INITIATIVE

In 2015, the City of Wooster initiated a process to create a downtown strategic plan and selected OHM Advisors to lead the project. Through a community-based design process, the team worked together with the City, Main Street Wooster, and business owners and conducted extensive research to discover people's desires for their downtown. One outcome of the project was the development of a downtown central plaza. The plaza adaptively reused a public parking lot, converting a single, auto-centric space into a dynamic multipurpose community park and plaza. Additional future projects from the initiative include the planning and design for a new streetscape and the conversion of two existing alleyways into pedestrian connectors.



This award was presented to Main Street Wooster, The City of Wooster, and OHM Advisors.

LARGE COMMUNITY WINNER: 5th STREET ARCADE

Sponsored by The Historic Gateway Neighborhood Corporation

In 2012, when discussing activities to do in downtown Cleveland, people would talk about restaurants, theater, live music, and sports, but not retail shopping. Dick Pace of Cumberland Development set out with a vision to change this conversation when he took a master lease on the Colonial Marketplace. Based on a personal, grassroots effort to recruit local retailers and entrepreneurs, Pace's vision was to bring together the best of Cleveland and offer unique shopping and services to the growing downtown residential and office worker populations. Since then, Pace has patiently and deliberately cultivated the businesses in the arcade to be high-caliber. With the buzz created by the unique collection of businesses, he has been able to replace vacancies with new businesses. Today, 5th Street Arcade is completely full with a long waiting list of prospective tenants.



This award was presented to Cumberland Development.

BEST COMMERCIAL BUILDING FAÇADE IMPROVEMENT

Sponsored by The Heritage Ohio Board of Trustees

GOOD DEED ENTERTAINMENT

141 East Main Street sits prominently at Ashland's entrance to downtown. During reviews on Ashland's National Register Historic District nomination, the discussion focused in on the significance of the 1950s aluminum screen and the impact removal would have on this two-story 1920s terracotta building. As the building's new owner, Scott Donley was excited to see what was underneath. They found the building in fairly good shape and the Patroness of Commerce at the top was restored. Funding of the project was assisted by a CDBG Downtown Revitalization Grant.



This award was presented to Good Deed Entertainment and Simonson Construction.

BEST COMMERCIAL BUILDING INTERIOR IMPROVEMENT

Sponsored by Park National Bank

NETWORK SPACE

NETWORK Space sits in an area of downtown Newark known as the Newark Downtown Historic District. This district served as the commercial, governmental, social, recreation, transportation and industrial center of the community during Newark's period of greatest growth and prosperity. NETWORK Space was in need of immediate attention due to water damage, deteriorating floors, and collapsing material on the exterior. The rehabilitation of the building resulted in open office space on the second floor with individual office spaces on the floor above. The first floor was converted into a flexible coworking and event space, with a catering kitchen/bar to improve service offerings. This project gave new life to a building in a prominent spot and has contributed to the ongoing revitalization of Newark's historic downtown.



This award was presented to Schooley Caldwell, NETWORK Space, RWWL, and Hopewell Builders.

BEST PUBLIC BUILDING REHABILITATION

Sponsored by Park National Bank

LICKING COUNTY COURTHOUSE

The 1876 Licking County Courthouse is on the National Register of Historic Places and is among the top-five historic and ornate 19-century county courthouses in Ohio. However, at the 140-year mark, this classic courthouse was showing deterioration on the exterior, including roof failure and tower failure with severe water penetration, as well as drainage and sewer line failure. Across 2016-2017, the Licking County Courthouse underwent a major \$9 million dollar restoration.

The projects included a complete historic restoration of the tower from the roofline to the dome and weathervane, complete priming and repainting of the dome with applied gold paint, full renovation of the Courthouse Park green space and much more.



This award was presented to the Licking County Commissioners.





