



# REVITALIZE OHIO

SPRING 2025 | A HERITAGE OHIO PUBLICATION



McGavren Block in Van Wert, Ohio  
(Photo by Joe Dunay)

VITAL PLACES. VIBRANT COMMUNITIES. HERITAGE OHIO.





## REVITALIZE OHIO

Spring 2025

Published Quarterly by  
Heritage Ohio  
800 East 17th Avenue  
Columbus, OH 43211  
P 614.258.6200  
info@heritageohio.org  
heritageohio.org

### BOARD OF DIRECTORS

#### CHAIR MEMBERS

Dave Williams

#### VICE CHAIR

Jonathan Sandvick

#### VICE CHAIR OF FINANCE

Eric Stachler

#### VICE CHAIR OF RECORDS

Erin Claussen

#### EX-OFFICIO

Renee Fitzgerald-Palacio

Jeff Hall

Abby Marshall

Luke Stedke

Diana Welling

### STAFF

Matt Wiederhold

Executive Director

Frances Jo Hamilton

Director of Revitalization

Lorna Swisher

Assistant Director of

Revitalization

Devin Miles

Director of Operations

Frank Quinn

Director of Preservation

Joe Dunay

Marketing &

Communications Manager

### STATEWIDE PARTNER OF



**National Trust for  
Historic Preservation**  
*Save the past. Enrich the future.*



**MAIN STREET  
AMERICA™**



**Find us on Facebook!**

Like our page and follow  
our posts about local  
projects and events!

www.facebook.com/  
heritageohio



**Find us on linkedin**

linkedin.com/  
company/6477770/



**Follow us on Instagram!**

HeritageOhioMainStreet



**Follow us on Youtube!**

@HeritageOhio

## TABLE OF CONTENTS

<b>Director's Note</b>	<b>3</b>
<b>Upcoming Events</b>	<b>4</b>
<b>Heritage Ohio Welcomes Three New Board of Trustees Members</b>	<b>5</b>
Join us in welcoming Beth Johnson, Dr. Vicki King-Maple, & Logan York	
<b>Ohio Joins Historic Preservation Advocacy Week in Washington, D.C</b>	<b>6</b>
<b>Member Minute</b>	<b>7</b>
Antonin Robert of GBX Group shares why he supports the work & mission of Heritage Ohio	
<b>Heritage Ohio Welcomes Downtown Marion as the State's Newest Main Street Program</b>	<b>8</b>
<b>Heritage Ohio 2024 Annual Impact Report</b>	<b>9</b>
<b>Meet the Main Street Directors</b>	<b>28</b>
Learn more about the leaders of Mainstreet Piqua & Main Street Wadsworth	
<b>The Power of Downtown Development Tours</b>	<b>29</b>
GO Ottawa has started offering tours of rehabbed downtown buildings to spur further redevelopment projects in their downtown	
<b>More Than Mayberry</b>	<b>30</b>
Why Larger Cities Are Turning to the Main Street Approach for Downtown Revitalization	
<b>Revitalizing Events, Supporting Growth</b>	<b>32</b>
At Downtown Tipp City Partnership, events serve as a catalyst to district and organizational growth	
<b>2025 Heritage Ohio Annual Awards Accepting Nominations</b>	<b>33</b>
Nominate the best of preservation & revitalization in Ohio across 12 categories	
<b>Celebrate Ohio's Rich Heritage: Nominate for the 2025 SHPO Awards!</b>	<b>33</b>
Nominations are due July 1st	
<b>Saved, Threatened, Demolished</b>	<b>34</b>
Learn more about buildings in Columbus & Middletown	
<b>Preservation Across Ohio</b>	<b>34</b>
See what's happening around the state	
<b>Local Historic Preservation Programs &amp; Certified Local Government</b>	<b>36</b>
These tools create the foundation for long-term preservation programs in communities	
<b>Heritage Ohio Announces the 2025 Preservation Month Photo Contest</b>	<b>38</b>
Show us "Where Life Happens" and show off your artistic skills	
<b>Hotel Royal: A Personal Achievement</b>	<b>38</b>
You're not supposed to fall in love first. You're supposed to see if it 'pencils out'.	

## ON THE COVER:

The McGavren Block, located on N. Washington Street in downtown Van Wert, is a historic two-story brick building constructed in 1903. It features carved attic window surrounds and a row of 18 terra cotta lion heads just below the roofline.

As part of the Van Wert Forward initiative led by the Van Wert County Foundation, the building was fully restored and now offers modern functionality within its original character. The ground floor is home to two new businesses—a salon and a bridal shop—while the upper level includes apartments and two short-term rental units, one accessible via a restored exterior fire escape.

Prominently positioned along the railroad tracks and the Lincoln Highway, the McGavren Block marks the northern gateway into Van Wert's downtown corridor.

# Executive Director Note



Next year, we will celebrate the 250th birthday of the United States of America, our Semiquincentennial, better known as America 250. It's fascinating to reflect how the focus of preservation has changed and shifted over time, and how the conversation has become broader and more inclusive than ever before. When we celebrated the Bicentennial in 1976, I was 8.

I didn't know what preservation was, but I knew that all of a sudden, fire hydrants were painted to look like George Washington and Betsy Ross, and our local homecoming parade featured lots of people in white powdered wigs wearing red, white, and blue, and waving flags with stars in a circle. In school, we learned about our Founding Fathers, the Boston Tea Party, and the "shot heard round the world." What we didn't learn about were the Indigenous Americans who were here centuries, if not millennia, prior to colonization, and were displaced. We did not learn about the slaves who were brought to America to work on plantations and to do major construction projects. We didn't learn the full history of America.

Authentic preservation is inherent to the work we do at Heritage Ohio. It's part of our mission, but it's also part of our passion. This year, we are putting an intentional focus on downtown and neighborhood preservation through our workshops and programs. On May 7th, we'll host our quarterly Revitalization Workshop in beautiful downtown Van Wert. The featured speaker will be Lisa Mullins Thompson, Senior Program Officer for Revitalization Services AT Main Street America, who will lead a deep dive training on the economic advantage of historic preservation, followed by Seth Baker with the Van Wert County Foundation, who is leading the remarkable restoration of the downtown district.

Last year, Heritage Ohio launched the Preservation Assessment Workshop, a 1 ½ day community visit and lecture series on preservation and maintenance best practices for historic properties. The workshop includes an evening presentation, open to the public, where common issues with old buildings are discussed, such as making sure you're using the correct mortar for tuck pointing, or ensuring that water drains away from your building. The following day, Dave Mertz conducts walk-through inspections of historic spaces in need of some TLC, and

gives property owners a check list of things to do to ensure that the building continues to stand and is stabilized for rehabilitation.

In partnership with Grow America, we are in the planning stages of hosting real estate development workshops in four regions of Ohio. The workshops will train local and small-scale developers in all aspects of historic property development, which will result in more places being saved, and more history preserved.

Preservation is more than saving historic places where important things happened. It's about saving the places where people happened, where communities gathered and formed, where lives were mourned and celebrated. It's about saving the home of famous African American Toledo jazz pianist Art Tatum, which sat vacant and boarded for 50 years before local residents pushed for its renovation. It's about saving the iconic properties designed by world famous Cleveland-born architect Philip Johnson, and including that he was a member of the LGBTQ community. It's recognizing the Darke County roots of famous female sharpshooter Annie Oakley. It's about the thousands of historic houses of worship that represent a kaleidoscope of beliefs and nationalities.

This year, we hope you'll seek out the authentic histories in your community, and celebrate our collective past in a positive way.

A handwritten signature in black ink, appearing to read "Matt Wiederhold".

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

# 2025 Revitalization Series Workshops

Each year, Heritage Ohio offers four Revitalization Series Workshops across the State. The trainings are held in Heritage Ohio affiliate communities and carefully curated to provide relevant and actionable information that will help communities in all stages of downtown revitalization.

The next Revitalization Series Workshop will be held in Van Wert on May 7. The program will feature Lisa Mullins Thompson, a senior program officer for revitalization services with Main Street America. The topic will be "The economic advantage of historic preservation." This workshop will explore how local Main Street programs can effectively demonstrate their commitment to economic development while leveraging their unique assets. Participants will gain a deeper understanding of the role of historic preservation in strengthening communities and driving economic success. The workshop will occur at the Wassenberg Art Center, 214 S. Washington Street. Registration will begin at 8 a.m., and the program will start at 8:45 a.m.

In June, Lorain will host the next Revitalization Series Workshop at the historic Ariel Broadway Hotel in downtown

Lorain. In addition to other topics, the workshop will feature an interactive workshop on the how's and why's of good public engagement. This session, led by Tom Starinsky of Thomas Starinsky Planning & Design, and David Jurca of Seventh Hill Design, will lead workshop attendees through an interactive exercise on the importance of public engagement and how to do it better.

Wellington will host the final training session of the year. This full-day session will focus on real estate development. This deep-dive session that will be particularly interesting to those interested in historic building redevelopment. The training will be led by Corey Leon of Grow America. Corey has over 20 years of community and economic development experience. The training will be held in downtown Wellington on Thursday, September 4 and will begin at 8 a.m.

Registration details can be found on the Heritage Ohio website at [heritageohio.org](http://heritageohio.org).



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.

**GBX** 2101 Superior Avenue | Suite 300  
Cleveland, OH 44114  
[gbxgroup.com](http://gbxgroup.com) | 216.241.6689



**plantemoran** | Audit, Tax, Consulting, Wealth Management

## Reliable expertise.

We'll deliver value through a personalized approach and proven expertise.

**Gordon Goldie**  
[gordon.goldie@plantemoran.com](mailto:gordon.goldie@plantemoran.com)

[plantemoran.com](http://plantemoran.com)

## UPCOMING EVENTS

**APRIL 30**

**Growing Global: Over a Century of the Formica Brand**

Webinar

**MAY 3**

**Green Lawn Cemetery Preservation Workshop**

Hosted by the Young Ohio Preservationists  
Columbus

**MAY 7**

**The Economic Advantage of Historic Preservation**

Van Wert

**MAY 14**

**Fire Protection & Life Safety for Historic Preservation and Adaptive Re-Use**

Webinar

**OCTOBER 14-16**

**Heritage Ohio Annual Conference**  
Canton



# Heritage Ohio Welcomes Three New Board of Trustees Members

## Beth Johnson

### Executive Director of Cincinnati Preservation



Beth has served the public since 2006. She started her career working in local historic preservation and planning offices in San Antonio, TX, Covington KY, Austin, TX, and Cincinnati, OH working with various design review boards and administering the

local historic preservation regulatory framework. In 2022, Beth transitioned from local municipal preservation work to the local non-profit world and is currently the Executive Director of the Cincinnati Preservation, Greater Cincinnati's Historic Preservation advocacy and education organization. Before the nonprofit world, Beth also had extensive work throughout her career in preservation education for higher education, professionals, government officials, and the public. Beth has also rehabbed 4 houses, most recently rehabbing and restoring the Benjamin Dombor House and Studio, and successfully listed it on the National Register of Historic Places. Johnson is a graduate of Ball State University where she received a Bachelor's degree in Urban Planning with a dual major in history and a minor in historic preservation. She received her Master's degree in historic preservation planning from Cornell University. Beth continues to advance the preservation and planning field through being a governor-appointed member of Ohio's Historic Site Preservation Advisory Board and an Executive Committee member of Ball State University's Planning Advisory Board.

## Logan York

### Tribal Historic Preservation Officer for the Miami Tribe of Oklahoma



Logan York is the Tribal Historic Preservation Officer for the Miami Tribe of Oklahoma and a citizen of the Tribe. He has a bachelor's degree from Miami University in Anthropology with minors in History and Archaeology. Logan is based in Cincinnati and, as THPO, is part

of the Cultural Resources Office team that is located in the Miami ancestral homelands. In his role as THPO, he conducts reviews of U.S. federal agency undertakings on lands of Tribal interest, including Tribal Trust lands and ancestral homelands. As his tribe's historic preservation officer, York is responsible for protecting and preserving property that is culturally significant to the Myaamiaki (Miami people) and their ancestors. York was among the Tribal partners involved in the new *St. Clair's Defeat*

*Revisited: A New View of the Conflict* exhibit recently unveiled at the Ohio History Center. York is also a member of the governor-appointed Ohio Historic Site Preservation Advisory Board. Mr. York represented the Miami Nation at the 45th Session of the World Heritage Committee in Riyadh, Saudi Arabia, where Hopewell Ceremonial Earthworks were inscribed on the World Heritage List.

## Dr. Vicki King-Maple

### Executive Director of OMEGA



Dr. Vicki King-Maple serves as Executive Director of OMEGA: Ohio Mid-Eastern Governments Association, an economic development district serving ten counties within the eastern and southeastern Ohio footprint. Over the years, she has led extensive

economic resiliency plans, workforce priorities projects, educational skills gap analyses, and occupational forecast assessments throughout the Appalachian region and across the nation. Vicki is an accomplished state and national presenter, panelist, editorial contributor, internationally published researcher, and consultant. Prior to her leadership role at OMEGA, she served as Vice President for Economic Development and Workforce Solutions at a community college in central Ohio; plus she was national senior director for a consultancy with a focus on economic resiliency, workforce strategies, and higher education solutions.

