

REVITALIZE OHIO

SPRING 2024 | A HERITAGE OHIO PUBLICATION

The Last Courthouse War



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REVITALIZE OHIO
Spring 2024

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ON THE COVER:



The old courthouse and former IOOF lodge in downtown Troy. You can read more about the history of this threatened building and the efforts underway to save it in the article, *The Last Courthouse War* on page 25.



Executive Director Note

Since the late 1980s, Heritage Ohio has been the leading non-profit champion in the State for historic preservation and downtown revitalization. We've worked with hundreds of communities and property owners to help save the places that matter, build community, and live better. What we do is more than save buildings, though; we help preserve local history, the spaces and places that reflect where we started, and where we are today. When you experience an historic space, you're immersed in architectural and design choices that were very personal, and reflective of the original builder. When you walk through an old house, you see decorative hardware, sometimes beautiful porches with intricate columns and brackets, or stunning fireplaces with carved mantels and gorgeous tilework. Each of those elements were chosen by the owner because the design resonated with them. The same can be said for commercial buildings, often featuring pressed metal ceilings, cast iron storefronts, and if you're lucky; early light fixtures. It's fun to "read" a building and realize that the builder literally had hundreds of design choices, and what is extant today was their personal expression. For the most part, every historic building is unique, and one-of-a kind, and that's what gives them value. When we lose an historic space, we not only lose a structure, we also lose community and social history.

In 2006, Heritage Ohio worked closely with the Ohio General Assembly to create the Ohio Historic Preservation Tax Credit program, which offered a 25% tax credit to support the rehabilitation of historic, income-producing properties in Ohio. Since being enacted in 2007, and with 31 rounds of funding complete, tax credits have been approved for 673 projects that rehabilitated more than 917 historic buildings in 91 different Ohio communities. The program is projected to leverage more than \$9.84 billion in private development funding and federal tax credits directly through the rehabilitation projects. That's 917 buildings that were once vacant and underutilized, which are now offering space for commercial development, upper floor housing, and supporting

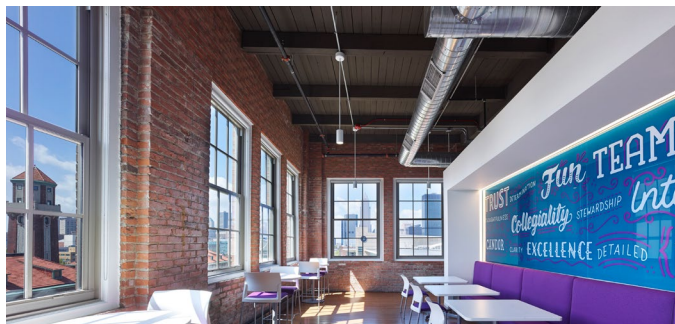
economic development through the generation of property, sales, and income taxes.

So why is this important? We inherently appreciate historic spaces and unique places. When we travel, we often visit historic sites, monuments, museums, and spaces that just feel cool. Through cultural heritage tourism, historic preservation drives the economy in big ways. We generally don't plan a weekend get-away to a lifestyle center on the outskirts of town. We don't put the kids in the car and say, "Hey, let's drive out and see the new XYZ big-box store in the suburbs". What we generally do is say, "Let's head to that Ohio Main Street community for that cool street fair they're having, and have lunch at the cute diner on Main Street." And we do that because it's an experience that will generate memories, and be authentic.

In 2024, Heritage Ohio will focus on authentic experiences and communities that showcase cultural heritage tourism. We'll be featuring some of our favorite places and spaces found across Ohio, and we'll share the stories of the communities in which they are located. If you have a favorite building, site, or space, drop us a note at info@heritageohio.org and tell us why it's important to you.



Matt Wiederhold,
Executive Director of Heritage Ohio



GBX Group does more than preserve the nation's historic structures. Together with our investors, development partners and members of the historic preservation community, we transform neighborhoods, stimulate economic growth, and protect the cultural and historic fabric of communities.



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Cleveland, OH 44114
gbxgroup.com | 216.241.6689

Upcoming Events

APRIL 16

Revitalization Series Workshop: Transform Your Downtown with Local Entrepreneurs & Local Ordinances

Middletown

APRIL 24

Webinar: Using Statistics to Show Your Economic Impact

MAY

Historic Preservation Month



National Historic Preservation Easements Summit

Historic Preservation Easements are one of the best tools available to ensure the continued preservation of a property in perpetuity as well as providing critical funding to historic revitalization projects.

Heritage Ohio is proud to partner with Downtown Cleveland, Inc, Historic Warehouse District Development Corporation, and Historic Gateway Neighborhood to organize the first National Historic Preservation Easements Summit, scheduled for April 29 – May 1, 2024, in Cleveland, Ohio. Additional summit partners include the National Preservation Partners Network, National Alliance for Preservation Commissions, Preservation Action, and GBX Group.

This inaugural gathering will serve as an opportunity to bring Easement Programs together from across the country to discuss best practices in managing easement existing programs as well as how to start a program. Proposed session topics include: (Re) starting an Easement Program, Application Process, Easement Agreements, Annual Responsibilities, Monitoring Easements, Fees/ Costs, Document Management/Handling, IRS Audits, Residential vs. Commercial Easements, Role of Grantee's Counsel, Standardizing Forms, Insurance Documentation, Responding to Planned Work, Enforcement & Loss, and Use of Easements as a Revolving Fund. There will be walking tours to see the impact that 75 easements have had on the revitalization of downtown Cleveland.

For more information, visit <https://shorturl.at/yzAJU>



NATIONAL SUMMIT ON HISTORIC PRESERVATION EASEMENTS

APRIL 30-MAY 1 | CLEVELAND, OH

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Get to Know a Main Street Director



Donna Gross
Downtown Tiffin

Hometown: Tiffin, OH (grew up in Chagrin Falls, OH).

What do you love most about your downtown?

I love the community and collaboration amongst our Downtown Tiffin merchants. They genuinely look out for each other, supporting and helping in any way possible. If you are shopping at one store, the owner suggests places to eat and vice versa.

Favorite Main Street event:

Kris Kringle Markt. I love everything about the Christmas/Holiday season. Our Downtown Tiffin Kris Kringle Markt makes me feel like I'm a Hallmark movie with the European open-air market, lights, carolers, wagon rides, ice carving, and hot Glühwein.

Favorite building in your downtown:

My favorite building in Downtown Tiffin is the Laird Building. Owned by businesswoman and philanthropist, Della Laird (1850-1927), it's an arcade style building filled with a variety of businesses (restaurants, beauty & barber salons, seamstresses, a fitness & massage studios, and residential apartments), glass skylights, and a fishpond. The Laird Building feels like a whole little community within our downtown.

Favorite place to vacation or dream vacation:

I love visiting Key West, FL. It's my happy place with plenty of sunshine and saltwater. I have friends who live there that I visit each year. And I'm a huge Hemingway fan. I love visiting his old home on Whitehead Street with the amazing architecture and the infamous polydactyl cats.



Jennifer Tinkler
Marietta Main Street

Hometown: Marietta, OH

What do you love most about your downtown?

I love the pride that the shop and restaurant owners have for our downtown. They are always looking for ways to help each other grow and succeed because they know that for our downtown to thrive, everyone needs to be successful.

Favorite Main Street event:

One of my favorite events is our Ice Festival. We have 16 pre-carved sculptures set up around town with a live carving done during the event. Every year we draw around 2000 people to our downtown. I also enjoy our Merry-ETTA Lighted Christmas Parade. Our parade averages 130 participants each year and draws an estimated 4000 people to line the streets of downtown.

Favorite building in your downtown:

My favorite building is the Historic Lafayette Hotel, one of our most haunted buildings in town. The Lafayette Hotel is the oldest hotel in Marietta and was originally called The Bellvue. The Bellvue was built in 1892 as a luxurious hotel featuring steam-heated rooms and hot and cold baths. In 1916 The Bellvue was destroyed by a fire. The Lafayette was built on the site and opened in 1918. In 1936, the Hoag addition was added to the third floor of the hotel. The hotel was owned by the Hoag family until 1973. The hotel went through several changes and was more modernized. In 2004 the rooms were brought back to the Victorian themes.