BEST UPPER FLOOR RESIDENTIAL REHABILITATION

Sponsored by The Heritage Ohio Board of Trustees

COURT STREET LOFTS

Four friends had been talking for years about how they could invest and make a difference in downtown Tiffin's revitalization. Nothing made sense until they walked through 33 Court Street, an 1890s 4-story, 10,000 square foot building. The partners purchased the building in March 2017 and were committed to building in as much sweat equity as possible, but they still found their project pushing cost overruns. Challenges included investment into an inoperable elevator, and parking was negotiated with the adjacent Elks Club, but they enjoyed lots of good advice from other downtown investors as well as one of Tiffin's façade enhancement grants. The reward was seeing the tenants start to move in only 20 months later in November 2018 into five luxury residential units with a ground floor art gallery.



BEST RESIDENTIAL REHABILITATION

Sponsored by The Heritage Ohio Board of Trustees

THE MADISON

Built in 1962, the Medical Associates Building was designed by Ohio's first African-American registered architect Robert P. Madison. It was the city's first professional building for African-American doctors, and the first African-American-owned commercial building in Ohio. As the building aged, it was in need of serious investment and care. Organizations including the Famicos Foundation, FRONT, and the Cleveland Foundation stepped in to bring this building back to life. The building was then converted from a deteriorating structure to a newly furnished apartment complex.

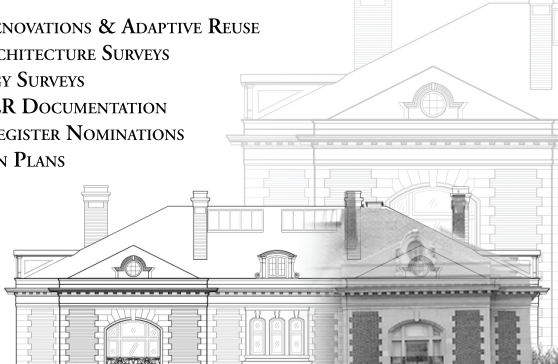


This award was presented to the Famicos Foundation and City Architecture.

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BEST COMMERCIAL REHABILITATION

Sponsored by Longwell Legal LLC

SMALL COMMUNITY WINNER: L.N. GROSS CO. BUILDING

Originally constructed as a garment-manufacturing factory in 1928, the 24,000 square foot LN Gross Company building has a long and vibrant commercial history. The current owner of the building fell in love with its character and deep history in the City of Kent. Restoring the building's rapidly deteriorating exterior to its former glory was a project in itself. The design team chose to celebrate the industrial character of the LN Gross building and maintain its historic features by rehabilitating the building for light-industrial use and office space. The owner and architect, longtime professional acquaintances, worked closely throughout the two-year process to restore the building to the community asset it once was.



This award was presented to DS Architecture and Renaissance 2000.

SMALL COMMUNITY HONORABLE MENTION: MACHINERY HALL

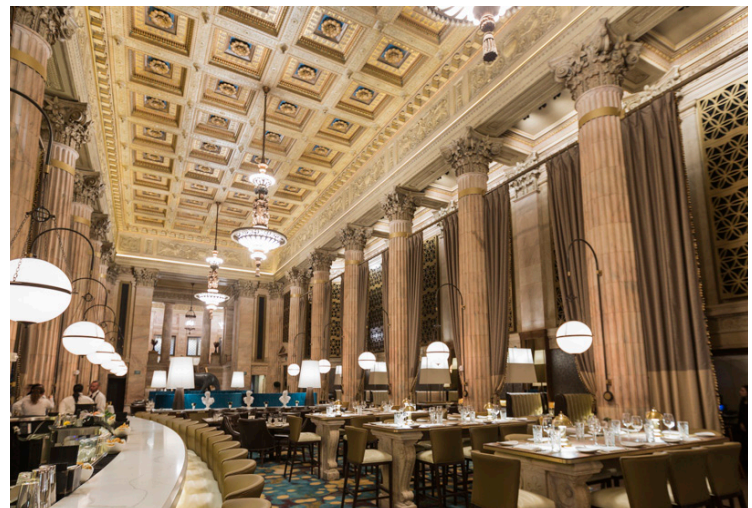
When completed in 1881, Machinery Hall was used as an implement store, selling farming and other equipment. Over the past 138 years, Machinery Hall has gone through various renovations, and in December of 2016, a full renovation project began. Numerous structural challenges had to be addressed, including replacing a wooden support beam with a new steel beam that supports the 2nd floor of the building, replacing rotten floor joists, adding structural supports to the roof, and much more. Machinery Hall has been completely rebuilt to 2017 standards, while celebrating its 1881 lineage. The building stands ready for another 138 years of service to Chillicothe.



