



# REVITALIZE OHIO

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## REVITALIZE OHIO

Spring 2021

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

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## ON THE COVER

The wagon concourse of the S. Zollinger Company Building in downtown Piqua. This building was one of four projects selected to receive funding through a Paul Bruhn Historic Revitalization grant through the National Park Service. See what the future holds for this former grocery warehouse and the other projects selected on page 8.



Photo Credit: Christian Phillips Photography

# Executive Director Note

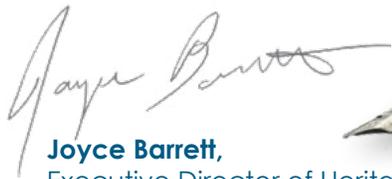
**IN THIS ISSUE**, you will read about two of our newest grants available to Ohio Main Street Program communities: the Ohio Main Street Grant and the Paul Bruhn Grant. We are so fortunate to be able to work with our Ohio Main Street communities to improve the historic buildings in their downtowns!

Ohio Main Street Program Grants - Each week, the number of completed projects grows. We have approved 141 projects, which represent over \$635,000 in community reinvestment. A very impactful program during an incredibly challenging year.

In partnership with the State Historic Preservation Office (SHPO), we were awarded \$456,327 for transformative historic rehabilitation projects to take place in Painesville, Piqua, Ravenna, and Van Wert. We can't wait to show you these projects when they are finished in the next year or two.

Frank Quinn, our Director of Preservation, has spent hundreds of hours with building owners reviewing projects to assure compliance with the Secretary of Interior's Standards for Rehabilitation, preserving the integrity of our Ohio Main Street communities.

We just completed educational advocacy visits with our elected officials. This year's visits were virtual of course. Being virtual enabled a broader group of individuals to participate, but they were very challenging to set up. We completed 12 visits for Statehood Day and 16 visits for federal advocacy. Thank you to everyone who worked so hard to make these visits successful!



**Joyce Barrett,**  
Executive Director of Heritage Ohio



We have set dates for our Annual Revitalization and Preservation Conference. We know it will be a hybrid event of virtual, and hopefully, in-person sessions. We still plan to meet safely in Springfield October 18, 19, & 20.

Our Revitalization Program continues to perform Downtown Assessment Resource Team Visits (DART) last year completing Dublin (pre-pandemic) and safe in-person and remote visits to South Euclid and London. Frances Jo Hamilton, our director of revitalization, is working closely with several communities who want to advance their downtown revitalization programs in the spring. The City of Eaton will be our first DART community in 2021. We would love to visit your community soon to see how we can assist your revitalization and preservation efforts.

We continue to offer webinars which are free to attend, provided by the generosity of Heritage Ohio supporters and members. Anyone can sign up for these webinars by visiting our website, [heritageohio.org](http://heritageohio.org).

Heritage Ohio is also grateful for the Ohio Arts Council and Ohio Humanities CARES Act funding, and we have utilized both PPP programs to keep the organization fully operational and provide Ohioans with education, resources, and technical assistance during the pandemic.

Heritage Ohio continues to be busy helping people to save the places that matter, build community, live better.

Remember to shop local, support local merchants, and restaurants!



  
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# Meet Our New Interns



## MADDIE GWINN

Hello! My name is Maddie Gwinn and I'm a third year at The Ohio State University. I'm projected to graduate this semester with a Bachelor of Science in Geographic

Information Science and a minor in Professional Writing. Outside of the classroom I work as a student manager at Curl Market. In my free time I like to play golf and improve my cooking skills.



## NATALIE HRICOVSKY

Hi, I'm Natalie! I am a senior at The Ohio State University where I am majoring in Strategic Communication, and minoring in Professional Writing. I am so excited to be interning with

Heritage Ohio this semester and I look forward to utilizing my writing skills to help tell the stories of Ohio's Mainstreet Communities. As a native of Ohio (specifically, Cincinnati), I am passionate about the revitalization and preservation of some of Ohio's most precious towns and cities. In my free time, I love to write, read, watch movies, travel, and spend time with my family and friends.

