



REVITALIZE OHIO

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REVITALIZE OHIO
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ON THE COVER

Marietta, Ohio
Source: <http://www.globalhotelexchange.com/images/destinations/00003461/Marietta-main-street-1.jpg>

ABOVE

Heritage Ohio would like to welcome Marietta as an official Main Street Community!

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DIRECTOR'S NOTE

Winter is a very busy time of year for our staff, as we are on the road doing Main Street evaluations in our Main Street communities. This is a time to reflect and plan, and many of our communities earn National Accreditation in the process. This honor is bestowed on Main Street Programs which attain achievement in all 10 areas of the national accreditation process. This is one of the reasons Main Street™ is a cut above when you look at revitalization programs.

This is also the time of year when we engage in education opportunities with the Ohio General Assembly and the Ohio US delegation in Washington DC. Our elected representative want and need to know which programs have an impact, and what are the returns on their investment. The historic tax credit programs at both the state and federal level, continue to transform communities through the rehabilitation of vacant and underutilized buildings.

Heritage Ohio members have several occasions to take advantage of trainings this spring: watch for details in our e-blasts. We send out lots of information in a compact weekly e-blast format. If you are not on our e-list, you can sign up for free by visiting our web site at www.heritageohio.org Scroll down on the right hand side for the "e-news sign up" available to anyone who is interested in helping Heritage Ohio save the places that matter.

Looking Forward to an another great year!



Joyce Barrett
Executive Director

Follow us on Facebook!

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2014 DATES TO REMEMBER

CONFERENCES

May 18-21

National Main Street Conference
Detroit, Michigan

September 22-24

Heritage Ohio Annual Conference & Awards
Kent, OH

November 10-14

National Trust for Historic Preservation
Conference
Savannah, Georgia

QUARTERLY REVITALIZATION SERIES

March 19. **Design**

Unlocking the Building Code
Wooster, Ohio

June 12. **Organization**

Building a Better Board
Marietta, Ohio

June 12. **Business Enhancement**

Growing a Culinary Community
Sandusky, Ohio

November 5. **Marketing**

Maximizing the Media
Van Wert, Ohio

NATE THE PRESERVATIONIST



MEET THE AUTHOR: Nate is Heritage Ohio's Young Preservationist. In each issue of Heritage Ohio he writes of his latest historic preservation projects.



PHOTO LOCATION: Lee-Knight House. Toledo, Ohio.

OLD WEST END HISTORIC DISTRICT: To find out more about the history and preservation of the Old West End Historic District in Toledo visit their website oldwestendtoledo.com/site/

Hi, it's Nate! As you know, I live in the Historic Old West End in Toledo, Ohio. Unfortunately, many of these homes have been torn down or completely messed up from turning them into apartments or other commercial buildings. I thought I would share with you the story of one of these homes that is still standing, but may not be for long. The house has had a difficult history and its future is not looking very promising.

The house is known as the Lee-Knight house. It was built in 1895 when prominent businessmen like Robert R. Lee were building some of the finest homes in Toledo. The home was designed by Edward O. Fallis, who also designed many other famous buildings in Ohio, Indiana, and Michigan. The architecture of the home is unique and there is no other like it in the Old West End or Toledo. Fallis used beautiful terra cotta to decorate the exterior of the home. Each of the windows is decorated with ornate terra cotta columns and seashell toppers with angle like figures. Most of these features are still present on the house, however, one of the grandest features; a triple arched window that sat at the top of the grand staircase was lost many years ago.

Mr. Lee left the home in 1905 and the house was then occupied by William W. Knight. Mr. Knight was a prominent businessman in Toledo and the Vice President of the Edward Ford Plate Glass Factory. Mr. Knight was also married to Mr. Ford's daughter, Edna Sage, who lived in the house next to the Lee-Knight house. Mr. Knight and his family remained in the home till 1924, when they built a home along River Road in the suburbs of Toledo. After the Knight family left the home, the house was used for a variety of purposes, like a clubhouse and was even part of the American Red Cross. The Red Cross sold the house in the 1960s and there were one or two individuals who did try to restore the home. Unfortunately, after these families left, the house was mainly vacant and not taken care of.

