

# REVITALIZE OHIO

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## REVITALIZE OHIO

Fall 2022

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HeritageOhioMainStreet

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## ON THE COVER:

Main Street Lorain joined the Ohio Main Street Family in August. Read more about their journey to becoming a Main Street on Page 11.



## Executive Director Note

Part of the adventure of being the new executive director at Heritage Ohio is figuring out exactly what we do, and how we do it. With 20 years of experience as a Main Street manager, I'm pretty entrenched with the program and approach, but preservation; that's the one with which I'm far less familiar.

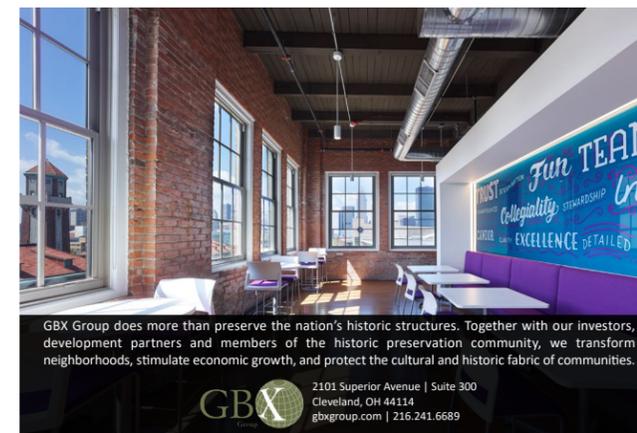
I've been working to save historic buildings most of my adult life, and I'm currently restoring my 10th house. Does that count as preservation? Am I by default a preservationist? When we say Heritage Ohio does preservation, what does that mean? Is it an adjective, or a verb? We advocate for preservation, especially with the State and Federal Historic Tax Credit programs. We write letters of support, we attend public meetings and give testimony, we have a director of preservation on staff, but is that enough?

In mid-July this year, I had the honor to travel to Buffalo for the National Preservation Partners Network conference. It's a conference about which I've been talking for over a month, because of the conversations we had, the ideas we shared, and the sites we visited. Take, for example, one of the Nations largest collections of historic grain silos/elevators along the Buffalo River. They're monumental in scale, and at one time, were the largest grain port in the country. Now obsolete for their original use, a developer is actively working to reimagine the structures for a new use, possibly loft apartments and offices. However; to be eligible for the historic tax credits, the exterior of the silos cannot be altered with the introduction of windows and balconies. Does that mean they're destined to decay until they crumble, or in our preservation approach, do we make space for adaptive reuse in order to save the building?

It's these kinds of thoughtful conversations that we hope you'll experience at our annual conference in Toledo. We've compiled what we hope is a compelling and thought-provoking panel of sessions, touching on new aspects of historic preservation, such as historic infrastructure, Indigenous Americans sites, and social/cultural preservation. We've also included some great tours, highlighting the best of Toledo. We'll gather for our annual awards ceremony to celebrate the best work being done in Ohio, and we'll introduce the inaugural Heritage Ohio Film Festival. From stunning churches to mansions of the gilded age, historic skyscrapers to the glass industry, Great Lakes freighters to the new vision for the oldest neighborhood in Toledo, there's so much to see, do, and learn.

You WILL do better in Toledo, and we hope to see you there!

**Matt Wiederhold,**  
Executive Director of Heritage Ohio



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# UPCOMING EVENTS

**September 7**  
Partnership for Sacred Places Webinar

**September 15**  
Revitalization Series Workshop:  
Best Practices for Main Street Communities:  
Fundraising, Reporting, & Organizing, Oh My!  
Vermilion

**October 3-5**  
Annual Preservation & Revitalization  
Conference  
Presented by Coon Restoration & Sandvick  
Architects  
Toledo

**October 12**  
An Introduction to the Small Business  
Administration Toolbox for Small Business  
Owners Webinar



## SAVE THE DATE

**Appalachia Heritage Luncheon**  
Ohio Statehouse

**December 13, 2022**  
Program 12:00 P.M.  
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## FLIPPING THE SCRIPT: Main Street Program Helps Transform Rural Downtowns Into A Housing Amenity

BY ANDREW J. VAN LEUVEN, PH.D.

As a strategy to revitalize rural downtown business districts, the “Main Street Program” has won over many supporters since its inception in 1977. However, those who sing the program’s praises often focus only on job creation, new business startups, and dollars invested in building rehabilitation. Each are strong metrics of economic vitality, but they still don’t answer a key question: how does downtown revitalization affect the local housing market? A recently published study shows that houses located near downtown sell for higher values in small towns with an active Main Street Program, especially compared to similar houses in towns without the program.

