



# REVITALIZE OHIO



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## REVITALIZE OHIO

Fall 2021

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HeritageOhioMainStreet

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## ON THE COVER

Historic downtown Springfield will be the host city of the 2021 Heritage Ohio Annual Preservation & Revitalization Conference on October 18-20. Read more about the conference and how to get your tickets on page 13-14.



# Executive Director Note

Heritage Ohio Friends,

Are we recovered from the COVID-19 economy? I'm not sure. We all struggle with our own definitions of "Back to Normal". Many have championed for a "new normal". Heritage Ohio is getting back into the swing of in-person meetings. September 22, 2021 we will be hosting an exciting Quarterly Revitalization Training in Wellington, a hands-on building rehab opportunity. Lindsay Jones of Blind Eye Restoration is helping to plan this event. Historic Buildings CAN be saved, just because you don't know how...yet, doesn't mean they should be demolished.

On October 18-20th, we will be hosting a hybrid Revitalization and Preservation Conference. Many of you will be attending in person, but there will be the opportunity for speakers and attendees to attend select sessions virtually. Fun Heritage Ohio Fact: Did you know Downtown Ohio, Inc, our preceding organization, started hosting conferences in 1991?

As I write this, the last few nominations have come in for our annual awards, and the knowledgeable jury have read all the submissions and selected the people and projects to be honored at the Annual Conference. Notice are starting to be sent out. So keep your eyes peeled!

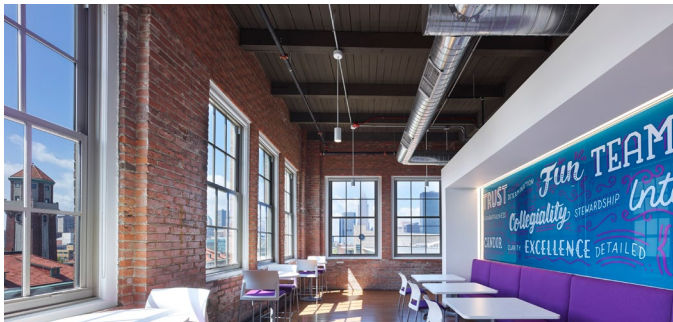
We are excited to announce Cuyahoga Falls has joined the Ohio Main Street family. The full Main Street program communities (24) set themselves apart by the expectations and requirements that include economic reporting, strategic planning and annual evaluation.

The Heritage Ohio Board of Directors has completed their annual strategic planning session, I expect to see exciting plans for significant growth. In preparation we've been working on a timeline to show our history since 1989. Thanks to Craig Gossman and Megan Karalambo, for the timeline you'll see in this issue.

Finally, with this issue of Revitalize Ohio, I am announcing my retirement! It is astonishing to realize time has gone by so quickly. I began my work at Heritage Ohio in January 2004, and will depart at the beginning of June 2022. The Executive Director Search Committee is being led by the very capable Sandra Hull, and advertising will begin October 1, 2021. The new Executive Director is slated to be in place by May 1, 2022, and what a lucky duck that person will be! We'll all have plenty of time to reminisce in the coming months, but I do want to thank all of our supporters, members and friends who work in their own ways to help Ohio save the place that matter, build community, live better.



**Joyce Barrett,**  
Executive Director of Heritage Ohio



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# Upcoming Events

## September 22

Revitalization Series Workshop: Getting Hands-On:  
Caring for Your Elderly Buildings  
Wellington

## October 18-20

Annual Preservation & Revitalization Conference  
Springfield

## Meet Our Newest Intern!

### KENZIE HAHN



Hello, my name is Kenzie Hahn. I am a senior at The Ohio State University, where I major in English with a minor in Professional Writing. I look forward to

interning with Heritage Ohio and being able to connect with my community through preserving historical neighborhoods throughout Columbus. Outside the classroom I am heavily involved in Ohio State's Humanities Scholars, where I serve on the Leadership Council and help run our social medias. In my free time, I love to read and make jewelry.



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# Young Ohio Preservationists Summer Updates

By Leeah Mahon



The Young Ohio Preservationists (YOP) have had a great summer delving back into the world of preservation in the Buckeye State. Since we rekindled the group in May, we have:

- Started a social media campaign that covers one aspect of historic preservation a week so that our followers can feel more informed and empowered to get involved with preservation.