The award was presented to Benjamin & Kelly Daughters.

LARGE COMMUNITY WINNER: THE GARFIELD

Built in 1893, The Garfield carries a significant legacy as the first "skyscraper" east of Cleveland's Public Square and stood as a fundamental symbol of Cleveland's growing business district. Despite this legacy, the structure saw several alterations over time, and in recent years, the building had become an under-utilized Class-C office building, no longer attracting the prominent tenants it once did. In 2017, The Millennia Companies revived the Garfield's legacy with the completion of a \$32 million adaptive reuse project of the structure, converting it from offices to a mixed-use residential building with ground floor retail.



This award was presented to Millennia Housing Management, LTD.





LARGE COMMUNITY HONORABLE MENTION: THE STAMBAUGH BUILDING

The 8-story Stambaugh Building was built in 1907 to be the home to the Youngstown Sheet and Tube Company, which occupied the top 5 floors, while the lower three levels and basement were occupied by the Euwer's Department Store. In 1914, 4 floors were added to provide additional office space.

Fast forward to 2012 and the NYO Property Group purchased the vacant building and invested \$32 million to convert the neoclassical revival, white terracotta building into a stunning 125-room Doubletree Hotel.

This award was presented to RBF Colab Architecture and ms consultants.



YOUNG PRESERVATION LEADER OF THE YEAR

Sponsored by Schooley Caldwell

JASON DUFF

Jason Duff is the Founder of Small Nation, a Bellefontaine-based company leading the way in developing places, spaces, and dreams for small towns and small town entrepreneurs across the country. Jason spends most of his time establishing the overarching vision, goals and purpose that drive Small Nation forward. In the past 7 years, Jason and his Small Nation team have completely revitalized the City of Bellefontaine. Using their "Hustle Hard" approach, they have managed to renovate and restore more than 30 historic buildings that had been sitting empty for decades — and in some cases, have saved these buildings from demolition.



MAIN STREET VOLUNTEER OF THE YEAR

Sponsored by PNC Bank

DEWAYNE WILLIAMS

DeWayne Williams and his fiancée, Amanda Gibson, own three businesses in downtown Troy, including ALN Senior Care & Home Services, Top Tier DJ Services, and Be You Boutique. He sees Troy Main Street as a valuable asset to all of the downtown businesses and shows his support through dedicated volunteerism. He serves as Troy Main Street's Promotions Committee chair and stays at the events from set-up to clean up — Halloween, Cruise Ins, First Fridays, and many more. He uses his professional skills to host Troy's Trivia Nights and has served as a mentor with Troy High School's entrepreneurship classes. His personality and passion have made him an exceptional volunteer for Troy Main Street.

MAIN STREET BUSINESS OF THE YEAR

Sponsored by The Heritage Ohio Board of Trustees

WINNER: STEIN HOSPITALITY LLC

Stein Hospitality LLC encompasses three businesses in downtown Mount Vernon — The Joint, Dave's Cosmic Subs, and Stein Brewing Company. David Stein envisioned giving the folks in the area a variety of high-quality choices without needing to travel to larger cities. Stein Hospitality has collaborated with the Mount Vernon Nazarene University to offer discounts to staff and students, as well as offering catering services to teams for meals, celebrations, and more. The Mount Vernon community is experiencing immense economic growth because of Stein Hospitality LLC, and the community is very excited for their next venture.



