



REVITALIZE OHIO

WINTER 2021 | A HERITAGE OHIO PUBLICATION



SASH MOB! UPDATE

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REVITALIZE OHIO

Winter 2021

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ON THE COVER

The home where we held our Sash Mob! in 2019 has really come a long way in a little over a year. Listed this past October, it already has a new owner. Read more about its transformation on page 7.



Executive Director Note

We are looking forward to 2021!

But for all of the troubles 2020 brought us, Heritage Ohio had many good things happen:

- We held over 50 webinars, bringing new information to thousands of people!
- We kept busy with our Ohio Main Street communities and working with them to distribute the \$500,000 state appropriation for building improvements.
- In partnership with the State Historic Preservation Office we were awarded a \$556,372 Paul Bruhn Historic Revitalization Grant, which will provide transformative grants to Ohio Main Street Communities.
- We received CARES grants through both the Ohio Arts Council and the Ohio Humanities Council. Their partnership and support has been valuable to Heritage Ohio and is very much appreciated.

I know 2021 will bring more changes, challenges, and opportunities.

After 18 years on East Main Street, we have moved our offices. We had the incredible opportunity to lease space from the Ohio History Connection, so now we're just steps away from our partners in the State Historic Preservation Office. Not only will this new lease save us

thousands of dollars in operating costs, but it gives us a unique opportunity to collaborate even more. Win-Win!

We've been planning our revitalization trainings for 2021, and no we don't have a crystal ball as to when we might be face-to-face again, but even with remote experiences, we can bring new learning opportunities to people across the state. We hope you can join us in February for our first revitalization workshop of 2021.

We are deep into the Ohio Main Street grants, funded by an Ohio General Assembly appropriation. The next issue of Revitalize Ohio will feature some of our favorite projects. This grant program came during an unprecedented time, which provided building and business owners the ability to make improvements to their spaces. These grants became even more important during 2020 & 2021 than we ever expected.

Heritage Ohio will be reaching out to our Ohio Congressional delegation to support improvements in the Federal Historic Tax credit. We will also be meeting with new representatives in the Ohio General assembly, making sure they know and understand how valuable the Ohio Historic Preservation Tax Credit has been to Ohio.

To all of our supporters, thank you for making it possible for Ohio to save the places that matter and build better communities, every day, every year.



Joyce Barrett,
Executive Director of Heritage Ohio




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DARTing During COVID

BY FRANCES JO HAMILTON

Community visits in the midst of a pandemic have been interesting to say the very least. As the Director of Revitalization with Heritage Ohio, I am tasked with bringing new communities into the Ohio Main Street Program. The one big step that I always try to push with new, perspective communities is to have a two-day Downtown Assessment Resource Team visit. During such a visit, I get to know the community. Typically, we have a portion of our Heritage Ohio staff on these visits. We get to spend two days exploring a new community, visiting businesses, talking to residents, working with the group that wishes to bring some revitalization efforts to their downtown. These visits are great for us, as staff so that we can work very specifically with our communities and help them in more pointed ways.

During these visits the community also gets to know us. We have the opportunity to introduce the Main Street program and concepts to the community as a whole. We have the chance to begin training, right away, the group that will be carrying out the plan that will be delivered.

All of this being said, we are in a pandemic! Now, we are all on zoom on a daily basis. When we do get out and visit a community, numbers are limited, as is contact. Following local health department and CDC guidelines means that most of these visits are done virtually. I think by the end of this, we are all going to be in desperate need of a computer break and to find our way back to an analog world, even if for a moment.

In my job, my very favorite thing to do is to be in a room with a bunch of passionate people who want to learn about downtown issues. These last few months, behind my computer, I have realized how dependent I am on human interaction to do my job. It is much harder over a screen to connect with folks and to convey the importance of what we



do. However, we have powered forward. By the end of the year we will have completed three Downtown Assessment Resource Team visits in the middle of this COVID crisis.

Communities in Ohio have been very supportive and cooperative in providing the ability for us to interact with their stakeholders and community members in a meaningful way, even over the computer. We have taken advantage of the ability to be outdoors to do tours of districts. Stakeholder teams and Heritage Ohio staff all masked and socially distant, have been able to wander a few downtown districts, talk about the issues at hand, meet with businesses owners, take photos and begin the work needed to aim these organizations in the right direction.