- Hosted two happy hours at historic buildings in Columbus that have been preserved through adaptive reuse (Grandview Café and Budd Dairy Food Hall). During these happy hours, we were able to engage new members and set goals for YOP.
- Facilitated a tour of historic downtown Portsmouth (an Ohio Main Street community), with more downtown tours in the works. We learned about the revitalization efforts in downtown Portsmouth and the role that Main Street Portsmouth has played in this process.
- Visited Steelton Glass Co. in Downtown Columbus, where owner and restoration expert, Cole Moffat walked us through the processes involved in restoring and treating historic stained-glass windows.

As for the next couple of months, YOP will be:

- Partnering with Green Lawn Abbey to host an educational talk on the history of the preservation movement in central Ohio.
- Collaborating with Blind Eye Restoration on a workshop (details to be determined).
- Showcasing members in communities across the state engaging in innovative and impactful preservation work during the Heritage Ohio annual conference in October.

Although we have been working hard to grow YOP and provide interesting opportunities for all young professionals interested in preservation, we still have a long way to go and have a lot of goals for the group. One of the major goals YOP's organizing committee is working towards is providing more volunteer and advocacy opportunities. Keep an eye on our social media for any updates and announcements pertaining to YOP events and programs.

As always, reach out to [youngohiopreservationists@gmail.com](mailto:youngohiopreservationists@gmail.com) with any questions or suggestions for the group. We would love to hear from you!

# Heritage Ohio Easement Series

## The Julian Building in Columbus

In December of 2013, Heritage Ohio received a conservation easement on the Julian, a former shoe factory located at the corner of Main Street and Front Street, in downtown Columbus. And anyone who had spent time downtown prior to 2013 remembers what the building looked like.

With a history as a builder of new retail and residential buildings, Casto, the building owner, was embarking on a new venture: namely, a historic rehab. Casto utilized both the 20% Rehabilitation Tax Credit and the state's 25% Ohio Historic Preservation Tax Credit to make the rehabilitation financially feasible. But aside from the dollars and cents of the project, the visual impact of the project was stunning.

It's safe to say that this Columbus target was one of downtown's ugliest buildings, the former Julian and Kokenge Building (or Lape and Adler, as it was known for a portion of its history). It's also safe to say their foray into rehab turned out to be an unqualified success.

To see the building today, you might not realize that the windows are replacements, comprising a design that was faithful to the original. And you might not realize just how much concrete and masonry restoration work went into repairing the exterior elements.

We were especially excited a few years back to promote the building's amazing transformation as the site of our Legacy Circle Reception, kicking off our annual conference. Although the building was still technically a construction site, Casto set up the ground floor for our networking, and our attendees had the opportunity to tour model units on upper floors.

"We know that preservationists have a keen vision for 'what could be' but I think even ardent preservationists had a hard time envisioning just how good the Julian Building could look, after rehab. But the Casto developers pulled it off, and now we all get to enjoy this beautiful historic building once again, gracing the downtown streetscape," stated Joyce Barrett, executive director of Heritage Ohio.



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# Structure Column

## Water is Not Your Historic Building's Friend

BY DON GILLIE

Multi-wythe brick masonry is a common building material in older buildings. Bricks were inexpensive to manufacture and install, and provided protection from the elements for the wood-framed interior components. Although brick masonry is a hearty resilient material, there are several things to look out for.



Efflorescence is the migration of salts to the surface of a material that manifests itself as white flaky growth or streaks. As water finds its way into a porous material like clay

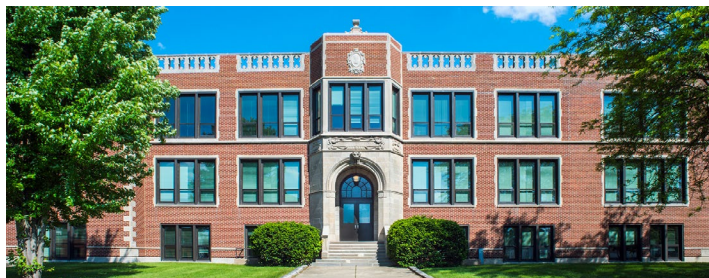
brick masonry, it dissolves salts in the clay. As the water is wicked to the outside surface, it leaves the salt deposits on the surface as the water evaporates. Efflorescence is not a structural concern itself, but it warns the observer that water is or has been present inside the wall cavity. Mitigating the source of the water infiltration is the typical remediation.



