



REVITALIZE OHIO

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REVITALIZE OHIO

Fall 2017

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DIRECTOR'S NOTE

This time of year, the Heritage Ohio staff is busy preparing for the annual conference (October 16-18). If you have not attended one of our conferences before, this is the year! Our keynote speaker will be Robert Stanton the former director of the National Park Service who will provide an inspiring talk, on why we are engaged in historic preservation. On Tuesday night following our annual awards program we are partnering with Young Ohio Preservationists to bring Kate Wagner of "McMansion Hell" to speak at a special fundraiser for Save Ohio's Treasures, our new revolving loan program. We have over 45 sessions and tours arranged, and offer HSW AIA credits for many of our sessions. Whether you are a professional or a volunteer, you are going to have access to wonderful speakers with knowledge and expertise in Revitalization and Preservation.

Within the Ohio Main Street program our September quarterly Revitalization Workshop was held in beautiful downtown Wooster (September 6). We learned more about the National Main Street's 4 point "Refresh," which reminds our Main Street communities to focus on transformative strategies.

Remember that we are a resource to you and your community. Our weekly e-blasts, monthly webinars, quarterly revitalization trainings, and annual conference have become staples in the historic preservation and downtown revitalization communities of Ohio. Throughout the year, we educate Ohioans on a myriad of topics from repairing wood windows; to improving your architecture review commission; to using historic tax credits; and the list goes on!

Our members' support is critical to helping us:
Save the places that matter | build community | live better



Joyce Barrett,
Executive Director of Heritage Ohio

DATES TO REMEMBER

Visual Merchandising Displays Big Bang Little Bucks Webinar

September 21

History of Columbus Webinar

October 11

Heritage Ohio Annual Conference

Columbus, OH

October 16-18

Building Community Around Authentic Products and Businesses

Burr Oak Lodge, Glouster, OH

October 23, 9 am - 3 pm

Quarterly Revitalization Workshop & Director's Roundtable

Lakewood, OH

November 1-2

I Heart Old Windows Webinar

November 8

PastForward, National Trust Conference

Chicago, IL

November 14-17

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



ON THE COVER

2017 Preservation Month Photo Contest Winner, Judith Khaner's winning photo, taken at Cleveland's B&O Railroad Roundhouse.

To read more about the photo contest and the other finalists go to page 8.

To read more about Cleveland's B&O Railroad Roundhouse and see more of Judith's photos go to page 14.

Meet A Main Street Director

Welcome Dan Baisden of Main Street Van Wert

Dan grew up in the small village of Shreve, Ohio, located a few miles southwest of Wooster. A precocious child, Dan started working at his parents' business in downtown Shreve and quickly developed his entrepreneurial spirit that continues to this day.

After high school, Dan began to take classes at Mount Vernon Nazarene University to study urban planning and picked up a job at the college radio station. Others began to notice Dan's radio hosting skills and Dan rose from part-time weekend talent to station manager. His radio career took him to many places including Columbus, Flagstaff, and Fort Wayne.

Asked about his travelling across the country, Dan stated, "I recognized how I could put my lessons in my family entrepreneurship into use. Having a working knowledge of business and the concerns/issues that advertisers would face, I could understand how to best market their business to attract new clients. These same values are how I managed radio stations across the country, working with the ownership, the listeners, and the community to build an on-air product that could be recognized and appreciated in each market. Once a station saw success, I'd feel my job was finished and move to the next market."

His radio success helped Dan be named to both Edison Research's 30 Under 30 and Fort Wayne's 40 Under 40 for his work towards community service and quality of life improvement.

Dan has always been fascinated by downtowns and how they work. He was transformed when he read Jane Jacob's *The Death and Life of Great American Cities* as a teen. "I wrote my very first college paper about her work and was asked to pursue more research work on the late urban



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planning advocate that really shaped my vision of cities. In her book, she states "You cannot rely on bringing people downtown, you have to put them there."

When the opportunity arose to join Main Street Van Wert, Dan knew he could have an impact in the community. "I want to make Downtown an economic engine for not only our county, but the Northwest Ohio region. Downtowns across America are being seen more for their entrepreneurial spirit and an incubator for incremental growth. If we can help successfully restore our downtown through economic development, it will only strengthen the city for other development opportunities such as industrial expansion."

Asked what he would do with a blank check for downtown, Dan replied without hesitation that he would love to "save and restore our most significant buildings downtown." In particular, he would like to see the 4-story Italianate Home Guards Temple Building rehabbed in the heart of downtown. "Currently boarded up, the building is an eyesore for some in the community, but the potential in saving and restoring it could help put Van Wert on the map for many great things."