The study, authored by Ohio State University graduate Andrew Van Leuven, uses data from clearinghouse First American Data Tree to explore the relationship between downtown proximity and single-family home sale prices. After noticing that most downtown revitalization studies focus on labor market and business statistics to measure success, Van Leuven decided to focus on housing as a metric of successful economic revitalization. The study did not focus on housing in large cities (e.g., Cincinnati or Toledo) or in suburbs without a historic town center. Rather, Van Leuven’s analysis paid close attention to houses in non-metropolitan small towns and cities across Ohio that sold between 2000 and 2019.

In the United States, the relationship between property values and downtown proximity is a uniquely negative one: on average, houses closer to downtown are cheaper, and houses on the outskirts of town are typically more expensive. Unlike towns and cities in other developed countries, in much of the U.S., the primary location for commercial activity is along major highways, in sprawling clusters of shopping centers and “big box” chain stores. Thus, rural downtown business districts represent a bygone era: a place that the community used to frequently interact with but no longer invests in.

The goal of the Main Street Program is to fight against this pattern, striving to return downtown to its former prominence as the focal point of a community’s civic, social, and commercial activity. The program’s four-point approach—promotion, design, organization, and economic vitality—are each designed to help communities put their downtown district back on the map. The fourth point in the approach, economic vitality, can be measured in a



Marietta, Ohio

variety of ways, and typically is thought of as the number of jobs created as a result of the program or the number of dollars invested into improving the buildings, sidewalks, and public space along Main Street. But another way to measure economic vitality is by examining how the program’s efforts are received in the housing market: in other words, how much are homebuyers willing to pay to live near a newly revitalized downtown district?

Dr. Van Leuven’s study measured the relationship between downtown revitalization and the housing market by using econometric techniques to answer two questions. First, what is the “premium” that homebuyers are willing to pay to live close to a typical rural downtown district? Second, how does the “premium” change when the downtown is home to an active implementation of the Main Street Program? As expected, the answer to the first question is that, on average, homebuyers are actually willing to pay a premium to live further away from a downtown district. However, the answer to the second question is that, for communities that have adopted the Main Street Program, the relationship is inverted, with homebuyers instead paying a premium to live near downtown. On net, the analysis found that a one percent increase in proximity to downtown was associated with a modest increase (two to three percent) in home sale price.

There are a number of possible explanations for this finding. Homebuyers may appreciate the historic preservation of older business districts, viewing them as adding value to the local housing sub-market. For homebuyers with a preference for walkability, the Main Street Program may stimulate growth of pedestrian-oriented businesses (grocery stores, banks, and restaurants that residents can access without needing a car), adding to the perceived value of the area. Finally, successful revitalization helps transform downtown into a vibrant “third place” where residents and visitors desire to spend time away from home and work. Property owners close to downtown may therefore capitalize on this nearby amenity as it becomes a place where people increasingly desire to dine, shop, spend their time, and most importantly, live close by.