Favorite place to vacation or dream vacation:

My dream vacation is any of our National Parks. I have been to 25 so far with my goal of getting to all 63. The galaxy of stars over Lake McDonald in Glacier National Park and being the first on the east coast to see the sunrise on top of Cadillac Mountain in Acadia National Park has made those two my favorite vacation spots.



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Impact Credit Partners provides innovative solutions to support the rehabilitation of historically significant buildings. We do this by providing efficient, transformative structured tax equity solutions. Our entrepreneurial approach and ability to scale our services differentiates us from other transactional minded syndicators, which allows us to structure investments in a broad range of projects ranging from community main street to metropolitan cities.

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Preservation News from Around the State

Cleveland Restoration Society

The National Park Service recently awarded the Cleveland Restoration Society (CRS) a \$52,149 federal grant to help complete nominations to the National Register of Historic Places for six historic Black churches in Cleveland. Only 1.5% of the places listed in the National Register of Historic Places in Ohio relate to Black heritage, and in Cleveland—where approximately half of residents identify as Black—only 4% of National Register listings represent Black heritage. The organization is honored to be one of 21 recipients of an Underrepresented Communities grant from the National Park Service, which will enable them to nominate six historic Black churches to the National Register of Historic Places, including Advent Evangelical Lutheran Church, Emmanuel Baptist Church, The Greater Abyssinia Baptist Church, Historic Greater Friendship Baptist Church, Nazarene Baptist, and New Life At Calvary.



Greater Abyssinia Baptist



New Life at Calvary



Nazarene Baptist



Emmanuel Baptist



Advent Evangelical Lutheran



Greater Friendship Baptist

CRS is also working to commemorate the family home of Jesse Owens at 2178 E 100th Street, in which he lived when he competed in the 1936 Olympics in Berlin, and became the first American track and field athlete to win four gold medals in a single Olympics.



Photo courtesy Christopher Busta-Peck

Arcanum Preservation Society

The Arcanum Preservation Society continues to work on the rehabilitation of the historic Arcanum Opera House. Founded in July of 2019, and gaining non-profit status in April of 2020, the all-volunteer Arcanum Preservation Society has focused their efforts into



Arcanum Opera House, photo credit Arcanum Preservation Society

preserving and restoring this major piece of Arcanum history, which has been designated as an Ohio historical landmark. The opera house was completed in 1889 for \$11,492. The primary feature of the structure is the opera house located on the second floor, with a third-floor balcony. On the floor of the opera house rests the original piano that is over 100 years old, and graffiti marks the walls with the signatures and dates of past performers. On the third-floor balcony, the walls are covered in the signatures of Arcanum alumni dating back to the late 1800s. They recently completed a fundraiser to repair/restore the windows in the structure, and have been focused on selective interior demolition to try and uncover the original layout and design of the opera house.

Cincinnati Preservation Society

The Cincinnati Preservation Society (CPS) has also been working diligently to recognize historic Black sites, and recently was successful in nominating First Baptist Church of Walnut Hills as a local landmark. The church has been serving the local Black community since the mid-1800s, and is the oldest continuously operating Black church in Walnut Hills.





CPS is also leading a campaign to stop the potential demolitions of the historic Sunlite Pool and Moonlite Gardens at the 1925 Coney Island park.

The Sunlite Pool is an engineering



marvel that measures 200 by 401 feet, and remains the largest recirculating swimming pool in the world. Sunlite Pool has provided generations with an affordable summer swim option when families can't afford private swim clubs. Not only is Sunlite Pool a successful feat of engineering and an affordable summer family activity, but it is also an important site of black history. The pool was segregated until 1961 when black patrons were finally admitted after the NAACP won a case against Coney Island to integrate the pool and park.

Moonlite Gardens, built at the same time as Sunlite Pool, has hosted dances, weddings, and at its height; some of the most famous musicians of their day. Bands that played at Moonlite in the 1930s and 1940s included Cab Calloway and his Cotton Club Orchestra, Guy Lombardo, Stan Kenton, Tommy Dorsey, Glenn Miller, Lena Horne, Frank Sinatra, Doris Day, Andy Williams and Benny Goodman. Louis Armstrong's orchestra played at Moonlite on July 7th, 1938 and Cincinnati's own The Clooney Sisters sang there in 1949.

Visit an Ohio Main Street

The Ohio Main Street Program is composed of 21 Ohio Main Street Affiliate communities and 33 Downtown Aspiring communities. They range in size from 1,000 to 100,000 people, unique shops, and amazing bakeries, restaurants, and ice creams stands. Each issue, we'll feature a few of our communities and why they should be your next destination in Ohio.

Polishing and protecting the historic jewel of the city

By Joe Meyer; For Uptown Westerville Inc.

The vibrancy of Westerville's historic business district is no accident. It's the work of many partners, coordinated by a group dedicated to preserving the area's history and growing its future: Uptown Westerville Inc.

UWI is a Main Street America organization. It is a nonprofit, private-public partnership comprised of Uptown merchants and property owners, residents, and representatives of major institutions in Westerville – the City, the School District, Chamber of Commerce, Westerville Public Library and Otterbein University.

UWI promotes preservation of Westerville's historic Uptown District and works to make it a thriving destination for residents and visitors. UWI stages events that draw tens of thousands of people to Uptown annually – highlighted by the 4th Friday Street Festivals, Saturday Morning Farmers Market, and the annual craft beer festival in the heart of the former Dry Capital of the World, Uptown Untapped.

In efforts spearheaded by UWI, an Uptown Designated Outdoor Refreshment Area (DORA) was established in

2021, and the entire Uptown District was placed on the National Registry of Historic Places in 2019. We've erected 37 historical markers at beautiful Uptown buildings, sharing their fascinating stories with visitors who walk the district and patronize its businesses.

In every endeavor, UWI seeks to bring all the invested partners together in a joint effort to polish the jewel that Westerville calls, "Uptown."

Just 25 acres in the heart of the 12.6-square-mile Westerville, Uptown's building stock and development pattern is the envy of nearby towns and new developments. Many

MAIN STREET
Continued on page 8



Structure Column

Buildings often hide their pasts with their modern claddings and adornments, but a careful look at the details can indicate the secrets that lay inside. An automotive repair shop along Main Street in Jackson might seem like an ordinary repurposed building if it weren't for the ornately decorated parapet and high windows.

As with many brick masonry buildings, the exterior shows signs of distress. Wood headers over the storefronts have deteriorated to the point where a knife could be easily inserted. The exterior masonry was bowed where mortar has deteriorated. Both of these issues can compromise the stability of the exterior walls and require repair. Deteriorated headers can be replaced with new materials, and the bowed walls can be reinforced.

Interior renovations on the first story required significant structural modifications to remove barriers and provide an open floor plan. Load-bearing brick masonry walls had been removed and replaced with new steel beams and columns.

The second story of the structure is where the real surprise came with a full opera house auditorium in remarkably good condition. The stage walls were clad with posters of the plays that had been performed. Many of the original features remained with only a few areas of water damaged plaster.



The brick masonry had cracked below the large steel beam over the auditorium stage. A thick steel cable had been tied between exterior walls to prevent them from leaning outwards. A few minor repairs to reinforce the structure is all that is needed.

The roof structure over the auditorium is framed with large timber trusses with metal rods. Wood ceiling joists and roof purlins spanned between the trusses. Except for a few old water stains, the wood framing remained in good condition.

There are unique structures throughout the State of Ohio that we pass everyday which offer a glimpse of the past if we take a moment to stop and look.

MAIN STREET

Continued from page 8

of the zero-setback, multistory buildings were built as retail establishments or hotels. Today they are perfectly suited for multiple uses, with shops and restaurants at ground level and offices and residences above.

History is a beautiful amenity of Uptown and all the UWI events hosted there. With committed conservation and continued investment by both the City and property owners, Uptown is the thriving center of Westerville's culture and identity.

Though just a portion of the city's population of 40,000 lives there, Uptown "feels like home" to all Westerville

residents. It is an attraction to visitors and a showcase for the community. Its brick-lined sidewalks and beautiful architecture serve as Westerville's town center, and a cultural, shopping, dining and entertainment destination.