Vicki coined the "Know Us Before You Need Us" presentation and the "Mindful of Managing My M&M&Ms: Meaningful Messages that Matter" training, having presented them widely – from the ODOT Leadership Retreat to the national Development Districts Association of Appalachia (DDAA) summit in Greenville, SC, and throughout her region. Vicki also presented at the Appalachian Regional Commission and Economic Development Administration's State and Federal Roundtable during the State of the Region at Ohio University, where she was also a moderator for the Housing Supply in Rural Communities session.

Vicki was recently honored among Ohio Business Magazine's 2024: Ohio 500 Most Influential Leaders. She further serves as Vice President of the Ohio Association of Regional Councils (OARC) and Treasurer of Ohio Rural Development Alliance (ORDA). She is prepared at the doctorate level in Leadership Studies and Organizational Development. Vicki brings future-thinking, consensus-building, and creative solutioning skills with priorities in expanding the pursuit of prosperity and resiliency for the region and state she is proud to call home.



# Ohio Joins Historic Preservation Advocacy Week in Washington, DC

By Rob Naylor, Preservation Action

Heritage Ohio once again traveled to Washington, D.C. earlier this past month for one of the largest national preservation events of the year, **National Historic Preservation Advocacy Week**. 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. This year, a sold-out crowd of more than 200 preservation professionals from 45 states and territories held over 250 meetings with congressional offices.

Advocacy Week primarily consists of two days. The first day is full of training, sessions, tours, and policy briefings, followed by our day on Capitol Hill to meet directly with congressional offices. On the main day of programming Preservation advocates enjoyed tours exploring the surrounding Penn Quarter and Chinatown neighborhoods and nearby historic sites, and heard from national preservation leaders and policy experts on the current legislative landscape. This year's programming included remarks from the new co-chair of the Historic Preservation Caucus, **Rep. Teresa Leger Fernandez (D-NM)**. Attendees also heard a welcome message from Ohio's own, **Rep. Mike Carey (R-OH)**, who has been one of preservation's biggest champions in Congress. One key takeaway from the first day of programming was even in times of hyper partisanship, **historic preservation remains a bipartisan issue with strong support on both sides of the aisle**.

The following day is when the fun really gets underway. 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, industry professionals, and preservation and cultural resources professionals from across the state. Divided into multiple teams, the Ohio delegation met with congressional staff

and in some cases members of Congress directly from all 17 congressional offices (15 Representatives and 2 Senators) all in one day. After a day of successful meetings, Advocacy Week concluded with the Champions of Historic Preservation Congressional Reception, followed by an evening tour of the Capitol. This year the reception was held in the House Ways and Means Committee room, one of the oldest and most ornate committee rooms. Attendees heard remarks from **Rep. Paul Tonko (D-NY)**, who has been an extraordinary supporter of historic preservation.

Every year, Heritage Ohio works with national partners at Preservation Action, NCSHPO, the National Trust for Historic Preservation, and others to communicate several key legislative positions to our elected officials. In addition to these requests, **the Ohio team develops materials to demonstrate the impact these federal programs have across the state**. This year's legislative asks were:

**Give consideration to federal actions that could negatively impact historic preservation.** In recent weeks the preservation community has contended with staff cuts at federal agencies, funding freezes, and efforts to speed up preservation reviews. Congress should support adequate historic preservation staffing at federal agencies and support and enhance efficient reviews to ensure the important work of safeguarding historic resources continues.

**Urging Congress to reauthorize Historic Preservation Fund.** The Historic Preservation Fund (HPF) lapsed in September and urgently needs to be reauthorized. Congress should support efforts to reauthorize the HPF for as long as possible and increase the authorized, which has never been increased, from \$150 million to \$250 million. Legislation to reauthorize the HPF is expected to be introduced soon.

**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 nearly \$20 million.

**Support provisions in the emerging tax bill to make the federal Historic Tax Credit more valuable and easier to use.** The Historic Tax Credit (HTC) is an enormously successful incentive toward the rehabilitation of historic buildings. However ongoing challenges have negatively affected the programs success. As Congress works on tax legislation they should support changes to add value to the credit, make it easier to use, expand access, and increase investment in smaller rehabilitation projects. Legislation to enhance the HTC is expected to be introduced soon.

**Encouraging members of Congress to join the Historic Preservation Caucus.** Co-chaired by Rep. Mike Turner (R-OH) and Rep. Teresa Leger-Fernandez (D-NM), 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 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/](http://preservationaction.org/advocacyweek/).

## Member Minute



### Antonin Robert President of Community Development at GBX Group

Antonin Robert has been involved with Heritage Ohio since 2012, starting as a volunteer on the Advisory Committee, and growing into a major supporter of the organization and our Legacy Circle Reception

held during our annual conference. Through GBX Group, Antonin works across the country in historic preservation and adaptive reuse, investing in historic commercial buildings, and utilizing tools like historic preservation tax credits and preservation easements as components of their transactions.

### How did you get involved with Heritage Ohio?

In the mid-2000s, GBX was working with Jonathan Sandvick on some preservation easements in Cleveland. He told us about the organization and its role in helping create the Ohio Historic Preservation Tax Credit program, which has been transformative for our work in Ohio. In 2012, we wanted to file a preservation easement on a project in Columbus, and Heritage Ohio emerged as the obvious grantee for that. Another HO board member, Mary Lovett, asked me to serve on the Advisory Board, and I became very invested in the work of the organization, and decided to be a financial supporter in addition to participating in the annual conferences and other educational programs.

### Why do you support Heritage Ohio?

We started supporting Heritage Ohio in 2012, and it's been a very beneficial relationship for us. Heritage Ohio has been at the forefront of advocacy on the State and

Federal level, and represents a consistent voice for historic tax credits and other preservation legislation. Without those programs, it would be hard if not impossible for us to do the work we do. Preservation is as much about saving important historic buildings as it is an economic development tool. Bringing back buildings and communities is made possible through the public-private partnerships that are enabled through these state and federal programs.

### How has Heritage Ohio elevated historic preservation in Ohio?

You've been a consistent and strong voice for many years in the legislature, advocating for the renewal of the Ohio historic tax credits, which is never a given. The organization does an outstanding job raising awareness of preservation and Main Street in Ohio through consistent communication, training and education, and by producing an outstanding annual conference. Heritage Ohio is one of the most visible preservation organizations in the country, and you're always at the table.

### What is the value of a statewide historic preservation to you?

You represent an important voice in advocacy at the State level; a critical voice from a strong organization, that represents large cities and smaller communities. I also think Heritage Ohio does a great job of elevating historic preservation through the Main Street program, and you bring huge value to smaller Ohio communities by helping them with placemaking, cultural tourism, and impact for the local economy. Heritage Ohio takes a strong, nonpartisan approach to advocacy with a very nimble approach.

### How do you describe Heritage Ohio to your peers who may not know us?

I usually say that Heritage Ohio is an outstanding, statewide nonprofit organization that does incredible work in advocacy, education, and programs, and I encourage them to consider being a donor as well.

# Heritage Ohio Welcomes Downtown Marion as the State's Newest Main Street Program



Heritage Ohio is proud to welcome Downtown Marion, Inc. as the state's newest Affiliate Main Street Community, marking a major step forward in the city's downtown revitalization. This recognition reflects a partnership begun in 2022, and celebrates Marion's long-term investment in restoring the heart of its city through local leadership, historic preservation and community collaboration.

executive director of Heritage Ohio. "They've demonstrated a local commitment to preserving their architectural history, securing sustainable funding, and establishing strategic partnerships with local leaders. We're excited to continue supporting their progress."

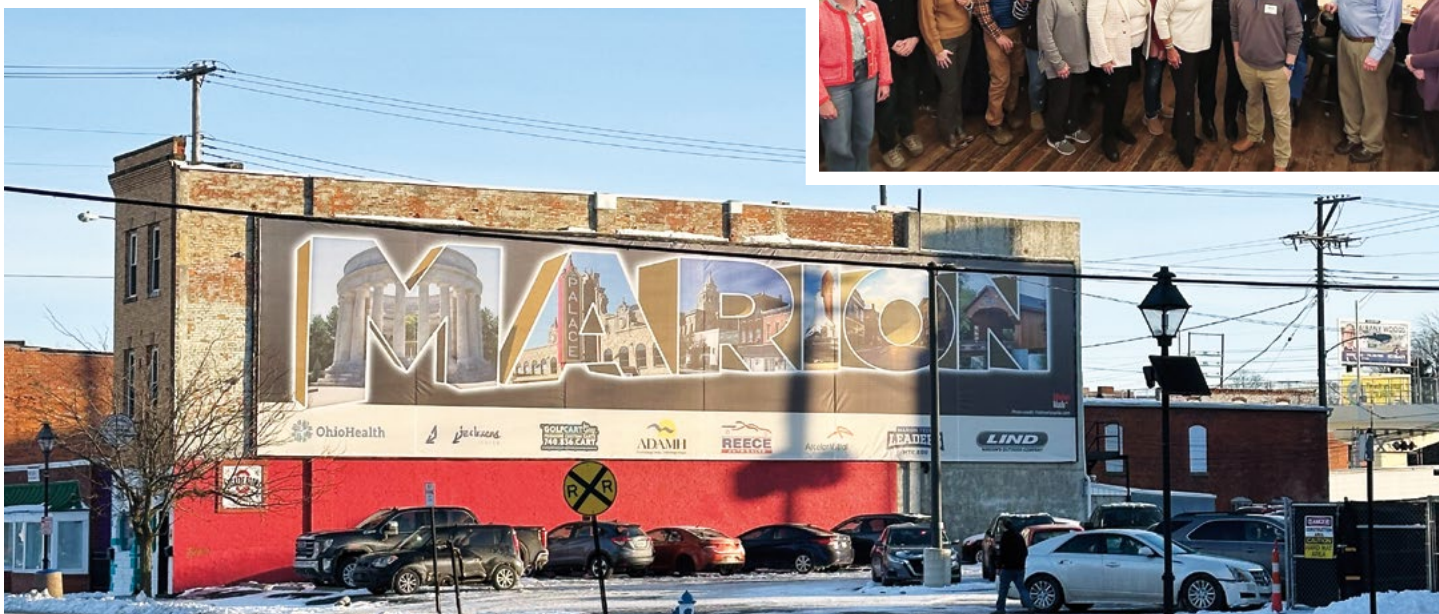
"This advancement reflects the dedication of everyone involved in Downtown Marion," said Allen Wilson, Executive Director of Downtown Marion, Inc. "It opens new opportunities for growth and deeper community engagement. We're proud to be part of this network and eager to keep moving forward with Heritage Ohio's support."

The Ohio Main Street Program, based on Main Street America's proven four-point approach to revitalization, helps communities like Marion transform their historic business districts into vibrant centers of civic and economic life. As an Affiliate Main Street Community, Marion continues to grow its visibility and credibility statewide, drawing from a strong peer network and increasing its capacity to attract investment and talent to its historic core.

The announcement comes as Marion was recently named as a winner in the national Strongest Town Contest. The city stood out for its hands-on, inclusive planning, including the "Love Your Neighborhood" initiative, which brings residents and city staff together to clean up neighborhoods, identify challenges and co-create solutions. Flexible zoning encourages infill development, and grassroots innovations like mid-block crosswalks and strategic transit partnerships are making Marion's core more walkable and connected.

"Marion has done incredible work building capacity, recruiting strong volunteers for leadership positions, and hiring an outstanding executive director who has a sincere passion for his community," said Matt Wiederhold,

Marion joins 20 other Ohio Main Street communities—including Coshocton, Delaware, Kent, Lorain, Marietta, Medina, Middletown, Millersburg, Painesville, Piqua, Ravenna, Tiffin, Tipp City, Troy, Van Wert, Vermillion, Wadsworth, Wellington, Westerville and Wooster.







# HERITAGE OHIO

## 2024 Annual Impact Report







Dancers at Main Street Kent's Oktoberfest.

# Ohio Main Street Program

In 2024, the Ohio Main Street Program was restructured, introducing 4 new tiers to the program: Accredited Main Street (will be recognized in 2025), Affiliate Main Streets, Aspiring Main Streets, and Community Members.

## AFFILIATE MAIN STREET



### AFFILIATE MAIN STREET COMMUNITIES

Using the Main Street Approach™, these communities have utilized their downtowns unique assets: historic buildings, small businesses, and the hard work of hundreds of citizens to revitalize their downtowns into thriving regional destinations. To become an

Affiliate Main Street community, each of these communities met criteria centered on the Four Point Approach as well as passed a rigorous annual progress visit to ensure standards of the Ohio Main Street Program are being upheld for our ambassadors around the state.