Medina, Ohio

# OHIO OPEN DOORS

OHIO HISTORY CONNECTION

## SEPT. 9-18



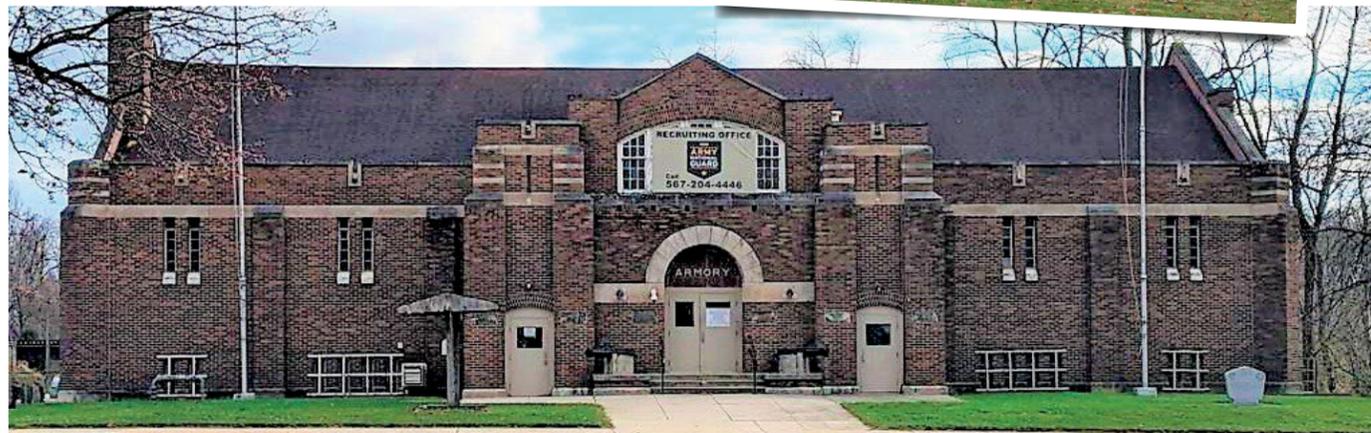
## OHIO OPEN DOORS

### Sneak Peeks And Behind-The-Scenes Tours Of Historic Ohio Properties



Created in 2016, Ohio Opens Doors is an exciting and inspiring statewide event where building and landmark owners and operators open their doors to the public for special tours and program. This year, the doors will be open on several unique properties from September 9TH – 18TH. Hours and locations vary throughout the state. All participating sites are open free of charge. For a list of participating locations, please visit <https://www.ohiohistory.org/events-experiences/>

Since its founding, hundreds of historic Ohio properties have been included in the program. The initiative is organized by Ohio History Connection, with additional support from Ohio Tourism, Ohio Travel Association, Ohio Arts Council, and Heritage Ohio.



## STRUCTURE COLUMN

### The Often Overlooked Barn – Some Of The Most Historic Buildings Around The State

BY DON GILLIE

We never really appreciate the things we use and enjoy until they are gone. A portion of this “L” shaped two-story barn succumbed to high winds that knocked over a portion of the structure. Much of this barn was constructed of hand-hewn posts and beams, and was clad in wood siding. As is common with many old barns, the structure was in rough shape from withstanding the elements over the years.

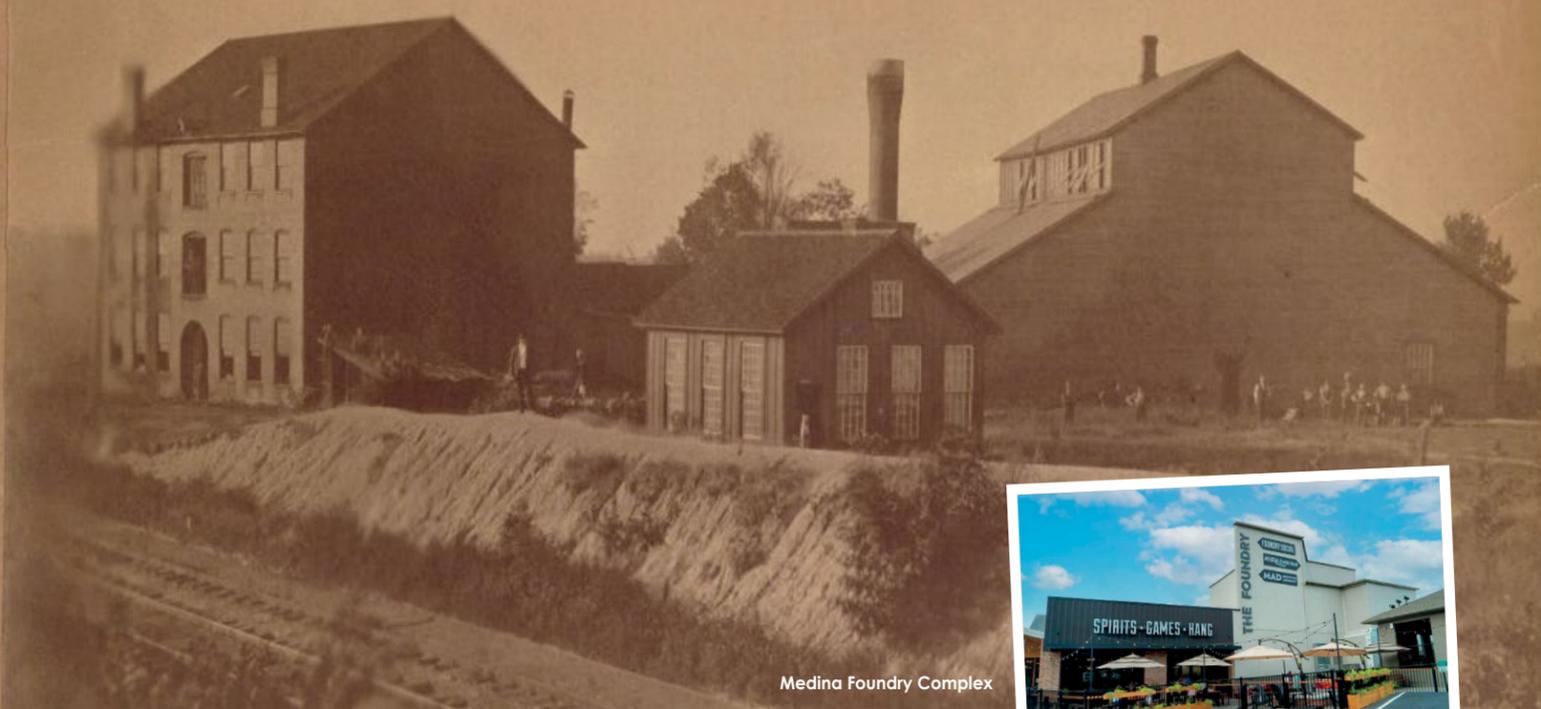
Wood deterioration is process that takes time, and can slowly eat away at the wood fibers. The process may not be noticeable day to day, but can cause serious damage if left unmitigated. The most damaging deterioration is often located where water is common along exterior walls or below roof leaks.