Dan recently became a regional leader of the Midwest Chapter of The Congress for New Urbanism. He has returned to school to continue to study urban planning as well as earn certificates in historic preservation and economic development. Dan resides with Izzy, his dog.

KNOW

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YOP & RBCoYP Award 5 Scholarships To Attend PastForward

The Young Ohio Preservationists (YOP) are committed to broadening the awareness of historic preservation and supporting emerging professionals in the field. In 2017, YOP partnered with the Tiny Jane Project and members of the Rust Belt Coalition of Young Preservationists (RBCoYP) to launch the first Tiny Jane Scholarship.

Representatives from YOP and members RBCoYP organizations reviewed dozens of scholarship applications and selected five emerging professionals to receive a \$200 stipend to assist with registration for PastForward, the National Trust for Historic Preservation's annual conference. Scholarship recipients wrote essays answering "How do you hope to challenge the world of preservation and planning?" Enjoy the following excerpts from their essays:

Kyle Anthony-Petter, St. Louis (MO): "As a young professional in the field of historic preservation, I have realized that there is disconnect between the professional field and individuals interested in preservation. This split in the field of preservation has caused trouble in preventing protection of certain communities that are in need of support. I hope to work to challenge the world of preservation through collaborative projects by working on similarities that are shared by the groups."

Amelia DeCoster, Savannah (GA): "The challenge I am attempting to introduce to the field is the incorporation of psychological and sociological studies of preservation. It is my humble opinion that the preservation of architecture is owed these types of studies, not just physical architecture. I believe there are serious effects of preservation that are not just economical and spatial. I believe psychology and sociology are involved within preservation simply because humans are involved. "



Jacqueline Drayer, Washington (D.C): "Historic preservation makes history tangible, and this makes it one of the most powerful cultural tools for putting the histories of traditionally marginalized populations front and center. An old building can make the realities of challenging history for people of color, minority religions, women, and LGBTQ communities more obvious to those who are unaware of it."

James Gonzalez, Redwood City (CA): " With its sky-high rent and sky-high real estate prices, buying a home in the Bay Area, let alone a home with any ounce of history, was out of reach for years. (Maybe decades?) I desperately want to lead through example, especially as a Millennial. This meant moving somewhere I could buy a historic house, restore it, and 'walk the walk.' "

Tim Wood, Portland (OR): "Maximizing profit is often a key driving force in real estate development, but it can also be the key to historic preservation. A combination of de-incentives for demolition and new construction must be paired with incentives for adaptive reuse, community land trusts, and revolving loan funds."

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Keeping Our Small Town On The Lake Great!



Main Street Vermilion reflects rebranding as an organization and a community

One of the challenges of being a Main Street program is deciding who we are and how to 'package' the city in our branding efforts: who are we and how do we express this to people we invite here to live, work and visit?

As Main Street Vermilion moves forward in our rebranding, we've launched a new website, increased our social media presence, added more print advertising, host radio spots, added to and expanded our programs. As we do this, we are committed to creating a genuine image of our city and community: nothing more, nothing less.

We are a historic small town. A rarity. No one makes historic small towns anymore. Once they're gone, they're impossible to recreate. So, we capitalize upon the image we already have: that of the small, comfortable, lakefront town steeped in tradition and a desire to preserve the past.



Essential to supporting this image is continually creating a sense of place that caters to the nostalgic and historic. Main Street has been modernizing the technicalities of how we bring people to the city, but not what we're promoting. Our beautifully restored lighthouse, picturesque beaches, welcoming parks and historic downtown area are just a few of the images we share to create a vision of Vermilion. Yet, it's not just the sights and scenes that are essential to what Vermilion is: the people within the city are who make Vermilion the wonderful destination that it is. For example, the completely volunteer-run Shore Thing is located right down at the beach. Countless people donate their time to clean up the beach, greet people, share information, and are key in shaping visitors' experiences and perceptions of Vermilion. They represent Vermilion all of their own accord, taking what is genuinely ours and sharing it with others.



They are indicative of the strong connection residents have to the Vermilion community and their desire to help it thrive and succeed – and this welcoming attitude makes impressions on visitors.

Time slows down in Vermilion. We're not about a hopping nightlife, but music does waft through the streets. We capitalize on the nightly sunsets enjoyed from miles of beachfront; we promote the lake we're lucky enough to have in our front yard. It's a safe place to bring your kids for a vacation with family, the perfect retirement location, or an escape from the stresses of daily life. The beach, the lake,



festivals and fairs, ice cream and pizza on every corner, restored captain's homes, antiques and knick knacks, old fashioned soda and candy shops, flowers covering the city: these are the things that make Vermilion what it is. The city still has a local print newspaper that focuses just on Vermilion area happenings and

news definitely travels quickly! With weekly columns from the mayor, the school superintendent, the town historian, and many other local figures, this focus on Vermilion emphasizes the strong sense of place our community emanates. A refreshing departure from the action of the city, Vermilion has maintained and developed its traditions, reminding us of our past while looking towards our future.