Spalling is a term used to describe deterioration of individual bricks to the point where pieces become loose and fall away, leaving voids. Water is again the primary culprit of the

spalling, which can enter the brick for many reasons. When water becomes trapped inside the brick, the brick becomes susceptible to expansion of the water when it freezes. This expansion creates small cracks that increase in width with repeated cycles until pieces begin to fall. Surface spalling does not have a large impact on the stability of the wall but bricks may require replacement if the spalling becomes too deep.

Brick masonry is very rigid and does not accommodate movement well. Vertical and "stair step" cracks may form in brick masonry for various reasons. Stair step cracks often form from when one part of a foundation or structural element settles more than an adjacent area. Some stair step cracks are



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normal for brick masonry and can be found on most structure; however, wide and widening cracks may be of structural concern. Vertical cracks are often related to horizontal movement caused by inadequate horizontal support of the masonry at floor and roof framing, or other shifting. Cracks that continue to widen should be evaluated by an engineer to determine what is moving and how to restrain it. Any crack in an exterior wall should be sealed to prevent water infiltration.



Another obvious sign of brick masonry deterioration is missing bricks and mortar. As brick masonry is exposed to the elements and varying temperature, the individual bricks may become loose and become displaced from the wall. Missing bricks should be replaced.

Water is always the enemy. Maintaining a weather-tight seal around the building exterior will prevent most problems from forming. Fortunately, when problems arise, brick masonry is often able to be repaired. Periodic inspection is always recommended to catch problems early and to maintain.

## Small Project Developer Stories

### Two New Videos in the Series Available Now on YouTube

This summer, with the help of former OSU intern Priya Chhetri, we were able to produce two short videos documenting developers of small projects who use historic preservation tax credits. John Blatchford of Cincinnati and Liz Argyle of Newark sat down with us to share their expertise, as well as their challenges and successes rehabilitating historic buildings using historic tax credits.



Liz Argyle

Whether you're looking to learn more about historic tax credits, or need to send out a pep talk to your community leaders, you can find these videos and more on our YouTube channel.

# Visiting Historic Morristown

BY FRANK QUINN

As we finally turn the corner (knock on wood) on the Covid pandemic, Heritage Ohio staff are beginning to venture back out into the world. I recently had the opportunity to attend an Ohio National Road Association board meeting in Morristown. If you like small town Ohio, if you like historic residential architecture, if you're just a fan of Ohio history, then you need to check out this quaint village nestled away in Belmont County.

I've been coming to Morristown since the mid-1990s, when I first visited (then) Belmont Technical College as a prospective student to check out their Building Preservation/Restoration program. For me, as a newly minted preservationist, what better next step was there in the journey but to learn actual hands-on preservation? The Ohio Valley and its small towns was love at first sight and I've never stopped coming back as often as I can.

Morristown was (and still is) home to Belmont's BPR field lab. The Swaney House is a simple 1840s brick Federal home where students work top-to-bottom, inside and out, to gain practical job site experience. I have great memories of reconstructing foundation walls (made up of huge sandstone blocks) and repointing masonry. When I came back recently, I peeked in the windows to see what the students might be up to now. It was a joy to reconnect with Morristown, and I can't wait to come back for the Preservation Trades Network conference happening in September in St Clairsville.



The 1840s Swaney House has served as a field lab for Belmont's program since it was donated to the college by a local philanthropist. Have an interest in learning hands-on preservation trades? This is a "classroom" where you can immerse yourself in brick and stone masonry, plaster, windows, and floors, with an approach of making a 19th century home livable and usable in the 21st century. The Swaney House was where I completed some of the most physically demanding (and satisfying) work of my college career.



While Federal homes dot the Morristown landscape (with an occasional Greek Revival thrown in for good measure) the village also has its Italianate standouts. This one diagonal from the Swaney House is a textbook Italianate with its double door, paired brackets, two-over-two rounded sash, and projecting bays on either side of the façade. Like many of Morristown's architectural treasures, this one has suffered from periods of benign neglect, but a new owner has invested in making the home watertight, while pursuing a top-to-bottom rehab.



The Black Horse Inn is another one of those amazing early 19th century survivors that has seen more than its share of ups and downs. I remember as a Belmont student attending a group event and the excitement I felt just being able to snoop in the original c. 1807 portion of the tavern. This is another building in Morristown with a bright future as the Morristown Historic Preservation Association purchased the building a few years back and is in the process of bringing it back to full utility (and if that happens to include a B&B component, I've already put my name on the reservation list to stay there!)