Several areas in the enduring portions of the barn exhibited destabilizing rot. Corner posts and framing along the foundations had deteriorated to the point that they were no longer supporting the structure. Roof leaks had dripped on to the second-story floor framing, which had stained and deteriorated portions in the middle of the barn. Deteriorated pieces of wood can be removed and replaced with new framing but may not match the existing wood.

The wood framing was supported by cast-in-place concrete and stacked-stone foundations. Several areas of the stone foundations had shifted and displaced that destabilized the structure. Stones came loose over time that caused the structure to shift. Properly proportioned concrete will withstand weathering well. However, stacked stones are susceptible to displacement and settlement. Stone foundations are often mortared together like bricks and can be repaired by tuck-pointing. Older foundations were simply stacked together and would require re-assembly.

The poor condition of this barn rendered it susceptible to damage from high winds. Periodic repairs may have prevented a portion of the structure from collapsing. Keeping structures dry will promote a long happy life. Repairing roof leaks and replacing deteriorated or missing siding are small repairs that can have a lasting impact. Once the wood framing has deteriorated, there is no bringing it back!





Medina Foundry Complex



## ADAPTING TO CHANGE

### Adaptive Reuse The Centerpiece Of July Workshop In Medina

As part of the Ohio Main Street Program, Heritage Ohio hosts quarterly Revitalization Series trainings in Main Street communities across the state, focused on the four points of the Main Street approach. An ongoing conversation in the preservation world centers on what to do with historic buildings that have outlived their usefulness, or have simply become obsolete. In late July, roughly 40 Main Streeters gathered in Medina to tour and consider three outstanding examples of adaptive reuse, radically re-envisioning the possibilities for vacant properties.

First, the group took a walking tour of the four story, 40,000 square foot Medina Farmers Exchange property.

Constructed in the mid 1930's, this building is solid, reinforced concrete with brick facing. It operated as a farmer's exchange, and then a feed and farm supply store until 2018, when it was eventually condemned by the City as unsafe and a potential danger. Purchased by four local investors, the structure has undergone a complete rehabilitation using Historic Tax Credits, and now houses a micro-brewery and BBQ carry out restaurant on the garden level, a farm-to-table restaurant, butcher



shop, food and goods market, and coffee house on the first floor, and 16 lofts on the second and third floors. The Farmers Exchange has become an important anchor for the Main Street Medina South Town Arts & Entertainment District.

Our next stop was the incredible Castle Noel, acknowledged as America's largest indoor year-round Christmas entertainment attraction. In 2013, while visiting Medina for their annual Candlelight Walk holiday event, Mark and Dana Klaus took notice of a vacant, 30,000 square foot former Methodist Church that was for sale.

With a last name like Klaus, and being in Medina during the holiday season, the building (which was being considered for demolition after having been on the market for over two years) seemed like the perfect place to open Castle Noel. Over the next decade, Klaus has reimagined the original 1890s church and subsequent 1960s addition into an incredible maze of Christmas joy, featuring original costumes and props from some of the biggest Christmas movies ever made; rare holiday window displays from Lord and Taylor, and Bloomingdales, a nostalgic collection of toys through the decades, and much more. The interior is no longer recognizable as a church, but through creativity and discovery, has been given a new use.