**19 AFFILIATE MAIN STREET COMMUNITIES** received National Accreditation following their progress visits.

## 2024 OHIO MAIN STREET PROGRAM REVITALIZATION STATISTICS

Total Jobs Created (Net)	393
Full-time Jobs Created (Net)	187
Part-time Jobs Created (Net)	206
New Businesses Created (Net)	66
Total Public and Private Investment in Downtown	\$113,894,230
Total Public Investment	\$33,781,488
Total Private Investment	\$80,112,743
Total Value of Donations & Volunteer Hours Leveraged	\$1,309,971



## ASPIRING MAIN STREETS



### ASPIRING MAIN STREET COMMUNITIES

Aspiring communities are using the Main Street Approach™ to revitalize their historic downtowns. Many of these communities join the Aspiring program after completing their DART assessments

and are working toward becoming Affiliate Main Street communities.

New Aspiring Main Street Communities: Cedarville and Waverly.

## MAIN STREET COMMUNITY MEMBERS



### MAIN STREET COMMUNITY MEMBERS

The newest tier of Ohio Main Street, this introductory tier is for communities just beginning their work towards community revitalization.

## OHIO MAIN STREET AND AFFILIATE COMMUNITIES

### AFFILIATE MAIN STREETS

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

### ASPIRING MAIN STREETS

Alliance	Greenfield
Ashland	Greenville
Barberton	Kenton
Canton	Marion
Cedarville	Marysville
Circleville	Newark
Cortland	Newcomerstown
Elyria	Ottawa
Franklin	Sylvania
Fremont	Urbana
Galion	Waverly
Grafton	

### COMMUNITY MEMBERS

Chillicothe	Lima
Defiance	Portsmouth
Eaton	



## DOWNTOWN ASSESSMENT RESOURCE TEAM



In 2024, we completed **6 DOWNTOWN ASSESSMENT RESOURCE TEAM (DART) REPORTS** for Cedarville, Kenton, Marion, Waverly, Urbana, and Canton.

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 Aspiring Main Street members to provide them with the support they need to become successful in their downtown revitalization missions.

## USDA RURAL COMMUNITIES INITIATIVE

In partnership with Downtown Redevelopment Services, Heritage Ohio administered a \$40,000 USDA Rural Communities Grant to produce Revitalization Roadmap and Property activation reports for Medina, Piqua, and Ravenna. Staff spent 3 days in each community conducting stakeholder meetings, business engagement interviews,

and walking tours of the target district to gather public input on what locals think about the current district, and what their vision for the future might include. At the end of the workshops, Downtown Redevelopment Services produced a printed report with specific actionable items for district activation and property redevelopment.

## FIRST NATIONAL SUMMIT ON HISTORIC PRESERVATION EASEMENTS HELD IN CLEVELAND

Heritage Ohio, in partnership with Downtown Cleveland Alliance, Historic Gateway Neighborhood Corporation, Historic Warehouse District Development Corporation, and GBX Group, convened the first National Historic Preservation Easements Summit in downtown Cleveland. The gathering served as a forum to discuss the state of easement programs across the country, and included varied sessions on how to start an easement program to best practices in easement management.

Nearly 80 professionals from across the country gathered in the Cleveland Arcade and the Superior Arts District to learn about the legal issues of easements; how to manage them,

how to value them, how to protect them, and so much more. It became very clear that there is not one prescribed way to take, implement, monitor, and defend an easement.

Summit partners have begun a conversation about forming a national affinity group dedicated to historic preservation easements, and are considering making the Summit an annual or biennial event.

Heritage Ohio continues to operate its easement program, active since 2004 and comprising 16 properties scattered throughout Ohio. Stay tuned in 2025 as we hope to announce new properties protected through our easement program.





## SAVE OHIO'S TREASURES

Save Ohio's Treasures was started as a revolving loan pilot program in 2016, with seed funding from The 1772 Foundation and the Johnson Foundation, to create a dedicated funding resource to support bricks-and-mortar building preservation projects across Ohio. Heritage Ohio made our first loan of \$85,000 in 2022, to support the restoration of Riddle Block #9 in Ravenna. In early 2024, we

received a second \$100,000 grant from The 1772 Foundation to expand the pilot program. Save Ohio's Treasures was approved as a formal initiative of Heritage Ohio in August 2024, and officially launched at our annual conference in October in Newark.

## PAUL BRUHN HISTORIC REVITALIZATION GRANTS

Heritage Ohio continued its partnership with the State Historic Preservation Office in 2024 to administer two separate rounds of Paul Bruhn Historic Revitalization Grants Program funding. A competitive funding program made available through the National Park Service, Bruhn funding provides critical brick & mortar funding for historic buildings in rural communities. In two rounds of funding, Bruhn dollars have gone toward downtown buildings in Main Street communities in Round I, and downtown buildings in Main Street communities in Appalachia in Round II.

Projects funded have included the installation of an elevator to improve accessibility, the reconditioning of historic windows,

roof repairs on a historic theater, and masonry repairs and repointing. As part of the grant program requirements, property owners agree to have an easement placed on the property for up to 20 years, to protect the federal government's investment and ensure the wise use of taxpayer dollars.

As additional rounds of Paul Bruhn Grant funding are announced by the National Park Service, Heritage Ohio and SHPO hope to again partner to bring brick & mortar dollars to critically important construction projects.

## TECHNICAL ASSISTANCE AROUND OHIO

A hallmark of Heritage Ohio's mission-driven efforts over the years has included efforts to assist Ohioans on best practices in preservation. Our technical assistance is only possible through the financial support of generous donors; however, Heritage Ohio is available to assist anyone contacting us with a preservation issue. We assist people across the state, whether they are working to preserve their historic school for continued education use, hoping to understand the implications of National Register listing, advocating for a local landmark under threat of demolition, or developing a financing profile to save a historic downtown building.

We will continue our efforts in 2025 to provide technical assistance, educating and empowering Ohioans to preserve and celebrate their historic places.

Some of the highlights from our 2024 technical assistance calls include:

### Famulener Farm – Pickaway County

Heritage Ohio has been working with the present owner of the 1830's Famulener Farmstead to assist her in preparing a nomination for listing the property on the National Register of Historic Places. She is a 7th generation direct descendant of the original settlers and was raised close by in Kingston.

The farmstead's preliminary nomination is based upon the established criteria, "events that made a significant contribution to the broad patterns of our history." The preliminary nomination has been submitted by Heritage Ohio to the Ohio History Connection, the official State Historic Preservation Office designated by the U.S. National Park Service.

We also had the opportunity to partner with the College of Wooster Tree Ring Lab to date the timber used in the construction of the barn at the farm. Surprisingly, most of the barn's hand-hewn logs are in good condition with minimal damage and some of the logs have retained portions of their original bark. This bark on the beam factor will be helpful when extracting core samples of select logs for tree ring growth patterns. The sample cores will be analyzed and the lab's experts can establish the exact year the barn was built.



Famulener Farm



## TECHNICAL ASSISTANCE

### Section 106 Mitigation – Across Ohio

When possible, Heritage Ohio will serve as a Consulting Party in the Section 106 process to advocate for solutions that help to further HP efforts in Ohio. Our participation in a Section 106 process in communities like Akron, East Liverpool, Circleville, and Franklinton have brought about mitigation resolutions that we hope will spur increased investment in its historic buildings.

Although Section 106 undertakings can have unfortunate outcomes, and may sometimes result in the demolition of

historic buildings, participating in the process means you can help negotiate mitigation measures that help propel historic preservation efforts forward.

We are also continuing to work toward a solution for the Akron Water Tower and Pumping Station with the stakeholders and the community.

As part of the mitigation agreements, we will host preservation workshops in Circleville and East Liverpool.



Akron Water Tower



# 2024 Government Relations & Advocacy

## 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. In partnership with the National Trust Community Investment Corporation, Preservation Action, and the Ohio State Historic Preservation Office, we attended Advocacy Week in Washington D.C. in early March. We conducted over a dozen meetings with members of Congress and discussed the importance of renewing the Historic Preservation Fund, making updates to the Federal Historic Preservation Tax Credit program, and the economic impact of historic preservation. We also facilitated a tour of Van Wert, Ohio with Ohio Senator Rob McColley, to celebrate the millions of dollars of investment taking place in their downtown, but also to share the challenges of the State financial incentives. Unfortunately, the 2023 Ohio Statehood Day event was cancelled, but we were still able to advocate for preservation and revitalization to our State Legislature through Heritage Ohio reports and publications.



*Heritage Ohio & Van Wert Forward meeting with Senator Rob McColley.*

## OHIO HISTORIC PRESERVATION CAUCUS FORMED

State legislators and stakeholders, including Ohio History Connection, State Historic Preservation office, and Heritage Ohio, met in the Spring of 2024 to form the Ohio Historic Preservation Caucus, which will support preservation efforts for historic structures, landmarks and other treasures that are part of the state's rich cultural heritage.

The Ohio Historic Preservation Caucus is a bipartisan, bicameral group led by Republican and Democrat cochairs in the Ohio House of Representatives and the Ohio Senate. Rep. Bob Peterson (R-Sabina) and Rep. Joe Miller (D-Amherst) are the House co-chairs, and Sen. Theresa Gavarone (R-Bowling Green) and Sen. Hearcel Craig (D-Columbus) are the Senate co-chairs. Its structure and mission are similar to the Congressional Historic Preservation Caucus, in which the state of Ohio has widespread, bipartisan membership.

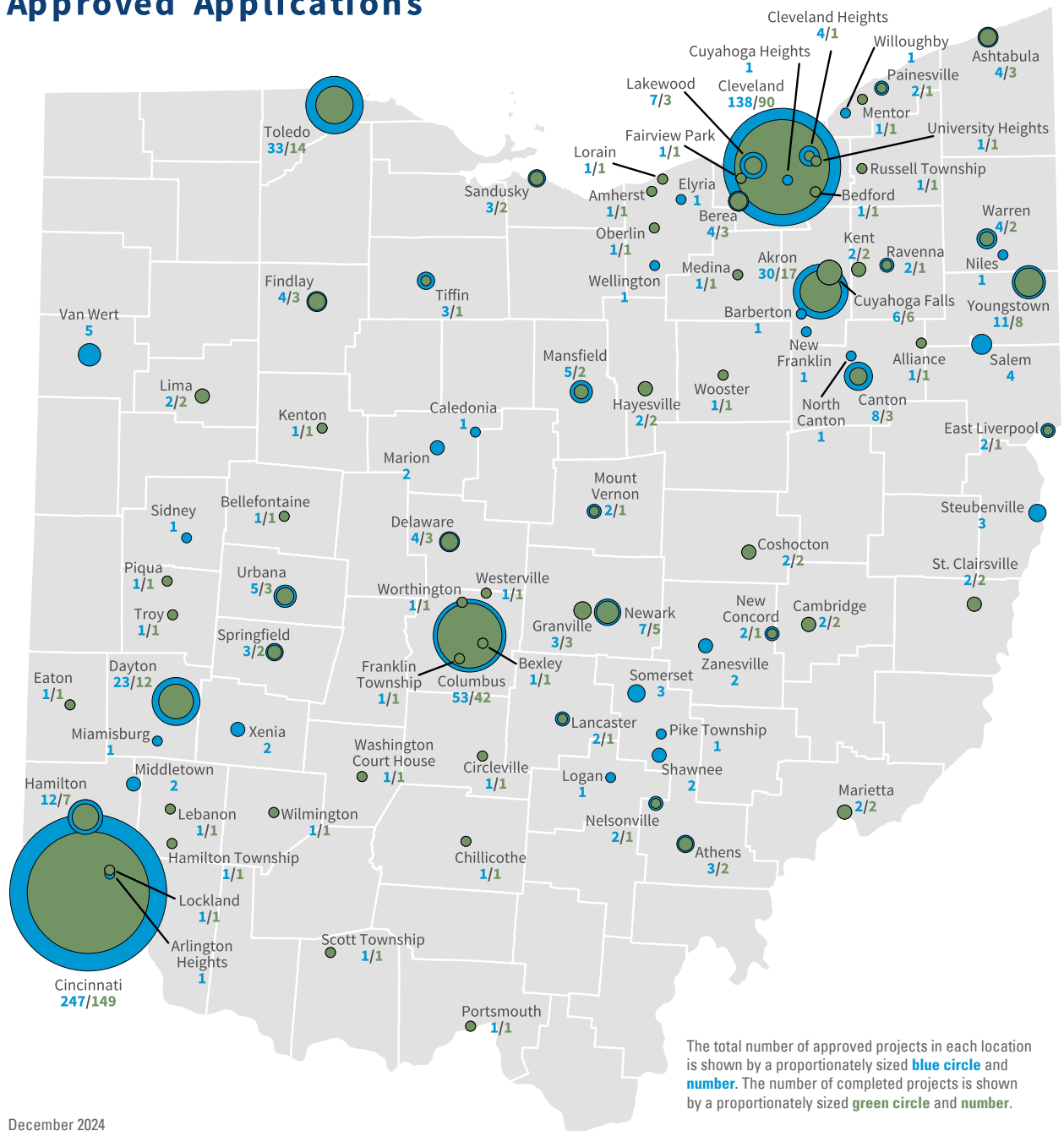
The purpose of the Ohio Historic Preservation Caucus is to be able to quickly mobilize its members and convey its positions on various measures and initiatives to each chamber's leadership teams and other governmental agencies.