# Structural Column

BY DON GILLIE

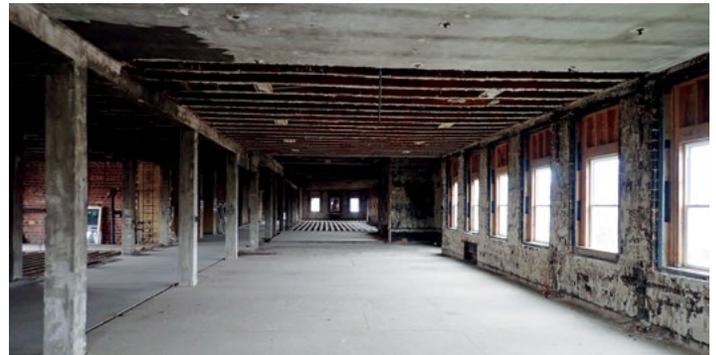
Hello,

I want to introduce you to a new column that will be in future Revitalize Ohio editions that will discuss historic preservation as it relates to structural topics. New posts will include information on antiquated construction methods and materials, repair approaches, and ways to use new materials with old buildings.

My name is Don Gillie and I am a structural engineer at [American Structurepoint](#) in Columbus, Ohio. I have performed structural design for many buildings over my first ten years. Bored with the typical desk job of traditional design, I searched out opportunities in "forensic engineering." I have performed condition assessments and provided designed repairs for problems including long-term water infiltration, differential settlement, storm damage, and weathering over the past four years.

Topics will include stone foundations, multi-wythe brick masonry, cast-in-place concrete, and wood and steel framing. How they were designed and constructed, problems that can arise, when should you be concerned, and how to repair issues that will retain or compliment the original construction.

Reach out with questions or topic suggestions to [info@heritageohio.org](mailto:info@heritageohio.org). I look forward to hearing from you!



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# The State-Enabled Financing Tool Helping to Revitalize Ohio's Downtowns

C-PACE financing, a flexible financing mechanism for property owners and developers to access upfront capital for new developments or major construction projects throughout Ohio, is becoming increasingly popular.

C-PACE, which stands for Commercial Property Assessed Clean Energy, makes it possible for commercial property owners or developers to obtain low-cost, long-term financing for energy efficiency, and renewable energy projects with no out-of-pocket expense. The way this public-private partnership program works is it starts with a state-level government policy that classifies clean energy upgrades as a public benefit – the same way in which other public benefits like sewers, water lines, or roads are paid. These upgrades can be financed with no money down and then repaid as a benefit assessment on the property tax bill over a term that matches the useful life of the improvements or new construction infrastructure, which is typically around 20-30 years. The assessment transfers on the sale of the property and can be passed through to tenants where applicable. In addition to facilitating sustainability efforts, the program reduces property owners' annual costs and provides dramatically better-than-market financing for sustainable new construction.

C-PACE financing can be used for most non-residential properties. This includes commercial offices, industrial facilities, retail, hotels, schools, healthcare facilities, agriculture, non-profits, and multifamily properties that have more than 5 units.

Since C-PACE is a versatile financing mechanism for measures that impact the energy performance of a property, it can be used to finance the hard, soft, and

associated costs related to mechanical, electrical, plumbing, and building envelope improvements, as well as renewable energy sources and storage. Examples include but are not limited to HVAC, LED lighting, facility controls, boilers, windows, and solar.



C-PACE can be used for new construction projects, gut rehabs, and retrofits. As a tool for ground up or gut rehab construction, C-PACE can improve developer internal rate of return up to 50%. C-PACE capital is so accretive to financial returns because it provides developers financing at rates that are less than half the cost of traditional mezzanine debt or preferred equity. In addition, it provides fixed rate construction through term, is non-recourse, and works well with new market and historic tax credits.

For retrofits, C-PACE offers equipment financing terms that match the useful life of the energy efficient upgrades which means savings can be realized on day one, preserving

C-PACE  
Continued on page 6

The logo for Stonehenge Capital, featuring a stylized 'S' and 'H' symbol above the text 'STONEHENGE CAPITAL'. Below the logo, it says 'Your go-to partner for Historic Tax Credits' and 'STONEHENGECAPITAL.COM'.

The logo for AEP Ohio, featuring the text 'BUILDING BRIGHTER FUTURES TOGETHER' in large white letters on a red background. Below the text is the AEP Ohio logo, which consists of a stylized 'AEP OHIO' text inside a square frame. Below the logo, it says 'An AEP Company'.

## C-PACE

Continued from page 5

cash flow. The upfront financing can be used to replace aging equipment and preserve capital expenditure. C-PACE can also help improve building value by dropping operating expenses – the energy savings from the new equipment boosts net operating income (NOI) and increases the value of the property for building owners.