## ADAPTING TO CHANGE

Continued from page 8

The final tour of the day was the sprawling Medina Foundry complex. Originally built as a foundry in the 1860's, and over time serving as the factory for Hollow Ware cookware, and lastly as the Henry Furnace Company, the building grew into an impressive 190,000 square foot complex through additions and expansions. By the time the current owners purchased the property at auction, it has fallen into severe disrepair, ceilings and floors had collapsed or simple rotted away, it was open to vandals, and was a massive eyesore in the community. The owners have taken a long, phased approach to rehabilitation of the building. In 2013, High Voltage Indoor Karting opened in a roughly 10,000 square foot section of the warehouse. In 2019, Foundry Social opened in an adjacent warehouse, utilizing another roughly 8,000 square feet of the structure. This fall, Foundry will add a wedding and reception venue in one of the original, 1860's factories on the property. Future plans have included the consideration of a conference center and hotel, a museum, housing, and event space.

InSite Capital and Chemical Bank provide a single source for financing historic rehabilitations. Our team of experts is able to facilitate financing for nearly every aspect of a project. From investments in historic tax credit equity, to construction, bridge, and permanent financing, our team helps developers to move projects all the way from concept to completion.

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Pictured: the Carlisle Building in Chillicothe, OH



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# HERITAGE OHIO EASEMENT SERIES

## The Godman Building In Downtown Columbus

Following on the heels of the donation of an easement on the Yuster (or Empire) Building in downtown Columbus in 2016, Heritage Ohio received an easement donation on the adjacent building just to its north, commonly known as 35 North 4th, or the Godman Building. Henry Clay Godman was active in Columbus' booming shoe industry in the late 1800s/early 1900s (1 out of every 8 shoes produced in 1900 was manufactured in Columbus). The building's use has always revolved around business office occupancy, and today, 100+ years after it was first constructed, the building serves Columbus commerce with office space.

As a National Register-listed building, the architectural beauty is there, but the current exterior paint scheme makes it difficult to pick out details without really studying the structure. But, they're there. The building features two cornices: one at the storefront level, separating the first floor from the upper levels; and one capping the building at the top of the 5th floor. The large window openings permit generous sunlight (especially welcome in winter) and decorative spandrels between the floor levels provide additional ornament. The Godman Building is classic big-city architecture: circa 1910, of course.

"While the Godman Building isn't the grandest building lining 4th Street, it provides a textbook example of the adaptability of our 20th century building stock. Reuse is nearly always a viable outcome for our historic buildings, and it should always be our preferred outcome when we look at the big picture of revitalizing downtowns," stated Matt Wiederhold, Heritage Ohio's recently named executive director.

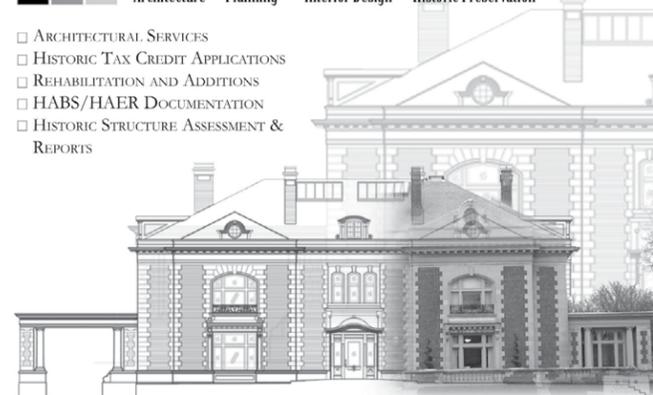


Easement conference bonus: join us in Toledo and attend our session on easements. We'll discuss the basics of what it means to donate an easement, and how that donation can qualify as a charitable donation, eligible for a tax deduction. The session is scheduled for Tuesday, October 4, 1:30-2:30. We hope to see you there!

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# WELCOME TO LORAIN

BY FRANCES JO HAMILTON

Welcome to Main Street Lorain, our newest designated Ohio Main Street Program.

There have been a few times in my professional life when I know for certain that my training and teaching have really sunk in. Most recently this happened while working with Main Street Lorain. It is a lofty goal to render yourself unnecessary because the 'students' have surpassed the teacher; however, in this case, I absolutely achieved that goal.

In 2019, I met with a group of citizens and city folks from Lorain. They wanted to learn more about Main Street; how it works, why it works, and if it could, indeed, work for them. This is the typical line of questioning from most communities interested in putting their toe in the water of revitalization. Heritage Ohio hosted several meetings in Lorain, as we do in most emerging communities. After careful consideration and planning, they decided to dive in and schedule a Downtown Assessment Resource Team (DART) visit.

At Heritage Ohio, we perform a few of these visits a year, and sometimes as many as one a month. The outcomes are varied dependent on the group and their determination. Every community asks me, "how long will it take for us to become Main Street?" To that, my answer is always, "that is totally up to you."