The big challenge has been putting on community visioning sessions. Usually these sessions have groups of 6 to 8 people at a table with a kit, building their ideal downtown. Going virtual has been trial and error. We have done one on one interviews with community members and hosted breakout rooms over zoom for local brainstorming. All in all, these times together have worked as well as we could have expected.

In the end, these communities will have a plan in place, a one-year plan in which they will be able to begin their journey in downtown revitalization. These new organizations are certainly learning to ski on choppy water, they will be stronger for having this time in which they can't rely solely on event planning. And, they will also have a strong undercurrent of business support and organization that often is the afterthought. I am grateful for this challenging time and for the continued work that I get to do in these communities in, what will likely be, one of the most difficult years for all of us. Thank you.



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The Importance of Historic Preservation and Downtown Revitalization

BY KELSEY SIMPSON

Historic preservation and downtown revitalization are becoming increasingly important as businesses and cities are advocating for the destruction of historic buildings and are ignoring rundown downtown areas. Historic preservation and downtown revitalization are both relevant all over the world, and are two topics worth understanding, especially if you are a homeowner.

Historic preservation has to do with preserving historic artifacts and areas in a town or city because they contribute something valuable to that specific community. On the other hand, downtown revitalization has to do with revitalizing a downtown area that has become rundown over time. Both historic preservation and downtown revitalization are important in regards to a town or a city; however, many people don't know much about either topic, therefore cannot advocate for them.

Organizations such as Heritage Ohio aim to spread awareness about historic preservation and downtown revitalization as they relate to economic development and sustainability. With that being said, this post will briefly detail the important things you need to know about historic preservation and downtown revitalization.

What You Need to Know About Historic Preservation and Downtown Revitalization

Here are some quick facts about historic preservation and downtown revitalization that will help you become part of the solution.

1. Understand the Intrinsic Value

This is perhaps the most important part of understanding the importance of preserving and revitalizing parts of your community. In order to want to make a difference, you will first need to understand the intrinsic value of doing so.

Old buildings tend to be built with higher quality products than most buildings today. Old buildings were also built to different standards than those today; thus why they are still standing. If there is nothing wrong with old buildings, besides things that can easily be repaired, there is essentially no reason to tear them down. In fact, it would make more sense to repurpose them. For example, an old doctor's office- that once is updated can be turned into an in-home senior care service's headquarters.

This idea of intrinsic value can also be applied to downtown areas. Downtown areas were likely placed where they were decades ago because of the beneficial location and because that area met certain standards. The intrinsic value of buildings and towns is an important concept to grasp when it comes to preserving and revitalizing.

2. New Businesses Prefer Old Buildings

Besides old buildings being a valuable part of a city or town's history, new businesses actually prefer old buildings. This is because of a few different reasons, such as:

- New businesses will not have to pay to build a new building
- The architecture is typically stronger and durable than new buildings
- The architecture is aesthetically pleasing and different from modern architecture

Likewise, there are some types of businesses that especially thrive in old buildings, including:

- Ethnic restaurants
- Book stores

THE IMPORTANCE
Continued on page 6



BUILDING BRIGHTER FUTURES
TOGETHER



THE IMPORTANCE

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- Antique stores
- Pubs
- Boutique clothing and furniture stores
- Small start-ups

When it comes to downtown revitalization and old buildings, new business owners can often get a quality old building for a cheaper price. This is because new businesses are a part of revitalizing a downtown area and will attract new customers and potential homeowners.



3. Downtowns Can Improve the Quality of Life in a Town or a City

Once a downtown area is revitalized, it has the potential to create vast benefits for the community, such as:

- Create jobs
- Incubates small businesses

- Reduces sprawl
- Protects property values
- Increases the community's options for goods and services

All of these factors will improve the quality of life for current and future residents. Old buildings are an added bonus as well.