Residents embrace these aspects of Vermilion life and are happy to share it with others; still, Main Street wants its own community to enjoy all these characteristics as much as they want visitors to. With this in mind, Main Street Vermilion has advocated for residents to "be a tourist in your own town." That way, residents and visitors alike may experience the genuine nature of Vermilion, Ohio. In the process of rebranding, then, we're not constructing a new identity: instead, we're emphasizing each unique piece of Vermilion's essence and highlighting these things in how we promote the town. Vermilion is one place for all: we're not more than we are, and that's enough.

Heritage Ohio's Newest Business Member

Pilkington North America, started in Toledo with the alliance of three men: Edward Drummond Libbey, Michael Joseph Owens and Edward Ford in 1930. It was called the Libbey-Owens-Ford Company (LOF).

In 1986, LOF would become part of Pilkington, a multinational glass manufacturer with headquarters in the United Kingdom. The revolutionary float glass process, invented by Alastair Pilkington, is still used today by manufacturers throughout the world in the production of high quality flat glass. In 2006, the NSG Group acquired Pilkington making it one of the world's largest manufacturers of glass and glazing products for the architectural, automotive and technical glass sectors.

Through years of development and innovation Pilkington has found a wide variety of glass solutions for multiple markets.

One such innovative product is Pilkington Spacia™, which is a 1/4" thick vacuum insulated glazing unit allowing for the restoration of glass in historic buildings while maintaining the existing frames and improving energy performance.

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2017 Preservation Month Photo Contest

This year's contest features our first repeat winner

This issue's cover features our winning 2017 Preservation Month Photo Contest entry (see above), taken by Judith Khaner. As you may recall, Judith was our winner in 2015 with her gorgeous photo of the interior of the Cleveland Arcade. She came back with an equally stunning photo taken while she was on a tour at the Midwest Railway Preservation Society's headquarters, incidentally continuing the train theme of last year's photo contest winner.

This year's theme was "A Picture is Worth a Thousand Words." We were looking for photos that can tell us a good preservation story and convey a message of the importance of preservation and revitalization in Ohio. Each photo was submitted with a narrative, though thankfully none of them were a thousand words, and here are the finalist's photos along with their stories.

WINNER: JUDITH KHANER, UNTITLED

(Photo Above) The story behind this photo is about the Midwest Railway Preservation Society, a non-profit corporation, that is restoring and preserving Cleveland's B&O Railroad Roundhouse, built in the early 1900s. Their restoration work on the

railroad turntable, building, vintage locomotives and rail cars continues the important work of educating and entertaining people about railroad history in Ohio.

FINALIST: TOM STUGMYER, "GHOST IMAGE OF WADSWORTH'S INTERURBAN TROLLEY"

(Photo Below) This incredibly detailed "ghost image" overlays a photograph of Main Street Wadsworth taken in the early 20th Century overlaid and contrasted with a modern 2013 photograph taken in the exact same location. The two photographs, taken many years apart, show the amazing preservation of the Myers Building, built in 1905. The photograph shows that the architecture of the Myers Building



windows have been maintained and that preservation efforts have kept features of the original building intact. The historic Myers Building housed a bowling alley on the second floor, a department store, and has continued to be home to local business Bicksler's Electric since 1914. This "ghost photo" was taken as one of a series of images taken for Wadsworth's Bicentennial Celebration in 2014 and can be found in a coffee table book entitled "Our Town," published by Downtown Wadsworth, Inc. This photograph is "worth a thousand words" because it shows how historic architectural features can be maintained accurately more than 100 years later, allowing the past to touch the present.

FINALIST: MICHAEL DOWD, "NEW DAY"

(Photo Below) The dawn of a new day sheds light on beautiful downtown Wooster, Ohio and all of its historical virtues. A community that has stood the test of time and is currently going through one of the most historical revitalization periods in over 100 years. A little different perspective from



the corner of Buckeye and Liberty with the Wayne County Courthouse watching over from a safe distance like a stern, overprotective mother guarding her children. Let the day begin!

FINALIST: BRITANNY HAPNEY, "STREETS OF THE PAST LEAD IN TO THE PRESENT"

(Photo Above) Marietta, Ohio's brick streets have been kept up and continue to offer a beautiful glimpse into the past. Lined with original buildings from the First Settlement of the Northwest Territory, the streets are a reminder of our area's history.