# Ohio Historic Preservation Tax Credit

## Rounds 1 to 33

### Approved Applications



December 2024

R102824A

The Ohio Historic Preservation Tax Credit awarded two rounds of funding in 2024, the first round including 35 projects, and committing more than \$68 million in state funding to help support rehabilitation costs. Round 32 comprised the final funding round with bonus dollars recently enacted into state law. Expected to leverage more than \$691 million in private investment, OHPTC continued to demonstrate strong leverage.

Round 33, announced in December, included 37 projects, totaling \$56 million in funding, expected to leverage nearly three-quarters of a billion dollars in private investment. This round featured projects in communities as varied and large as Columbus, and as small as Wellington (a Main Street America program community).



# Young Ohio Preservationists



The Young Ohio Preservationists (YOP), an affinity group for emerging historic preservation professionals, reorganized in 2024 and held **5 TOURS AND NETWORKING EVENTS AROUND THE STATE**. The group

in 2025 and hope you can join them. Follow them on Instagram (@youngohiopreservationists) for the latest events and happenings.

visited the Ford Motor Company Branch Assembly Plant and Kroger Bakery Plant buildings in downtown Columbus, the Cory United Methodist Church in Cleveland, BeauVerre Riordan Studios in Middletown, the Peters Cartridge Factory in Maineville, and Minglewood Distillery in Wooster.

The Young Ohio Preservationists are already planning their next events



Cory United Methodist Church



Minglewood Distillery

## Conference Recap

In October, over 250 fellow preservationists and revitalizationists gathered in historic downtown Newark for an amazing three days at our annual conference.

We kicked off the festivities with the Heritage Ohio Annual Awards on Tuesday evening at the historic Midland Theatre in the heart of Newark. Eleven of Ohio's best persons, places, and projects in preservation and revitalization were honored.

Wednesday morning, we welcomed our guests to Newark and received a very moving and personal opening plenary from Chief Billy Friend of the Wyandotte Nation. Later in the morning Chief Friend also shared his expertise in sessions on the preservation of the Wyandot Mission Church in Upper Sandusky and the path that lead to Ohio's first UNESCO World Heritage Site at the Newark Earthworks.

In the afternoon, we hosted Sara Bronin, Chair of the Advisory Council of Historic Preservation. Bronin discussed the recently published Report and Recommendations on the Application and Interpretation of Federal Historic Preservation Standards and stressed the importance of saving America's historic places.

On Wednesday evening, we hosted our donors at the Legacy Circle Reception and offered behind the scenes hardhat tours of the Newark Arcade. Just down the road, the Main Street Networking was held in the very cool Newark Station, a massive adaptive reuse project that formerly held the Pharis Tire & Rubber Company and the Westinghouse Electric Company.

During the conference, we had the opportunity to tour several historic sites around Newark, including the Newark Earthworks, Octagon Mound, the Louis Sullivan-designed Home Building Association Bank, the soon to be opened Newark Arcade, and the historic Dawes Arboretum on the



city's southside. If you missed out on these tours, make sure to head back to Newark this summer and check them out.

The conference was generously sponsored by the Ohio Department of Development, Coon Restoration, Sandvick Architects, Robertson Construction, GBX Group, State Historic Preservation Office, Marous Brothers Construction, JobsOhio, The City of Newark, and many others.



**JEFFREY MIMS**  
MAYOR | CITY OF DAYTON

## 2024 Film Festival

Heritage Ohio, in partnership with Envision Medina Productions, produced our third series of film shorts as part of our annual awards ceremony for our annual conference. The film festival featured six shorts, highlighting the work that Heritage Ohio does to help preserve and promote historic assets and vibrant communities across Ohio.

The Julian Building, in Columbus, 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 shoe factory was thoughtfully rehabilitated into stunning residential lofts in the heart of downtown. The incredible investment being made by the Van Wert County Foundation in downtown Van Wert, was the focus 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 Delaware and downtown Delaware 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. Our friends at Preservation Dayton helped showcase the importance of neighborhood preservation by featuring lovely, restored homes in several of the residential historic districts across Dayton. The gorgeous downtown of Marietta, and Marietta Main Street, were featured in the short on the Ohio Main Street Program, and how community engagement and small businesses generate huge economic impact for historic downtowns. Finally, the architectural treasures and local entrepreneurs were showcased to represent our conference host city of Newark.

We're grateful to Robertson Construction for their generous sponsorship of the film fest, with additional support from City of Newark, City of Dayton Planning Housing & Neighborhoods, Casto, Main Street Delaware, Van Wert County Foundation, and Marietta Community Foundation.

## WEBINARS

17 webinars were presented in 2024 with topics ranging from affordable housing using heritage homes in Appalachia to the legal basics of design review to preservation techniques for your most prized heirlooms. More than 500 people attended our webinars in 2024, and over 1,000 viewed the recordings on YouTube.

## REVITALIZE OHIO MAGAZINE

4 issues of Revitalize Ohio magazine were published in 2024, and featured 84 pages of useful and entertaining information. We saw many amazing stories from around the state in 2024, including several stories produced by Heritage Ohio interns, guest contributions on subjects like the last Courthouse War of Miami County, and a new feature on historic buildings being save, threatened, or sadly demolished in Ohio.





# REVITALIZATION SERIES WORKSHOPS

In 2024, Heritage Ohio hosted four revitalization workshops across the state, each designed to meet the needs of communities and downtown development.

The first workshop, held in February in Wooster, focused on board development, communications and leadership, equipping participants with essential skills for growing their organizations and effectively communicate priorities and strategic direction.

In April, Middletown welcomed attendees for a full day of training. The first session celebrated women-owned businesses in downtown Middletown, featuring Monica Womack, head of the Minority Business Division at the Ohio Department of Development. The second part of the day

explored the importance of Vacant Property Ordinances in downtown revitalization with an expert panel discussion.

June's workshop in Westerville highlighted the power of strong public-private partnerships and featured an enlightening discussion on Ohio's liquor permit laws. Attendees also had the opportunity to experience Heritage Ohio's Mister Muddle as part of the programming.

The final workshop of the year took place in September in Tipp City, where local businesses shared how they have successfully adapted to meet community needs. The session concluded with a discussion on human resource challenges for Main Street programs, and strategies for maintaining a healthy work-life balance.

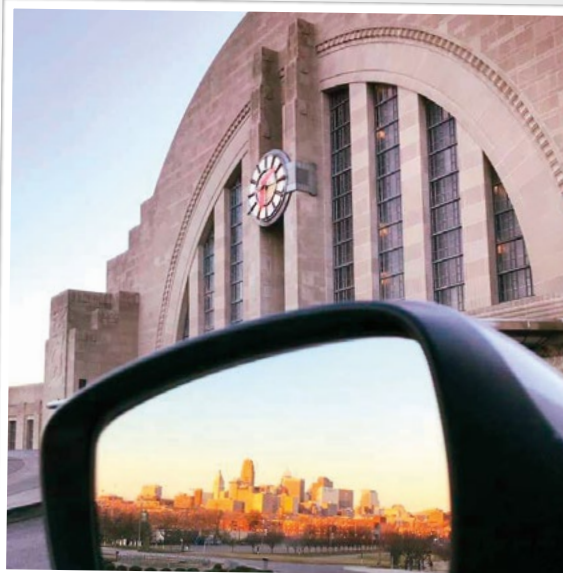


Revitalization Series Workshop in Tipp City.

## Preservation Month Photo Contest

Our popular Preservation Month Photo Contest was back again this year, and our theme was Faces of Preservation. While the "face" in the entry image could've been the face of a preservationist or the face of a building, we left it to the creativity of the entrants to share the importance of their image and why it deserved the public's vote.

As in past years, our contest finalists were posted to our website, and the winner was decided by an online vote. This year's winner was Maria Dehne and her image *Cincinnati Face Off!* captured both the Cincinnati skyline and the façade of Union Terminal.





# Preservation Assessment Workshop

This year we launched a new technical assistance program, the Preservation Assessment Workshop, or PAW. PAW was created to provide property owners with economical access to expertise in architecture, utilizing the talents of David Mertz, the recently retired director of Belmont College's Building Preservation/Restoration program.

Each PAW comprises two components: an evening presentation by Mertz on the importance (and value) of maintaining your historic building, and the problems, and

prohibitive costs, that can arise when waiting until small problems become big problems; and a full day following of one-on-one assessments conducted by Mertz with property owners. During these assessments, owners have the opportunity to tour Mertz at their property and receive expert guidance and advice on potential problem areas.

Heritage Ohio conducted 5 PAWs this year in Alliance, Fremont, Hamilton, Tiffin, and Wellington, and we plan to offer more in 2025.

## Historic Tax Credit Workshops

A large component of the work we do at Heritage Ohio is presenting educational programs, workshops, and technical assistance in communities across Ohio. In 2024, 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 gives 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. ODO 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 2024, we held workshops in Seneca and Paulding Counties.



Preservation Assessment of the former Beckett Paper Mill in Hamilton.



# Annual Awards



In 2024, Heritage Ohio **RECOGNIZED THE EXCELLENCE OF 11 INDIVIDUALS, PROJECTS, PLACES, AND ORGANIZATIONS AROUND THE STATE** for their contributions to historic preservation and community revitalization. Over 30 finalists joined us in Newark at the historic Midland Theater on October 15th to celebrate their achievements.

## 2024 AWARD RECIPIENTS

### Best Main Street Committee Project Award

THE BUOY TREE

Main Street Vermilion

### Best Downtown Placemaking Award

THE OTTAWA ENDZONE

Ottawa

### Best Residential Rehabilitation Award

THE MOORE-KNIGHT HOUSE

Cincinnati

### Best Commercial Rehabilitation Award (Small Community)

RAINBOW ROW

Bellefontaine

### Best Commercial Rehabilitation Award (Large Community)

LONGFELLOW SENIOR LIVING

Cleveland

### Main Street Business of the Year Award

BARCLAY'S MEN'S-WOMEN'S CLOTHIERS

Piqua

### Historic Theater of the Year Award

THE ARIEL-ANN CARSON DATER PERFORMING ARTS CENTRE

Gallipolis

### Young Preservationist of the Year Award

JACK NEWTON

Cleveland

### Main Street Director of the Year Award

JENNIFER TINKLER

Marietta Main Street

### Spirit of Main Street Award

THE REINEKE-REINBOLT FAMILY

Tiffin

### The Joyce Barrett Preservation Hero Award

BEN SUTHERLY

Troy



2024's Preservation Hero Award winner Ben Sutherly accepting award.



# 13th Annual Appalachia Heritage Luncheon

The 13th Annual Appalachia Luncheon was held on December 17th at the Ohio Statehouse. This annual event, held in partnership with Ohio's Hill Country Heritage Area, and sponsored by AEP, is a wonderful celebration at which we honor organizations and individuals for their contributions to the culture of Ohio Appalachia. This year, certificates of recognition were given to Invisible Ground (Athens County), Steve Zarate (Athens County), Blue Eagle Music (Athens

County), Valley Gem Sternwheeler (Washington County), Buffington Island Battlefield Preservation Foundation (Meigs County), Dirty Girl Coffee (Athens County), Scioto County Heritage Museum (Scioto County), and Tales of Southeast Ohio (multiple counties in Southeastern Ohio). The Sam Jones Model Citizenship Award was given to Grady Smith (Washington County).