None of that, by the way, is by accident.

UPTOWN WESTERVILLE INC. EVENTS PLANNED FOR 2024

4TH FRIDAY STREET FESTIVALS: May 24, June 28, July 26, Aug. 23, Sept. 27 and Oct. 25

WESTERVILLE SATURDAY FARMERS MARKET: 9 a.m.-noon each Saturday, May 18 through Sept. 28

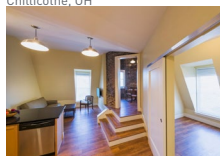
UPTOWN UNTAPPED CRAFT BEER FESTIVAL: Aug. 10

DORA HOURS: Within designated boundaries Uptown, 4-10 p.m., Monday-Friday; 11 a.m.-10 p.m., Saturday and Sunday.



The beautiful, enduring structures we create for government, education, cultural and other public and private clients are inspired by the people that interact with them where they live, learn, work and play.

Pictured: the Cartisle Building in Chillicothe, OH



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HERITAGE
OHIO

2023 Annual Impact Report



Program Highlights

MAIN STREET

21 CERTIFIED MAIN STREET COMMUNITIES

Using the Main Street Approach™, these communities have utilized their downtown's unique assets: historic buildings, small businesses, and the hard work of hundreds of citizens to revitalize their downtowns into thriving regional destinations. To become a Certified Main Street community, each of these communities met criteria centered on the Four Point Approach through Main Street America, as well as passed a rigorous annual evaluation to ensure standards of the Ohio Main Street Program are being upheld for our ambassadors around the state.

In 2023, the Ohio Main Street family welcomed **1** new community: Westerville.



Historic Uptown Westerville

2023 OHIO MAIN STREET PROGRAM REVITALIZATION STATISTICS

Total Jobs Created (Net)	434
Full-Time Jobs Created (Net)	212
Part-Time Jobs Created (Net)	222
New Businesses Created (Net)	61
Total Public & Private Investment in Downtown	\$43,275,509
Total Private Investment	\$25,686,995
Total Public Investment	\$17,588,514
Total Value of Donations & Volunteer Hours Leveraged	\$1,459,722



DOWNTOWN AFFILIATES

33 DOWNTOWN AFFILIATE COMMUNITIES

Downtown Affiliate communities are using the Main Street Approach™ to revitalize their historic downtowns. Many of these communities join the Downtown Affiliate program after completing their DART assessments and are working toward becoming Certified Main Street communities.

In 2023, we welcomed **5** new communities as Downtown Affiliates: Alliance, Canton, Cortland, Galion, and Kenton.

OHIO MAIN STREET AND AFFILIATE COMMUNITIES



OHIO MAIN STREET PROGRAM COMMUNITIES

- Cambridge
- Coshocton
- Delaware
- Kent
- Lorain
- Marietta
- Medina
- Middletown
- Millersburg
- Painesville
- Piqua
- Ravenna
- Tiffin
- Tipp City
- Troy
- Van Wert
- Vermilion
- Wadsworth
- Wellington
- Westerville
- Wooster

DOWNTOWN AFFILIATE COMMUNITIES

- Alliance
- Ashland
- Barberton
- Bedford
- Caldwell
- Camden
- Canton
- Chillicothe
- Circleville
- Cortland
- Cuyahoga Falls
- Defiance
- Eaton
- Franklin
- Fremont
- Galion
- Grafton
- Greenfield
- Kenton
- Lima
- Marblehead
- Marion
- Martins Ferry
- Marysville
- Newark
- Newcomerstown
- Ottawa
- Peninsula
- Portsmouth
- Sidney
- Sylvania
- Urbana
- Worthington
- Xenia

DOWNTOWN ASSESSMENT RESOURCE TEAM

IN 2023, WE COMPLETED **3** DOWNTOWN ASSESSMENT RESOURCE TEAM (DART) REPORTS IN ALLIANCE, CORTLAND, AND GALION.

Resource team visits and their reports give communities a clear direction on how to start undertaking and developing a sustainable downtown revitalization plan. Using the Main Street Approach™ as a guiding principle, the plans are custom tailored to every community's needs. Once the report is presented to the community, they can start day one to implement the strategy outlined in the report. All DART participating communities start off as Downtown Affiliate members to provide them with the support they need to become successful in their downtown revitalization missions.

PRESERVATION EASEMENTS

2023 marked the 19th anniversary of the launch of Heritage Ohio's easement program, which began with accepting an easement on the Rawson Block in downtown Findlay in late 2004. This year marked a strategic pivot in the organization's program as the board recognized the importance of providing easement protection to cultural resources such as archaeological sites and historic farmsteads, and accepting easements on those varied property types when feasible.

HERITAGE OHIO CONDUCTS ANNUAL MONITORING ON EACH OF ITS **16** HISTORIC PRESERVATION EASEMENTS LOCATED IN **5** COMMUNITIES ACROSS OHIO. HERITAGE OHIO CONTINUES TO PROVIDE EDUCATION ON THE IMPORTANCE OF THIS PRESERVATION TOOL, AND INCLUDED AN INTRODUCTION TO EASEMENTS SESSION AT THE 2023 ANNUAL CONFERENCE IN DAYTON.



The historic Municipal Light Plant on the western edge of downtown Columbus



PAUL BRUHN HISTORIC REVITALIZATION GRANTS

Heritage Ohio and the State Historic Preservation Office of the Ohio History Connection continue to work with grantees from two rounds of Paul Bruhn grant funding, made available through the National Park Service. We worked with SHPO to create a re-grant program, providing critical funding resources for building owners in our Main Street business districts, making it possible for us to directly invest in brick and mortar investments in historic properties in Ohio. 2021 funding went toward building improvements in the Ohio Appalachian communities of Cambridge, Coshocton, Marietta, and Millersburg. 2020 funding has been re-granted for projects in the Main Street communities of Painesville, Ravenna, and Van Wert. We look forward to ribbon-cuttings celebrating these rehabbed spaces in 2024.

SAVE OHIO'S TREASURES

Heritage Ohio made its initial Save Ohio's Treasures (SOT) loan in 2022 and it's been a valuable learning experience. Progress continues on the Riddle Block 9 building in downtown Ravenna, and the owners envision a completion date in 2024. Heritage Ohio will then seek out new opportunities to put its loan fund to work.

To further build its loan fund, Heritage Ohio applied to The 1772 Foundation at the end of 2023 for additional funding, to increase our loan capital and expand the program.

TECHNICAL ASSISTANCE AROUND OHIO

Heritage Ohio engages regularly with communities across Ohio to support preservation and revitalization efforts, from offering suggestions for local funding to doing site visits to offer suggestions on adaptive reuse, historic resources, funding programs, and advocacy. In 2023, through in-person meetings, email, phone, workshops, conference, and site visits, Heritage Ohio staff worked with 156 Ohio communities on historic preservation and downtown revitalization.

GLENDALE STEPS AKRON



Photo courtesy of William Fischer, Jr.

In 1928, Gertrude Seiberling, wife of Goodyear's founder and matriarch of Stan Hywet, was president of the Akron Garden Club. She set in motion the idea of creating a "beauty spot" in the center of the city. The proposed stairs would connect the West Hill neighborhood to the soon-to-be-developed Glendale Park to create a gateway to downtown. This vision of an urban park was commissioned to one of the nation's foremost landscape architects, Warren Manning, who was also responsible for designing the landscapes at Stan Hywet, Goodyear Heights, and Fairlawn Heights. The park was never fully developed, but during the New Deal, the Glendale Steps were realized as a Works Progress Administration project. Built between 1936-1937 and stretching across a 200-foot incline, 242 sandstone steps were intricately carved and hand laid by WPA workers. For several years, the steps have been neglected and allowed to become overgrown and the object of vandalism. Recently, Progress Through Preservation of Greater Akron has worked to save and restore the historic Glendale Steps in Akron, and was successful in nominating them to the National Register of Historic Places. Heritage Ohio has supported the initiative by providing preservation insights, funding leads, and advocacy.



