



REVITALIZE OHIO

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REVITALIZE OHIO

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DIRECTOR'S NOTE

In this issue of Revitalize Ohio, I think you will find lots of useful information.

Lewisburg just wrapped up a \$300,000 downtown grant, which helped to rehabilitate 19 properties as well as public space in their downtown. This money is Federal Community Development Block Grant (CDBG) money available to non-entitlement communities around the state. I often hear it is too complicated to use, but in this issue we show Lewisburg, with a population of 1,400 did not think it was too complicated!

We hear historic tax credits are too complicated to use...but did you know the smallest project that used the Ohio Historic Preservation Tax Credit was an upper floor project in Wilmington with a total project costs of just \$67,927.

In this issue, you will read about Adam Ries and his home rehabilitation project in Van Wert. Adam is doing beautiful work, taking it a step at a time in his spare time away from his job at First Federal. He learned about rehabilitating historic windows at a Young Ohio Preservationist Workshop in Columbus 4 years ago. This summer you will have a chance to learn how to do your historic windows at our "Sash Mob" in Toledo. Stay tuned for details.

Revitalization and Preservation are NOT too hard. Heritage Ohio is here to help you save the places that matter | build community | live better.



Joyce Barrett,
Executive Director of Heritage Ohio



DATES TO REMEMBER

Preserving the Past as a Career: A Professional Panel for Art Grads

Columbus, Ohio
April 17

Quarterly Revitalization Workshop & Directors' Roundtable: Promotion

Wadsworth, Ohio
April 25-26

Quarterly Revitalization Workshop & Directors' Roundtable: Design

Van Wert, Ohio
June 20-21

Quarterly Revitalization Workshop & Directors' Roundtable: Economic Vitality

Tipp City, Ohio
September 12-13

PastForward: National Preservation Conference

Denver, Colorado
October 10-12

Heritage Ohio Annual Conference & Awards Ceremony

Newark, Ohio
October 21-23

For more information about upcoming events, visit us at heritageohio.org.

ON THE COVER

We are excited to celebrate the re-opening of the historic Woodward Opera House in downtown Mount Vernon. This \$21 million rehabilitation has been made possible with the help of federal and Ohio historic tax credits.



One of the striking features of both buildings are the elaborate cornices. Pictured is the taller building of the two.

Heritage Ohio Easement Series: The Hayden Block in Columbus

If you spend some time in the preservation field, you invariably will hit upon this truism: building rehabs don't move in a straight line, from developer interest, to finished product 12 months later. In fact, more often than not, a rehab project may die a couple (few) deaths, before the building owner holds a ribbon cutting welcoming in new tenants. A dedicated developer is certainly part of the mix; however, financing may fall through, stopping a project dead in its tracks. The hoped for tax credit application may not be approved. The can't miss tenant pulls out of a project. An owner partnership goes south. The real estate market takes a dive. Given all that can go wrong, it's a wonder more projects don't fail.

In December of 2009, we welcomed the latest round of Ohio tax credit projects in the soon-to-be Hotel Indigo on 20 East Broad Street in downtown Columbus. Then-Governor Ted Strickland touted the arrival of the boutique hotel, and everyone was excited. However, as happens so often, the project announced with much fanfare never came to fruition.

Fast forward 10 years, however, and a new ownership group has taken control of the property, secured rehab financing, applied for and received an Ohio Historic Preservation Tax Credit (OHPTC) award, and was ready to take the next step: protecting the buildings at 16 and 20 East Broad Street by donating a preservation easement to Heritage Ohio.

It's wonderful just to see a historic rehab project reborn, but the owner donating a preservation easement is the icing on the cake. Although under a tight deadline to have everything filed by the end of the year, we completed our due diligence, and decided to accept the preservation easement.

Executive director Joyce Barrett commented on the buildings, "The very heart of downtown Columbus, and Ohio, is the Statehouse at the corner of Broad and High, and receiving an easement on two historically significant buildings overlooking the Statehouse is an honor for Heritage Ohio. We look forward to safeguarding their historic character for generations to come."



The story behind the New Hayden Building, the one at 16 East Broad, is particularly fascinating. Constructed in 1901 and known for its elaborate exterior ornamentation, the building was designed by architects George Nimmons and William Fellows, who both had previously worked for renowned Chicago architect, Daniel Burnham. Perhaps the most famous office tenant to occupy the building was the National Football League, having established their first "official" office space in the building during the 1920s and '30s.