In the years following our DART visit to Lorain, this group used every member benefit that comes with being a member of Heritage Ohio. They came to training sessions, they attended webinars, and most importantly, they made use of staff time. Phone calls were often weekly and they took advantage of every session available to have us come to Lorain and continue training their volunteers. The session that stands out the most to me was the work planning session in which we did a quick 45-minute session with each committee to train them on being task oriented, project focused and how to actually use work plans. In the months that followed, whenever I spoke with the volunteer leaders in Lorain, I began hearing my own words repeated back to me, along with the astonishment that this program was actually working.

In the middle of the pandemic, as with so many of our communities, they also changed course and adjusted the program. All of our downtown organizations had to find their footing. Lorain found theirs and hired their first full-time executive director, Max Schaefer. Max hit the ground running. However, the volunteers in Lorain did not stop working in the inevitable relief of having hired staff. Early

on in this process, one of their key volunteers said to me, we are not going to stop, we want to become an Accredited Ohio Main Street Program. I was reminded of that when I attended the celebration in Lorain last week after we announced that this group of volunteers had indeed done what they had set out to do, Main Street Lorain is an official designated Ohio Main Street Community and our newest addition to the Ohio Main Street Program family. Well done, Lorain. Well done!



### MEET MAX SCHAEFER EXECUTIVE DIRECTOR OF MAIN STREET LORAIN

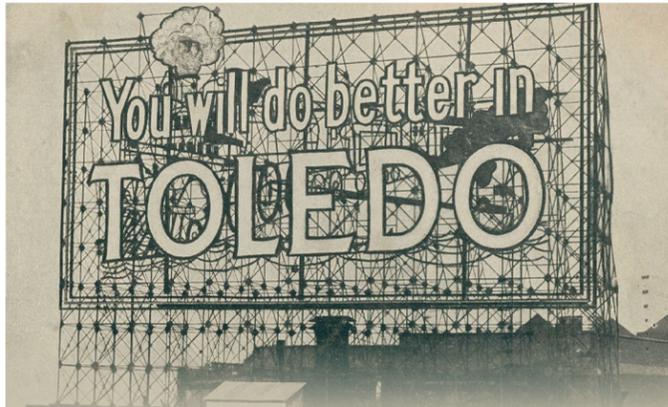
Max Schaefer was born and raised in Lorain. Prior to his current role as the executive director for Main Street Lorain, he worked with Second Harvest Food Bank, the Lorain County Auditor's Office, and the Ohio Environmental Council.

Max has served on several community boards including El Centro de Servicios Sociales, the Lorain County Board of Health, the Northeast Ohio Areawide Coordinating Agency (NOACA) Emerging Leaders Council, the Black River Area of Concern Advisory Committee, amongst others.

He currently resides in the Central Park neighborhood of Lorain with his wife Elizabeth and their daughter Ruby. He enjoys a fine cup of coffee, a rich glass of whiskey, and the beautiful game of soccer.

# 2022 HERITAGE OHIO ANNUAL CONFERENCE

Find Out How You Will Do Better In Toledo As Our Annual Conference Returns To The Glass City



**HERITAGE OHIO**  
**Annual Preservation & Revitalization Conference**  
 October 3-5, 2022  
**TOLEDO**

You'll do better in Toledo! Join us in the Glass City October 3rd to the 5th for the Heritage Ohio annual Preservation and Main Street conference. Engage in conversations around expanding the definition of preservation, and how and why we decide what to save. Take a fresh look at the Main Street approach to revitalization, and how strong neighborhoods support our historic commercial districts.

### In-Depth Learning Sessions Kick Off on Monday

We're getting things started with several half-day learning sessions on Monday, October 3rd. Two great sessions for those interested in small historic preservation tax credit projects will take place at the Jones Mansion in downtown Findlay. We'll begin with an introductory session on Ohio and Federal Historic Preservation Tax Credits in the morning and you will have the opportunity to take a deep dive into the project details at the Jones Mansion with the owner and hear how it was transformed into a premier event space in the city.

In Toledo, we have to great sessions pertaining to historic windows. First, you can take a tour of the Pilkington glass float plant in the morning and see how everything is made. In the afternoon, you have the opportunity to learn from expert window restorer Jim Turner as he takes you step by step through the restoration process.

### Networking Opportunities

There are many opportunities for professionals to network during our conference. Join us at the historic Toledo Club for our Legacy Circle Reception on Monday evening. Mingle with your industry peers and many of our valued preservation and revitalization partners. Buy your ticket online or use your member promo code to join the party.