DOWNTOWN FINDLAY

Findlay has one of the most beautiful downtown districts in Ohio, with rich architectural assets, but little in way of formal review and protection of the downtown and surrounding neighborhoods. Hancock Historical Museum asked Heritage Ohio and the State Historic Preservation Office to visit Findlay and have a discussion with the mayor and planning staff to talk about the logistics of creating a formal historic preservation design review board, creating a new residential historic district on the south end of the downtown, as well as expanding the existing downtown historic district, and to share the economics of historic preservation. We also presented that evening at a public forum, and had great conversations with local residents on both sides of the value of historic preservation. We look forward to working with Findlay in the future, to help protect and preserve their historic downtown.

TOLEDO



The Old West End in Toledo is one of the largest neighborhoods of historic homes east of the Mississippi River, with the majority designed by notable Toledo architects, and built largely between 1885-1930. The neighborhood is a showcase of architectural styles, ranging from large mansions built for Toledo industrialists, to smaller, worker homes. It is anchored by the renowned Toledo Museum of Art. Heritage Ohio helped the Old West End Association secure a Certified Local Government (CLG) grant to help pay for design guidelines for the district, in particular to support and strengthen the Historic District Commission.



This past year, the Old West End Association has organized neighborhood volunteers to save a humble, yet important, early 20th century Spanish-inspired, shingle-style home, the last of its kind in the district. The 624 Delaware Revitalization Project is moving forward with renovations currently underway, with plumbing and electrical work completed this winter.

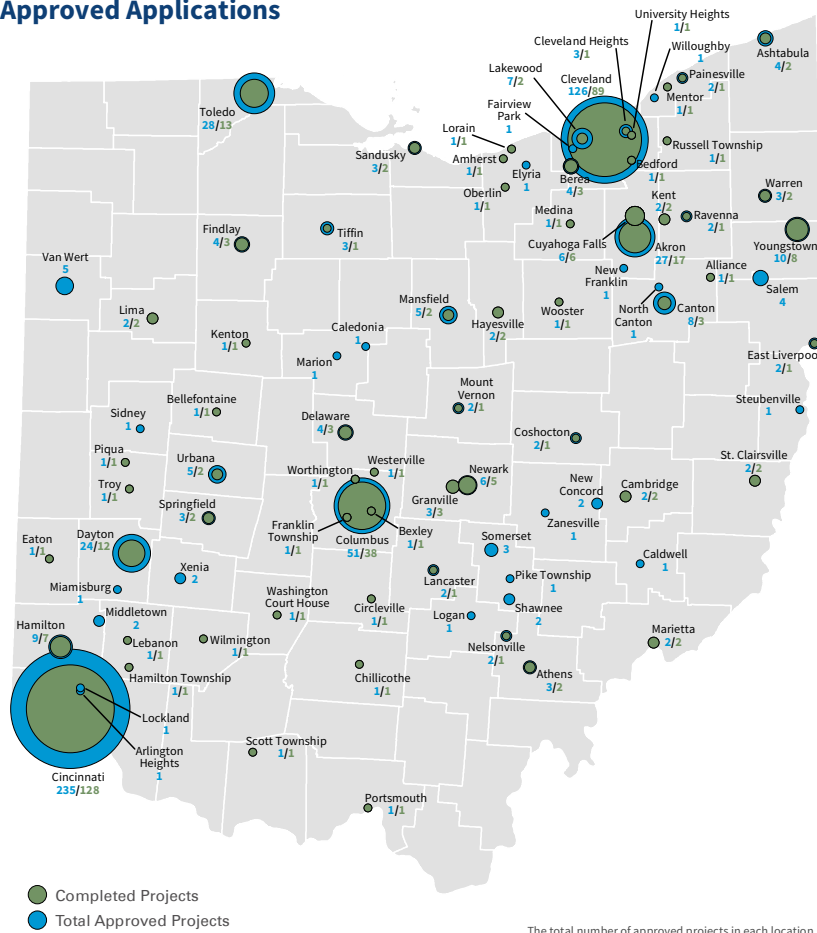


Government Relations

STATE

Several times a year, board members and staff from Heritage Ohio visit the Ohio Statehouse and the US Capitol to advocate for financial incentives and increased funding to help save historic spaces and places. Heritage Ohio is the lead organization advocating for the Ohio Historic Preservation Tax Credit (OHPTC). The standard state credit provides a tax credit up to 25% of qualified rehabilitation expenditures (QREs), up to \$5 million. In 2022, a temporary, but significant change was signed into law by the Governor, as SB225 was approved. The increase offers greater financial incentives for projects in smaller communities, such as an increase from a 25% to 35% credit in communities with under 300,000 in population, an increased project cap from \$5m to \$10m, and a total appropriation increase from \$60m to \$120m.

Ohio Historic Preservation Tax Credit Rounds 1 to 31 Approved Applications



The total number of approved projects in each location is shown by a proportionately sized blue circle and number. The number of completed projects is shown by a proportionately sized green circle and number.

December 2023

RI 11023A

2023 OHIO HISTORIC PRESERVATION TAX CREDIT PROGRAM

	Tax Credits Awarded	Number of Buildings	Number of Communities	Expected Leverage
Round 30	\$50,560,036	59	16	\$523,000,000
Round 31	\$67,517,474	54	16	\$732,000,000

ANNUAL CONFERENCE



Director Mihalik

In October, we welcomed over 325 of our friends in downtown Dayton for the 2023 Heritage Ohio Annual Conference, presented by Coon Restoration and Sandvick Architects. We were fortunate to be one of the first to hold our conference at the recently renovated historic Dayton Arcade, and it was great to see this icon of Dayton filled with historic preservationists and downtown revitalizationists.

On the first day of the conference, we went to CAMP with the instructors from the National Alliance of Preservation Commissions (NAPC) and explored the ins and outs of historic preservation commissions. Later in the afternoon, we hosted two sessions on the site selection process with JobsOhio, the Dayton Development Coalition, and the City of Trotwood.

The next morning, we officially kicked off the conference with a welcome keynote address by Ohio Department of Development Director Lydia Mihalik. Director Mihalik shared the attendees all of the work the state is undertaking to help communities around Ohio succeed in job creation, business attraction, and tourism and thanked everyone for their hard work in the revitalization of Ohio.

During the conference, we held over 40 educational sessions and offered over 30 continuing education credits for professionals.

We were happy to partner with the State Historic Preservation Office to help create many of our educational sessions for the conference, as well many professionals who were willing to share their expertise with conference goers. Here's a small sampling of topics covered at the conference: office to residential conversions, an exploration of Dayton's Funk history, the delicate process of reinterring the burials discovered in the North Market parking lot in Columbus, crowdfunding public projects, mapping ghost neighborhoods using Sanborn maps, and how to celebrate America's 250th birthday in Ohio.

We also hosted 6 tours during the conference, with trips around downtown Dayton, the historic Oregon District, the new Dayton Aviation Heritage Area, a bus tour of the Dayton VA Medical Center campus, and in-depth tours of the Dayton Arcade.

FILM FESTIVAL



Lower Price Hill

Heritage Ohio, in partnership with Envision Medina Productions, produced our second series of film shorts as part of our annual awards ceremony for our annual conference. The film festival featured five episodes, highlighting the work that Heritage Ohio does across the state. Each short focused on a component of how Heritage Ohio is helping preserve and promote historic assets and vibrant communities across Ohio.

The historic Toledo Club, in Toledo, Ohio, was the featured location to highlight the value and importance

of Conservation Easements, which protect historic properties in perpetuity through a legal agreement and annual inspections. The former Brunswick Club in Newark, Ohio, renovated by Liz Argyle, was the subject of Historic Tax Credits, and how these valuable incentives help developers small and large restore historic buildings and return them to active use. Main Street Wooster and Downtown Wooster were featured in an overview of the importance of Downtown Revitalization, and how a long-term, sustainable Main Street program can guide the redevelopment and vitality of downtown districts. St. Michael the Archangel Church, in the Lower Price Hill neighborhood of Cincinnati, was restored by Community Matters, and is a stunning example that shows how the best practices in Historic Preservation can transform and lift up an entire community. Finally, Downtown Tiffin was showcased as an outstanding example of an Ohio Main Street Program community using local development, partnerships, and targeted investments to revitalize a rich downtown historic district.