Heritage Ohio congratulates Judith on her winning entry, and thanks everyone who voted for our finalist entries. Another first for the contest was the amount of participation by the voting community; this year's contest garnered the most online votes we've ever had! We encourage everyone to start thinking about entries for 2018.

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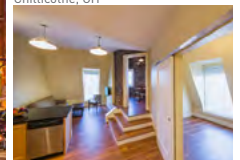
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Pictured: the Carlisle Building in Chillicothe, OH



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Photos by Jeff Goldberg, Esco Photographics





Cincinnati Sash Mob

Partnerships and great attendees make the initial Sash Mob a success

After months of planning, our first ever Sash Mob happened May 19-21 in the Lower Price Hill Neighborhood of Cincinnati. With the lead sponsorship support of Marsh Building Products, and Marvin Windows, we worked with local nonprofit Community Matters, and the Greater Cincinnati chapter of Habitat for Humanity, to identify ideal project locations. By working with the local nonprofits, not only could we provide a workshop to teach attendees how to properly recondition old wood windows, but the work completed over the weekend brings those total rehab projects that much closer to completion.

With window restoration expert Jim Turner on board to lead the workshop, and supplies in hand, we were ready to go!

Our Sash Mob weekend kicked off on Friday with learning sessions at the Community Matters Sanctuary, a former church that has been adapted for meeting space. We covered important windows-related topics including improving energy efficiency and working lead-safe.

Our workshop began bright and early Saturday as our 30 registrants received a workshop briefing before heading off to the workshop site locations. Over the next two days, our attendees put in full learning (and work) days, learning about window anatomy, prepping components for restoration, stripping paint using lead-safe methods, and retrofitting weather stripping to improve energy efficiency. Of course, cutting glass and reglazing the restored sash capped the learning process. By the end of Sunday our attendees reinstalled the restored sashes, with several more restored and ready for paint. Our first Sash Mob was a success!

We would like to extend a special thank you to our partners who helped make the Sash Mob happen: Marsh Building Products, Marvin Windows, Habitat for Humanity of Greater Cincinnati, and Community Matters.

Alison Hardy, owner of Window Woman of New England, and President of the Window Preservation Alliance, signed on early to join us, and assisted at the Habitat workshop site, sharing her wisdom and window expertise with our attendees. Many experts were critical to the success of the workshop and we would like to thank Terry Rasche, Fred Aemmer Jr., John McEwen, Chick McBrian, Toni Winston, and Bobbie Cox for their shared knowledge and time. Special thanks also goes to the Cincinnati Community ToolBank which provided a range of tools we needed to be successful. Last but not least, BLOC Coffee in Lower Price Hill provided complimentary weekend coffee to make sure our attendees had the needed energy to make it through the intense workshop.

Thanks again to the organizations and individuals who made our Sash Mob a success. Stay tuned for details about future hands-on workshops!

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Top 10 Reasons To Restore Or Repair Windows

Good advice from the Window Preservation Alliance

We were very pleased at our Sash Mob to be joined by Alison Hardy. She heads up the small business, Window Woman of New England, and serves as President of the Window Preservation Alliance. WPA aims to level the marketing playing field by countering the constant marketing onslaught for window replacement, with the consideration to restore functional existing windows. WPA also maintains a database of artisans, to connect local window restoration specialists to local window restoration work. You can learn more about them at: www.windowpreservationalliance.org.

As part of WPA's marketing, they've published a *Top 10 Reasons to Restore or Repair Windows*, which we're sharing here, in the spirit of historic preservation.

1. BECAUSE YOUR WINDOWS FIT YOUR HOUSE

Quirky as they might be, your older windows fit your house. Care was taken to match the weight and style of window to the building, the trim, etc. They have expanded and contracted with the seasons. With proper weather stripping they can be made to fit and seal even better. Replacement windows have a rigid structure that fits within your window openings. Old houses move and shift over time and frequently the gaps that open up around replacement windows and the window openings result in more drafts than the original windows.

2. BECAUSE YOU APPRECIATE GOOD CRAFTSMANSHIP

The true mortise and tenon construction of antique windows is incredibly strong and even when it begins to weaken it is easily repaired. Many unique window shapes were created because of the craftsmanship with wood joinery. Antique windows were built to last, to be repaired as needed and to remain in use for as long as the house might stand, not to become landfill.

3. BECAUSE YOU VALUE GOOD MATERIALS

Antique wood windows are constructed of old growth timber. The wood is more dense and more weather resistant than today's tree farmed softwoods. Delicate profiles are possible because of the density of the wood. The reason these windows are still around, even with years of neglect, is because the wood is of very high quality requiring no cladding or additional materials to give them weather resistance. Once all the old, cracking paint is removed, your wood windows are usually quite beautiful, graceful, and strong.