Morristown's "pioneer" cemetery truly fits the bill—it's just a small parcel on Main Street and it features notable resting places, including that of Revolutionary War soldiers. This is John Perry's gravestone.

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126th Ohio General Assembly passes  
Historic Preservation Tax Credit in  
2006

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**THE LAUNCH**



Launch of the Ohio Main Street Program

First DART visit and legislation passed for Special Improvement Districts

1989

First Annual Conference

Heritage Ohio founded

2000

2001

2002

2003

2004

2005

2006

2007

Heritage Ohio becomes statewide partner with National Trust for Historic Preservation/ Ohio Historic Schools Summit

Heritage Ohio accepts First Easement in Findlay; Greater Ohio founded

1991

1993

1994

1997

1998

1999

First CDBG Grant from ODOD to DOI

First Executive Director Kevin Kuchenbecker/ DOI moves from Wooster to 61 Jefferson Avenue Columbus/ First Main Street Announcement Ceremony/ DOI Incorporates Ohio Downtown Development Foundation 501c3

50th DART visit completed

10th OMSP Community/ Organization moves to 846 1/2 E Main Street/ First website posted.



**CO-HOSTS**

Pauline Eaton named interim Executive Director/ Legacy Circle founded

Downtown Ohio co-hosts National Main Street Conference in Cincinnati

OHPTC First Application, Heritage OH Downtown Development Program officially launched. Joyce Barre named executive director of Historic The Initiative with Top Opportunity Program launched. Heritage OH received first \$500,000 appropriation for Main Street



**BEGINNING**

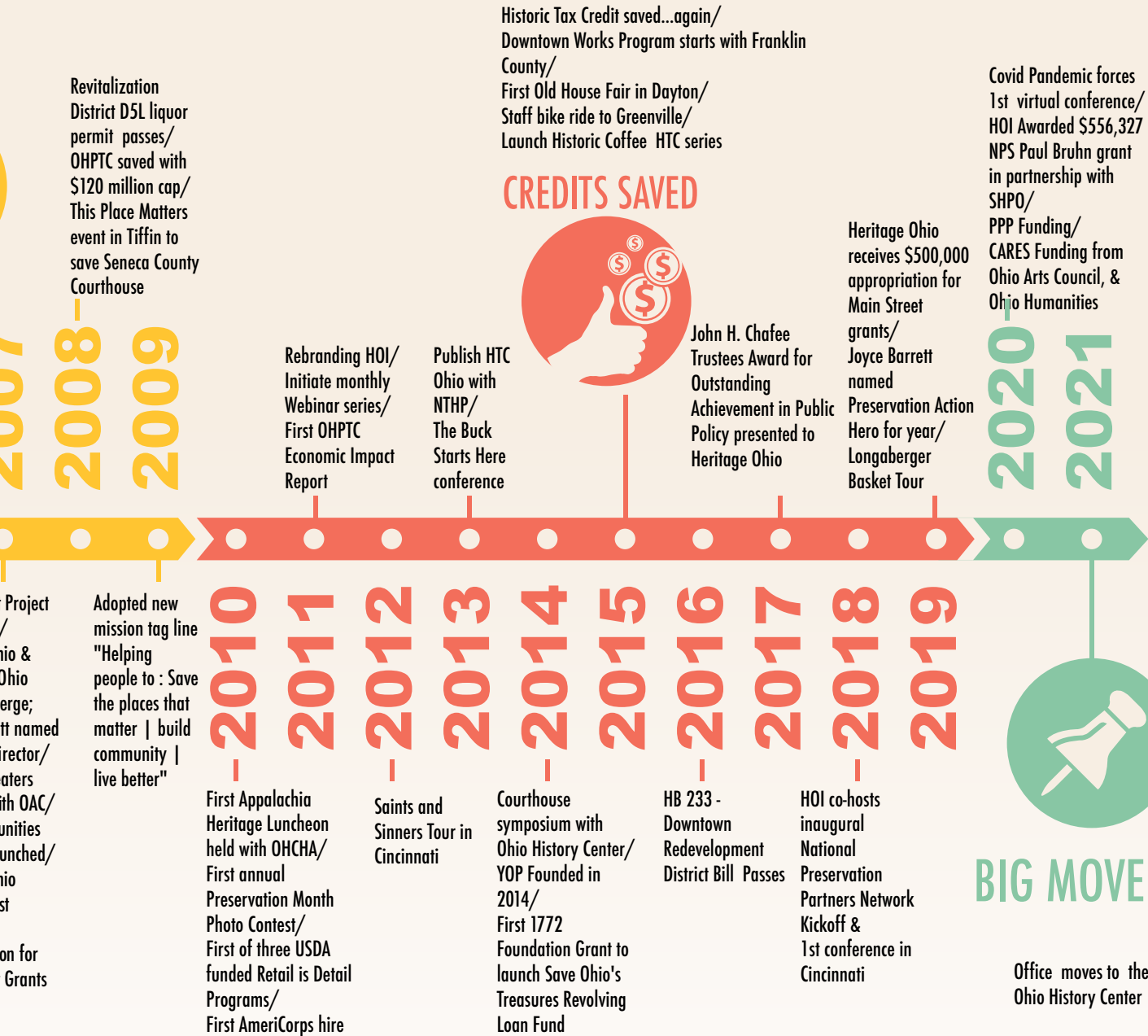
Downtown Ohio Incorporated (DOI) Incorporates 501c6