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Meet a Main Street Director

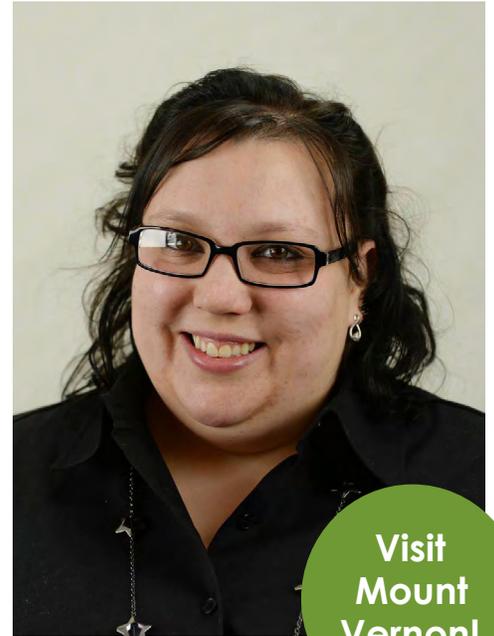
Carrie Hyman of Main Street Mount Vernon

Though born in Pittsburgh, Carrie Hyman, executive director of Main Street Mount Vernon, spent much of her life in Mount Vernon. Spending her formative years in Mount Vernon left an impression on Carrie, who notes, "The experiences of growing up in this tight-knit community have given me the drive and desire to help support the building of a thriving place that others would want to live."

After graduating from high school, Carrie attended Bowling Green State University. She originally focused on special education, but transitioned to communications. Following college, she worked in a wide-array of fields, ranging from a mirror assembly plant to The Ariel Foundation.

When Carrie became the executive director of Main Street Mount Vernon in 2017, she seemed like a perfect match for the position. "I've watched this position since high school and was fascinated that someone could do this for a living. In my previous position as an assistant at a family-funded foundation, I served as an ex-officio on the Main Street Mount Vernon board. When the position became available, I thought it would be a nice change. People have told me this position was made for me. "

At the helm for almost two years, Carrie loves to work with the downtown businesses and foster cooperation and community between them. Thinking about what she would like to see happen in Mount Vernon in the future, Carrie would love to see more investment in the upper floors of downtown's historic buildings. When not working hard in her downtown, Carrie likes to play board games with friends and act and organize local theatrical productions. She lives at home with a Labrador-mix named Freyja.



Visit
Mount
Vernon!

Intern-ally Grateful

Heritage Ohio is happy to have a new work study student from The Ohio State University



My name is Kyria Umba and I am a proud Congolese native. I was born in Kinshasa the capital of the Democratic Republic of Congo. In 2005, I moved to the United States with my family and have settled in Columbus, Ohio ever since. I am a recent graduate of Columbus International High School,

as well as the Columbus Downtown High School's Culinary Arts program. Currently, I am a student at The Ohio State University majoring in International Studies with a minor in French. I am very much connected to my immediate community back home (DR Congo) as I've been a supporter of a non-profit organization called the Malaika Foundation that is persistent in educating young girls in the Congo. I've had the pleasure of working with Malaika's founder Noëlla

Coursaris Musunka and her amazing staff. Together we've collaborated on two fundraisers, held right here in Columbus where I was able to raise money to financially support the school. In the future I hope to continue my relationship with the organization and work in a similar field in efforts to change education systems in underserved communities.

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Historic Homes of Ohio

Adam Ries talks about restoring his "Humble Bungalow" in Van Wert

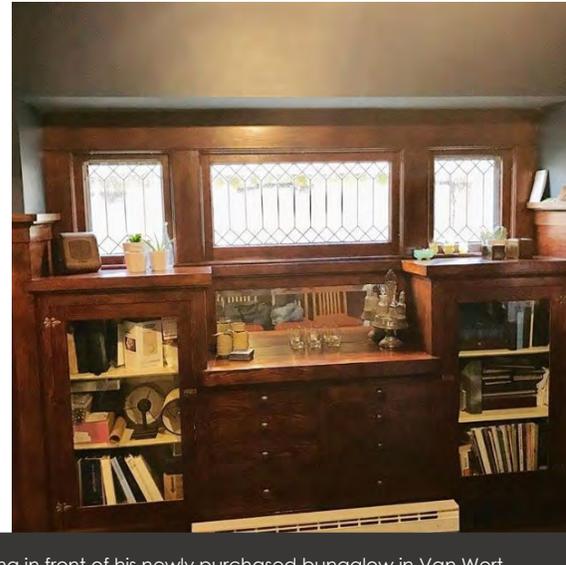
This past summer marked the four-year anniversary of owning & renovating my house. I bought the 2-bedroom "humble bungalow" because it was all original on the inside. My realtor and many close friends were quick to point out it was also ugly, abandoned, and badly neglected. I only saw the antique double-hung windows with wavy glass, wood wainscot walls & plate rail around the dining room, and the adventure of combining all of my hobbies into my first home renovation. Four years later I have restored 1 room at a time with the mantra of, "contain the mess." I've repaired acres of plaster ceiling & walls, stripped a century worth of paint from miles of woodwork, and restored a dozen wood windows to be both operable & weather tight (warding off those pesky vinyl salespersons every spring!) In an attempt to do nearly all of the work myself - within a budget each month - I'm not yet finished. This winter, I'm committed to completing several minor projects I've put off: building a custom medicine cabinet for the bathroom I gutted & re-tiled the first year, or finally running Romex to add outlets & new light fixtures

to the dining room I finished last year. I want every room complete before embarking on a full kitchen renovation this summer. Looking back over the past 4 years, it's worth a few minutes to reflect on what this home has taught me.