4. BECAUSE YOU LOVE THE CHARACTER OF ANTIQUE GLASS

Even the glass in antique windows tells a story. It may be roundel or cylinder glass, each indicating a certain era of manufacturing. Old glass has varieties of color and texture that are a delight to the eye. Two layers of glass are better than one, and in an antique home that second layer of glass should be the storm window that protects the original window.

5. BECAUSE YOU THINK A WARRANTY SHOULD BE MORE THAN 20 YEARS

Chances are your windows have done their job for fifty or more years already. Sure, they may be a little creaky and may not be as attractive as they once were, but it's a far better investment to repair a proven performer than to sink money into a new window that only has a 20 year warranty at best. With proper maintenance your antique windows will last for generations to come. Heck, even without maintenance they may last that long!

6. BECAUSE YOU WANT TO AVOID VINYL

Poly vinyl chloride (PVC) is becoming one of the greatest concerns in the building industry. Not only does the production of it create an environmental nightmare, but the gases it emits over time are becoming a concern. In the event of a house fire, burning PVC releases toxic amounts of dioxin. In addition, Lead is used as a stabilizer in the manufacture of PVC. If you are concerned about our planet's health, and your own carbon footprint, you should read up on efforts to reduce the use of vinyl.



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7. BECAUSE YOU WANT MORE LIGHT

Replacement windows are set into the window opening, the sash is smaller than the originals; therefore, you get less viewing area and less light. Who wants less light?

8. BECAUSE WINDOWS ARE A FUNCTIONAL PART OF YOUR HOUSE

Weights and pulleys are the best balance systems ever invented. There is a prevalent myth that a lot of cold air comes in through the weight pocket. However, if there is cold air in the weight pocket it's generally because there is a gap between the outside trim of the house and the siding. It may also indicate a poor seal at the floor joists. Replacing easily serviceable weights and pulleys with vinyl jamb liners or invisible balance systems means installing a system that has a maximum life span of 10-20 years but generally fails in less time. You can't believe how joyful it is to open and close windows easily with one hand when everything is restored to the way it was designed to work!

9. BECAUSE YOU REALLY CAN SAVE 30-40% ON HEATING COSTS

According to the Field Study of Energy Impacts of Window Rehab Choices conducted by the Vermont Energy Investment Corporation, the University of Vermont School of Civil and Environmental Engineering, and the U.S. Army Cold Regions Research and Engineering laboratory, the estimated first year energy savings between a restored wooden window with a good storm window vs. a replacement window was \$0.60. Yup, less than a buck. In their conclusions section they noted, "The decision to renovate or replace a window should NOT be based solely

on energy considerations, as the difference in estimated first year savings between the upgrade options are small." Broken glass, failed glazing, no weather stripping—these small and repairable items are what really effect energy efficiency in windows.

10. BECAUSE THE GREENEST BUILDING IS ONE THAT IS ALREADY BUILT

Replacement windows are touted as a way to save energy. But when evaluated from the perspective of the entire production, shipping, installation and removal process, replacing windows consumes a whole lot of energy, or viewed the other way, an older building has a great deal of embodied energy. If the total energy expenditure to manufacture replacement windows is considered, then the break-even period stretches to 40-60 years. Sadly, replacement windows often fail long before that break-even point is reached, whereas historic windows can last for generations. In the words of Richard Moe, former President of the National Trust for Historic Preservation "We can't build our way out of the global warming crisis. We have to conserve our way out. That means we have to make better, wiser use of what we have already built." Restoration work can create up to 10 pounds of waste, but replacing windows generates around 50 pounds of waste. Repairs and restoration work are done by local craftspeople paying local taxes. They use a minimum of materials and resources and a maximum of labor. Restoring windows is the best use of your embodied energy and the best way to support the local economy.

We couldn't have listed it better.



DREXEL THEATRE

Allan Dwan's *One Mile from Heaven*. In 1991, the one-screen theatre was converted from a 730-seat hall into three smaller screening auditoriums. With this change, the number of attendees began to grow.

To secure the future of the theatre, the Friends of the Drexel purchased the theatre in 2011 and transitioned the theatre to

Historic Theaters & Opera Houses

We need your help to tell these Ohio stories

Located in downtown Bexley, the Drexel opened on Christmas Day in 1937 after architect Robert Royce transformed a 1900 grocery store into an Art Deco masterpiece. The first movie to be shown in the theatre was

a non-profit organization. In 2015, the theatre was awarded an Ohio Historic Preservation Tax Credit in part to restore the historic marquee of the theatre.