The house is currently for sale so we were able to take a tour. Let me tell you, it's a wreck! There are several holes in the roof that have been leaking for many, many years. As a result, all of the floors are covered in ice and any remaining woodwork is so damaged, it could never be saved. When you see a house like this, it almost makes you cry. It's ok, I did! It makes you realize why it is so important to do everything you can to prevent this from happening to other homes and to do what you can to save these homes early, before this much damage takes place. It is sort of like when you create a file on your computer and you forget to save the file and you lose the whole thing. Sometimes, you can recreate it, but it is never the same; other times, you can never get it back. I guess we need to remember to save and save often.

Nate Michalak :)



Are you under 40 years old and have a passion for historic preservation? Find our group on facebook and connect with young preservationists across the state.



Heritage Ohio is excited to announce the start of a new group; Young Ohio Preservationists. This group is aimed at young professionals who share an interest in historic preservation. Surveys were sent out towards the end of 2013 to determine whether there was an interest or desire for such a group, what type of activities would be a good fit for the group, how often people would want to meet and how far they would be willing to travel. Eighty-five surveys were returned with a very high interest for the formation of a group. A Facebook group was started which allowed us to reach out to even more people.

We held our first meeting in mid-January to allow everyone to meet each other and see what type of interest there was for our group's activities. Our planning meeting ended up being split into two meetings to accommodate as many people as possible.

Seventeen people showed up for the first meeting and nine to the second; excellent numbers considering the rough driving weather! A lot of energy, excitement, and ideas were shared during the meetings. There was a lot of interest in getting involved with hands-on projects, holding workshops, having professionals share their knowledge from the "real world", and advocacy-based activities. Members of Young Ohio Preservationists come from a variety of backgrounds, but all share an interest in seeing our state's historic resources saved.

We hope to have an activity or meeting scheduled once per month at various places throughout the state.

If you or someone you know would like to be involved in Young Ohio Preservationists, please feel free to email Lindsay at lmarsall@heritageohio.org or check out our Young Ohio Preservationists Facebook page.

Heritage Ohio is excited to announce funding sources from the 1772 Foundation and the Turner foundation to further expand our historic preservation efforts.

The 1772 foundation funding will be used to conduct a feasibility study for a statewide historic properties redevelopment program. Utilizing funds from both the Turner foundation and 1772 foundation Heritage Ohio hopes to answer the need for a statewide historic properties redevelopment program and make the preservation of historic buildings a reality.

For more information on the 1772 Foundation:
www.1772foundation.org

TURNER FOUNDATION FUNDING

A Generous Gift From the Turner Foundation.

The Turner Foundation was established in January of 2001 as part of the estate plan of local businessman and philanthropist Harry M. Turner. The foundation was instrumental in preserving the iconic Westcott House in Springfield, and has been active in community revitalization efforts. You can learn more about their work at: www.hmtturnerfoundation.org.

Heritage Ohio is pleased to announce a generous gift from the Turner Foundation to help capitalize its new Save Ohio's Treasures fund. Created to answer a need in the state for a dedicated funding program to invest in at-risk historic buildings,

Heritage Ohio plans to model its program after successful funds housed within the Frank Lloyd Wright Conservancy and Indiana Landmarks. Those organizations' funds have been instrumental in saving numerous historic landmarks. Heritage Ohio will work to actively raise funds, and once fully capitalized, will use Save Ohio's Treasures funds to loan or grant to help make the preservation of historic buildings a reality.

Heritage Ohio recently initiated Save Ohio's Treasures with the implementation of a Planning Phase to secure funding to launch and market the fund, and also to potentially invest in one or two small but visually impactful preservation projects. Turner Foundation funds will help Heritage Ohio to meet its Planning Phase funding goal.

Kevin Rose, historian for the Turner Foundation, spoke about the foundation's commitment to further preservation in Ohio with its gift to the fund. "We are proud to support Heritage Ohio's new Save Ohio's Treasures program. The preservation of our state's historic buildings fuels economic and cultural growth and provides a much needed stimulus to ongoing revitalization efforts in communities across Ohio. It is our hope that this program will help spur the preservation, restoration, and adaptive reuse of these irreplaceable treasures."