WEBINARS

19 webinars were presented in 2023 with topics ranging from *JobsOhio's Vibrant Communities Program*, *Preparing for the 2024 Total Solar Eclipse in Ohio*, *An Introduction to the Historic American Buildings Survey*, and *Preparing a Successful Bid for State Capital Budget Dollars*. Over 1,000 people attended our webinars in 2023, and another 1,500 viewed the recordings on YouTube.

REVITALIZE OHIO MAGAZINE

4 issues of *Revitalize Ohio* magazine were published in 2023, and featured 80 pages of useful and entertaining information. We saw many amazing stories from around the state in 2023, including a new quarterly look at The Secretary of the Interior's Standards for Rehabilitation, keeping you up to date on saving the Selby Building in downtown Coshocton, and introducing you to our newest Main Street community in Uptown Westerville. We cannot wait to share more projects and stories with you in 2024!

REVITALIZATION SERIES WORKSHOPS

4 Revitalization Series workshops were held in 2023.

In 2023, Heritage Ohio organized four revitalization workshops. The trainings are specific to supporting local Main Street districts and businesses. The February session highlighted Marietta's robust public arts programming and Kent hosted the April training, it focused on the essential role of Main Street organizations in local economic vitality. The June workshop in Painesville discussed using the arts for economic development, featuring insights on Playhouse Square's impact on downtown Cleveland. The workshop also covered the importance of having a strong working relationship with local health departments when coordinating community events.

The September training in Millersburg focused on bed taxes, and attendees also got updates on the Ohio Commission for the US Semiquincentennial and learned about the benefits of being a Certified Local Government (CLG) community. Wrapping up the year, the last three workshops introduced Grow with Google sessions for participants.

In 2023, nearly 200 individuals attended Revitalization series workshops.

OUR 2023 REVITALIZATION WORKSHOPS AT A GLANCE

February: *Utilizing Public Art & Tax Credits to Create a Vibrant Community* in Marietta

April: *Maximize Your Main Street and Turn Google Into Your Small Business Ally* in Kent

June: *Tools to Benefit Your Local Businesses* in Painesville

September: *How to Get Funding & Develop Housing in Your Community* in Millersburg

HISTORIC PRESERVATION TAX CREDIT WORKSHOP



A large component of the work we do at Heritage Ohio is presenting educational programs, workshops, and technical assistance in communities across Ohio. In 2023, we expanded our day-long Historic Tax Credit and Revitalization workshop program, produced in partnership with the Ohio Department of Development (ODOD) and the State Historic Preservation Office (SHPO). The workshop provides a full day, holistic look at historic preservation and financial incentives. The typical agenda opens with an overview

of why historic preservation is important, and what it means to the identity of a community. Then SHPO staff provide an introduction to the National Register of Historic Places, the benefits of being a Certified Local Government (CLG), and the Federal Historic Preservation Tax Credit. ODOD staff gives an overview of the Ohio Historic Preservation Tax Credit, followed by an open question and answer session. The workshops are an excellent opportunity for developers, property owners, municipalities, and citizens to get information and insights directly from the department and staff member with which and with whom they would be working. In 2023, we held workshops in Athens County, Medina County, Miami County, and Washington County/Buckeye Hills Regional Council. A total of 211 guests attended the workshops.

PRESERVATION MONTH



In celebration of Preservation Month, Heritage Ohio annually hosts a photo contest to capture preservation projects or needs across Ohio. The winner of the contest is featured on the cover of Revitalize Ohio, our quarterly membership publication, and noted at our annual conference. Our 2023 theme focused on "The Story of Historic Preservation" with great stories to go with great images. The winning image was taken by Brian Hiles and featured the gorgeous façade and front entry to Elder High School in Cincinnati.

As we continue to advocate for historic schools in Ohio, either to maintain an education use or to reimagine a creative new use, we're heartened to see those buildings that remain community anchors and points of pride, even when 100+ years old!

Elder High School © - Brian Hiles



ANNUAL AWARDS

In October, **16** Awards were presented to hardworking, creative Individuals and organizations, as well as spectacular rehabilitation projects from around the state, for their achievements in preservation and revitalization.



The Ashland Theater in downtown Ashland won the Historic Theater of the Year award for their renovation of the theater and its reopening in 2023.



The Delaware Welcome Center in the historic Sheets Building in downtown Delaware won the Best Commercial Rehabilitation in a Small Community award.

12TH ANNUAL APPALACHIA HERITAGE LUNCHEON

The 12th Annual Appalachia Luncheon was held in early December at the Ohio Statehouse. This annual event, held in partnership with Ohio's Hill Country Heritage Area, and sponsored in 2023 by AEP Ohio and Patricia Henahan, is a wonderful celebration at which we honor organizations and individuals for their contributions to the culture of Ohio Appalachia.

This year, **8** organizations and individuals were honored for their work in Ohio's Appalachia Region: The Great Stone Viaduct (Belmont County), The Downtown Exchange (Muskingum County), Macedonia Missionary Baptist Church Restoration Project (Lawrence County), Scioto Historical Project (Scioto County), Gay Fad Studios (Fairfield County), The Willis James Bed & Breakfast (Ross County), Southern Ohio Museum and Cultural Center Capital Expansion Project (Scioto County), and the Ohio Environmental Council, Southeastern Ohio Region. Kimberly Jackson, founder of The Hive (Athens County) was recognized with the Sam Jones Model Citizenship Award.



The 2023 honorees at the Appalachia Heritage Luncheon.

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Matt Armstrong
Rachel Bach
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Cressey Belden
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William Brugnone
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Friends of Music Hall
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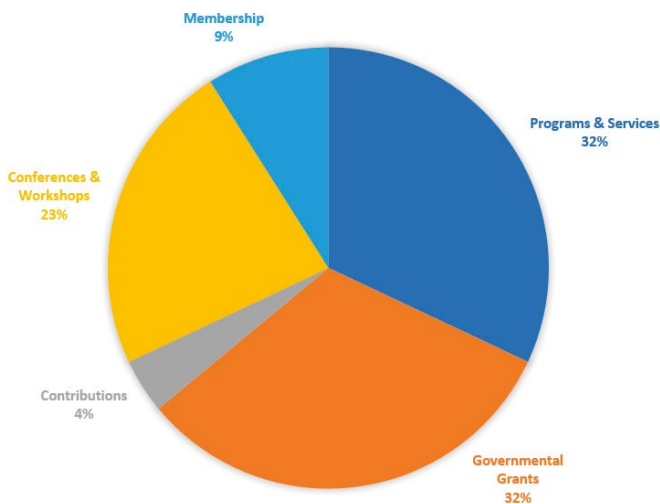
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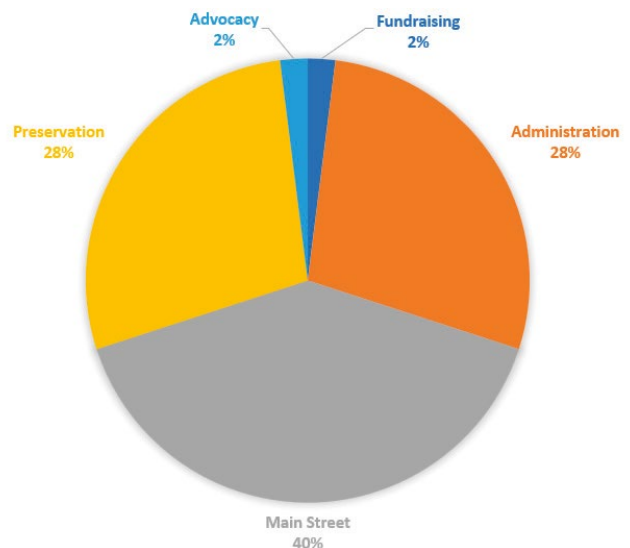
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Kathy La Plante of Main Street America guides Heritage Ohio staff and Main Street Delaware through the new progress visit process and standards.