Henrietta, one of our dedicated volunteers, has been working on putting theater stories online. Use this shortened link to access the stories directly: bit.ly/2q79sHM. Please comment on the page or contact us at info@heritageohio.org if you have information on any of these venues you would like to share. Make these stories come alive! We need your help in gathering information, histories, and experiences about these historic venues.

For more information and to see the Drexel Theatre's current selection of independent arthouse films, visit www.drexel.net.



The main Reserve Training Building, constructed in 1956

Akron Easement

Heritage Ohio's easement program has been active since 2004, when we accepted our first easement on the Rawson Block in Findlay. Over the years we've seen how the program can be adapted: we've worked with owners in a variety of communities, and we've worked with a variety of property owners, including commercial property owners, nonprofit owners, and municipalities. Additionally, easements have been placed on buildings well before a full-scale rehab has been completed, and years after a large-scale rehab was completed.

In Akron, we accepted an easement on the former Naval and Marine Corps Reserve Center in 2015, as the result of a Section 106 agreement forged among the City of Akron, the US government, and the State Historic Preservation Office. Briefly, a Section 106 consultation among preservation interests is triggered when federal funds are used that could affect a resource either listed in the National Register, or eligible for listing in the National Register. A Section 106 consultation can also be triggered when the action of a federal agency, in this case, the US government, could result in an adverse effect on the historic resource. In Akron, the US government was divesting itself of the reserve center (as a caretaker for the Navy) and the federal loss of site control was deemed an adverse effect, since a new owner could demolish the historic buildings on site.

While we ideally like to see Section 106 negotiations end when a viable preservation solution is found that all parties can agree to, the reality is that many times the Section 106 agreement paves the way for the demolition of the historic resource in question.

Thankfully, in the case of Akron, the stakeholders agreed that by donating an easement in perpetuity to Heritage Ohio, the reserve center would be permanently preserved, thereby negating any adverse effect from changes in ownership, now or in the future.

"We were pleased to be part of a creative preservation solution in the Section 106 process, providing an outcome everyone could support, while giving us the ability to ensure the site's continued preservation. We're hopeful we can assist on future Section 106 agreements that translate into wins for preservation," stated Joyce Barrett, executive director.



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Cleveland's B&O Railroad Roundhouse

Article and photographs by Judith Khaner,
Preservation Month Photo Contest winner

I can still remember hearing the train whistle as I sat beside my dear grandmother on a crowded B&O rail passenger car in 1960. The seven hour railroad trip that took us from Cleveland to Niagara Falls was unforgettable. The experience was a special sixth grade graduation present from her.

I revisited those wonderful childhood memories as I recently toured Cleveland's B&O Railroad Roundhouse, built in 1906. While taking photographs with my camera club friends, I learned that the Midwest Railway Preservation Society, a non-profit corporation since 1955, is restoring the roundhouse turntable, building, vintage locomotives, and rail cars. The ongoing work will keep alive Ohio's notable rail history with entertaining roundhouse tours and open houses.

According to Steve Korpos, roundhouse supervisor, the society "Can't get the word out enough" to the general public. He said, "The Cleveland Roundhouse is a hidden gem!"

I must return soon...

Cleveland Roundhouse
2800 West 3rd St., Cleveland
www.midwestrailway.org





Federal Historic Tax Credit Advocacy

On February 16, 2017, Rep Mike Kelly (R-PA) introduced The Historic Tax Credit Improvement Act of 2017 (HR 1158); while Senator Ben Cardin (D-MD) introduced the companion bill in the Senate S425.

The scale and impact of the federal historic tax credit is significant, it has leveraged \$131 billion in private investment in communities across the country; and preserved more than 42,293 buildings that form the historic fabric of our nation.

Ohio leads the nation with twelve co-sponsors to the House version HR 1158 and one co-sponsor to the Senate version S425, though with your help, we have several more we expected to sign on.

OHIO CO-SPONSORS:

Rep Joyce Beatty

Rep Mike Turner

Sen Sherrod Brown

Rep Brad Wenstrup

Rep Steve Chabot

Rep Bob Gibbs

Rep. Bill Johnson

Rep. David Joyce

Rep Jim Renacci

Rep. Marcy Kaptur

Rep Tim Ryan

Rep Steve Stivers

Rep. Pat Tiberi



A NOTE ON TAX REFORM:

What does that mean to the historic tax credit? Every aide we asked in Washington indicated everything is up in the air...even though some current proposals have removed historic tax credits. House Ways and Means will have the opportunity yet to shape which credits are appropriate to be included in their tax reform package. The federal historic tax credit returns more to the Treasury than it costs—\$1.20-1.25 in tax revenue for every dollar invested. Anyone can question economic statistics, but go to a historic tax credit project in your community (or one near-by) you can see the results of taking vacant and under-utilized buildings, which are now realizing increases in sales, property and income tax revenues.