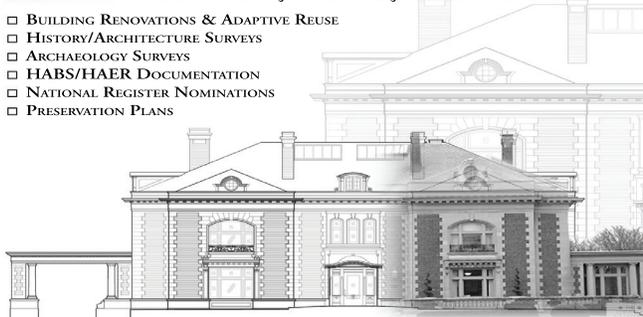
Joyce Barrett, executive director of Heritage Ohio, commented on the Turner contribution, and its ability to incentivize additional giving. "We're so pleased to have the support of the Turner Foundation as we embark on an ambitious plan to build our Save Ohio's Treasures program, a brick and mortar fund we will use to intervene when historic buildings in Ohio are at risk. We hope to leverage the foundation's generous contribution with support from other organizations, businesses, and individuals from all of Ohio."

Stay tuned to Revitalize Ohio & heritageohio.org as we provide updates on this exciting preservation initiative.

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2014 Preservation Month Photo Contest

The theme for this year's contest will be *Main Street Ohio*.



Capture a photo in any of our Main Street or Downtown Affiliate communities:



Each May preservation organizations across the country, including Heritage Ohio, celebrate historic preservation with special events and activities. To celebrate the 25th anniversary of Heritage Ohio, the theme for the 2014 Preservation Month Photo contest will be Main Street Ohio.

Heritage Ohio's mission is "helping people to save the places that matter, build community, live better." We want to see the places which matter to you and the sense of community which comes with a Main Street community.

We'll accept entries through **Friday, April 25**, when the finalists will be chosen. Online voting for the winner will open May 1, the first day of Preservation Month. Online voting closes on May 22 and we'll announce the winning entry on May 23.

Some guidelines to remember:

- The subject matter of the photo must be physically located in Ohio.
- Judging criteria for choosing photo finalists include originality, subject matter, and artistic merit.
- Photos should highlight Ohio Main Street communities and Ohio Downtown Affiliates. (see list on right)
- We also encourage photos depicting historic buildings in use.

Ohio Main Street Communities:

- Cambridge
- Cleveland Gateway District
- Cleveland Warehouse District
- Defiance
- Delaware
- Greenville
- Kent
- Lakewood
- Lebanon
- Marietta
- Medina
- Millersburg
- Mount Vernon
- Norwalk
- Painesville
- Piqua
- Portsmouth
- Sandusky
- Troy
- Van Wert
- Vermillion
- Wooster

Ohio Downtown Affiliates:

- Amherst
- Ashland
- Chardon
- Coschocton
- Findlay
- Lancaster
- Logan
- Marion
- Middletown
- Newark
- Port Clinton
- Powell
- Somerset
- Tipp City
- Urbana
- Wellington
- Wilmington
- Worthington
- Xenia

Stay tuned to www.heritageohio.org, our blog, or Heritage Ohio's Facebook page for more info about submitting an entry or voting for your favorite image!

Sipping History

Using Coffee to link history into our everyday life!

One of the comments I have heard on several occasions during my time at Heritage Ohio is that there is a desire to link Ohio's Main Street communities. In trying to think of a way to go about crafting a project to link the communities, I tried to think of something that all the communities have in common. While each Main Street communities has unique characteristics and businesses, they all have one thing in common; coffee.

Coffee shops are a place where people of all ages can meet and enjoy the atmosphere. They provide a comfortable, universal meeting place whether you are meeting with your real estate agent to close on your house, going out on a date, catching up with friends, or simply grabbing your caffeine for the morning. The atmosphere of the coffee shop gives each shop a distinct character, yet the coffee shops in Main Street communities tend to share one common element. Many of the coffee shops are housed in historic buildings, which brings us to the second component of the project.

While I am a stereo-typical "millennial" (I'm under 30, I turn around and go home if I forget my iPhone, I live downtown and would rather walk somewhere than drive, and I use multiple social media platforms on a daily basis), I am pretty sure that statistically more people than not have a smart phone. So, this leaves us with the common factors: coffee, historic buildings, and smart phones. This brings us to the proposed project: a QR (Quick Response) Code Initiative. The goal; sneaking history into people's daily lives.