EVERY PROJECT TAKES LONGER

I must have believed I was superhuman thinking I would be finished by now; that I could tile a bathroom in 2 days (floor & walls); that I could restore a 42-inch window sash in one afternoon. In reality, the house won't be complete, even when the 5-year anniversary rolls around. Tiling the bathroom took a full week of vacation from work plus a few evenings the following week. Restoring a window sash may sound like less than a day's worth of labor, but you cannot speed up the drying time of primer, paint, or linseed oil glazing putty. I've learned to better manage my own expectations of how long a project will take, but I refuse to lose the optimism or excitement of when I first begin.





Top Opposite Page: Adam proudly standing in front of his newly purchased bungalow in Van Wert. Top Row: Photos showing the condition of the bathroom and the windows and built ins located in the dining room before work was done. Bottom Row: The same bathroom, windows, and built ins after work was complete.



DUST GETS EVERYWHERE

I'm living in a 912 sq. ft. house under constant renovation. It sounded easy enough to "mask off" one room at a time when stripping paint or sanding plaster repairs. I imagined a sort of quarantine or Dexter-like set-up to keep the mess out of my

remaining living quarters. At one time or another, every room has been sectioned off with high density painter's plastic and layers of tape; a fan in the window blowing dust outside also creates negative air pressure within the closed-off area, right? False. Whether I'm sanding woodwork before a fresh coat of dark stain or smoothing out plaster patched with joint compound, there will be a faint but noticeable layer of

dust on the iPad screen 2 rooms away. The plastic wall will get punctured. Unbeknownst until later, the long-haired cat will learn to climb the ladder into the attic, pounce through cellulose insulation, then splay across the sofa in the next

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room. I've learned to take the necessary preparations, condense the messiest parts of the project (never leave the cat in the same room as the ladder), and still leave plenty of time to clean-up. A good HEPA filter vacuum is worth its weight. Just ask Felix.

PERFECT IS NOT THE GOAL

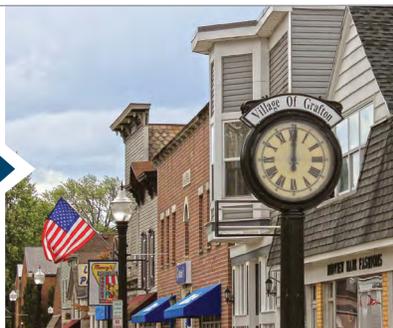
PSA: If you want the look of perfect & untouched, please build a new home. I wanted character, warmth, and the imperfect signs of a house lived-in and loved for over a century. My refinished woodwork is beautiful, but if you look close you will find it's not perfectly smooth like new, prefinished moldings from the hardware store. I could have sanded the woodwork further, but then I would have lost the rich mahogany color stained so deeply into the native fir trimming out every door & window. Even with hours of patching, there are still faint lines & divots in the plaster

of the living room ceiling and bedroom walls. I wonder if some of these are not the result of damage, but actually imperfections dating back to when the plaster was hand troweled one layer at a time over a substrate of textured wood lath. Authentic is my goal in this home renovation.

I'm still learning patience, but there is no substitute for the satisfaction of a completed room. Knowing I'll have to clean a little dust will not stop me from tackling the messiest projects. And I continue renovating in such a way that this home's integrity is revealed in the quality of original materials & time-honored craftsmanship.

TO FOLLOW ADAM'S BUNGALOW PROJECT AND OTHER ADVENTURES, FIND HIM ONLINE AT HUMBLEBUNGALOW.COM.

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Accepting Nominations for the 2019 Heritage Ohio Annual Awards

The nomination period has begun for the 2019 Heritage Ohio Annual Awards. This year, we are accepting nominations across 16 categories. Recognize Ohio's leaders in revitalization and preservation for the amazing work they do.

MAIN STREET AWARDS

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

INDIVIDUAL AWARDS

- » Outstanding Leader in Revitalization
- » Young Preservation Leader of the Year
- » Preservation Hero

PROJECT AWARDS

- » Best Public/Private Partnership
- » Best Public Building Rehabilitation
- » Best Commercial Building Rehabilitation
- » Best Residential Building Rehabilitation
- » Best Upper Floor Residential Rehabilitation

PLACE AWARDS

- » Historic Theater of the Year
- » Historic Farmstead of the Year
- » Best Downtown Placemaking

Details on required materials and nomination forms can be found on our website, www.heritageohio.org. All nominations must be received by July 1, 2019. If you have questions about submitting a nomination, please contact Frank Quinn at fquinn@heritageohio.org.

**Ohio Main Street Program Communities Only*



Welcome Kate!

Heritage Ohio welcomes Kate Fisher, of Marion, Ohio to our Board of Directors

Five years ago, Kate Fisher moved back to Marion from Chicago to make a difference. She is owner of Redbrick Social Media and the Director of Real Estate Development & Property Management at Lois J. Fisher & Associates. She served as president of the Marion City Council during 2017. She earned her B.S. in Business Administration at Miami University in Oxford.