# Donations List

## \$100,000 - \$50,000

Ohio Department of Development  
The 1772 Foundation

## \$49,999 - \$25,000

U.S. Department of Agriculture

## \$24,999 - \$10,000

Community Foundation of Middle Tennessee  
GBX Group  
The George Gund Foundation  
National Park Service  
Nord Family Foundation  
The Wilson Family

## \$9,999 - \$5,000

AEP Ohio  
Joyce & Jim Barrett  
Coon Restoration  
IMPACT7G, Inc.  
Ohio History Connection  
Park National Bank  
Robertson Construction  
Sandvick Architects  
State Historic Preservation Office

## \$4,999 - \$1,000

altafiber  
CASTO  
City of Newark  
Downtown Redevelopment Services  
Gordon & Susan Goldie  
Gossman Group  
Homeport  
Huseman Group  
JobsOhio  
Lepi Enterprises  
Main Street Delaware  
Marietta Main Street

Marous Brothers Construction  
The Montrose Group  
Ohio Humanities  
OHM Advisors  
Osceola Foundation  
Perspectus  
Plante Moran  
RAM Construction Services  
Yolita Rausche  
Schooley Caldwell  
John Sieber  
The Thomas & Mary Ann Hays Family Charitable Trust  
Tiffin Historic Trust  
Tiffin-Seneca Economic Partnership  
Van Wert County Foundation  
Velvet Ice Cream  
David & Nanci Westrick

## \$999 - \$500

AR Design  
Blind Eye Restoration  
Cat's Meow Village  
Chad Arfons  
City of Alliance  
City of Bowling Green  
City of Cambridge  
City of Circleville  
City of Coshocton  
City of Defiance  
City of Delaware  
City of Hamilton  
City of Hubbard  
City of Kent  
City of Lorain  
City of Marietta  
City of Medina  
City of Middletown  
City of Mount Vernon  
City of Oberlin  
City of Oxford

City of Painesville  
City of Piqua  
City of Ravenna  
City of Reynoldsburg  
City of Tiffin  
City of Tipp City  
City of Troy  
City of Van Wert  
City of Vermilion  
City of Wadsworth  
City of Waterville  
City of Westerville  
City of Wooster  
City of Zanesville  
Community Design Alliance  
CT Consultants  
Michael Dingeldein  
The Durable Slate Company  
Barbara Dzur  
Fred Ernest  
Graham Architectural Products  
Patricia Henahan  
Heritage Architectural Associates  
Sandra & Gary Hull  
The Kleingers Group  
Tim & Deb Koehl  
Marvin  
New Republic Architecture  
W. Kevin Pape  
Pella of Columbus  
Perfido Weiskopf Wagstaff + Goettel Architects  
Project Graphics  
Quaker Window & Door  
Select Window & Door  
Eric Stachler  
Thomas Porter Architects  
U.S. Small Business Administration  
Village of Lewisburg  
Village of Milan  
Village of Millersburg

Village of Wellington

Thomas Yablonsky

## \$499 - \$300

Alpha Phi Alpha Homes

Ashtabula Downtown Development Association

Athens County Convention & Visitors Bureau

Athens County Land Bank

Better Kenmore Community Development Corp.

Cincinnati Preservation

Cleveland Restoration Society

Clinton County Port Authority

Kirby Date

Decorative Arts Center of Ohio

Destination Downtown Lancaster

Downtown Mantua Revitalization Corp.

Downtown Wapakoneta Partnership

Finance Fund

German Village Society

Historic Hamilton

Ironton aLive

Thomas Jorgensen

Lima Community Investment Corp.

Mantua Restoration Society

Ohio Mid-Eastern Governments Association

Nancy Rubenstein

Southeast Ohio Public Energy Council

Troy Community Works

Youngstown CityScape

## \$299 - \$100

Don Beard

William & Janet Bird

Peter Bohan

Brian Broadus

Richard & Yvonne Burry

Erin Claussen

Steve Coon

Juliana Fay

Lois Fisher

Donald Foster

Karrie Fritz

John Grossmann

Donald Hange Jr.

Glenn Harper

Marsha Heinke

Graham Kalbli

Kroger Community Rewards

Robert Loversidge

Kate & Tom Matheny

Jeffrey Meyers

John Mitterholzer

David Mitzel

John & Maureen Musson

Wendy Naylor

Lisa Patt-McDaniel

Peach's Grill

Preservation Dayton

Progress Through Preservation

Riddle Block 9, LLC

Michael Shields

Monica Snow

Danielle Steinhauser

Lorna Swisher

Joel & Meg Teaford

Michael Tomko

Duane Van Dyke

Eric & Jane Van Renterghem

Scott Voelkerding

Diana Wellman

Megan Wood

## \$99 & BELOW

Megan Adornetto

Janna Amole

Matt Armstrong

Jeff Barber

Nicholas Blantern

Hayley Bricker

Karl Brunjes

William Brugnone

Daniel Budish

Robert Buerglener

Mark Campbell

Cherese Capadona

City of Bellevue

Justin Copenhagen

David Crowell

Glenn R. & Bonnie Daniel

Jan Devereaux

Chris Dobrozsi

Linda Donaldson

Reaghan Doppelt

Downtown Mansfield

Jack Dunbar

Andi Erbskorn

Steven Frazier

Elise Friedman

Friends of Music Hall

Andrew Frisbie

Craig Gossman

Stevie Halverstadt

Patricia Higgins

David Hipp

Anneke Hoskins

JoAnn Hucko

Helen Jones

Patricia Jones-Logan

Susan Keeny

Harmanjit Kaur

David King

John King

Paul Lacey

Margaret Lann

Ted Ligibel

Sean Logan

Mariemont Preservation Foundation

Dana Matz

Martha McClaugherty

Steven McQuillin





Crystal Montgomery  
 Jacquelyn Morgan  
 Andrew Morris  
 Anne Morris  
 Taylor Mullinax  
 Ohio Northern University  
 Jacqueline Pasternack  
 Guy Philips  
 Carole Pollard  
 Patricia Ratz  
 David Rodenbaugh  
 Salem Preservation Society  
 Daniel Schneider  
 Liz Schultz  
 Rati Singh

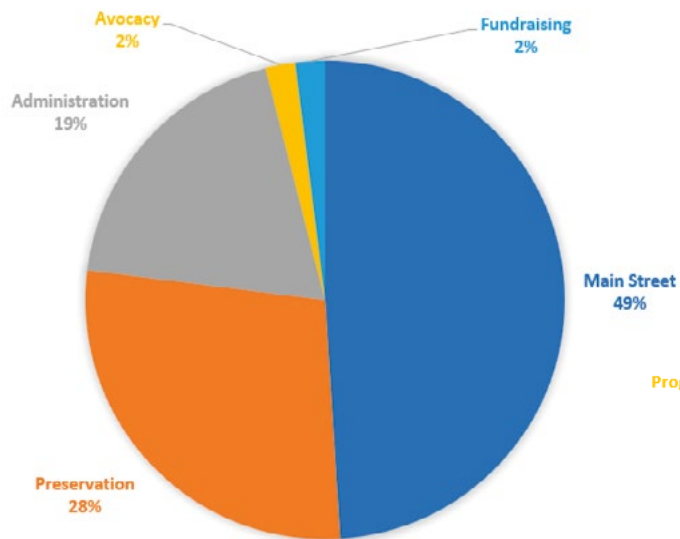
Tom & Christine Spring  
 Eddie Steiner  
 Devon Stinson  
 Nancy Stuart  
 Beth Sullebarger  
 David Taylor  
 Ann Thompson  
 Bev Trovato  
 Marta Tuomala  
 Kurt Updegraff  
 Andrew Verhoff  
 Kyle von Kamp  
 Madeline Williams  
 Elizabeth Wilson  
 Jane Zachman

Zanesville-Muskingum Chamber of  
 Commerce  
 Scott & Carolynn Ziance

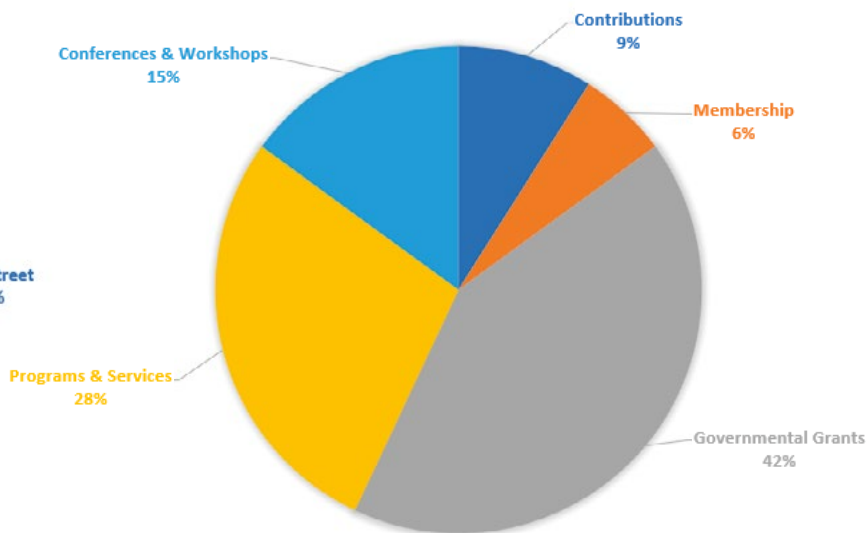
\*\*\* If we inadvertently left you  
 off this list, please let us know so  
 we can correct the error.

## Financials

### EXPENSES



### REVENUE



# Board and Staff

## HO 2024 BOARD

Chair	Dave Williams, Dayton
Vice Chair	Jonathan Sandvick, Cleveland
Treasurer	Eric Stachler, Versailles
Secretary	Erin Claussen, Toledo

## BOARD MEMBERS

Steve Coon, Canton  
Craig Gossman, Covington  
Sandra Hull, Wooster  
Graham Kalbli, Cininnati  
Katie Meyer, Dayton  
John Mitterholzer, Lakewood  
Paul Nadin, Cleveland  
W. Kevin Pape, Cincinnati  
Lisa Patt-McDaniel, Dublin  
Mark Snider, Columbus  
Duane Van Dyke, Westlake  
Thomas J. Yablonsky, Cleveland

## EX-OFFICIO, VOTING

Jeff Hall, Newark, Mayor of Newark  
Abby Marshall, Columbus, Young Ohio Preservationists  
Renee Fitzgerald-Palacio, Painesville, Ohio Main Street Advisory Committee

## EX OFFICIO, NON-VOTING

Luke Stedke, Westerville, Ohio Department of Development  
Diana Welling, Westerville, State Historic Preservation Office

## STAFF

Frances Jo Hamilton, Delaware, Director Of Revitalization  
Devin Miles, Columbus, Director Of Operations  
Frank Quinn, Circleville, Director Of Preservation  
Lorna Swisher, Tipp City, Assistant Director Of Revitalization  
Matthew Wiederhold, Toledo, Executive Director







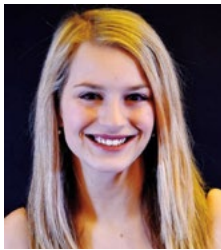
2024 HO Board tour of the Louis Sullivan-designed Home Building Association Bank in Newark.



Board members attending Advocacy Week in Washington D.C. take a minute for a photo opportunity outside the US Capitol.



# Meet a Main Street Director



**Megan Harvey**  
Main Street Wadsworth

**Hometown:** Medina, Ohio

**What do you love most about your downtown?** Wadsworth is not just a place on the map for me; it is home.

When I was young, my family began attending the historic St. Mark's Church in downtown Wadsworth. This church brought my family to the town every Sunday and allowed us to become involved in a community where we did not live. From handing out pie during the annual Blue Tip Parade to watching Santa arrive downtown during the Candlelight Walk, my love for the community began to flourish.

Years later, when looking to make a move, my partner and I decided to settle down within walking distance of downtown Wadsworth. But it is more than just a place to live; it's a community that nurtures, supports, and celebrates its residents and visitors.

In downtown Wadsworth, each face is familiar, and strangers quickly become friends. Everyone lifts each other up and supports our unique businesses, hometown restaurants, and memorable events and activities. The sense of community is like no other.

Wadsworth is home.

**Favorite Main Street event:** The Scare on the Square/Wadsworth Thriller is my favorite Main Street Wadsworth event. This event allows our downtown businesses to participate in trick-or-treating, and in 2024, we celebrated the 11th year for the zombie-themed flashmob. With over 350 zombies participating each year, it is an electric event that attracts people from all over Ohio.

**Favorite building in your downtown:** With a background in the arts and culture sector, my favorite building in downtown Wadsworth is the historic OJ Work Auditorium in the Central Intermediate School. The original school was built in 1907, and the beautiful theater was added twenty years later. Located at 151 Main Street, it is the largest space in our downtown area and seats close to 1,000 individuals. Not only does Wadsworth City Schools use the space for educational choir concerts, band concerts, and other programs, but they have also made it accessible to the community. In the space, I have seen excellent productions by the Wadsworth Footlighters community theatre group and the Nutcracker by Northeast Ohio Dance. Our Main Street organization has even hosted events in the nearly 100-year-old venue, such as Movies on Main with Frozen and Beauty and the Beast showings, community concerts, and magic shows! Theatres are enormous assets to communities, and by having one in our downtown, it is able to assist in our city's revitalization and socioeconomic growth.

**Favorite place to vacation or dream vacation:** In 2010, my family vacationed throughout the New England area. The trip included visits to famous authors' homes and sites that inspired their works. Historical sites we visited included the house of Ralph Waldo Emerson, Orchard House – The Home of Little Women, The Wayside – The Home of Hawthorne, The Alcotts and Margaret Sidney, and Walden Pond. Of course, Revolutionary War sites were also on the itinerary. Visits to Bunker Hill Monument, the home of Paul Revere, The Old North Church, and Minute Man National Historical Park were just a few stops. However, the area was struck by record-breaking flooding during the vacation. Each family photo can be seen with each of us donning a plastic rain poncho, and some areas were closed due to the weather. I hope to return someday, revisit these locations, and add even more stops along the way!