HONORABLE MENTION: RECLAIM IT 127

Reclaim It 127 is an up-cycled, resale retail store that is operated and organized exclusively for charitable purposes. The goal of the business, through collaboration with community leaders and the Reclaim It 127 board, is to create a space where youth can redefine themselves, gain skills, and improve self-esteem, and engage youth in leadership opportunities in downtown Tiffin. With a deep understanding of how trauma impacts youth, Reclaim It 127 will serve as a protective factor for those who have experienced adverse childhood experiences and showing them that they can succeed in their lives.



OUTSTANDING LEADER IN REVITALIZATION

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MONICA IRELAN DUPEE

Monica Irelan Dupee has served as Painesville City Manager since December 2016. When Mrs. Dupee began her time in Painesville, she was faced with many challenges and negative attitudes toward the city by residents. Her biggest challenge was how to bring a sense of community back to Painesville and change its diminished perception. Through dogged determination and tirelessly working to form smart, constructive partnerships throughout the community, she has brought back community pride in Painesville, resulting in a resurgence of new investment into the city.



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MAIN STREET DIRECTOR OF THE YEAR

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JUDITH LAMP

Judy has been a driving force for Downtown Historic Millersburg over the last 6 years. In that time, she has led the organization through many projects and events which have revitalized Millersburg as a charming destination for shopping, dining, and tourism. Her leadership in district events, including Boo in Berg, Antiques in the Alley, Annual

Chocolate Walk, and the Christmas Open House, continue to attract large crowds to their district, which in turn support local businesses that rely on foot traffic for their sales. Judy also serves as an example to newer programs by sharing her outstanding work plans, and she is always available to answer questions or offer advice to other communities. During her tenure, she has raised the bar for National Accreditation, and consistently ranks as one of the highest performing Main Street communities in the state. She has pursued alternative funding and secured bed tax funds for the program.

Congratulations to Judy for being a true Ohio Main Street inspiration!



SPIRIT OF MAIN STREET

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SUE BURKE

Sue is currently president of the Main Street Portsmouth Board of Directors and has served in that capacity at varying times. She is a charter member of Main Street Portsmouth and chairs the Design Beautification Committee. Her landscaping skills are proudly displayed throughout Portsmouth. She oversees 73 hanging baskets, 60 huge planters in front of businesses, 10 urns in front of murals, 10 large planters at the city building, and 6 at the county courthouse. Designs are changed with the seasons and additional décor goes up for holidays.

She worked to honor her friend Ellen Vetter in creating the annual retail event, The Ellen Vetter Chocolate Walk. Active in the Portsmouth community, she has been the Chamber's Citizen of the Year and Grand Marshall at River Days Parade. She is involved with the Scioto County Historical Society and maintains and operates the 1810 House, a local historical society and museum.

The community is accustomed to seeing Sue all hours of the day and night, working to improve her community, by showing tireless spirit — the Spirit of Main Street.



PRESERVATION HERO

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ROBERT LOVERSIDGE

For over 4 decades, Bob Loversidge has been a relentless crusader for preservation of the built environment. Bob's passion for preservation began with his frustration over the stealth demolition of the landmark Daniel Burnham-designed Columbus Union Station. Since then, he has earned a reputation as an expert in architectural and historic preservation design. Bob has led the renovation and restoration of some of Ohio's most historically

significant buildings: the National Historic Landmark Ohio Statehouse, the LeVeque Tower, Franklin Park Conservatory, Columbus Museum of Art, the Thomas J. Moyer Ohio Judicial Center, the Lazarus Building, and the old Perry County Courthouse, along with 11 other historic Ohio county courthouses. The restorations of the state capitols in Kansas, Utah, Minnesota, and Missouri have benefited from Bob's preservation expertise.