Some people think the demand for historic buildings is so high that developers would do these rehabs anyway. Well, the inventory of dilapidated buildings has been around for

On June 14th, a group of Ohioans went to Washington DC to educate our representatives as to the great benefits this bill would offer Ohio cities in their revitalization efforts. We made 14 office visits and chatted with both Senators Brown and Portman at their constituent coffees.

THE TEAM OF OHIO VOLUNTEERS INCLUDED:

Joyce Barrett

Mike Moses

Dan Bergrin

Dave Williams

Tom Boccia

Susan Williams

Bobby Maly

Chick McBrien

Rob Olson

decades, because the projects were not profitable, with a credit, it makes the project viable; it is an incentive that encourages the risk.

Another thing you may not know about historic tax credits.... they are based on 100% compliance, no credit is paid out until it is certified complete. We found in Ohio that 1/3 of the Ohio credit value was repaid to the State of Ohio in construction labor and materials tax revenue before the state even certified the credit.

Join the cause! Contact your congressional representative; let him or her know how you feel.

HISTORIC TAX CREDITS: EDUCATING BUILDING OWNERS

Heritage Ohio has several strategies in play to encourage the continued use of the Ohio Historic Tax Credit. One of our favorite education initiatives is what we refer to as “Historic Tax Credit Coffees.”

Most small town building owners do not want to spend a day or ½ day at a workshop learning about the historic tax credit process. So, in partnership with our Ohio Historic Preservation Office and the Ohio Development Services Agency, we hit the road scheduling simple one-hour-meetups, at a local coffee shop to share a compact presentation, which introduces the historic tax credits. Then

the building owners can decide if they want to learn more, they have met the personnel who they will be working with, and the process should not seem intimidating. We have done 30 coffees in ‘courthouse communities’ since December 2015.

**Our next tax credit coffee will take place
Monday November 6th in: Millersburg,
Canton, Akron and Ravenna.**

A Letter For Lorna

A reflection on one of the Ohio Main Street Program’s longest serving directors

As I entered Lorna’s office early this spring, the sign on the door said ‘everyone brings joy to this office, some when they enter and some when they leave.’ This is just the kind of humor that Lorna has brought to the Ohio Main Street Program and Mainstreet Piqua. I met Lorna years ago when downtown Piqua and downtown Delaware both joined the Ohio Main Street Program. I was but a volunteer and she had been hired as a part time/interim director, meaning simply to fill in until they hired their next full-time staff person. This spring, I asked Lorna, ‘how have you sustained your passion, sense of humor, and your drive for this job over all of these years?’ Her answer was intriguing. She said that she had spent the first 10 years of her time in Piqua teaching them to love themselves. That statement hit me and caused me to think about our work in these small towns. This is not only the work of business retention, sidewalk cleaning, event procurement, and meetings; this is truly community rebuilding.

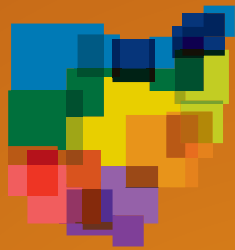
Lorna began as the executive director in Piqua in July of 1997. Twice through her tenure she has been nominated and chosen as Manager of the Year of the entire state of Ohio and was the first manager to serve as the chair of the Main Street Manager’s Advisory Committee for Heritage Ohio.

Aside from her professional accomplishments in this role, Lorna has been a long standing and highly supportive mentor to many incoming executive directors in other Main Street communities. Lorna is always steadfast in her belief in the work of revitalization but also routinely challenges the way we do things. She is always looking for the next best process. Her thoughtful nature and willingness to be the one to speak up means that we all do better.

The quality I admire most in Lorna is her humility. She routinely steps aside and gives over to her board and volunteers the praise for the success of the Mainstreet Piqua program. With that I am proud to serve alongside Lorna in our work to assist communities who need to love themselves again.

-Frances Jo Hamilton, Heritage Ohio, Director of Revitalization





HERITAGE OHIO

ANNUAL CONFERENCE

Columbus, Ohio, October 16-18, 2017

Mark your calendars now and join us as we return to Columbus, October 16-18 for our annual preservation & revitalization conference. This year, we will be hosting the conference at the Sheraton Columbus Hotel at Capitol Square in the heart of downtown Columbus.

We have brought together the leaders of preservation and revitalization to provide you with an exciting and educational set of sessions. We are bringing back our popular School of Architecture, as well as sessions discussing the impact of autonomous vehicles, retail design and recruitment, the newly created Downtown Revitalization Districts and how to use them in your community, and a complete Main Street 101Series, among many more.