Know Your Facts About Historic Preservation and Downtown Revitalization

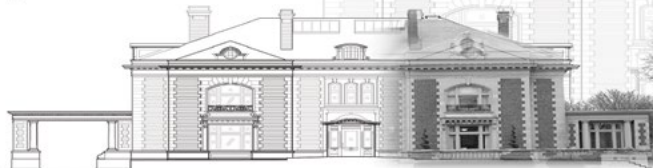
It will be worth your while to look into historic preservation and downtown revitalization happening in your community or around it. Do additional research to find out how you can become part of the movement of improving your community and act today. You have the chance to preserve your community and to make it an even better place.

About the Author

Kelsey Simpson enjoys writing about things that can help others. She lives in South Jersey and is the proud companion to two German Shepherds and spends her free time volunteering in dog shelters.

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Sash Mob! Update

In August 2019, Heritage Ohio partnered with Preserve! Toledo and the Lucas County Land Bank to host their Sash Mob! wood window restoration workshop at a Land Bank-owned Dutch Colonial on Collins Street in Toledo's Old West End neighborhood. Lindsay Jones of Blind Eye Restoration lead the two-day workshop and participants learned the "ropes" from scraping, to reglazing, to replacing rope and reattaching weights. Kyle Sword of Pilkington, North America provided a glass-cutting demonstration and Pilkington generously provided all needed replacement glass.

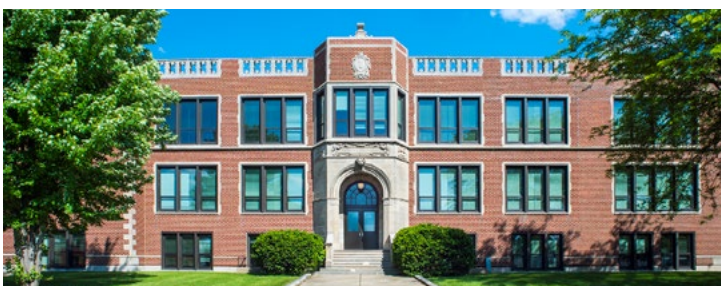
Vacant for at least 4 years with decades of deferred maintenance, the window work was the first stop on the path to rehabilitation for the little (for the Old West End anyway) house. Post Sash Mob!, the Land Bank decided that it would handle the renovation of the property itself for sale to an owner-occupant. "Given the lower values in this part of the Old West End, we knew that the best way to save this home and create a homeownership opportunity would be by completing the work ourselves," said David Mann, President & CEO of the Land Bank.



Sash Mob! workshop at the home in 2019



SASH MOB!
Continued on page 8



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SASH MOB!

Continued from page 7

Though slightly delayed by COVID, work got underway in summer of 2020. ARK Restoration and Construction of Toledo served as the construction manager, overseeing the major repair items, including the replacement of one wall of the foundation, along with the Land Bank's construction staff. Land Bank employees took care of a few smaller tasks, like painting, in part via a painting party in which everyone rolled up their sleeves.

The house was ready to hit the market in October and it didn't last long! An offer was accepted after only three days for one of the highest prices per square foot in recent times.

The sale closed on November 12th, and if the house could talk, we'd wager it would say it's so excited to be a "home for the holidays" again!

This was Preserve! Toledo's first hands-on preservation workshop and the organization is excited to offer more hands-on learning opportunities post-COVID. Empowering people to "do preservation" which can be as simple as learning the skills to keep their old homes in good repair is central to the organization's mission.

As for the Land Bank, "creating homeownership by preserving our community's housing assets has always been a core mission, but it truly comes to life in a project like this one!"



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The Toledo Club Easement

When Heritage Ohio took its first easement, an agreement executed in 2004 on the Rawson Block in Findlay, the scope of the easement covered changes to the façade, only. However, easement agreements can cover the entire exterior of a building; indeed, the IRS subsequent to 2004 required a conservation easement agreement to cover the entire exterior of a building, if the building owner wanted to treat the easement agreement as the equivalent of a charitable contribution to Heritage Ohio. Easement agreements can also cover the interior of a building, and even specific elements within a building. When Heritage Ohio accepted an easement on the Toledo Club in July of 2012, it marked the first instance of an easement agreement that included not only the protected exterior, but also included protected interior spaces. It also marked the first instance of a non-profit donating an easement to Heritage Ohio.



Heritage Ohio's easement program, contact Frank Quinn at frquinn@heritageohio.org or at 614.258.6200.