Kate says she is "a big supporter of historic preservation and work in that industry every day! I love what Heritage Ohio does to support historic preservation and development and want to help in the process of making its initiatives and goals a reality."

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Raise the Curtains!

Mount Vernon's Woodward Opera House Lives on After Nearly a Century of Silence

With a spark, the Woodward Opera House raised the first curtain in downtown Mount Vernon in December 1851 with a public lecture on electricity. Since its opening over a century and a half ago, it has persevered, and through a series of fortuitous events, it is one of the oldest public theaters in America.

Woodward Hall was conceived to be not only an entertainment complex for the community of just under 4,000 residents, but also to be a sustainable venture. In addition to the opera house, the building would house retail and office space to make the entertainment venue a viable downtown attraction. Over time, the space was renovated and expanded into the beautiful space you can see today.

Competition from newer theaters and the rise of feature films brought about the Woodward's closing in 1921. One of the last known events at the opera house was coincidentally a lecture on electricity. After doors closed and the curtain fell, the space was used as a gymnasium, and later for storage, filling the grand space with layers of dust and clutter.

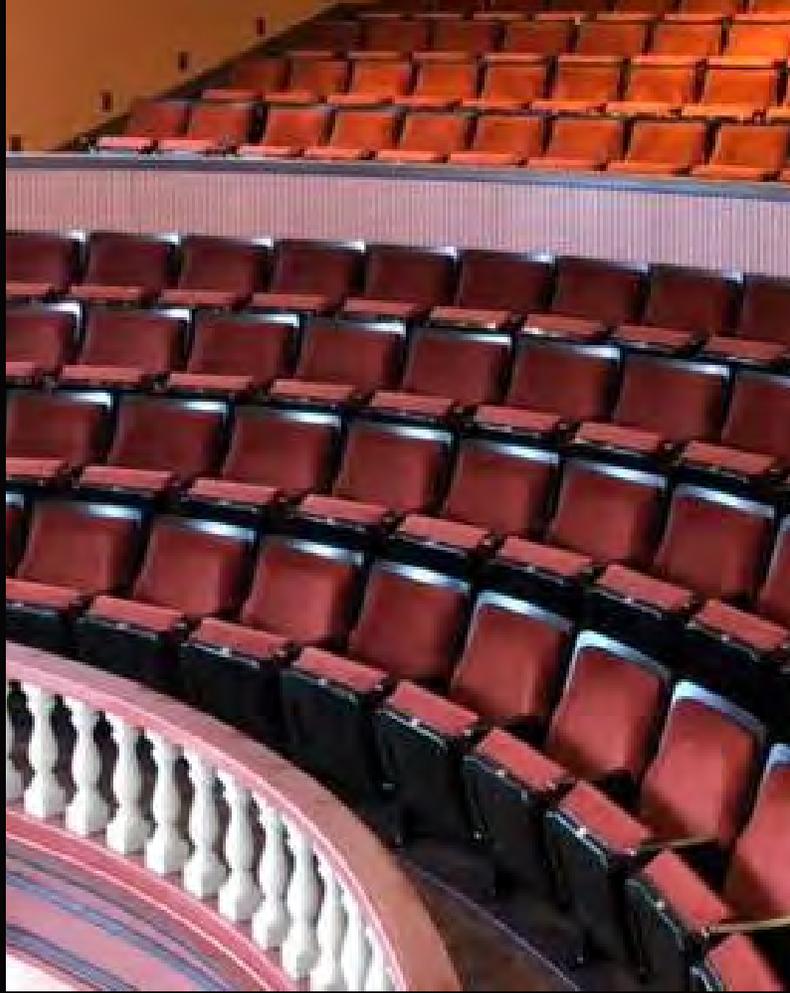
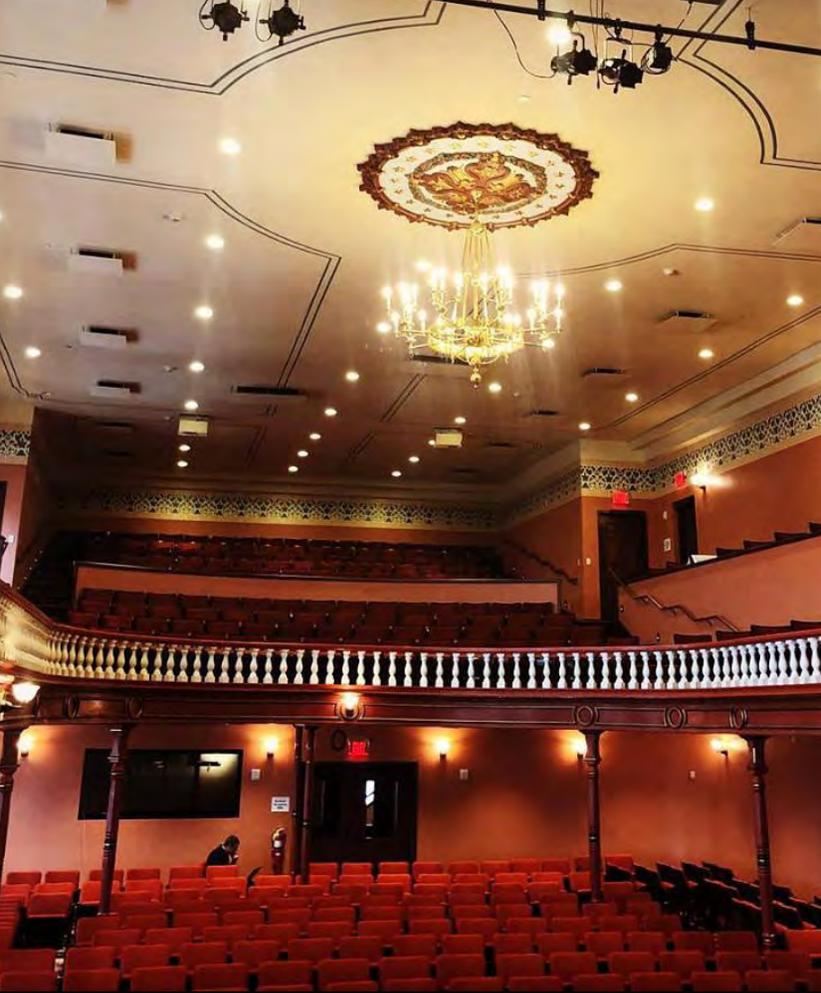
In 1975, the long process began to raise the Woodward's curtain once again. The opera house was listed in the National Register of Historic Places and community support for the Woodward began to grow. The Woodward Development Corporation purchased the opera house in 1998 and the neighboring Cooper Building in 2000, which serves as an annex for the Woodward. During the construction period, public tours were held to increase public buy-in and support.