# Timeline

Heritage Ohio  
December



The Heritage Ohio Board of Trustees convened on August 13 at the American Hotel in Ohio Village at the Ohio History Center for their annual strategic planning meeting. This year's strategic planning meeting was facilitated by Lori Overmyer of Goettler Associates, Inc.

In preparation for the meeting, Craig Gossman produced a timeline representing some of the highlights of Heritage Ohio over the past 32 years and we thought it would be fun to share the memories with our members.

# 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

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.

In an effort to promote more awareness and education, Heritage Ohio has been developing an African America 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.



## Manse Hotel – Cincinnati

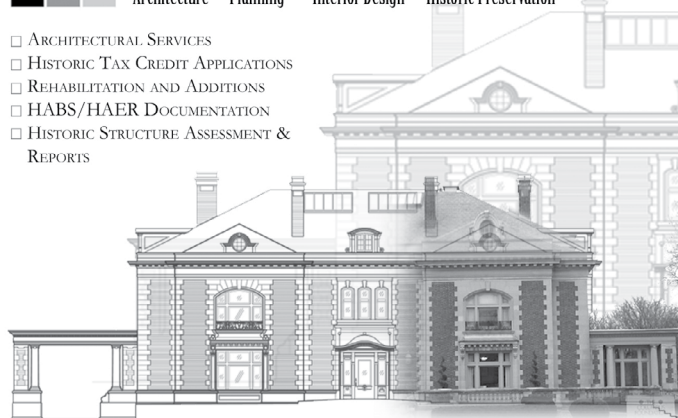
Horace Sudduth, a prominent African American businessman in Cincinnati, purchased a Second Empire mansion, then a rooming house known as the Hotel Terry, in 1931. After renovations, The Hotel Manse was founded in 1937. The property was listed in The Negro Motorist Green Book, an African-American travel guide for safe travels through American, in its 4th edition in 1940.



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The property served as a social hub for society functions and business meetings. In 1946, the NAACP held their national convention at the Hotel Manse.

Sudduth undertook a significant remodel with improvements and additions, re-opening under the name Manse Hotel in 1950. Though the Manse Hotel catered mostly to African Americans, it was fully integrated.

The hotel hosted a who's who of African-American sports, political, and entertainment celebrities, including Jackie Robinson, Sammy Davis Jr., and Duke Ellington.

The hotel declined after integration made other hotels accessible to black patrons; by the late 1960s it had fallen into disrepair. Sudduth's family sold the property in 1970.

Listed on the National Register in 2019, it is anticipated the building and its annex across the street will be adaptively reused for senior housing using historic tax credits.

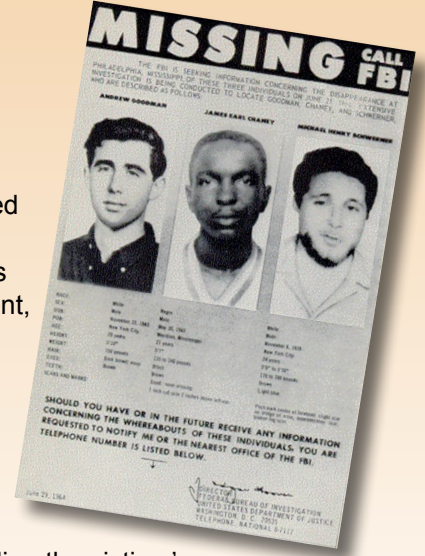
### Western College – Oxford

Western College, now an all but a forgotten women's college, was founded in 1853 in Oxford, OH as **Western Female Seminary**. Through change and time, it was finally absorbed by Miami University in 1974.