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Barker House: A Section 106 of the National Historic Preservation Act Case Study

By Diana Welling



Located near Marietta on the Ohio River, the Judge Joseph Barker Jr. House is among the most significant historic buildings in Washington County. Listed in the National Register of Historic Places, the federal style house was

constructed by pioneer architect Col. Joseph Baker Sr. for his son, Joseph Jr.

The house is believed to be an 1841 addition to the family's original ca. 1820 log cabin. Joseph Barker Sr. was an early settler to Washington County and the men and women of the Barker family played a significant role in the early development of the Northwest Territory. Readers of David McCullough's bestselling book, *The Pilgrims* can even find mention of the Barker family's noteworthy contributions.

Throughout the 19th and early 20th centuries, the building remained a private family home. Then in 1967, the US Army Corps of Engineers acquired the property as part of the Willow Island Lock and Dam project and converted the home into offices. In 1981 after the completion of the dam, the offices were vacated, and the property was being considered for demolition in anticipation of a need to use the land for dredging spoils. However, no action was taken, and the house remained vacant with minimal maintenance undertaken for nearly 40 years.

Under the requirements of Section 106 of the National Historic Preservation Act, the Corps of Engineers held a public meeting in August of 2017 to discuss the future of the property, including possible demolition. The Corps argued

that after decades of neglect, the building was unstable and an eyesore to the community. The house had become a public safety hazard and unless the building could be moved to another location, demolition was the most likely solution. However, this meeting proved to be a turning point for the building as it garnered renewed interest from both the community and state and federal elected officials. As a result of the meeting, the Friends of the Joseph Barker Jr. House (FBJJ) was established; a non-profit 501(c)(3) whose mission is to "stabilize, restore and repurpose the building."

In July 2019 another meeting was held with a new mission; representatives from FBJJ, the State Historic Preservation Office, the Ohio Department of Transportation, the Corps of Engineers, along with Senator Rob Portman and Congressman Bill Johnson gathered to brainstorm ideas to find a way to save the historic landmark. Following this and several more years of consultation and communications facilitated by the SHPO, in September 2022, the decision was made to transfer ownership of the Barker House and its 3.51 surrounding acres from the Corps of Engineers to the Friends of the Joseph Barker Jr. House.

In March 2023 FBJJ and Senator Rob Portman were recognized by Governor Mike DeWine and honored with the Ohio History Leadership Award for their outstanding work to preserve Ohio's historic heritage.

Currently, the FBJJ are poised to stabilize the structure while making plans for repair and restoration work. Because of these outstanding consultation efforts through the Section 106 process, the future for this architectural gem shines brighter.

For more information, please visit the FBJJ website at: Friends of the Joseph Barker Jr. House (barkerhouse.org)

All photo credits: Wes Clarke, FBJJ

Get the credit you deserve.

The attorneys of Ulmer counsel developers, lenders and investors in the strategic use of historic credits to renovate and finance historic properties.

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The Last Courthouse War

By Ben Sutherly

Dating back to the 1890s, Troy and Piqua's high school football rivalry is one of the oldest in Ohio. It has its roots in several 19th century squabbles between the two Miami County towns that came to be known collectively as the "Courthouse War," with Piqua repeatedly (and unsuccessfully) trying to unseat Troy as the county's place of justice. The last of these conflicts occurred in the 1880s when the county had outgrown its courthouse. When a new, much larger courthouse opened across the street from its predecessor in 1888, atop its dome stood a statue of Lady Justice – who, legend has it, intentionally was



positioned to face southward with her back side toward Piqua.

The Courthouse War seemed to be a thing of the distant past – that is,

until a tornado hit Troy in January 2020. Among the many commercial downtown buildings damaged by high winds was the "old" courthouse – a Greek Revival beauty that rekindled the Courthouse War in the 1880s when Miami County outgrew it. Built in 1840-41 in the block west of Troy's Public Square, it still stood as one of Ohio's oldest surviving courthouses. Its stately Greek Revival edifice had been removed in 1902 when a three-story, brick Richardsonian Romanesque building was grafted onto the front. With the upper floors serving as the ceremonial and social space of the local lodge of the Independent Order of Odd Fellows, this new building would become historic in its own right, anchoring an entire block of century-old storefronts. Just behind it, the old courthouse was largely forgotten but also largely intact. There was the awe-inspiring second-floor courtroom, scene of the only Miami County murder case that led to an execution in the 1880s. Also intact on the first floor was the doorway to the clerk of court's office where, in 1846, nearly 400 formerly enslaved people had to register under Ohio's Black laws. The Randolph Freedpeople represented the largest single migration of African-Americans to a free state prior to the Civil War.

Turns out that this old survivor was about to spark another dispute. This time, downtown Troy's culture of stewardship was at stake.

In the months following the tornado, all downtown property owners repaired their buildings – except one. Some

alternatives to demolition were explored in late 2020 and into 2021, but preservationists' push for a more inclusive approach to turn around the property's fortunes went unheeded. In October 2021, the Troy Planning Commission approved demolition by a 4-3 vote, which was upheld by the city's Board of Zoning Appeals 4-3 the following month.

The Troy Historic Preservation Alliance, an outgrowth of a grassroots citizens group, mobilized alongside adjacent property owners and appealed the city's decision. In October 2022, a Miami County Common Pleas Court judge overturned the demolition decision. The Second District Court of Appeals upheld the judge's decision in March 2023. That decision, however, did not end the effort to demolish the courthouse. On March 29, 2023, the property owner began to demolish the building under the cover of darkness before a court order forced him to stop. Thankfully, the 1841 courthouse and 1902 IOOF building were spared, but remained endangered as a series of structural engineering reports gave conflicting accounts of its stability.

The latest courthouse war took a dramatic turn in June 2023, when Miami County's chief building official asked a judge to order the building demolished due to safety

concerns. The judge refused to do so, and a day later, the City of Troy closed West Main Street – a state route and Troy's busiest thoroughfare – citing the county's controversial adjudication order that declared the building a serious hazard. The street has remained closed in front of the building for the past eight months, creating difficult conditions for many downtown businesses. In December



LAST COURTHOUSE
Continued on page 26



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LAST COURTHOUSE

Continued from page 25

2023, THPA stepped forward and purchased the building as part of an agreement settling all legal disputes, with the understanding that the nonprofit organization would have to complete stabilization repairs by the end of April 2024 or the building would be demolished.

As of late February 2024, the deadline for this publication, the THPA had raised more than 80 percent of its \$800,000 fundraising goal and had begun making the required repairs. Contributions have come from more than 140 donors, including fellow nonprofits Troy Main Street (a Heritage Ohio member) and Troy Community Works.

After completing necessary repairs, THPA plans to sell the building to an owner sympathetic to its remarkable history. That history – including the story of the Randolph Freedpeople, the building’s time as an IOOF lodge, and the recent struggle to save it – will all be told through displays that THPA plans to install inside. While the first floor of the building housed numerous restaurants and businesses into the 21st century, including the popular Flash Restaurant from 1937 to 1987, the upper floors have remained virtually untouched since the IOOF left the building in 1939 and

retain their early 20th-century fixtures. Even the original 1841 grain-painted double doors leading into



Old Miami courtroom

the former courtroom remain intact. The THPA’s short-term goals also include nominating the building to the National Register of Historic Places, either individually or as a building that would contribute to an expanded Public Square Historic District. And it plans to place a conservation easement on the building to help ensure that this courthouse war will be the last.

If you would like to support THPA’s fundraising campaign, please email thpa.troy@gmail.com or visit www.thpatroy.org to learn more. Checks should be made payable to The Troy Foundation and mailed to 216 W. Franklin St., Troy, OH 45373. On the memo line, or on an enclosed note, please write “THPA – IOOF/old courthouse repairs.”

Help Save This Building: Troy Tavern/IOOF Building

By Frank Quinn, Director of Preservation

In a preservation saga that has played out since early 2020, Troy’s historic downtown IOOF Building has faced an uncertain future until recently. Tied up in court with a building owner seeking its demolition, local preservation organization Troy Historic Preservation Alliance (THPA) instead took on ownership of the building, with a tight timeline put in place by Common Pleas Court judge Stacy Wall. The building would stand, and demolition orders against the property would be lifted, if stabilization work is COMPLETED no later than April 30.