"We have people working here who came here on their third-grade tours," according to Pat Crow, construction manager for the Woodward Development Corporation (WDC).

Like many rehabilitations, at no point was project funding truly easy. "When you start, you think someone will just come in and write you a check," Pat said of the project's shaky start, "but of course, it's not that simple."

After years of working out the kinks, WDC finally obtained Ohio and federal historic preservation tax credits, as well as State and Federal New Market Tax Credits. Their non-profit





TOP OPPOSITE PAGE: Woodward Opera House finally open and hosting performances once again in 2019. TOP LEFT AND RIGHT: Woodward Opera House after restoration, 2019. BOTTOM LEFT AND MIDDLE LEFT: Woodward Opera House interior before restoration, 1998. BOTTOM RIGHT: Woodward Opera House exterior, 1916.





"I like the history and the story: how it got built and the way it got built," Charissa said of her work, "We like to renovate historic buildings. Why demolish a cool, old building and replace it?"

It's not only the work that Charissa enjoys, however. She also praises Pat and his work ethic.

"We were lucky that [Pat] really wanted to get the documentation down," Charissa said of Pat's

tax status led to a few challenges, including pulling together a network of for-profit entities willing to partner with WDC and hiring a tax attorney to file all the paperwork required to define Woodward's relationships with the groups.

"If you had to print it all, you'd have a stack of paper about a foot-and-a-half high," Pat said of the rehabilitation paperwork.

Despite the arduous process of finding investors, Pat speaks highly of his team for bringing the Woodward rehabilitation to fruition. The most important piece of advice he offers to anyone heading their own rehabilitations is to make sure they assemble the best team possible.

"You need to have the right people in the game," Pat said of his colleagues, "You'll have to rely on them to guide you through this process. Do what they say when they say it."

One of those people "in the game" is Charissa Durst, President and Principal Historic Architect at Hardlines Design Company, who has eagerly worked on the opera house since 2001.

contributions to making the process smoother, "He hired a historical consultant to perform an assessment and he had an intern scour through old newspaper articles way back to the 1850s."

After years of hard work and a tireless effort, the Woodward Opera House opened for its first performance in nearly a century in January of 2019.

"It's not a bittersweet moment, it's a transitional moment," Pat reflected on the rehabilitation's completion. "The hardest part of the project is ahead of us: to make the Woodward benefit the community. We hope to see that downtown prospers as we prosper."

Tickets to the Woodward Opera House can be purchased online at www.thewoodward.org. For more information about downtown Mount Vernon, contact Main Street Mount Vernon at (740) 393-1481 or visit their website, www.mainstreetmountvernon.com


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Our 2018 Preservation Month Photo Contest winner, Ashley Combs, won with more than 4,000 votes, submitting a compelling image of a historic safe inside the Goetz Tower in downtown Middletown.

2019 Marks 10th Year of Preservation Month Photo Contest

While spring, let alone May, still seems an eternity away, especially after this winter, it's not too early to start thinking about our 10th Annual Preservation Month Photo Contest! That's right; this year marks the 10th year we've held this fun Preservation Month contest, seeking out Ohio photos that truly capture the spirit of Revitalization & Preservation. 2019's theme is Urban Renewal, but with a twist. While Urban Renewal may have once consisted of demoing whole blocks of city buildings, without any care or thought about the people in the buildings, or the character of the buildings themselves, Urban Renewal today means the revitalization of cities, its people, and its heritage.