The college has a history with the African American Civil Rights movement in Ohio. Mickey Schwerner was on campus in June 1964, training around 800 volunteers for the "Freedom Summer," a movement to register African-Americans to vote. When he heard that a host church in Mississippi had been burned, he left with fellow volunteer Andrew Goodman. They, along with Mississippi advocate James Earl Chaney, were brutally murdered in Neshoba County, Mississippi.

The FBI investigation found that members of the local Ku Klux Klan, the Neshoba County Sheriff's Office, and the Philadelphia, MS Police Department were all involved in the incident. The 1988 film *Mississippi Burning* was loosely based on this incident, one of many that led to the passage of the Civil Rights Act of 1964.



Today there is a memorial on the Western campus of Miami University, and plaques honoring and detailing the victims' life and work. In 2019, Miami University named lounges in three residence halls on the Western campus after Chaney, Goodman, and Schwerner.

- James Chaney Lobby in Beechwoods Hall.
- Andrew Goodman Lobby in Hillcrest Hall.
- Michael Schwerner Lobby in Stonebridge Hall.



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Pictured: the Carlisle Building in Chillicothe, OH



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# Cuyahoga Falls Joins Ohio Main Street Family

Heritage Ohio is pleased to welcome Cuyahoga Falls as Ohio's newest Main Street community!

Downtown Cuyahoga Falls has been through an amazing transformation over the last five years, including the reopening of Front Street and make storefronts more accessible. With this major change to the downtown, the Downtown Cuyahoga Falls Partnership was formed in 2018 to focus on making the historic downtown a vibrant destination for residents and visitors alike. With a board of directors made up of business owners, building owners, residents, city officials, and lead by Executive Director Kaylee Piper, DTCF Partnership is ready to take the next step in Heritage Ohio's Main Street Program.

Working closely with the city, the chamber, and historical society, DTCFP wants to pay homage to its rich history while looking forward to the future of economic growth, all while preserving the backbone of downtown, the Cuyahoga River. DTCF Partnership hopes to educate their community and find ways for their residents to be a tourist in their own city while encouraging visitors from neighboring cities to eat, play, and stay. For more information on DTCF Partnership and downtown Cuyahoga Falls, visit [www.downtowncf.com](http://www.downtowncf.com).



## The Many Benefits of Investing in Heritage Ohio

### Return on investment in your community

The support you put into revitalizing historic downtowns will come back to you in an increased quality of life for yourself and your community.

### Join the Revitalization Movement

Ohio's rich history lives on through the upkeep and continued use of our historic buildings. Your generous support can uplift these spaces of the past for a prosperous future.

### Impact you can see

Saving the places that matter means you get to experience them, seeing the result of your philanthropy manifested physically through preservation.

### Create spaces that last

Not only will you get to live in and build your community around these revived spaces, but so will future generations.

Whether through gifts of stock, IRA distributions, or bequests, your lasting gift helps Ohio move forward.



# Back in Session Heritage Ohio's Annual Preservation & Revitalization Conference returns October 18-20

After more than two years stuck in planning limbo, wondering when things might be taking a turn, finally toward the better, we can say we are beyond excited to return to historic downtown Springfield for the Heritage Ohio Annual Conference!

A few of you will remember the last time we hosted our conference in Springfield, way back in 2006. Since then, Springfield has undergone some amazing changes and several historic buildings have been restored and are full of new, exciting businesses and residents.



This year's conference features sessions on creating epic experiences in your community, several sessions on funding opportunities, in-depth tours, and a whole lot more! We will also be offering an exclusive tour of the famed Frank Lloyd Wright-designed Westcott House with



the architects that led the restoration and a half-day tour of African-American historic sites in nearby Wilberforce. These are both ticketed events and space is limited, so get your tickets today!

To kickoff the conference, Dr. Mindy Thompson Fullilove will be joining us virtually for the opening plenary. Dr. Fullilove is a professor of urban policy and health at The New School. Her research examines the mental health effects of environmental processes such as violence, segregation, and urban renewal.

There is a lot happening at the conference and you are going to want to know more about it so you don't miss out, For more information on the conference, schedule, COVID safety, and to register, visit our website, [www.heritageohio.org](http://www.heritageohio.org).