He has been a founder, board member and president of a

number of advocacy and professional organizations, including past president and honorary trustee of the Columbus Landmarks Foundation, past president of the Ohio Historic Preservation Alliance, and active on the Columbus Downtown Commission.

Bob has donated, mentored, and led the charge for historic preservation in Ohio, and we are honored to recognize him as our Preservation Hero. ■



Creating Development-Ready Communities

By Ben Levenger of Downtown Redevelopment Services



A downtown is a collection of inanimate objects—specifically, buildings, businesses, and circulation systems—all provided to convey the public to a central location within the community.

What is often forgotten is that a downtown is only as strong as the merchants, tenants, and services that support the local community, each of which is a critical piece in the overall “fabric” for the civic space that is downtown. It is this simple. Yet it is a realization that continues to elude many downtown associations or municipalities who struggle to properly leverage private development that can revitalize a downtown corridor, create sustainable jobs and provide desired amenities.

After years of working with communities across the country to identify strategies for community revitalization, it has become abundantly clear that in order for a community to attract the style and density of development that will fill these critical places within a community, it must become “development-ready”. By preparing your community for development, you are signaling to the private development companies that your community has taken the necessary steps to encourage growth within your downtown corridors and your community is welcoming their efforts presence.



Building
A true gem in the rough, the Kaufman House is a regionally known destination located in the Borough of Zelenople, PA. This facility has served a multitude of uses, most recently a restaurant and bar. Structure has been vacant since 2011 after a kitchen fire and delayed insurance settlement process. Structure retains many original features and an adaptable building layout. Flexible zoning and a motivate landlord will assist the potential tenant with necessary permits for building utilization.

Pertinent Information
Additional pertinent information about the building is as follows:

- ADT count of 12,763 cars per day at the Main St (SR 19) and New Castle Street intersection
- Average household income of \$72,245
- Per capita income of \$41,254, or 187% of commonwealth average
- No fine dining/table top service facilities within 1/4 mile
- Approved construction plans for 15,000 sq. ft. restaurant and 9,000 sq ft bar
- Available liquor license with sale, no hotel required
- Demolition completed by previous tenant
- Upgraded electrical/water service to structure
- 15 year lease with pre-determined \$200,000 purchase at end of lease

Building Details
Building details are as follows:

- Year Built 1902
- Original Use - Boarding House
- Recent Use - Restaurant/Bar
- 32,000 +/- Sq Ft
- Guest Rooms - 18 non-compliant rooms
- Parking Spaces - 45 reserved spaces in new abutting municipal lot
- Zoned C1 - Commercial
- Allowed uses without variance - Restaurant, Retail, Office and Professional
- Life/Safety Upgrades - No lift requirements
- Three phase electrical service
- 8" water line replaced in 2014
- No sprinkler system requirement

Available Funding
Currently available, landlord can offer the following funding mechanisms for building outfit and acquisition:

- \$200,000 from the PA Redevelopment Assistance Capital Program for building acquisition and renovation
- \$275,000 from the PA Redevelopment Assistance Capital Program for building envelope upgrades
- \$100,000 from the PA Appalachian Regional Commission for Infrastructure and life/safety upgrades
- \$50,000 from Butler County Commissioners for building equipment

Becoming Development-Ready

In order to send this signal to developers, a community should complete the necessary DUE DILIGENCE steps during the first 60 to 90 days of their investigation process. These steps are easily undertaken by local municipal staff, main-street programs, RDA board members, or even consultants.