**What is the best professional advice you have ever been given?** During a leadership dinner, a colleague once stated, "Your yeses mean nothing if you can't say no." This advice has left a resounding impact on both my professional and personal life. It has helped me to prioritize what matters and be thoughtful and intentional in decision-making. While saying "yes" might feel like an easier, more immediate way to get approval or avoid discomfort, saying "no" is a more deliberate, self-aware action that demands a stronger sense of self and confidence in our values and priorities.

**Anything else you want to share?** As Mr. Rogers once said, "Look for the helpers." Main Street programs and other preservation programs, such as the National Trust for Historic Preservation and National Parks Service, are here to help our communities and protect our landmarks. As individuals, we need to support the helpers and the important work these organizations do. The more we all help, the better things will be for future generations.

**Staci Roth**  
Mainstreet Piqua

**Hometown:** Piqua, Ohio



**What do you love most about your downtown?** What I love most about downtown Piqua is there is a smile behind every door. No matter what business I go into I am greeted with a smile.

**Favorite Main Street event:** I find it hard to pick my favorite Mainstreet

Piqua event because they are each unique and bring something special to downtown. If I had to pick, it would be the Taste of the Arts because it kicks off our event season and the event offers something for everyone in the family. Great food, kids' activities, live entertainment, artist demonstrations, shopping, and locally brewed craft beer.



**Favorite building in your downtown:** My favorite building in downtown Piqua is the Fort Piqua Plaza built in 1890. This building is huge, ornate, and has many stories to tell. It was originally a hotel with many famous guests, including Presidents Theodore Roosevelt, William Taft and Woodrow Wilson, magician Harry Houdini and musician John Phillip Sousa; just to name a few. It is currently the home of the Piqua Public Library, Ft. Piqua Plaza Banquet Center, and Bits & Pieces Rolled Ice Cream.

**Favorite place to vacation or dream vacation:** I do not have a favorite place to vacation, but my favorite types of vacations are those with my kids. It doesn't matter if we are on the beach or in the mountains, just as long as I am spending time with my family.

**What is the best professional advice you have ever been given?** Even if you are in a wonderful profession, you should still make time to take care of yourself and do other activities you love. I have absolutely enjoyed my first year as Mainstreet Piqua's Director and I believe it is because I enjoy what I'm doing but I have also been very strict on my work/life balance. Watching my son play hockey and being involved with the local hockey organization is very important to me so I definitely make time for that because it helps me unplug from work.

**Anything else you want to share?** Shop, eat, support local!

## The Power of Downtown Development Tours

By Jacqueline Langhals, GO Ottawa

For many building owners, the idea of redevelopment can seem daunting. The process involves financial risk, navigating complex regulations, and coordinating teams of design professionals and contractors. Seeing other projects that have succeeded, especially those in a similar environment, can serve as a powerful motivator.

After the 2024 completion of two large-scale economic development projects in Ottawa, other property owners expressed interest in improving their own buildings but were hesitant and unfamiliar with processes and resources to support redevelopment. Discussion turned to how GO Ottawa and its economic vitality committee might play a role in facilitating these conversations in the community. Ultimately, the committee saw this as an opportunity to

educate property owners and planned the first Downtown Development Tour in February.

Economic Vitality committee member Kevin Bellman said building owners will have the chance to learn and visualize the potential of their properties to become more vibrant spaces that retain and attract businesses, residents, and visitors. About a dozen property owners will tour three completed downtown redevelopment projects and two projects still in progress. Attendees were identified based on leasing, owning or managing buildings on Main Street, and an expressed desire to improve their property. The culmination of the tour includes a meet and greet with the local economic development team, architects and engineers who can help owners gain confidence and direction.

Our Goals & Objectives for the Downtown Development Tour:

1. Inspiring confidence in the redevelopment process by offering real-world examples of how projects are managed and financed.
2. Educating owners about resources such as grants, tax incentives, or funding programs for redevelopment. The more aware building owners are of available financial tools, the more likely they are to take the leap and invest in themselves.
3. Fostering a stronger sense of place that demonstrates how thoughtful development draws in people and encourages them to spend their time and money in the community.
4. Flipping the narrative that investing in buildings is mostly about aesthetics. In contrast, investments also protect the owner's interests and ensures the property remains an asset rather than becoming a liability. Attractive properties can also increase property values, foster job growth, increase foot traffic, boost rental income, give owners a long-term return on investment and create a positive impact on the community.



THE POWER  
Continued on page 30

## THE POWER

Continued from page 29

5. Gaining an understanding that investments build momentum so that as more building owners improve property, it drives further investments, gradually transforming the area into a thriving hub for residents and businesses.
6. Encouraging community buy-in by creating a sense of pride and shared responsibility for the appeal and growth of the town.

We all know opportunities like these are vital for promoting future investments, fostering collaboration and helping people understand why redevelopment is not just an opportunity—it's a necessity for ensuring the vitality of our small towns.

GO Ottawa is an Aspiring Main Street community of 4,600 people located in northwest Ohio led by Director Jacqueline Langhals. They look forward to sharing more about the results of the Downtown Development Tour!

# More Than Mayberry: Why Larger Cities Are Turning to the Main Street Approach for Downtown Revitalization

By Joe Dunay, Heritage Ohio

When people hear “Main Street,” they picture a certain place. A charming downtown with local shops, historic buildings, and a close-knit feel. They picture Mayberry. They picture Stars Hollow. What they don't picture is Canton, Ohio—a city with high-rises, national museums, parking garages, professional planning staff and a population of nearly 70,000.

But Canton has the bones of a Main Street community: small business owners, event programming, historic architecture. It has passionate people doing the work. What it needed was a way to connect the dots—a framework to align civic energy with strategy.

So in December 2024, the Downtown Canton Partnership (DCP) invited Heritage Ohio's Downtown Assessment Resource Team (DART) to town. The visit brought together stakeholders, planners, business owners, and community leaders around a new question:

*How do we structure this momentum to last?*

### Staying Power

At the heart of the Main Street Approach are four strategic points: Economic Vitality, Design, Organization, and Promotion. This framework encourages communities to leverage their unique assets while pursuing incremental, sustainable progress. It emphasizes local storytelling, community input, and structures not reliant on any one person or project to hold everything together.

Heritage Ohio helps communities apply this framework through education, coaching and ongoing support. DART visits serve as a starting point. A chance to assess, listen, and recommend steps reflective of each community's strengths and ambitions.

This is what Canton was looking for—structure with staying power.

### What Brought DART to Canton

The team in Canton wasn't spinning their wheels. Developers were restoring properties. A special improvement district was in place. DCP was delivering events, partnering with the city and planning department, and working with business collectives and community groups to activate downtown. Still, they knew to build something lasting, they needed more than activity.

With the guidance of Heritage Ohio Board of Trustees member, Steve Coon, DCP started exploring Main Street as the missing piece.

“I guess I need to understand the actual benefit,” said Todd Herberghs, Executive Director of DCP, during a sit-down with Heritage Ohio. “Couldn't I just go to the International Downtown Association conference? Or join the Economic Development Council? Why should I go through this process?”

They could have gone the traditional consultant route.

“We could have paid [hundreds of thousands] for a consultant to come in and tell us what to do,” Todd reflected. “We weren't big enough to play with the big





cities, but we were too big to play with the small towns. We needed something in between, and Heritage Ohio gave us a roadmap.”

And then there was the Main Street name itself.

It’s a badge. A signal to funders, developers, and future partners that the community has a plan—and people in place to carry it forward.

### The Visit

The December visit was Canton’s first step into the Main Street conversation.

Heritage Ohio’s team spent several days in the city, conducting walking tours in freezing wind, hosting



visioning conversations, and meeting with city staff, business owners, and the DCP board. They held focused discussions, asked tough questions, and took in what was already happening on the ground.

“You need a retail strategy now. You need to change your one-way streets now,” Todd recalled one of the DART team members saying. “That’s the kind of stuff that’s harder to figure out on your own.”

Through these walkthroughs and conversations, Heritage Ohio identified priority areas: attracting the right mix of retail, improving wayfinding and street functionality, clarifying downtown identity, establishing a vacancy policy and expanding business support. The DART offered a way to organize the work and build internal systems to support it.

### What Comes Next

In early 2025, Heritage Ohio returned to present recommendations and help DCP start the next phase.

The guidance included practical improvements and deeper structural work:

- Creating Main Street-style committees for Design, Promotion, Organization, and Economic Vitality
- Drafting work plans tied to those committees
- Clarifying board responsibilities within the SID and DCP
- Beginning the process toward National Affiliation with Main Street America

“I have a staff. We’re not a volunteer committee,” Todd said. “We needed support on economic development—how to fill storefronts, how to attract developers, how to prioritize spending. I also know if I walk away tomorrow, someone else needs to understand the bones of this organization.”

That’s what Heritage Ohio helped deliver. Not just advice, but a framework with enough structure to carry the work forward.

“It’ll ensure our longevity,” Todd added.

### Why This Matters

Effective revitalization takes more than capital improvements and creative events. It takes structure. It takes strategy. It takes partners who understand how to guide work with consistency and care.

The Main Street Approach provides structure. DART visits help communities find where to begin, what to prioritize, and how to organize for the long haul.

Heritage Ohio’s work is about helping cities of all sizes translate their local strengths into long-term action. In a moment when many downtowns are trying to find their footing, that kind of direction makes all the difference.



**Perspectus** Historic Architecture  
CHAMBERS, MURPHY & BURGE STUDIO

Akron 330.434.9300 | Cleveland 216.752.1800 | CMB.perspectusarch.com

# Downtown Tipp City Partnership: Revitalizing Events, Supporting Growth

By Tasha Weaver, Downtown Tipp City Partnership

Tipp City's downtown is more than a collection of storefronts and historic buildings. It is a gathering place where businesses, families, and visitors connect. At the Downtown Tipp City Partnership (DTCP), we focus on preserving, promoting, and enhancing this special part of our town. While events are an exciting and visible part of our work, they are just one way we achieve our mission.

The Chocolate and Bourbon Experience is a perfect example of how DTCP reimagines past events to create something fresh and engaging. Inspired by the chocolate walks of years past, this updated event introduces new partnerships and an immersive approach that highlights both local businesses and community connections. At check-in, participants are welcomed by Indian Creek Distillery, where they learn about the art of distilling and the story of this local



business just outside of downtown. From there, attendees visit bourbon-tasting stops hosted by local bars and explore downtown shops featuring creative chocolate pairings, such as chocolate ice cream from Rad Candy housed at Living Simply Soap and red wine brownies from Bodega housed at Always Blooming.

Every stop is thoughtfully curated to showcase downtown businesses and invite participants to discover stores they may not have visited before. With 60 percent of ticket buyers

coming from outside Tipp City, this event demonstrates how revitalized experiences can attract new visitors, support local merchants, and raise funds for DTCP's broader efforts.

Another growing event is the Christmas Parade and Tree Lighting, which was introduced in 2024 and has quickly become a community favorite. What started as a small addition to the longstanding tree lighting ceremony has already grown into a festive celebration for families, with even more planned for 2025. The parade features brightly lit floats and community groups that spread holiday cheer as they make their way through downtown.

Following the parade, families gather for the tree lighting show, which continues to expand with the help of new partnerships. Attendees can enjoy free hot dogs provided by the Tipp City Rotary, a free hot chocolate bar hosted by a local bank, and additional treats like cookies and meatballs offered by local nonprofits and organizations. There are photo opportunities, interactive holiday activities, and plenty of ways for families to enjoy the evening together. The lighting of the town tree is the highlight of the night, marking the official start of the holiday season in Tipp City and showcasing the collaborative efforts that make this event possible.

While these events are a big part of our public-facing work, they represent just one piece of DTCP's mission. Behind the scenes, we are dedicated to supporting downtown's economic vitality through business partnerships, grant programs, and initiatives that preserve its unique character. By connecting building owners, merchants, and the community, we aim to create long-term success for everyone involved.

My own story reminds me of how impactful these events can be. Many years ago, as a young mom raising four children after losing my husband, it was difficult to plan activities for my kids during the holidays. Community events like these gave me simple, ready-made opportunities to spend time with my children and create fun family memories during a challenging year. Those moments of joy were invaluable, and they inspire my work today to ensure others have similar opportunities.

At the Downtown Tipp City Partnership, our mission goes beyond planning events. Historic preservation in our charming downtown is at the forefront of everything we do. By introducing new ideas, building partnerships, and focusing on economic growth, we ensure that downtown Tipp City remains a vibrant and welcoming destination for all. Whether through reimagined fundraisers like the Chocolate and Bourbon Experience or growing community celebrations like the Christmas Parade and Tree Lighting, our work is about creating opportunities, supporting local businesses, preserving history, and ensuring that Tipp City continues to thrive.