After sessions conclude on Tuesday, head to the mezzanine area of the conference hotel and join us for a drink and snacks with our exhibitors at the Vendors Reception.

### Tuesday & Wednesday Sessions

This year, many of our sessions are focused on key areas of preservation and revitalization such as, improving the built environment of downtowns, historic sites and properties; community involvement, engagement, and DEI, funding resources, historic tax credits, and historic preservation and design review. With nearly 30 sessions and 6 tours highlighting the best of Toledo and the revitalization community across Ohio, there's something of interest for Main Streeters and preservationists of every level, from beginner to seasoned pro. Once again, we will be offering several sessions with continuing education credits for AIA members.

### Field Sessions

Whether you are looking to learn more about community revitalization or historic preservation, there are many amazing tours available that will show you firsthand some of the amazing projects and experiences Toledo has to offer. Tours include an adaptive reuse tour of downtown buildings, a celebration of all things glass with a trip to the Toledo Museum of Art's Glass Pavilion and historic Libbey House, see the renaissance of one of Toledo's oldest neighborhoods, and see why you'll exclaim "Holy Toledo!" on our tour of historic houses of worship on Collingwood Avenue.

### Keynote Presentation

Tuesday evening, we'll travel to the historic Ohio Theatre in the Lagrange Neighborhood for keynote remarks from US Representative, Marcy Kaptur, followed by our annual awards ceremony and the inaugural Heritage Ohio film festival.

We hope you'll join us as we take a fresh look at saving places that matter, building community, and living better. For more conference information and to register, please visit our website, [heritageohio.org](https://heritageohio.org).

## SAVE OHIO'S TREASURES

### Pilot Loan Pool Program Launched

For several years, the board and staff of Heritage Ohio have dreamed of creating a low interest loan program to help support historic preservation in Ohio. Very often, we get calls from property owners looking for funding, and outside of historic tax credits or the rare grant resources, there's not a lot of available capital to meet the needs of preservationists across the state. Heritage Ohio actively works to be a resource for preservation, and we're pleased to share that in 2022, we were able to launch a pilot program called Save Ohio's Treasures (SOT). We're thrilled to launch our first SOT pilot project with Doug and Melissa Shelton, with an initial loan of \$81,000, for the restoration of Riddle Block #9, a key property in Ravenna, one of our Ohio Main Street communities.



Riddle Block #9 was built in 1911 by Henry Warner Riddle. It is a four story, 50,000 square foot structure in the heart of Ravenna. It was the ninth of eleven Riddle Blocks that were constructed. Henry Warner Riddle was a woodworker from Allegheny, Pennsylvania who came to Ravenna in 1860 to work in the Clark Carriage Works. He bought the company in partnership with his brother-in-law Charles Merts a year later. By 1875 the company had become a specialist in the manufacture of hearses and produced some of the finest and most elegantly finished hearses in the United States. Presidents Lincoln, Hayes, Garfield and McKinley were "carried to their resting places" in Riddle hearses. Riddle channeled some of the income from his nationally successful business into local real estate ventures. Begun as a safer means of investing than placing his money in banks, Riddle's real estate ventures began to blossom into a downtown building boom by the end of the century. By the time of his death in 1920, Riddle was the largest landowner in town and his numerous blocks dominated the downtown.

Few Ohio communities have downtowns which were largely shaped by a single individual. While the Riddle Blocks are not unified by a single architectural style, most were designed by P.L. Frank, a prominent local builder.

The property was purchased at auction in 2021 by Doug and Melissa Shelton, co-owners of Lease Purchase Ohio, which started as a portfolio of single-family home renovation projects and rentals, and has strategically grown into multi-family rental buildings, commercial buildings, historic preservation and vacant land development.

Their vision for the project is a multi-phased renovation of the entire property, using our SOT pilot loan, funded in part with generous support from the 1772 Foundation, part of a Paul Bruhn Historic Revitalization Grant, issued by the National Park Service, along with State and Federal Historic Tax Credits. When completed, Riddle Block #9 will contain office, retail, housing, and other rental space, and will once again be a contributing anchor to the Ravenna business district.

Our goal is to grow SOT into a nimble, accessible, loan pool fund, which will allow Heritage Ohio to take an even more active role in revitalization across Ohio. We hope you'll follow the progress of SOT and Riddle Block #9 on our social media pages, and in Revitalize Ohio. If you'd like to support SOT with a tax-deductible contribution, please do so at <https://www.heritageohio.org/programs/save-ohios-treasures/>.