The common elements of developer-ready due diligence are:

- **Downtown “Gap” Analysis** — Identification of the current “gaps” in goods or services is critical to identifying the services that will flourish within a downtown. These studies will help you pinpoint what specific services your community is under-served in and the potential for future expansion.
- **Adaptive Re-use Analysis** — While it is important to understand what services would complement a strong downtown, it is equally important to understand where they can fit within the downtown. Completing a comprehensive analysis of vacant or underutilized downtown structures will better enabled to ideal spaces with uses you are allowing a symbiotic relationship to form between developers, landlords, and businesses.
- **Landmark Building Identification** — Not all landmark buildings are historic. A community should identify buildings that spark memories or have an intrinsic value to residents. Through identification of these buildings the community



will be able to ensure they are adequately preserved and utilized for the betterment of the community.

- **Planning and Zoning Analysis** — Communities or Main Street organizations often believe that it is the developers who are not willing to complete the normal bureaucratic process for planning and zoning amendments. While this may sometimes be the case, it is not always so. Often communities have too many levels of bureaucracy and review to create the necessary partnership with private developers. Communities should analyze their internal review processes to ensure that they are streamlined, easy to understand, and there is a single point of contact for all necessary work.
- **Developer Due Diligence Reports** — A clear, concise and detailed document should be created based upon the detailed analysis of the findings from the previous tasks. This report will sum up all information that is typically identified and reviewed during the due diligence process of an acquisition, including but not limited to:
 - Building information
 - Interior/exterior pictures
 - Average daily traffic counts
 - Current zoning and allowed uses
 - Concessions the community is willing to provide to developer
 - Community demographics
 - Community-desired amenities or services
 - Results of the “GAP” analysis pertinent to the community-desired amenities or services.

It is through the creation of this document that a clear and concise double-sided sheet of paper is created. This document can be kept on file for inquiries or sent directly to private development companies to spur interest.

Benefits of Becoming Development-Ready

The process to complete this type of work does not require a special skill set or education. It requires a group of passionate individuals who are willing to put in the effort to transform their downtown corridors. If such a group of individuals can be identified and can work together toward the goal of becoming development-ready, the community as a whole will be better able to:

- Attract and retain the style and density of development required to make a sustainable community
- Fill gaps in necessary goods and services for local residents
- Leverage private funds to encourage further economic development
- Encourage creation of a vibrant and strong downtown corridor
- Directly pursue appropriate developers for community purposes
- Ensure that the community’s vision is met through increased development
- Deter unnecessary demolition of historic or significant properties
- Increase the volume and variety of goods and services to locals
- Shorten the average private development process for an individual property by four (4) to eight (8) months.



Conclusion

While preparing your community for development may not be the most glamorous role that your organization undertakes, it is definitely the most important. Through these simple steps, your community will be able to ensure all downtown corridors have adequate interest to attract users year-round. Helping your community become development-ready will ensure that the downtown becomes the center of activity for your town and will remain that way for generations to come. ■



Heritage Ohio Easement Series: The Yuster Building in Columbus



Among the many historic Broad Street buildings in Columbus that catch your eye, perhaps you've admired one in particular at the corner of Broad and 4th. With its elaborately ornamented entry and large storefront windows it cuts a commanding presence on Broad Street. The historic Yuster Building (commonly known as the Empire Building) was opened in 1924 and constructed during a Golden Age of Columbus construction that included such iconic landmarks as 1924's Central High School (now COSI) and 1927's Leveque Tower. Designed by master architect Frank Packard, the Yuster Building represented one of his last commissions, as Packard's death in 1923 came before the opening of the building.

Unfortunately, thriving real estate economies in big cities can have a tendency to wipe away important landmarks such as the Yuster Building. At only 8 stories, a developer might be tempted to scrape the site to build a 30-story office building that would make much more money in rental revenue. Furthermore, without local design review in place on North Broad, preservationists lack a local governmental conduit to register their concerns if the property owner pulled a demolition permit. Remember,

"Historic buildings are precious non-renewable resources. Once they're gone, they're gone forever"

- Joyce Barrett

property listed in the National Register of Historic Places is eligible for tax credit incentives, but not protected from demolition.