## GREAT locations never go out of STYLE

Columbus | Sarasota | Raleigh | Charlotte | Cincinnati | Chicago

CASTO

Inspired ideas. Integrated real estate solutions.  
[www.castoinfo.com](http://www.castoinfo.com)





# Celebrate Ohio's Rich Heritage: Nominate for the 2025 SHPO Awards!

Each year, the State Historic Preservation Office (SHPO) honors outstanding achievements in historic preservation with the prestigious SHPO Awards. This year, we're thrilled to announce the call for nominations in two dynamic categories: Public Education and Awareness and Preservation Merit.

**Do you know someone who has sparked a passion for historic preservation?** The Public Education and Awareness Award celebrates those who have significantly boosted public understanding and appreciation of historic preservation through innovative media, captivating newsletters, insightful publications, engaging educational programs, and unforgettable special events.

**Or perhaps you know a project that has breathed new life into Ohio's rich history?** The Preservation Merit Award recognizes exceptional efforts in preserving Ohio's prehistory, history, architecture, or culture. This includes restoring or rehabilitating important buildings or sites, demonstrating exemplary stewardship, advocating for protective legislation, securing funding for preservation projects, and providing outstanding leadership and support.

**Nominations are open until July 1, 2025**, and must be submitted electronically. A selection committee comprising members of the governor-appointed Ohio Historic Site Preservation Advisory Board and SHPO staff will choose the deserving recipients. Winners will be celebrated at the SHPO Awards event this fall.

**Don't miss this opportunity to honor those who preserve Ohio's heritage!** For more information and to submit your nomination, visit <https://www.ohiohistory.org/preserving-ohio/state-historic-preservation-office/shpo-awards/>

## Accepting Nominations for the 2025 Heritage Ohio Annual Awards

### Main Street Awards

- Best Main Street Committee Event\*
- Best Main Street Committee Project\*
- Main Street Business of the Year\*
- Main Street Executive Director of the Year\*
- Main Street Volunteer of the Year\*
- Spirit of Main Street\*

### Individual Awards

- Joyce Barrett Preservation Hero Award
- Young Preservationist of the Year

### Preservation Project Awards

- Best Commercial Building Rehabilitation
- Best Residential Restoration
- Best Historic Theater Restoration
- Best Downtown Placemaking

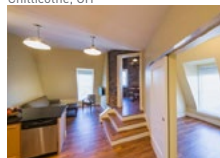
Details on required materials and nomination forms can be found on our website, [www.heritageohio.org](http://www.heritageohio.org). **All nominations must be received by July 31, 2025.** If you have questions about submitting a nomination, please contact Frank Quinn at [fquinn@heritageohio.org](mailto:fquinn@heritageohio.org).

*\*Accredited & Affiliate Ohio Main Street Program Communities Only*



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 Carlisle Building in Chillicothe, OH



[www.schooleycaldwell.com](http://www.schooleycaldwell.com)



# OHIO SAVED, THREATENED, DEMOLISHED

## SAVED – THE SPAGHETTI WAREHOUSE TROLLEY, COLUMBUS

Although the iconic Spaghetti Warehouse on West Broad Street was recently demolished, the historic trolley was saved, thanks to the Rickenbacker Woods Foundation. While the long-term preservation of the trolley hasn't been assured, the foundation hopes that preservation stakeholders will come through with additional resources to open a new chapter in its existence in the near future.



## THREATENED – DOWNTOWN BUILDINGS, MIDDLETOWN

The City of Middletown owns several large historic buildings in their historic district, such as the Manchester Inn. While the city has a monumental task to move downtown revitalization forward, it has had moderate success with prospective developers for redevelopment of these important assets. As Downtown Middletown Inc. works to continue its revitalization efforts, it is a race against time for several key structures.



## DEMOLISHED – THE SPAGHETTI WAREHOUSE, COLUMBUS

Although the trolley was saved, the building that was home to the Spaghetti Warehouse for over fifty years was demolished to make room for two new apartment buildings in Franklinton, a hot spot of development for the ever-expanding Columbus market. It was originally erected in 1891 by the Crystal Ice Manufacturing company, which made ice and stored perishable goods in the decades before electricity.



## PRESERVATION AROUND THE STATE

**Columbus, SHPO:** America 250-Ohio has partnered with the Ohio State Historic Preservation Office, Terracon Consultants, Inc., regional chapters of the Daughters of the American Revolution, Sons of the American Revolution, and local historians to create Ohio's first comprehensive list of American Revolutionary War Veterans burial places.

Between 80,000-90,000 soldiers served in the Continental Army during the Revolutionary War (1775-1783). After the War, millions of acres in Ohio were set aside for veterans who received bounty land warrants to settle on.

It is because of these lands, known as the United States Military Bounty and the Virginia Military Bounty, that an estimated 7,000 veterans are buried in Ohio.

Starting in 2025, cultural resource professionals from Terracon Consultants, Inc., in collaboration with local historians and researchers from the Daughters of the American Revolution & Sons of the American Revolution, began the task of identifying, locating, photographing, and mapping the gravestones of over 7,000 American Revolutionary War veterans and patriots buried in Ohio.

**Columbus, German Village:** The German Village Society is hard at work organizing their 64th annual Haus and Garten tour, set for June 29th. This annual fundraiser features outstanding private homes and gardens on a self-guided tour in the Village.

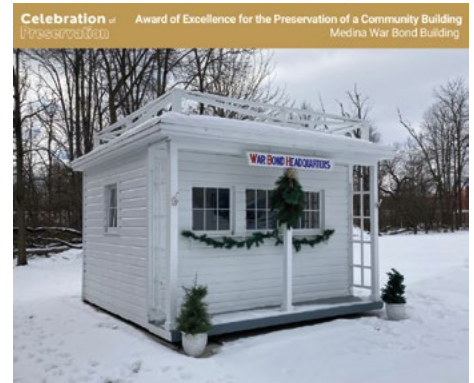
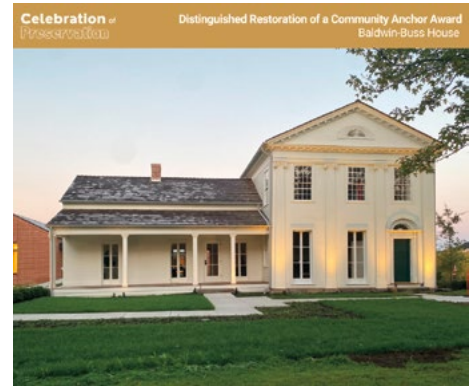
**Cincinnati, Cincinnati Preservation:** In response to the Connecting Communities zoning change in Cincinnati, two new historic districts have been proposed to help preserve





the integrity of the neighborhoods. The prosperous Clifton neighborhood blossomed in the 1880-1930s as a wealthy and diverse community. It is noted for its large mansions, and is home to Cincinnati's only surviving art theatre. The North Avondale Neighborhood is also home to many architectural landmarks dating from the same time period. Zoning changes now make it possible to build oversized and out of scale mixed use developments that do not fit the inherent character of the neighborhood. Residents hope that design guidelines and oversight in a historic district might help preserve the architectural and cultural personality.

**Cleveland, Cleveland Restoration Society:** The Cleveland Restoration Society held their annual Celebration of Preservation Awards event in March, and honored over a dozen outstanding projects across Northeast Ohio. The distinguished restoration of a community anchor award was given to the Baldwin-Buss-Merino house, built in 1825 in Hudson, Ohio, by Augustus Baldwin. The Baldwin-Buss-Merino House is one of five notable structures in Hudson chosen by the Federal Government to be included in the Historic American Buildings Survey. The Medina County Historical Society won an award of excellence for the preservation of a community building for the restoration of the 1940s War Bond Building, a rare surviving example of a community building used to sell war bonds to help finance World War II. The Hotel Cleveland was honored with the outstanding renovation of a Cleveland landmark award. The historic 1918 hotel was reimagined to honor its storied past, and stands today as a shining landmark in downtown Cleveland.



# 2025 Heritage Ohio Annual Conference

October 14-16, 2025

Historic Downtown  
**CANTON**



# Local Historic Preservation Programs and CLG

By Nathan Bevil, Community Planning and Preservation Manager at the Ohio SHPO

Cities and villages of all sizes across Ohio have recognized the importance of historic districts, buildings, and sites to community history and have decided to take steps toward guiding development to incorporate those resources into their growth. Many more municipalities have historic buildings, but they are not capitalizing on all the benefits of protecting them through a well-structured local historic preservation program. All of us want our cities and villages to be special and unique, and the buildings that make up our neighborhoods and commercial districts are a large part of that. A strong, professional, and active local historic preservation ordinance, commission, and plan can help guide local development and utilize those resources that define your community.

## Why Historic Preservation?

Historic preservation is about taking the buildings that make up the character of your city or village and reusing them for a new purpose that both visually and economically benefits your community. Whether it is nominating a downtown commercial block so that the owners can utilize rehabilitation tax credits or designating a residential district to protect owner investments in their buildings, preservation is meant to help. Historic preservation is about guiding development, using the resources of your community thoughtfully and sensitively to retain your local sense of character. So, what makes up a local preservation program?

## The Ordinance

To protect your historic resources, you need a well-written ordinance: a legal framework that establishes a historic preservation commission, a process or designating properties, and for performing design review of those designated properties. An ordinance may also set rules and regulations for specific elements of your program, including public participation in meetings; professional qualifications for your board/commission; and requirements for survey and planning. Note that this ordinance establishes a *process*. It does not automatically mean every building is locally designated. It does not impose design review on everyone. Designation and design review require the commission to

take specific, deliberate actions outlined in the ordinance that are done with the input of the property owner.

It is important to ensure that you have historic preservation commission members that are sufficiently qualified to make designation and design-related decisions. Find professional members that will balance business sense with what is necessary to protect historic character. Make sure that the commission can see both sides of the question. Architects that have dealt with historic properties, historians, and architectural historians are invaluable resources for guiding community change—ensuring you can make the best decisions that respect historic character.

## Survey Says!

Historic preservation is place based. To know how to protect historic character you first need to know what is part of that character. This is where the survey comes into play. This is an inventory of the historic properties in your community. Some might be great examples of architecture or housed a locally important person. Others may be newer and not quite fit in with the rest. And some buildings may just be gone. This information, far from being a simple catalogue of historic structures, serves as the basis for several important local government functions including local planning, design review, building inspection, zoning, economic development, community development, tourism and disaster preparedness. You can't complete these tasks without knowing what resources you have.

The survey is typically done with an online form. In some cases, the entire process could be done on a smartphone or a tablet. This creates an online database that can be readily updated if changes occur. Furthermore, it is important to think strategically about what resources you look at. The National Register of Historic Places typically places a 50-year period for considering the eligibility of a property. That means that as of 2025 properties built in 1975 are eligible for listing. It is also important to consider properties that may not be the grand homes or a downtown commercial building. That industrial building on the edge of town may be significant to the growth and development of your community and deserves to be recognized, too.

This is also why you should regularly update your survey. New rehabilitations and demolitions should be added to the survey, providing an accurate and up-to-date report on the community's resources.

Surveying neighborhoods is an excellent way to get property owners and everyday citizens involved in the historic preservation process. Learning more about the community and its history can help get citizens involved in the process that may not think they are interested in historic preservation.

## Designation: A Process for Moving Forward

Local designation is the key to unlocking the ordinance and bringing properties under the commission's review. Many ordinances establish a



The Orr-Flesh Building in Piqua



single historic district and declare that specific area the only district worth protecting, with no mechanism for change. As noted above, your survey may have identified newer properties that may be significant or additional buildings outside of Main Street that may need protection. Having a process for the designation of additional landmarks, historic districts and sites allows a community to study and ultimately recognize historic areas that previously were not appreciated.

All these buildings, from workaday laborer cottages to Main Street commercial buildings, are a part of the revitalization of our communities. It is important for your protected resources to tell the story of all citizens—from the people that worked in the factories and labored in the offices to the bank owners and local politicians—that make your community unique. This is also why it is important to develop local designation criteria that can be broadly interpreted. Limiting your criteria to buildings of a specific style, or to buildings that reflect only the “19th Century Glory Days,” places undue limitations on what your community values and ultimately protects.

Remember that *local* designation is not the same as listing on the National Register of Historic Places. Local designation leads to the design review process—exterior changes will require a certificate of appropriateness. The National Register only requires a review if changes involve federal funds or agencies, which is a very limited protection. Furthermore, the listing requirements and processes are very different for each type of designation. In many cases, though, the two designations eventually overlap.