If you're not familiar with the Toledo Club, it's just as amazing on the inside as it is the outside. A fine example of Georgian Revival architecture, the club has been housed here since the building's construction in 1915. 2012 Legacy Circle Reception attendees may remember the Red Room at the Toledo Club, with its warm oak paneling, and coffered ceiling with intricate stencils. And each room could be considered a piece of architectural artwork. Joyce Barrett, executive director of Heritage Ohio, commented on the Toledo Club easement: "Our collaboration with the Toledo Club shows how flexible an easement agreement can be, and that the property owner concerned with the long-term preservation of their historic building, whether for-profit or not-for-profit, could benefit by partnering with Heritage Ohio." For more information on



Photos by Jeff Goldberg, Esto Photographics

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Pictured: the Carlisle Building in Chillicothe, OH



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The Story of the Ohio Home for the Aged and Infirm Deaf in Westerville

BY DAWN WATTS & JUANITA HALL



This is the original building purchased with the property named "Fairchild Building".

Nestled in Westerville, Ohio is a beautiful piece of land with Ohio Home for the Aged and Infirm Deaf (OHAD) that contains a fascinating history with its establishment. Ohio Deaf-Mute Alumni Association, which later became Ohio School for the Deaf Alumni Association (OSDAA) in 1956 opened OHAD in 1896 with further homes added later that consist of today's Columbus Colony Housing (CCH1 and CCHII) and Columbus Colony Elderly Care (CCEC).

HOMES NEEDED FOR THE DEAF ELDERLY

The oldest alumni association in the United States of America is the Ohio Deaf-Mute Alumni Association which

was established in 1870. During one of the Ohio Deaf-Mute Alumni Association's early reunions headed by Robert Patterson, the members expressed their concern for the deaf elderly who have spread abroad and needed a retirement home of their own. They noticed that "the deaf elderly, living in county homes spread all over Ohio" and didn't have "access to church services, social events, or the conventions with their own peers." The OSDAA board contacted other homes for the elderly to provide housing for the deaf elderly together in one home. However, they were denied since each county only funds its own county.

Therefore, the OSDAA members on their own decided to "establish their own home for the deaf and they quickly raised five hundred dollars toward the purchase of a home." One of its contributors was Ohio Governor William McKinley, a speaker at its eighth reunion. He agreed that a home for the aged deaf was needed and He expressed that the home for aged deaf people was a great idea and he supported it.



The Wornstaff building that opened in 1922.

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PROPERTY PURCHASE

To search and purchase property for the aged deaf, OSDAA set up a committee “that included OSD principal Robert Patterson, OSD high school teacher Robert MacGregor, A.B. Greener, Albert Schory, W. Zorn, and C.W. Charles among others” to find property for the aged deaf. With Governor McKinley’s endorsement and \$500 donated by OSDAA, the OSDAA committee did some research and discovered that county homes often were operated by its own farm. During that period in the late 1800s, many of the OSDAA committee members who were also farmers searched for a county home in central Ohio and raised more funds. It so happened that in 1892 James Knott, the Ohio School for the Deaf (OSD) Superintendent notified the committee that the Central College (Presbyterian) in Westerville at 6794 Sunbury Road that was on sale due to its heavy tax debt. The alumni committee liked this college property and purchased it for \$3,300. This sale included not only 15 acres of land but also its building which later became the Fairchild Building which was a great bargain.

FAIRCHILD BUILDING

This beautiful piece of property in Westerville purchased by OSDAA originally came with one building which was built in 1875. Today, it still stands on the property and is listed on the National Registry of Historical Buildings. With excitement, the committee wanted to get this property prepared and opened for its aged residents to live in. Thankfully, to make this possible, furnishings for the building, named the “Fairchild Building,” were donated by “The Ladies Aid Society (LAS) from Columbus, Cleveland, Bellaire, Dayton, and Cincinnati.” The Fairchild Building was the first residential home for the elderly deaf and was named after the only student who graduated from its original Central College. With donations contributed by many people and organizations, The Ohio Home for the Aged and Infirm Deaf (OHAD) was officially opened on December 12, 1896. 156 acres was later purchased as this “property became a self-sustaining general farm with livestock and crops.”