Which is why we were thrilled when the owner of the Yuster Building expressed interest in donating a conservation easement to Heritage Ohio. The easement that we accepted will protect the building's historic exterior in perpetuity, while still allowing the owner to continue renting space inside the building.

"Historic buildings are precious non-renewable resources. Once they're gone, they're gone forever," commented Joyce Barrett, executive director of Heritage Ohio.

"This easement protects a local historic building for the public to enjoy, preserves the legacy of a master architect, and still allows the current building owner to rent out the building to tenants to drive our local economy. That's a win for everyone." ■

THANK YOU!

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Restoring the Sorg Mansion in Middletown - One Bite at a Time

By Traci Barnett



The Sorg Mansion

When I was a little girl my dad asked me one day, “Traci, do you know how to eat an elephant?” I looked at him bewildered. He smiled and said, “one bite at a time!” Restoring the 11,000 plus square foot mansion that my husband Mark and I purchased in 2013 often makes me think back to that elephant pun. The only way you can tackle a project of this magnitude is to do it “one bite” at a time.



Left: Reception room ceiling and crown molding after restoration

Below: Close-up of the drawing room ceiling showing crown molding frieze



When Mark and I first looked at the Sorg Mansion, as it is lovingly referred to by the residents of Middletown, we knew we had to have it. From the beautiful red sandstone exterior with an abundance of intricate carvings, to the huge stone gargoyle on the roof, to the exquisite woodwork on the interior, the house was a dream come true for a couple like my husband and I who love architecture from the gilded age. The Richardsonian Romanesque style mansion was designed in 1887 for multi-millionaire Paul J. Sorg and his wife Jenny by Samuel Hannaford and Sons of Cincinnati, then the area’s most prestigious architectural firm. In 1902 the Sorg’s added an addition and remodeled the mansion. Hannaford had retired by this time, so the Sorg’s hired a well-known Dayton architectural firm—Pretzinger and Musselman. The total estimated cost to build and

remodel the mansion is believed to be \$1 million. Sorg had many successful business enterprises, but was best known for P.J. Sorg Tobacco Co., which became the third largest manufacturer of chewing tobacco in the U.S.

The rich history of the mansion along with its breathtaking design captivated us from the moment we saw it. After purchasing the mansion, the first order of business was keeping water on the outside from finding its way to the



Bookcases in the library and an original gas light converted to electric

inside. Water penetration is the kiss of death for old homes, and ours was no exception. Roof leaks were allowing water into the attic, which then made its way to the third floor, and in some cases the whole way to the first floor. Deteriorated internal gutters were also allowing water to get in, causing ceiling damage in numerous rooms.

We wasted no time in finding a roofing contractor who specialized in slate roofs. Although there were a substantial number of slate tiles that needed replaced, we did not need to replace the whole roof. It took nearly one year for the roof repairs to be completed, which included removal of an asphalt section on the back wing of the mansion. After removal of the asphalt shingles, Buckingham slate were installed to match the remainder of the roof. Nearly all the internal gutters on the outside of the house had to be rebuilt and then re-lined with copper. The roofing project proved to be as expensive as the cost to purchase the mansion but was an investment that had to be made.

Repair of plaster in every room of the house, all 35 rooms, was another priority. If the water damage from the roof and gutter leaks wasn’t bad enough, water lines throughout the mansion had also frozen and burst when the boiler malfunctioned prior to our ownership. This caused extensive damage to the custom designed plaster ceiling and crown molding in the first-floor drawing room and the decorative plastered walls and ceilings in the second floor sitting room, which was originally designed for Mrs. Sorg. It was heart-breaking.





Fireplace in the library showing the intricate tile design

Fortunately, we were able to restore the rooms to their former glory thanks to the skilled work of a plasterer from Indiana who specialized in decorative plaster restoration. He reconstructed the missing plaster elements by making molds



Drawing room ceiling crown molding frieze

of those that were still intact. The plaster in the remaining rooms had to be repaired, primed and painted one room at a time. We still have several rooms throughout the mansion in need of extensive plaster work, including the kitchen and pantry areas. Having a functional

kitchen is certainly on my wish list. That will be a project to be undertaken this winter.