If any entity can pull off this monumental task, we’ve seen enough of THPA to think they’re up to the task. However, they need your help. Stabilization repair costs continue to mount, into the hundreds of thousands of dollars, and the organization continues to actively fundraise. To assist their cause, aptly titled “The Downtown Drive” go to www.thpatroy.org and invest in their efforts today! I can’t think of a better way to kick off Preservation Month than celebrating a major preservation victory in downtown Troy!

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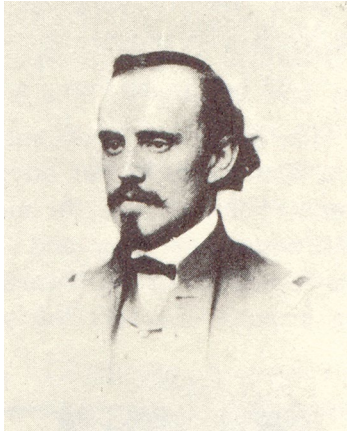
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The Remarkable Legacy of Levi Tucker Scofield

By Thomas O'Grady, Director of Outreach at the Southeast Ohio History Center



Levi Tucker Scofield of Cleveland, Ohio shortly after mustering out of the Union Army at the end of the Civil War in 1865. Western Reserve Library

Levi T. Scofield was an Ohio architect specializing in institutional structures and public monuments. Born in 1842 in Cleveland to William and Mary (Coon) Scofield, he served in the Civil War from 1861-65, and was chief engineer on the staff of Gen. Jacob Cox. As a young man, he studied architecture and engineering under the tutelage of his father, a pioneer settler and builder in early Cleveland. After graduating from the high school near Public Square

in Cleveland, Scofield went to Cincinnati to continue his architectural studies. After the 1861 battle of Fort Sumter, Scofield responded immediately to President Lincoln's call for seventy-five thousand troops. After his initial brief term of service expired, he re-enlisted in Company E, 103rd Ohio Volunteer Infantry. The Army quickly recognized Scofield's ability and he was commissioned as an engineer and topographer.

Scofield's duties often took him ahead of the lines of the army laying out roads, building bridges, or making maps of the landscapes of ensuing battle. The danger in such advance positions in enemy territory often left the unprotected soldiers exposed to fire and risk of capture. Serving in numerous theaters of the war, Levi Scofield participated in the pursuit of John Hunt Morgan and his raiders in southern Ohio, and in the siege of Knoxville. His regiment served in the Atlanta campaign and was engaged at Resaca and Kenesaw Mountain. Scofield's unit was at the siege and capture of Atlanta. His detachment was in the Nashville campaign and defended against the frontal assault by 20,000 Confederates at the Battle of Franklin, considered by many to be the bloodiest battle of the war. Fought late in November 1864, this tragic five-hour engagement listed 14 Southern generals as casualties, six of whom were killed. An additional 55 regimental commanders were casualties in this short but costly engagement.

In 1868, the 26 year old Scofield was awarded the contract to design the Athens Asylum. It was his first building project and it was the largest building in Ohio at the time. By the time he was 30 years of age, Scofield had designed the Athens Asylum, the Soldiers' and Sailors' Orphans' Home in Xenia, the Cleveland

Workhouse of Refuge and Corrections, the North Carolina Penitentiary in Raleigh, and the Asylum for the Insane in Columbus, purportedly the largest building in the world under a single roof until the Pentagon was built during World War II. The impact of the war and the widespread trauma it produced may help account for the increased number of asylums and prisons built in America in that post-war period.

Scofield designed a number of stately manors on Euclid Avenue in Cleveland, once called the Showplace of America for its beautiful elm-lined sidewalks and ornate mansions situated amid lavish gardens. He also specialized in public buildings, designing five high schools in Cleveland and one in Columbus as well as asylums, an orphanage and prisons. He designed additions for the Cuyahoga County Courthouse and the U.S. Post Office buildings on Cleveland's Public Square. In 1886 Scofield designed the Ohio Intermediate Penitentiary in Mansfield which would be featured in a major motion picture, *Shawshank Redemption*, more than a century later. At the same time he designed a handful of warehouses and business blocks in Cleveland, and one each in Jefferson and Conneaut in Ashtabula County.

Scofield was also a noted sculptor, and he designed the monument that stood outside of the Ohio Building at the 1893 Chicago Columbian Exposition. These *Are My Jewels*, now standing at the northwest corner of the Ohio Statehouse, is Scofield's characterization of Ohio's contribution to the American Civil War. The monument features larger than life figures of Ulysses Grant, William Tecumseh Sherman, Phillip Sheridan, Edwin Stanton, Salmon P. Chase, James A. Garfield, and Rutherford

SCOFIELD

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Athens Asylum, the largest building in Ohio at the time of its construction was the first of Levi Scofield's enormous legacy. He designed the Athens Asylum at age 26. Photo by: Tom O'Grady

SCOFIELD

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B. Hayes, Ohioans that played a crucial role in helping Lincoln prevail over the Confederacy. The granite and bronze tribute is surmounted by the Roman female figure, Cornelia, who, when asked to display her precious gemstones, presented her sons, stating “These are my jewels.”

Scofield invested seven years of his life as the architect and sculptor of the Cuyahoga County Soldiers’ and Sailors’ Monument on Public Square, for which he refused compensation. He invested \$57,000 of his own money, an enormous sum in the 1890s, in the undertaking that would become one of the largest and most impressive Civil War memorials in the United States. The monument features

four action packed outdoor sculpture groups, and a 15 foot tall figure of Liberty armed with a sword and shield atop a 100 foot granite column that rises above a small stone building adorned with numerous carved military symbols. The interior of the stone building, partially lit by a dozen stained glass windows, is adorned with colorful patterned floors, decorative military symbols, and four enormous bas relief sculptures surrounding the base of the giant shaft. The interior walls are etched from floor to ceiling with the names of more than ten thousand soldiers from Cuyahoga County. The monument features two Black men and nine Ohio women, subjects rarely depicted in sculpture in that era. One relief sculpture depicts Lincoln removing the shackles and arming a man formerly held in bondage. Another shows Lincoln in consultation with Ohio generals planning the peaceful end to the war at City Point, Virginia.



Detail of Edwin Stanton, of Steubenville, on the These Are My Jewels monument on the Ohio Statehouse Grounds. Stanton was Lincoln's Secretary of War. Photo by: Tom O'Grady

In 1901, Scofield demolished Prospect Place, his family home in downtown Cleveland, and built a 14-story commercial building with his architectural firm located on the top floor. His final commission was the 1906 Cleveland YWCA, another institutional building, designed for the women of Cleveland. In 1909 he wrote a book entitled *Retreat from Pulaski to Nashville* wherein he relives and retells the story of the horrible Battle of Franklin, an episode nearly a half century earlier in his life and the life of the nation. Scofield passed away in 1917. A close inspection of Scofield's works will reveal the presence of military symbols included in the architectural design of his public institutions. That, his Civil War monuments, and his book about the carnage at the Battle of Franklin, Tennessee, are an indication of the depth of the impact the war had on Levi Scofield. He came out of it leaving an enormous and rarely matched legacy for the people of Ohio. Much of it is imbued with symbols of his life experience.

Buildings are a large part of a society's wealth. Scofield made a great investment in the wealth of Ohio. He built structures to last a thousand years. Sadly, much of what he built has long since been demolished, with roughly a dozen of his more than 30 structures remaining. Ohio is privileged to still be the steward of the Athens Asylum, the Prison in Mansfield, and his two extraordinary works of art that stand today on two of Ohio's most valuable pieces of publicly owned real estate – the Public Square of Cleveland and the Ohio State House Grounds in Columbus.

The Secretary's Standards & Substitute Materials

By Frank Quinn

Although vinyl, typically applied as siding, has been the scourge of preservationists for decades, there are types of vinyl and other substitute materials that have found utility and acceptance when it comes to replacing or replicating deteriorated or missing elements. When using the Standards to guide construction work on a project, invariably we need to consider Standard 6 where the advice is that “the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.” But when the original stone that was used in construction is no longer available, or if a wood element rotted because of moisture exposure that can't be easily resolved, a substitute material may be the acceptable solution.