We are once again providing special sessions with the state historic preservation office, covering topics like civil rights and the National Register, GIS mapping, and state and federal historic preservation tax credits.

For those of you looking to get out and explore Columbus, we have several tours lined up for you. We will be visiting the Ohio Theatre, the iconic LeVeque Tower, Rhodes Tower (Columbus's tallest building), downtown's mid-century modern buildings, historic bars of Columbus, and a hard-hat tour of the Municipal Power Plant project.

For professionals attending the conference, we will once again be offering continuing education credits on many of the sessions.

This year, we are excited to announce two special guest presenters at our conference. Robert Stanton, member of the Advisory Council on Historic Preservation (ACHP) and former director of the National Park Service, will speak to attendees about why we do what we do.

Kate Wagner, of the wildly popular architectural blog McMansion Hell, will be speaking on the evening of October 17th at the Ohio Statehouse Atrium. Proceeds from this event will benefit the Save Ohio's Treasures Fund. Tickets will go on sale soon. Check our website for the latest information.

Conference registration is open now at www.heritageohio.org, with regular registration open until September 29th. Book your room today to at the Sheraton Columbus Hotel before it's too late! Hotel registration information can be found on the conference webpage.

We will see you in Columbus this October. Get ready for a fun and exhilarating conference!





Sponsorship Opportunities

<input type="checkbox"/> Title Sponsor	\$10,000	<input type="checkbox"/> Wednesday Conference Breaks Sponsor	\$1,000
<input type="checkbox"/> Annual Conference Sponsor	\$5,000	<input type="checkbox"/> AIA Continuing Education Sponsor	\$1,000
<input type="checkbox"/> Lanyard/Dropbox Sponsor	\$3,000	<input type="checkbox"/> Field Sessions/Tours Sponsor	\$1,000
<input type="checkbox"/> Legacy Circle Reception Host	\$3,000	<input type="checkbox"/> Main Street 101 Sessions Sponsor	\$1,000
<input type="checkbox"/> Legacy Circle Reception Sponsor	\$3,000	<input type="checkbox"/> Preservation Sessions Sponsor	\$1,000
<input type="checkbox"/> Awards Ceremony Sponsor	\$2,500	<input type="checkbox"/> Exhibitor/vendor space	\$500
<input type="checkbox"/> Networking Luncheon Sponsor	\$2,000	<input type="checkbox"/> Conference Guide company logo	\$250
<input type="checkbox"/> Keynote Luncheon Sponsor	\$2,000	<input type="checkbox"/> Luncheon Table tents with company logo	\$500
<input type="checkbox"/> Young Ohio Preservationists Scholarship	\$1,500	<input type="checkbox"/> Award Sponsor	\$250
<input type="checkbox"/> Young Ohio Preservationists Happy Hour Host	\$1,000	<input type="checkbox"/> Attendee email list	\$150
<input type="checkbox"/> Tuesday Reception Sponsor	\$1,000	<input type="checkbox"/> Advertorial in Revitalize Ohio Magazine	\$500
<input type="checkbox"/> Conference Welcome Sponsor	\$1,000	<input type="checkbox"/> Conference Guide advertisement	\$200-\$100
<input type="checkbox"/> Tuesday Conference Breaks Sponsor	\$1,000		

Questions? Contact Frank Quinn at 614.258.6200 or fquinn@heritageohio.org for more information. All of our sponsorships have limited availability so call today!



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Highlighted Fall Main Street Events Near You!

23 SEPT	Groovy Gourd Bike Tour Piqua, OH Saturday 8 am	8 OCT	Harry Potter Fun Run Medina, OH Sunday, 8 am- 11 am	28 OCT	Boo in the Burg Millersburg, OH Saturday, 5 pm-10 pm
23 SEPT	A Day of Harvest Greenville, OH Saturday, 9 am- 1 pm	14 OCT	Lebanon Oktoberfest Lebanon, OH Saturday, 11 am- 11 pm	11 NOV	Harvest Walk Chardon, OH Saturday, 4 pm- 7 pm
23 SEPT	Oktoberfest Kent, OH Saturday, 12 pm- 10 pm	21 OCT	Spooky Pooch Parade Lakewood, OH Saturday, 12:30pm – 3:30 pm	18 NOV	Holiday Open House Portsmouth, OH Saturday 12 pm- 10 pm
6 OCT	Progressive Dinner Tipp City, OH Friday, 6 pm- 9 pm	28 OCT	Hokus Pocus Halloween Middletown, OH Saturday, 12 pm- 11 pm	25 NOV	Small Business Saturday Everywhere! All Day!