So take a picture that captures your community's best Urban Renewal efforts: whether an event image in a revitalized business district, a historic building once slated for demo that's been save and rehabbed, or even the underutilized block of buildings, that once restored, will contribute to the renewal of the neighborhood.

Once you get that perfect pic, send it our way via the online submission form on our website, or by posting to Facebook or Instagram using the hashtag #HOUrbanRenewal. Once again, our Preservation Committee will choose the finalists from all the entries, and then we'll open the contest to online voting. Your vote will help to choose the winner!

This year's winner will have their image featured on the cover of Revitalize Ohio. Good luck with your Urban Renewal efforts!

DATES TO REMEMBER:

- » Entries accepted Monday, April 22 till Friday, May 10
- » Finalists announced Friday, May 17
- » Online voting for finalists Monday, May 20 till Wednesday, May 29
- » Winner announced Friday, May 31

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Heritage Ohio's Preservation Month Webinar Series Returns for 2019

We're excited to announce this year's special webinar series to be held during Preservation Month in May. This year, our focus will be "Profiles in Preservation" and we'll be bringing you weekly webinars focused on different aspects of preservation careers.

Our webinar speakers will share stories about preservation careers, including preservation contracting, real estate development, preservation consulting, nonprofit management, architecture, and government.

The webinars, happening each Wednesday during Preservation Month beginning at 1pm EDST, will focus on the speakers' stories about their preservation careers, and how they're involved in historic preservation on a day-in, day-out basis.

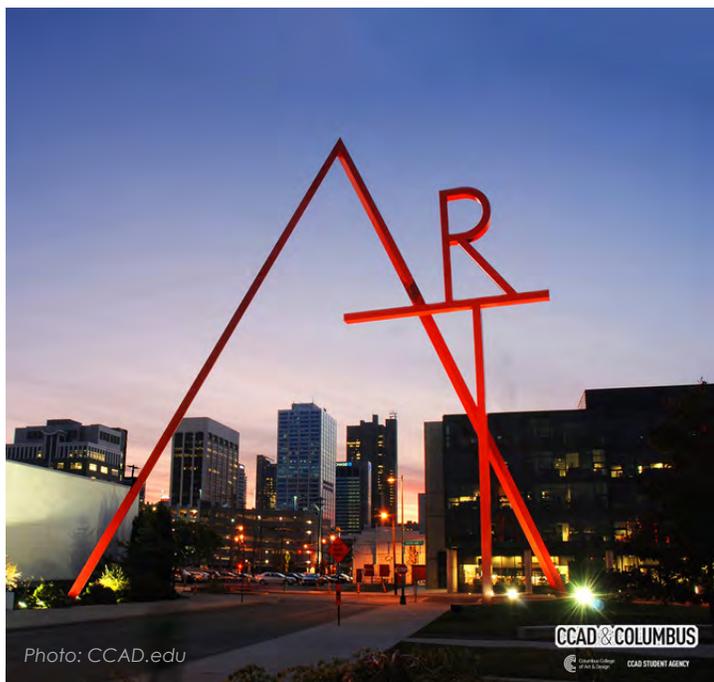
Our first webinar will kick off Preservation Month a bit early as Lindsay Jones of Blind Eye Restoration will join us on

Wednesday, April 24, beginning at 1pm. She'll discuss her experiences as a preservation contractor, and perhaps share a few tips on working with a preservation contractor on your project. Stay tuned for more details about the other webinars in the series at www.heritageohio.org and through our weekly e-blasts.

"We've enjoyed bringing different preservation topics to the forefront with our Preservation Month Webinar Series, and we're once again excited to present a lineup of preservation professionals sharing how they're involved in historic preservation here in Ohio," stated Joyce Barrett, Heritage Ohio's executive director.

Heritage Ohio webinars are a benefit of membership and will be free for members. You can join and learn more about Heritage Ohio at www.heritageohio.org.

Join YOP for a Professional Panel at CCAD



Preservation is a field that advocates for & protects places and communities through a variety of methods, and is a career path that lends itself well to art & design. From crafting to building restoration to photographic preservation, people are using art skills in diverse ways to preserve the past. Panelists from fields like heritage resource consultation, conservation, community investment, and archives will answer questions about their career journeys, figuring out their goals as professionals, and how CCAD students can find their own unique path after graduating.

John Delia (Housing JV), Lindsay Jones (Blind Eye Restoration), Chloe Kie Singer (Archivist for CCAD), and Sarah Marsom (Heritage Resource Consultant), look forward to presenting potential career paths to the students. YOP hopes to inspire these art students to consider careers in cultural resources.

Not able to attend, but interested in learning more about the Young Ohio Preservationists? You can find them on Facebook and Instagram! Upcoming events include: Bi-Monthly Happy Hours, Columbus historic neighborhood bike tour in partnership with Instagram Columbus (igcbus), and a Sash Mob (window restoration training workshop) alongside Heritage Ohio.