LIFE ON THE COLONY

To support and sustain life for OHAD elderly deaf, the home became a farm worked and maintained its residents and OSD students where they took care of the farm animals, garden, canned, and preserved its fruits and vegetables. The OSD students would arrive by trolley the first part of the trip and then rode on OHAD hay wagons to the property on weekends where they would “plant, harvest, paint or clean the outside and the girls would can, sew cook and clean inside” Fairchild Building. Additionally, OSD raised funds to pay for OHAD’s utility bills by showing on every Sunday afternoon silent movies for 10 cents. Incredibly, OHAD “was self-supported with livestock, slaughterhouse, cows were milked and the milk was sent out for processing and pasteurization: basically, everything the residents ate was produced on the farm.”

WORNSTAFF HALL

As more residents increased at OHAD, there became a need for a new men’s dormitory which was built and opened in 1922 named the Wornstaff Hall. It cost \$26,662 to build this dorm for the men. At this time, the Fairchild building was converted into the women’s dormitory with its upper floor expanded for its women. Additionally, “the kitchen and dining room were also expanded as the number of residents increased.”

SEMI-SKILLED NURSING HOME & NEW LOCATION

Life on OHAD grew with increased residents as the years went by. In 1958, a semi-skilled care nursing home opened that had 29 beds



The semi-skilled nursing home with 20 beds that opened in 1958.

for its residents. However, during this time, the farm and the labor performed by its residents were shut down. This forced OHAD to rely on welfare to continue its operations up to this day. Then in the early 1970s, a new state law was passed that required all nursing and retirement homes to meet its new fire codes. Since the OHAD buildings’ roofs were made of wood and had narrow hallways and doorways with no water sprinkler system, they could not meet the new state law codes. Therefore, the OHAD board decided to find a new location for its residents.

To find a new location for OHAD, OSDAA needed funding. Some of its members including Dr. James T. Flood and Mr. Paul Doudt attended “the White House Conference for Aging in Washington, DC and there they learned that the U.S. Department of Housing and Urban Development (HUD) could possibly help finance our project.” This offer

THE STORY

Continued on page 8

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Columbus Colony Housing I opened on October 22, 1970.

THE IMPORTANCE

Continued from page 5

was met with some hesitation by some of the OHAD board members because they feared they would lose some of its control with OHAD since they would need to follow the HUD regulations. In the end, they realized this was the only way to finance a new residence through HUD for its elderly deaf residents.

COLUMBUS COLONY

On October 20, 1977, a momentous groundbreaking ceremony was conducted for Columbus Colony Housing I (CCHI) and Columbus Colony Elderly Care (CCEC). CCEC is a nursing home that is state-licensed located in Westerville not far from its original location. Its two “buildings were designed to meet the needs of elderly deaf, multi-handicapped and deaf-blind people” with a strobe light system for its residents. Additionally, the buildings’ structure is built stronger with full masonry walls, floors, and hallway to reduce vibrations often felt by its deaf residents. More so, “CCH consists of 106 independent living apartments” with one for its resident manager, and “10 units were equipped for wheelchair accessibility. CCEC had 100 beds for skilled nursing care. CCEC added 50 more beds in 1994 and in 2001, CCH II; a 49 unit independent living apartment was built.” Then in 2002, Columbus Colony Housing II (CCHII) was added with 49 more rooms and a nice multipurpose room that holds up to 200 individuals. This room is often used by its residents to play Dingo among other activities.

From its humble beginnings with a self-sustaining farm colony for the aged and infirm deaf to its current Columbus Colony in Westerville, its deaf residents continue to dwell at this colony where they comfortably live and socialize. This is a place they call home.



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please let us know so we can correct
the error.

Heritage Ohio Developing African American Civil Rights Trail

In 2017, Ohio's State Historic Preservation Office received a grant from the National Park Service's African American Civil Rights Grant Program to develop a National Register Multiple Property Documentation which identified multiple historical contexts for the 20th Century African American Civil Rights Movement in Ohio.