# YOUNG OHIO PRESERVATIONISTS SUMMER UPDATE

Young Ohio Preservationists (YOP) was established in 2013 with the mission of engaging Ohio's emerging preservationists and intertwining them with those already involved in the field, all while bringing to light current issues in heritage preservation and introducing people to some great historic sites and information. While COVID-19 was a setback on YOP's programming, we have been resurrected and are back, aiming to further engage those interested in preservation and to further develop our generation's voice in preservation advocacy. The mission of historic preservation is to preserve cultural heritage, tangible and intangible. YOP's mission is to recognize all history – shifting from the mindset that historic preservation is only for old, grander homes and buildings, by putting new emphasis on recognizing histories and experiences from underrepresented communities, mid-century architecture, and properties that may not maintain the physical integrity of the often thought of buildings when one thinks of historic preservation.

In the past year, YOP has been slowly ramping up initiatives to get people excited and interested in preservation. So far, we have held several happy hour events, attended, and hosted tours of historic areas and buildings in Central Ohio, as well as moderated some conversations with local and state subject matter experts. We are hoping to further our programming into

hands-on workshops for preservation trades skills, further connect with local business and building owners, regional experts, and those who can help facilitate the growth of this generation of preservationists by sharing experience, learning from the field, and solving problems in our communities.

Historic Preservation's core is rooted in advocacy. Young Ohio Preservationists aims to educate others about cultural heritage, giving the tools to advocate, and helping solve preservation related concerns. The group aims to provide the newest generation of potential preservationists with the tools to advocate for themselves and for the cultural and historic issues that they believe in. Whether that be a Brutalist university building, or a site with ties to American Indian heritage, knowing how to advocate for its preservation will allow them to change things for the better and help to preserve Ohio's rich heritage.

Young Ohio Preservationists is back in full force and ready to share our voices on historic preservation matters that are important to us. For more information or to get involved, please contact Cooper Shields at [cooper@shields.ws](mailto:cooper@shields.ws)

**Young Ohio Preservationists Executive Committee**  
Cooper Shields, Abby Marshall, Diamond Crowder, Colman Hickey, Alex Fraley, and Leeah Mahon



# OHIO HISTORIC PRESERVATION TAX CREDIT PROGRAM

## Round 28 Recipients Announced

Ohio Governor Mike DeWine and Lt. Governor Jon Husted recently announced that the State will aid in the rehabilitation of 38 historic buildings by offering nearly \$40 million in tax credits as part of the Ohio Historic Preservation Tax Credit Program.

In total, the Ohio Department of Development is awarding \$39,874,792 in Ohio Historic Preservation Tax Credits for rehabilitation projects in 19 communities located in 16 counties.

"Preserving historic buildings is one tool we can use to build vibrant downtowns and create opportunity on our main streets throughout the state," said Governor DeWine. "These projects are just one piece of the larger picture to transform our communities and create even more exceptional places to live and visit."

The awards will assist private developers in rehabilitating historic buildings in downtowns and neighborhoods, many of which are currently vacant and generating little economic activity. Once rehabilitated, these historic buildings will drive further investment and interest in adjacent property.

"Historic tax credits create value for communities by attracting investment that would not make sense otherwise," said Lt Governor Jon Husted. "Almost every legacy city in Ohio has a great old building that they wish someone would revitalize because it's important to the community's history and future—Historic Tax Credits make this hope a reality."

Developers are not issued the tax credit until project construction is complete and all program requirements are verified. Together, the projects are expected to leverage approximately \$564 million in private investments.

"Once restored, these sites are often crown jewels for communities," said Lydia Mihalik, director of Development. "We are proud to be part of the transformation and preservation of these unique spaces that will remain in our communities for years to come."

The Ohio Historic Preservation Tax Credit Program is administered in partnership with the Ohio History Connection's State Historic Preservation Office. The State Historic Preservation Office determines if a property qualifies as a historic building and that the rehabilitation plans comply with the United States Secretary of the Interior's Standards for Rehabilitation.



Schine State Theatre in Sandusky post 2020 storm damage

## THE OHIO HISTORIC TAX CREDIT PROGRAM IN ACTION

**576**

Projects Approved

**371**

Projects Completed

**77**

Communities

**\$5,013,064,935**

Total Investment in Completed Projects

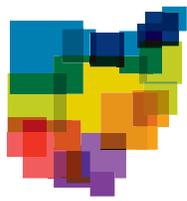
**\$889,677,375**

Tax Credits Allocated to Completed Projects



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For more information on membership for Businesses, Communities, Organizations, and Main Street Programs, please visit our website at [www.heritageohio.org](http://www.heritageohio.org).