### Design Review

Design review is the primary function of a historic preservation commission. Once a property has been designated by the city or village, any exterior change must receive a certificate of appropriateness. The goal of this process is to guide changes to respect the character and integrity of the historic property and district. In many cases, this review just confirms what the owner was planning to do—the work is not controversial and easily passes. In other cases, the owner is proposing a change that may damage the building or will cause problems down the line. The commission’s duty is to then guide the owner to a solution that will protect the building and still meet the owner’s needs. And there are times when the commission must step in and say no to protect a building from neglect or willfully bad alterations.

The process of design review depends on the ordinance. Its requirements and penalties for non-compliance are based on each local government. However, almost every single commission uses the Secretary of the Interior’s Standards for Rehabilitation as their base for design review. These standards are general enough to apply to every type of building typically found in an American city or village. Some communities, though, have taken the extra step to craft design guidelines that apply those Standards to either an individual historic building or to an entire historic district. They are specific enough to show owners, architects, contractors and developers how the commission will interpret the adopted standards for specific properties, thus owners can approach a project with an idea of how the commission will respond to proposed changes. These guidelines help

remove some of the guesswork from design review and can serve as assistance to property owners in planning their rehabilitation work.

### A Plan for Preservation

An often-overlooked part of a local preservation program is the plan. These documents lay out the goals and objectives that direct where money and resources should be spent for a municipality. Often tied to or mixed with zoning, planning provides guidance to all parts of the local government, not just land use. It is because of this broader role that historic preservation requires some planning. The zoning and building department certainly need to know about what buildings are designated. But transportation departments need to know if their work may impact historic buildings; the public utilities need to know if additional funds may be available for work that protects historic character; and the council will need to know if certain proposed policies may impact historic property owners in a different way than others. All of these policies and ideas can be laid out in the historic preservation plan.

### Certified Local Government

While the decision to develop a local historic preservation program lies with the community, and its operation is a local function, some municipalities may decide to take extra steps to become a Certified Local Government (CLG). This federal-state-local partnership program recognizes local governments that have a strong historic preservation program. These communities are then eligible for Certified Local Government Grants and other benefits from the State Historic Preservation Office.

Being a CLG has several benefits. The CLG Grant provides a 60/40 matching reimbursement grant for a wide variety of projects. Recent awards include funds to update design guidelines in the Old West End of Toledo, plaster restoration on a church in Cleveland, and interpretive signage in Athens. The grant is competitive and is open to all CLGs and third-party organizations within the CLG communities. CLGs are also provided with technical assistance and training from the State Historic Preservation Office, both for commission operations and design review questions. And finally, CLG designation can be used to provide eligibility for the State Historic Rehabilitation Tax Credit.

Ohio presently has 80 Certified Local Governments, ranging from the Village of Zoar in Tuscarawas County (population 172) to Columbus, Cincinnati and Cleveland. Each CLG has a historic preservation board/commission and has taken on the task of protecting their historic buildings. To become a CLG a community must have an ordinance and a commission that meets federal and state requirements. These requirements include public participation in meetings, a system for surveying properties, and a process for designation and design review. If there is no ordinance, or amendments are needed to bring an existing ordinance into compliance, the State Historic Preservation Office will assist in drafting those materials. The process can take up to a year. For more information on the Certified Local Government program visit [ohiohistory.org/preserving-ohio/](http://ohiohistory.org/preserving-ohio/).

# Preservation Month Photo Contest: Where Life Happens

Heritage Ohio's annual Preservation Month Photo Contest returns this May with a new theme: **Where Life Happens**.

This year, we focus on how buildings and architectural details carry life forward—through use, memory, and presence. We welcome images of places that serve their communities now, have recently come back into use, or still wait for someone to step in. Each stage tells a different part of the preservation story.

The contest opens the first week of May and runs through the end of the month. Full entry details will be available at [heritageohio.org](https://heritageohio.org) and shared on our social media accounts: @heritageohio on Facebook and LinkedIn, and @heritageohiomainstreet on Instagram.

We'll highlight select entries throughout the month and feature one winning image on the cover of the next issue of Revitalize Ohio.

Contribute a photo that helps document what preservation looks like in Ohio right now.



2024 Preservation Month Photo Contest Winner "Cincinnati Face Off"  
by Maria Dehne

## Hotel Royal: A Personal Achievement

By Erin Claussen, Hotel Royal

"You're not supposed to fall in love first. You're supposed to see if it 'pencils out' first. That's what they teach you in the development world. But when you're coming from a heritage management background, it's always going to be 'worth it'. You know the stories that these places hold, the power that they have to keep us connected to our history while at the same time giving us all kinds of possibilities for the future. I feel incredibly privileged to have had the opportunity to take a building that was vacant for thirty plus years and turn it into something again, and of all things, the very thing that it became back in 1900, 125 years ago, a hotel." – Erin Claussen, owner, Hotel Royal

The two-story portion of the building at Broadway and Knapp fronting Broadway was built sometime in the 1880s and originally housed Fenneburg's Drugs on the first floor. In 1900, the drugstore found a new home, the three-story portion fronting Knapp was constructed, and the building became Kest's European Hotel complete with a restaurant and bar on the first floor and kitchen in the basement. It was a working-class establishment, accommodating rail passengers and crew from the nearby Union Terminal. In 1910, it reopened as the Meyerhof Hotel and would remain that for the next 50 odd years when it changed ownership and thanks to a serendipitously placed typewriter serving as the inspiration for the name, it became Hotel Royal. Over the subsequent decades, as passenger rail traffic and downtown Toledo itself declined, the hotel transitioned to more of a rooming house, closing up entirely by the 1990s. Public-private efforts to convert the building to a hostel later in the decade failed, and it sat vacant for over thirty years

until Claussen and her husband bought it from the City of Toledo in 2017.

A mural, depicting anecdotes from the building's history, is digitally preserved at <https://hotelroyaltoledo.com/story/>, complete with footnotes and newspaper article clippings. Claussen commissioned local artist Bradley Scherzer to paint the mural across the boarding on the front of the building in 2020. Along with a three-dimensional heart and crown installation that went up on the north side of the building shortly after it was purchased in 2017, the mural was a way to let passersby know that the building had a new lease on life while pre-development work went on behind the scenes. "As a brand-new developer without a proven track record, it took a while and a lot of rejections to finally pull together the financing to get started. My number one piece of advice to anyone thinking about doing (re) development is 'Don't take no for an answer.' Stay flexible and keep seeking out partners who share your vision. It likely won't come together on the first or second or even third tries but eventually the right plan and the right people will emerge. You really have to be too stubborn to quit in order to be successful" says Claussen.

The building itself is a survivor. It is the last structure standing on a triangular piece of land created when a new approach to Toledo's new train station (a Streamline Moderne gem that still serves today) bisected the city block in the middle of the twentieth century. Everything adjacent was torn down. And just last year saw the 1909 Park Hotel across Knapp Street, another railroad hotel, demolished to make way for a new apartment building. "It's a connection to another era. It and the other hotels like it in the area that



have been demolished weren't nearly as grand as their downtown counterparts, but Toledo and specifically this area (known as the Middlegrounds) was a transportation center from the early canal days through the railroad's heyday to present and Hotel Royal is keeping that story alive. Every time we have a guest say that they're staying with us to catch a train, it's such a thrill. 125 years later, the building is back to 'business as usual', not just another pile of bricks in a landfill" says Claussen with pride.

Erin's background is in heritage management. "I have an MA in Anthropology, historical archaeology was my focus. I gradually started doing more work with the built environment, documenting buildings, determining their eligibility for the National Register of Historic Places. When I moved to Toledo in 2015, there was an opportunity for

me to start my own consulting business, putting my skills to work getting buildings listed to the local and/or National Register to make them eligible for Historic Preservation Tax Credits. The redevelopment momentum in downtown Toledo was just starting to build. I got to see development up close and thought, 'Why not, let's give it a try!' she laughs. "My dad worked in construction and building maintenance his whole life. I learned so much from him over the years and I owned several old homes prior, so I wasn't starting with no knowledge base, but Hotel Royal was absolutely Development 101. It was a big project with a big learning curve."

Her consulting work helped connect her to the Thomas Porter Architects and Ark Restoration and Construction, who served as the project's architect and construction manager respectively and helped see it through numerous challenges including the pandemic and supply chain shortages. "We had a tenant lined up for our entire first floor. Unfortunately, that fell through at the exact moment that we secured financing for the project and we had to take the plan for the first floor back to the drawing board. That's when the idea to turn the hotel back into a hotel came about. One of my favorite memories from the entire project is sitting down with my architect and construction manager and in an hour on an 8x10 piece of paper we had

a new floor plan with the five hotel rooms and the lobby, right where it first existed 125 years ago."

Though hospitality might not have been the plan from the start, Claussen was beyond excited at this turn. "I have always been an interior design nerd, the opportunity of opening a hotel presented to curate décor/ create an experience for people was so much fun. I truly feel that for all the ups and downs, everything about this

project unfolded exactly how it was meant to. A year on, we have had nothing but positive feedback from guests. I can't wait to keep adding layers to what we have on offer."

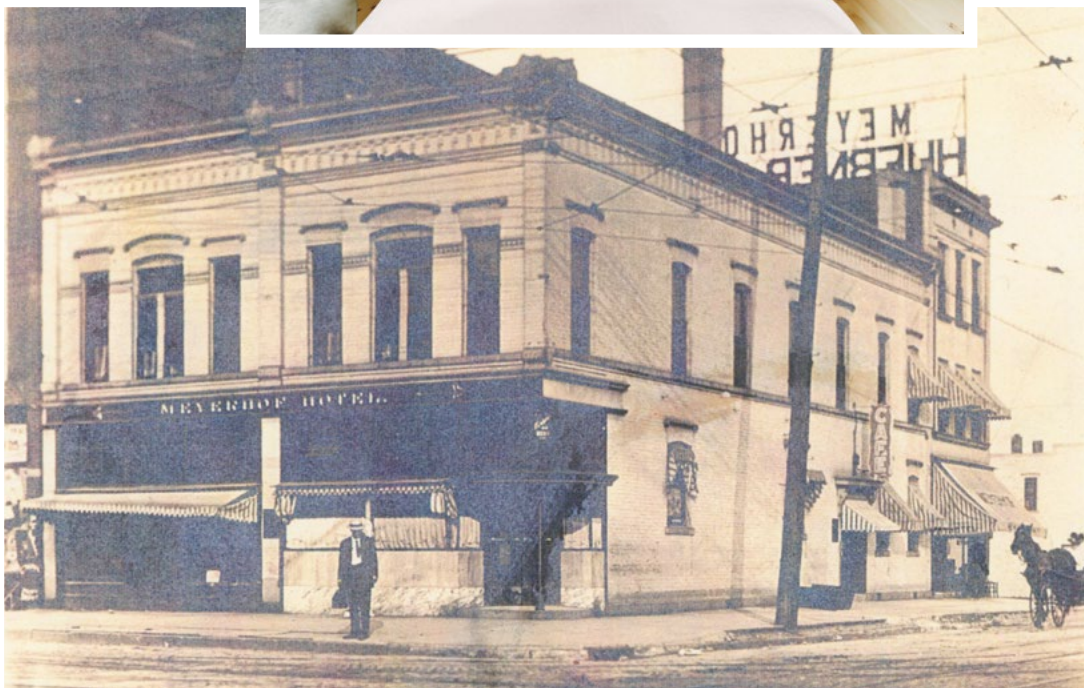
Hotel Royal offers five rooms available to book at [hotelroyaltoledo.com/rooms/](http://hotelroyaltoledo.com/rooms/). The building also has three apartments (long-term rentals) on the upper floors and storefront commercial space which will soon house Erin's vintage home goods shop [revivalflea.com](http://revivalflea.com) and also be used for small pop-up events.



▲ © Noelle Shumer  
@noelleannphotography



► © Noelle Shumer  
@noelleannphotography





HERITAGE  
OHIO

800 East 17th Avenue  
Columbus, OH 43211

P 614.258.6200

NON PROFIT ORG.  
U.S. POSTAGE  
**PAID**  
COLUMBUS, OH  
PERMIT NO. 5616



## You can help protect and enhance the places that matter!

Name: \_\_\_\_\_

Organization: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Payment: \_\_\_\_\_

Card Number: \_\_\_\_\_

Expiration Date: \_\_\_\_\_ CSV: \_\_\_\_\_

Signature: \_\_\_\_\_

Mail to:  
Heritage Ohio  
800 East 17th Avenue  
Columbus, OH 43211

### Become a Supporter today!

#### Benefits

Revitalize Ohio Magazine  
Training & Workshop Discount  
Annual Conference Discount  
Public Recognition  
Legacy Circle Reception\*

#### Young Ohio Preservationist (under 40), \$30

Individual, \$50

Household, \$75

\*Contributor, \$250

\*Sustaining, \$500

\*Patron, \$750

\*Ambassador, \$1,500

\*Benefactor, \$6,000

\*Preservation Leader, \$10,000

\*Lifetime Investor, \$25,000

\*Annual membership of \$250 or more  
includes enrollment in our Legacy Circle.

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).