The historic contexts identified:

- Historic Overview of African American Civil Rights in Ohio 1787-1884
- History of Civil Rights and Public Accommodation in Ohio 1884-1970
- History of Civil Rights and Education in Ohio 1900-1970
- History of Civil Rights and Employment in Ohio 1900-1970
- History of Civil Rights and Housing in Ohio 1900-1970
- History of Police Relations and Police Brutality in Ohio 1900-1970

In an effort to promote more awareness and education, Heritage Ohio has been developing an African American Civil Rights Trail — an electronic resource accessible to everyone. Jonathan Sandvick, of Sandvick Architects has issued a challenge grant to support this project with a \$10,000 gift in January 2021.

You can view the trail now on Google Earth, though the project is still evolving at: <https://bit.ly/3pleomS>

The Heritage Ohio African American Civil Rights Trail will extend information and include National Register historic sites of early African American pioneers.

Here is a sampling of some of the historic sites you might find of interest.

PORTSMOUTH

The Eugene McKinley Pool at 1529 Findlay St. is a unique case because it was built as a parallel institution in 1967, well beyond the period when parallel institutions were commonly constructed. While the McKinley Pool was

technically constructed as a "A Place in the Sun for Everyone," not exclusively for black residents, it was constructed in an historically black enclave of the city. The McKinley Pool is indicative of the varying pace of civil rights in various parts of Ohio.

Following the tragic drowning of 14-year-old Eugene McKinley, a young black man celebrating the last day of school in 1961 by swimming in a sand and gravel pit west of the flood levee due to whites-only policy at the Terrace Club's Dreamland Pool.

The private club had enjoyed discounted water rates from the City of Portsmouth.

African American Leaders in Portsmouth organized a "wade-in" at Dreamland Pool and many were arrested. In a quirky twist, the African American Coroner Dr. Scott had the authority to, and threatened to, arrest the county sheriff if



McKinley Pool in Portsmouth

The intent was to encourage and ease the process of nominating African-American civil rights historic sites to the National Register.

Heritage Ohio highlighted this exciting work in a webinar in June of 2019, presented By Barb Powers from the SHPO office, which is still available on the Heritage Ohio YouTube Channel.

he did not release the arrested demonstrators. Eventually, the charges were thrown out against the waders. Some four years later, Dreamland was integrated, yet as an indication of lingering discrimination, the attendance at the pool declined.

DARKE COUNTY



The James & Sophia Clemens Farmstead in Darke County

The James and Sophia Clemens Farmstead, at 467 Stingley Rd., was listed on the National Register in 2001, is a historic farm in far western Darke County, Ohio, a little more than 1 mile from the Indiana border.

The Clemens Farmstead is one of the oldest and last remaining agricultural resources in one of Ohio's earliest black settlements, Longtown (Greenville settlement).

This farmstead was the home of James Clemens (1781-1870), who was the founding father of the settlement, instrumental in starting the first school, donated land for the Wesleyan Church and established a cemetery for the community. The Clemens were also conductors in the Underground Railroad and soldiers in the Civil War.

James Clemens was the first free black man to purchase land in German township. Arriving with his wife Sophia in 1818 from Virginia, he soon built a thriving farm business.

According to W. E. B. Dubois, Longtown became a haven for interracial couples. Longtown is one of only two communities in Ohio to be considered tri-racial: persons of African-American, European and Native American ancestry lived here. The Clemens Farmstead, a two-story brick house, has classic Greek Revival details.

YOUNGSTOWN

The Youngstown YMCA, at 962 West Federal Street, opened the West Federal building, a branch that became known as "the Black Y" in 1931 as part of a million-dollar capital improvement fundraising drive to which more than 100 local businesses and individuals pledged.

Simeon S. Booker, Sr., the first Executive Secretary of the West Federal branch, was hired to complete fundraising and to manage the new facility.

The YMCA applied for and received a \$25,000 Julius Rosenwald Fund grant for the new building, one of only 24 facilities catering to African-Americans nationwide to receive support from the Jewish Sears-Roebuck department store and catalog.

Youngstown architects Barton E. Brooke and Harold R. Dyer designed the Tudor gothic-style building.

For 43 years, the West Federal Y was a community center for African-Americans in the city.

The YMCA of Youngstown closed the West Federal Branch in 1974, and merged its programs with the downtown Central YMCA.

Soon after, the Rescue Mission of the Mahoning Valley purchased the building for one dollar, and has operated it as a shelter and food service center ever since. Rescue Mission plans to build a new facility and close this building in 2021.



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