The Young Ohio Preservationists (YOP) are hosting "Preserving the Past as a Career: A Professional Panel for Art Grads" at the Columbus College of Art and Design on April 17th at 6pm.



Heritage Ohio Welcomes Main Street Ravenna

In 2016, a core group of Ravenna stakeholders with a focus on revitalization came together and developed a Ravenna Community Plan. Downtown redevelopment was one of the 5 strategies to reinvigorate the Ravenna community. The Heritage Ohio Main Street Program was selected as one approach to take in the downtown district. After receiving a visit from the Heritage Ohio Downtown Assessment Resource Team (DART), a core group of Ravenna stakeholders with a focus on revitalization discovered that the downtown was not considered friendly. The DART team informed the group that there were a lot of tinted windows

downtown making it difficult to see into stores and a lot of “No” signs in and around the businesses, among other things. After the DART review and discussion at public meetings, the core team moved forward with setting up a steering committee and ultimately brought together the founding board of directors and became an affiliate member of Heritage Ohio Main Street program in late 2016.

Since becoming an affiliate member, Main Street Ravenna has been busy. In 2017, the group was focused on three areas: establishing our business, introducing Main Street Ravenna to our community, and fundraising.

As a new non-profit organization, we seated our board of directors, elected officers and formed standing committees. We also finalized our by-laws, developed whistle blower and conflict of interest policies; evaluated our insurance and risk assessment requirements; and made sure we met our IRS obligations. Our biggest challenge continues to be to help our community see and appreciate the sense of history and downtown potential.

We worked closely with our downtown businesses through the Retail is Detail program brought to Ravenna from Heritage Ohio. The Retail is Detail program includes topics on inventory management and social media marketing to store



Photos by Jeff Goldberg, Esto Photographics



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Pictured: the Carlisle Building in Chillicothe, OH



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displays and new menu items, among other things. Four small businesses from the downtown district worked with the instructors independently over 4 dates to work on their businesses specifically within this program's parameters.

To introduce ourselves to the community, we held and took part in a number of community activities, including our popular Ravenna Downtown Walking Tours. The tours, co-chaired by founding member Jack Schafer, who passed away in 2018, offer participants educational tours covering post-WWII Ravenna, civic buildings through time, and the impact of the Riddle family, one of the city's prominent families that established the Riddle Coach and Hearse Co. and built a number of historic downtown blocks, known as the Riddle Blocks. The Halloween Walk, was a successful

fundraising event that focused on the Murders, Hangings and Hauntings in Ravenna and shed a historical light on the county seat.

We also collaborated with Ravenna Creates and the Art on Main festival in 2016, which brings visitors downtown to enjoy a wide variety of artwork from professional artists to students from local school districts. Ahead of the second festival, we worked closely with the festival's founders to incorporate wine into the event and further its success. The event was awarded the Portage County Cultural Arts Initiative for 2017 by the Portage County Board of Commissioners.

We also had great success with Movies on the Square, which brought the community downtown for family movies on the courthouse lawn three nights during the summer. The program was a joint initiative between Main Street Ravenna and the City of Ravenna Parks and Recreation Department, which donated a giant inflatable movie screen.

In addition to applying for full membership in the Heritage Ohio Main Street Program in 2018, we hired an executive director, Julie McLain and secured office space downtown. We are looking toward a very successful 2019, as we ramp up efforts (including the New Winter Writing Festival on February 23rd) and to engage our businesses and the community to truly be a place where businesses thrive and people create moments together.



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Lewisburg's CDBG Downtown Revitalization Grant

The Village of Lewisburg, located just south of the National Road in Western Ohio, has a population of just 1,800 people, but received and successfully completed a CDBG Downtown Revitalization Grant through the Office of Community Development at Ohio Development Services Agency.

Lewisburg is an excellent example of a small community pursuing and completing the grant in a timely and efficient manner. Smaller communities are required to apply through their county, which requires coordination between the two entities.

We want communities to know that these grants are available, but also that they should not be intimidated by applying and executing the fairly complex federal regulations. If you want to find out more about the Downtown CDBG Grants, Heritage Ohio will be hosting a webinar on April 10th with Mary Oakley, or you can contact her at: Mary.Oakley@development.ohio.gov

RODNEY CREECH, CHAIRMAN OF THE PREBLE COUNTY BOARD OF COMMISSIONERS

Over the last couple years, it has been a lot of work, but also an absolute joy to work with the Village of Lewisburg, Lewisburg Chamber of Commerce, local businesses, and Mote and Associates on Lewisburg's Downtown Revitalization Project.

To see the transformation of one of our great communities and to see the excitement was worth it all. Lewisburg is a beautiful village, has amazing leadership, and all that with the great team mentioned above is the only way this project could be completed. Lewisburg takes great pride in their Village and so do the people that live in the community. I couldn't be more proud!