Not to be left out are the seven original bathrooms that were



Above: An angel carved into the stone on the front porch of the mansion. Below: Faces carved in the stone of the exterior.



installed in the mansion when it was constructed in 1887. One bathroom at the turn of the century would have been a luxury, but the Sorg mansion had seven. Of course, that has also meant plumbing projects in seven bathrooms. If there is one thing we have learned, it's that you can't trust 130-year old plumbing. One bathroom in particular stands out because it is covered floor to ceiling with Rookwood ceramic tiles. I was able to have the tiles authenticated. In fact, all the bathrooms have beautiful ceramic tile, which we plan to retain.

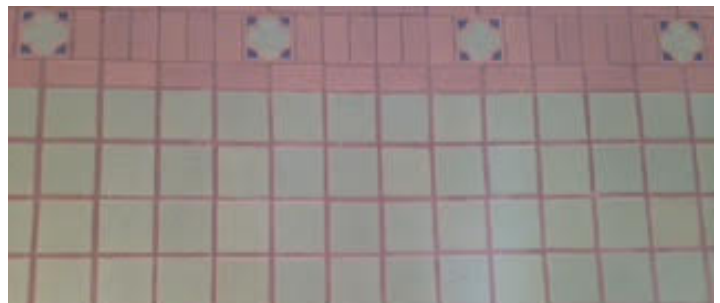
Although there is still much work to be done at the Sorg Mansion, my husband and I will not be deterred. Like Dad said, you eat an elephant one bite at a time! ■

(See next page for additional images.)



Above: Rookwood bathroom; a new tub was installed while maintaining the original tub surround

Below: Close-up of the Rookwood tile



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A few other beautiful images of the Sorg Mansion we couldn't resist sharing....

Images, Clockwise: Mural over drawing room fireplace, Reception Room, Foyer, Dining room fireplace and china cabinet and Right: Dining room pocket doors.



Cambridge's Downtown Revitalization Grant

Cambridge's historic architecture is a key element in creating its sense of place; its identity. There are 123 buildings in the downtown with the majority of those more than 50 years old. The Wheeling Avenue Historic District was listed on the National Register in 1987.

Since Cambridge is a smaller city (10,400 residents), the grant is awarded to Guernsey County, but was managed by the city government.



*"Get to know your building owners and their needs."
- Kim Haught*

Cambridge Main Street entered the Ohio Main Street Program in 2004, demonstrating a commitment to preserving and revitalizing the historic downtown core. Cambridge has received two CDBG Downtown

Collen Siadik, the city inspector and code enforcement officer, did a wonderful job, working directly with building owners on the 2016 grant.

Common "struggles" were worked through to have many successful projects. Here are a few of the issues that arose during the grant process:

- Though building owners may balk at first, providing prevailing wage was not a problem, and they were able to find contractors to meet all of their needs.
- With a wide variety of projects, including a marquee, roof, mechanicals, façade improvements, lighting and electrical work, the only project that really had to work through the State Historic Preservation office was a window project.



Revitalization grants: \$400,000 in 2009 and \$300,000 in 2016.

The 2009 grant assisted 27 building owners in making code improvements to their buildings; the 2016 grant assisted 16 building owners. While the first grant was a hard sell at first, which is common, it did go through an amendment process to be raised to a 75%-25% match. For the second grant, the community was more familiar with the process and it was processed as a 50%-50% match. The 2016 grant saw a significant amount of building owners not involved in the grant make investments in their own properties, improving their buildings.



Kim Haught, Director of Economic Development said the process was easier than anticipated and her advice to others, "Get to know your building owners and their needs." ■



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