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# Legacy Circle Reception

Monday, October 18  
6:00 – 9:00 PM

We welcome our Legacy Circle members to join us for our 2021 Legacy Circle Reception at the Frank Lloyd Wright-designed Westcott House in Springfield.

Completed in 1908, The Westcott House not only embodies Frank Lloyd Wright's innovative Prairie School architectural design but also extended Wright's concept of relating the building to its site by means of a terrace, a lily pond, gardens, and other landscape elements. An extensive pergola capped with an intricate wooden trellis connected the detached garage to the main house, a design element included in only a few other Prairie Style houses.

Our reception starts with a Pitch Party! You may remember these from our two previous conferences in Newark and the Intertubes. We're bringing it back again. So, start thinking about your 1-minute pitch to sell the attendees to fund your project!

Following the Pitch Party, our more relaxed reception sets the mood for the rest of the evening with small plates, a glass of wine, and conversation with the fellow donors of Heritage Ohio. There will be a brief tour of the home, so don't miss out on this exclusive donor appreciation event. Thank you to all of our Legacy Circle Members!

**Want to join us, but are not a Legacy Circle member? Upgrade your membership today!**

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# Book Review: Recast Your City

BY KENZIE HAHN

Ilana Preuss's *Recast Your City* is more than a guide on economic development in your neighborhood— it is a call to action. One small step (or five) can transform a community. With the hustle and bustle of the digital 21st Century – especially in a post-pandemic society – the art of local small-scale manufacturing is often overlooked.

As Preuss's voice shines through to engage and educate on the importance of small-scale manufacturing for communities; you, are transported across the United States through relevant anecdotes that act as a guide and inspiration. From Knoxville, Tennessee to Fremont, California, Preuss's expertise gives new life to towns struggling during a time of economic uncertainty.

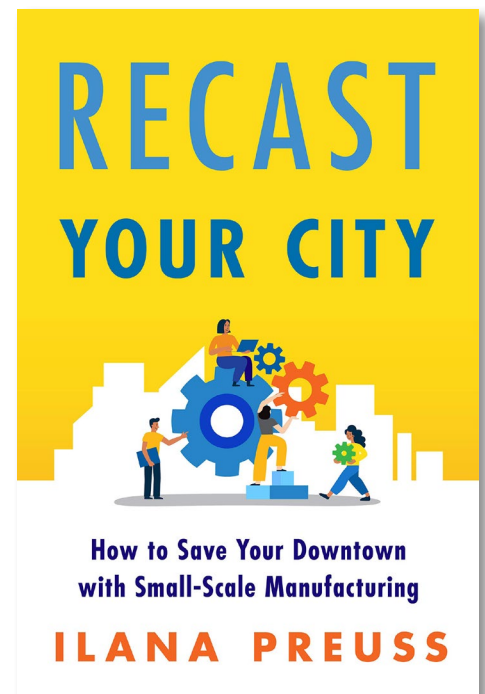
The steps to saving your downtown through small-scale manufacturing are laid out in the book as follows: light the spark, find and connect with new people, start the conversation, analyze the input, and act now. Who knew that five simple steps could be so transformative? But these steps allow for you to grasp what your target population want and need rather than just acting on a perception of these wants and needs.

The steps to enjoying *Recast Your City* are laid out as follows: have a downtown in need of development, research different ways to care for your downtown, find Ilana Preuss,

start reading, and don't put the book down until you are finished— it is just that gripping. Who knew a guide about small businesses could have such authority over language that digesting new information feels effortless?

No two towns are the same and Preuss understands that. The steps she has created are universal and allow you to celebrate the diversity of your downtown. This inclusive approach helps to foster a sense of community by communicating with residents and local business owners. It is variety that strengthens a downtown's economy, but just because the town over has a bakery does not mean there is no room for your town to open a bakery as well. Because with two different owners comes two different businesses that produce two different products.

Structured in a way that flows naturally – you can't help but feel pulled into the story. The sections are cohesive and make it easy for the reader to understand just how much small-scale manufacturing affects a community and how to bring these hidden gems to the forefront of a downtown. Reading *Recast Your City* ignites a passion for bettering the community around you while giving you the tools to do something about it.



*Recast Your City* is published by Island Press and available for purchase on their webpage.

Note: If you want to learn more about how you can recast your city, visit Heritage Ohio's YouTube Channel and watch Ilana's webinar from September 15th.



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