Originally published in the 1980s, the updated PB 16 (available for download at <https://www.nps.gov/orgs/1739/>)

[upload/preservation-brief-16-substitute-materials-2023.pdf](#)) delves into examples of substitute materials used in historic rehabilitation contexts; considerations for using substitute materials in areas such as roofs, exterior elevations, deck/porches, and decorative elements; and basic performance profiles of common substitute materials such as cast stone, cellular PVC, and fiber cement.

Although the answer of “it depends” could well be the first words you'll hear from your friendly NPS or SHPO expert when asking about a substitute material on your specific project, each project is truly unique. While a substitute material in one area of your building may well be a compatible treatment, that same substitute material in a different configuration or in a different place may not be the best solution. However, as new technologies and time-tested (substitute) materials continue to perform, the range of solutions to our old building issues will continue to broaden.

Round 31 of the Ohio Historic Preservation Tax Credit Program Recipients Announced

Ohio's latest round of tax credit awards were announced December 21st of last year. 46 different projects were awardees from across the state. Here are highlights of selected projects from Ohio Department of Development's recent press release:

Hotel Swisher (Somerset, Perry County)
Total Project Cost: \$4,245,601
Total Tax Credit: \$250,000

Hotel Swisher is located in downtown Somerset's historic district. Once a Swisher Cigar Factory, the building also housed grocery, hardware, and auto sales over the years. Currently vacant, the property will be rehabilitated into a boutique hotel to serve the region's heritage tourism market with 15 guest rooms.



Thompson Block (East Liverpool, Columbiana County)
Total Project Cost: \$2,179,500
Total Tax Credit: \$414,105

The Thompson Block sits at a prominent intersection in downtown East Liverpool. Notable for its unique rounded corner tower, the three-story building was built in 1892. Now vacant and in disrepair, the mixed-use building once had commercial spaces on the ground floor with apartments above. This configuration will be reactivated after the project is complete with a mix of retail, office, and five apartments above.



ROUND 31

Continued from page 29

Nicholas Building (Toledo, Lucas County)

Total Project Cost: \$103,289,695

Total Tax Credit: \$10,000,000



Located at a corner of downtown Toledo where all four historic buildings still stand, the Nicholas Building will be part of a larger redevelopment project that will reactivate residential and commercial spaces in several buildings. Built in 1906, the building was occupied by bank headquarters

and offices until it was vacated in 2010. The upper floors will hold 193 residential units ranging from studio to three bedrooms.

Eagles Building (Nelsonville, Athens County)

Total Project Cost: \$4,209,960

Total Tax Credit: \$420,000

The Eagles Building in downtown Nelsonville was built around 1890 and held various commercial interests over the years. The Fraternal Order of Eagles moved in in 1923. Neglect and water damage in more recent years led to a partial rear wall collapse. After the rehabilitation project is complete the building will be home to Nelsonville's first boutique hotel (in recent times) and will also have diner and retail spaces associated with the hotel operation on the ground floor.

Photos courtesy of Ohio Department of Development



Downtown Reporting & District Management Pilot Program

Proving the tangible value of downtown revitalization is one of the biggest challenges Main Street programs across the country face, due to having incomplete data, no organized and structured way to collect, track, and store data, and no formal way to interpret the data to show the economic impact of the local program. Thanks to generous support from the Nord Family Foundation, Heritage Ohio will partner with Urality to create a pilot program as a potential national model to help fill this important gap in quantifiable outcomes.

Unified, a system developed by Urality, uses a data collection and management system, along with conversational AI and technology, to tackle key challenges faced in economic and community development. The program will be piloted in three Main Street communities in Lorain County, including Elyria, Lorain, and Wellington. Over the next two years, program staff will be trained with Unified to help them develop a substantial body of data with which to manage their Main Street districts, as well as show the economic impact their downtown revitalization programs are achieving.



Ohio Goes to Washington!

By Rob Naylor, Associate Director of Preservation Action

Earlier this month, Heritage Ohio joined hundreds of preservation partners from around the country for one of the big preservation events of the year, National Historic Preservation Advocacy Week in Washington, D.C. Hosted by Preservation Action and the National Conference of State Historic Preservation Officers (NCSHPO), Advocacy Week brings together hundreds of people from across the country every year to advocate for sensible historic preservation programs, policies and funding.

Advocacy Week primarily consists of two days. The first day is full of training, sessions, tours, and policy briefings. This year's gathering was held at the historic Miracle Theatre. Located along the Barracks Row Main Street, the Miracle is the oldest surviving movie theater in Washington, DC. We heard from national preservation leaders and policy experts on the current federal legislative landscape and future of historic preservation policy, including remarks from the keynote speaker, National Park Service Director **Chuck Sams**.

The second day is when the fun really begins. Advocates took to Capitol Hill to meet with their members of Congress in support of historic preservation. Ohio, as always, was well represented, bringing one of largest contingencies of any state in attendance. Heritage Ohio was joined by several people from Ohio SHPO, and industry professionals from across the state. Divided into multiple teams, we met with staff (and some members directly!) from 16 congressional offices (14 Representatives and 2 Senators) all in one day. To wrap things up, Advocacy Week concluded with the Champions of Historic Preservation Congressional Reception, where we met and heard remarks from some of historic preservation's biggest champions in Congress, including **Rep. Earl Blumenauer** (D-OR), **Rep. Jim Clyburn** (D-SC) and Ohio's own **Rep. Mike Turner** (R-OH) and **Rep. Mike Carey** (R-OH), both of whom have been extraordinary supporters of historic preservation.

Every year, Heritage Ohio works with our national partners at Preservation Action, NCSHPO, the National Trust for Historic Preservation, and others to communicate several key legislative asks to our elected officials. In addition to these asks, we help develop materials to demonstrate the impact that these federal programs have across Ohio. This year our key legislative asks were:

1) Encouraging support for the Historic Tax Credit Growth and Opportunity Act (H.R. 1785, S. 639). This bill would make several changes to improve and enhance the federal Historic Tax Credit including adding value to the credit, making it easier to use, expanding access, and increasing investment in smaller rehabilitation projects. The Historic Tax Credit of course has enormous impact across the state and this bill, but after changes made in the 2017 tax bill, the impact COVID-19 and inflation related



challenges, the Historic Tax Credit has lost about 25% of its value. These changes would help restore that lost value and make the credit easier to use on smaller projects. Currently 6 of Ohio's members of Congress have signed-on as cosponsors to this important bill.

2) Urging Congress to reauthorize Historic Preservation Fund. The Historic Preservation Fund Reauthorization Act (H.R. 3350) would reauthorize Historic Preservation Fund for 10 years and increase the annual authorization from \$150 million to \$250 million. The HPF's authorization is set to expire in September without congressional action and hasn't been increased since the program was established in 1976. This bill is urgently needed to ensure deposits into the Fund continue. Currently 3 of Ohio's members of Congress have signed-on to this bill.

3) Encouraging Congress to support \$225 million in funding for the HPF. The HPF helps support State and Tribal Historic Preservation Officers, which help to carry out the federal preservation program, including Historic Tax Credit reviews and National Register listings. The HPF also supports several competitive grant programs that have been used to preserve and rehabilitate several historic sites across the state! The most recent spending bill cut funding for the HPF by more than \$15 million.

4) Encouraging members of Congress to join the Historic Preservation Caucus. Co-chaired by Rep. Mike Turner (R-OH) and Rep. Earl Blumenauer (D-OR), the Historic Preservation Caucus is bipartisan and brings together members of Congress who support historic preservation. Currently Ohio has 3 members of Congress in the Historic Preservation Caucus.

We are pleased to report that Advocacy Week (preservationists met with over 200 congressional offices across the country) and all of Ohio's congressional office visits were a huge success! It's vital that members of Congress continue to hear from their constituents on why historic preservation is important. You can learn more about Preservation Advocacy Week, our legislative work, and how you can take action at preservationaction.org/advocacyweek/.



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