JACKIE GROSS, OWNER OF YANKEE CLOVER MERCANTILE, 208 NORTH COMMERCE STREET

When you invest in your hometown, the whole community takes on a new feeling. These words ring so true for us. I have a necklace that says "if no wind, row" and row we did! We have created a large out-of-town following that has also fallen in love with our community. It has been so inspiring to see the new businesses opening and thriving, our downtown being the envy of other communities, and our Village being nothing but supportive. We have developed a wonderful partnership amongst our downtown businesses and are pushing our "Small Town" into the spotlight. We aren't just Preble County's "Best



Kept Secret", we are quaint, modern, renewed, and refreshed. We are #Lewisburglife. Come and be inspired!

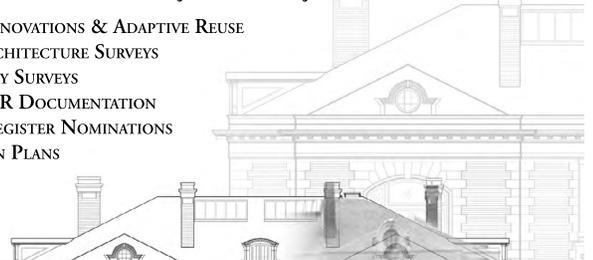
JACKI DOLAN, OWNER OF HAVEN, 214 NORTH COMMERCE STREET

Securing the Downtown Revitalization Grant was integral in turning my dream of owning my own shop into reality! A few years ago while visiting the downtown Lewisburg shop, Yankee Clover Mercantile, I noticed that the building two doors down was for sale. When I mentioned this to the shop owner, Jacki Gross, she shared details about the grant with me. City manager, Jeff Sewert, shared additional grant information, and I immediately became excited, thinking my dream could actually materialize—and it did! The grant enabled me to help shape the building into what I had always envisioned for my shop.

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AFTER



BEFORE

JEFF SEWERT, LEWISBURG VILLAGE MANAGER

A few years back in my younger days, I was sitting in front of our Village Offices along St. Rt. 503 looking up and down our Downtown Business District and was thinking on how we could revitalize it. There were empty storefronts, and buildings in need of repairs. We had tried a few times along with our local Chamber of Commerce, through different types of marketing events and various property maintenance incentives, but the end result was always the same, little participation. Finally, with further collaboration of the local Chamber of Commerce and Village of Lewisburg a small grant program was initiated to assist the local downtown businesses to make improvements to their storefronts, little did I know what this initiative would be the start of. In the first two years of the Downtown Business Grant Program, 5 businesses received a total of \$15,000 to make much needed improvements to their storefronts. The Village has always been aggressive in seeking grant funding for projects, and at that time reached out to our Grant Funding Specialist Susan Laux of Mote and Associates, located in

Greenville, Ohio, to see if there may be any grant dollars available for Downtown Revitalization.

SUSAN LAUX, GRANTS & FUNDING SPECIALIST OF MOTE & ASSOCIATES, INC., GREENVILLE, OHIO

I was excited to be contacted by Jeff Sewert of Lewisburg who was interested in learning about this CDBG opportunity. Jeff has been instrumental in a lot of the advances that have happened in the community due to his determination to make a difference in his hometown. After meeting with the Lewisburg Chamber of Commerce and learning about the success of the local downtown program, I knew that this community would be able to come together to realize the benefits of this grant. A team effort was put forth to compile all of the information to submit an application to the Preble County Commissioners. This information was submitted to the Ohio Development Services Agency to compete statewide for the grant of which the Village was fortunate to receive. Little did anyone know at that time, what a huge

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impact this funding would have on a community with a population of just 1,800 residents.

As Jeff and I began educating the building owners of the benefits and process of the program, the interest spread and we began talking with individuals that were interested in buying vacant storefronts, purchasing existing businesses, and making a difference.

The staff of Mote & Associates, Inc. led by Susan Laux provided local administration of the program by meeting with building owners and preparing the specifications for the projects. Local contractors were contacted and informed on how they could benefit from providing project quotes and were given assistance through the grant paperwork process. As the construction was completed, inspections and contractor consultations were furnished to enable close-out of each project. The program grew to the extent that the grant was modified to put more funding into building rehabilitation activity than was originally planned. The



BEFORE

number of buildings improved was more than anticipated with 70% participation. The overall project involved 18 buildings with 30 contracts completed by 13 different contractors.

As the downtown began to transform and empty storefronts opened with new business, a group of business owners united to launch "First Fridays". As the months went by, this event became similar to a small festival growing to include outdoor music, food, and celebration. The year-long observance of the community's 200th birthday in 2018 also helped to spur the community connection. As the year came to a close, the business community benefited from holiday shopping and special events organized by the businesses themselves to continue to draw patrons into their stores. The total investment in the community between building rehabilitation and downtown infrastructure investment well exceeded \$500,000, but the impact to Downtown Lewisburg and the entire community is PRICELESS!

LEWISBURG CDBG OVERVIEW

Total Project Investment	\$636,535
Number of Structures Rehabilitated	19
CDBG Grant	\$300,000
Lewisburg Funds	\$184,755
Private Equity	\$81,790
Month of Construction	15 Months



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