Even if you don't know what a QR is by name, you probably have seen it. Similar to a bar code, a QR code is a small, square, scan-able graphic which can be found on everything from a box of oatmeal, to the packaging for a TV, to a door cling on a business. After downloading a free app, which allows a smart phone to scan the small square much like scanning a barcode at the store, the square can be scanned and the user will be brought to a website. In this case, the user will be brought to a map showing Ohio's Main Street communities. The user can then click on the city they're in, and then on the coffee shop where they purchased their beverage. They will be able to read a brief history, see photographs of the current business, as well as historic photographs. While this is still in the beginning stages, we hope to have at least a few communities set up by May, for Preservation Month!



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Two New Preservation Easements!

Columbus, Ohio.

Heritage Ohio celebrated the close of 2013 by welcoming two new easements to its growing list. The Adler/Julian Building and the Stoddart Block are both located in Columbus, and their addition brings to six the total number of easements held by Heritage Ohio.



PHOTO LOCATION: *Adler Building. Columbus, Ohio.*



PHOTO LOCATION: *Stoddart Block. Columbus, Ohio.*

Joyce Barrett, executive director, commented, "We're pleased to have a preservation tool in our toolbox like the conservation easement to help us preserve critically important buildings such as the Adler Building and the Stoddart Block. Both buildings are National Register-listed and important contributors to downtown Columbus' historic fabric. We look forward to taking on the responsibility to insure these buildings are properly preserved for generations to come."

Heritage Ohio first accepted a conservation (or preservation, the terms are used interchangeably) easement in 2004, placing protections on the Rawson Block in downtown Findlay. Each preservation easement includes deed documentation to formalize the agreement between the building owner and Heritage Ohio. Annual inspections conducted by Heritage Ohio staff insure all easement requirements are followed.

For more information about preservation easements and the benefits of placing an easement on a historic commercial building, contact Heritage Ohio at 614.258.6200.

Tax Incentives for ADA Improvements

Find out how businesses can lessen the bite.

Accessibility has been a lively topic of discussion lately, as multiple downtown Wooster business owners and the city have been sued over non-compliance with the Americans with Disabilities Act, a federal law passed in 1990 to ensure the disabled were protected from discriminatory practices. While mandating that public facilities be fully accessible, private facilities such as restaurants and retail stores were held to the standard of providing "readily achievable" accessibility improvements.

Private facilities listed on the National Register were provided more leeway in providing these accessibility upgrades, and muddying the water still more, accomplishing these accessibility upgrades was tied to the business' ability to financially undertake the improvements. In other words, every business would theoretically be judged individually on its ability to remove barriers to accessibility.

To prevent "surprise" lawsuits, such as those targeting downtown Wooster businesses, while encouraging ADA compliance, the Ohio House of Representatives has introduced House Bill 333, giving owners of property in potential violation of state and/or federal accessibility laws, up to 120 days to bring their property into compliance, short-circuiting frivolous lawsuits, and added lawyer expenses.

Unfortunately, too often lost in the shuffle of understanding ADA, fighting lawsuits, and bringing properties into full compliance, are the tax incentives available to business owners. For years the federal government has offered both

tax credits and tax deductions when businesses make improvements to remove or lessen barriers of access. Briefly, a business owner can take a tax credit of 50% (up to \$5,000), and a deduction of up to \$15,000 per year on the cost of removing barriers to accessibility. Even better, the tax credit and tax deduction can be combined if your expenditures exceed the minimum requirement. Eligibility guidelines to take advantage of the incentives require the business to have fewer than 30 full-time employees, and gross receipts of less than \$1 million for the prior year.

For more information, download IRS FORM 8826 which contains instructions on claiming the credit, or the Tax Incentives for Businesses brochure from the US Department of Justice (www.ada.gov/taxincent.htm).

Just remember, there's no substitute for checking with your tax accountant or lawyer to insure your expenses are eligible for the credit and/or deduction.

Get the credit you deserve.

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

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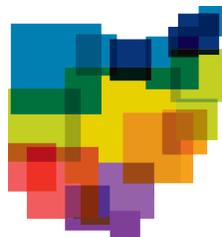
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