### CASE STUDY

A recent example of C-PACE financing in action is 224-226 S Market Street in Troy, OH. The property consists of two mixed-use buildings, one which was originally built in 1928, and another newer building that was built in 1982. The historic 1928 building was home to the Troy Daily News office for many years. Employees of the Troy Daily news recall that the building used a “passive solar design” as its only form of heating and cooling which meant that the building had a space between the walls all around that was supposed to help heat it in the winter and cool it in the summer. This was planned by a California architect – a state where such a design might make sense, but in Ohio where the winters can be cold and cloudy and the summers are hot and humid, it turned out to be fairly ineffective, with temperatures often dropping to about 50 degrees inside in colder months. In the summer, employees reminisced that “it smelled like a high school boys’ locker room.”



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Fortunately, the property owner is utilizing \$282,500 in C-PACE financing from Greenworks Lending to upgrade the property with several energy efficient measures including (a much needed) HVAC system, electrical, and building envelope. These energy efficient measures will save the owners an estimated \$8,000 in the first year and \$37,600 during the 25-year term of the financing – not to mention keeping the building at a comfortable temperature year-round!

“As small-business owners looking to revitalize an iconic architectural building in our hometown, C-PACE financing allowed us to breathe new life into an historic building as well as providing new office space for growing businesses, future tenant spaces and a one-of-a kind residential experience in Troy, Ohio,” said Erin & Mike Twiss, current owners of 224-226 S Market Street.

C-PACE can be a powerful economic development tool for many Ohio cities, facilitating investment in local business, and providing substantial environmental and financial benefits. To learn more about C-PACE financing or to discuss a potential project, please contact Christopher Ellis with Greenworks Lending at [cellis@greenworkslending.com](mailto:cellis@greenworkslending.com) or 614-572-5169.

### ABOUT GREENWORKS LENDING:

**Greenworks Lending** is the largest provider of Commercial Property Assessed Clean Energy (C-PACE) financing in the country. Led by several of the industry’s founding policy developers and standard-setters, Greenworks Lending is a private capital provider uniquely dedicated to funding commercial real estate through C-PACE. Greenworks has provided financing to hundreds of commercial properties and is active in 25 states. Greenworks Lending’s C-PACE financing makes clean energy a smart financial decision for commercial property owners and developers.

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

**Jason Blain**  
VP, Business Development Manager  
231.922.1440  
[jblain@insitecapital.com](mailto:jblain@insitecapital.com)

**Sadie Erickson**  
VP, Business Development Manager  
616.494.9022  
[serickson@insitecapital.com](mailto:serickson@insitecapital.com)



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Our 2019 Preservation Month Photo Contest winner, Harrison Wicks, won our contest with his nighttime image of the historic former Erie Depot in downtown Kent

# The Preservation Month Photo Contest is back for 2021

As the new normal gets back to what used to be the old normal, I hope, we preservationists can start dreaming about Preservation Month 2021 and promoting our work. That includes our annual Preservation Month Photo Contest.

After taking a breather in 2020, the Preservation Month Photo Contest is back for 2021 and we need your images that truly capture the spirit of Revitalization & Preservation. What is the spirit of R&P in your community? Your historic downtown? A freshly rehabilitated building?

Capture that image that best reflects that spirit and send it our way using [the online submission form](#) on our website. Our Preservation Committee will choose the finalists from all the entries, and then we'll open the contest to online voting. Your votes will help to crown this year's champion.

As in years past, this year's winner will have their image featured on the cover of Revitalize Ohio. Good luck!

## **DATES TO REMEMBER:**

Entries accepted Monday, April 26 through Friday, May 14

Finalists announced Friday, May 21

Online voting for finalists Friday, May 21 through Friday, May 28

Winner announced Monday, May 31

# Ohio History Connection announces recipients of National Park Service grant

Projects in Painesville, Piqua, Ravenna and Van Wert receive funding through the National Park Service's Paul Bruhn Historic Revitalization Grants Program

The Ohio History Connection has announced that projects in Painesville, Piqua, Ravenna and Van Wert are recipients of the [National Park Service's Paul Bruhn Historic Revitalization Grants Program](#). This program assists Ohio's Main Street communities with the rehabilitation of historic buildings that prioritize economic impact, use of commercial first floor space and upper floor residential space and encourage reactivation of vacant spaces. Ohio was one of eight states to be awarded this funding in August 2020. The Ohio History Connection is re-granting \$446,327 to four projects in Main Street communities.

The Ohio Main Street Program, administered by Heritage Ohio, works with communities across the state to revitalize their historic or traditional commercial areas. Based in historic preservation, the Main Street approach was developed by the National Trust for Historic Preservation to save historic commercial architecture and the fabric of American communities' built environment. Heritage Ohio will oversee the grant projects working in conjunction with the local Main Street organization.

Main Street community projects awarded:

## Lake County National Bank Building – Painesville

30 South Park Place

The former Lake County National Bank Building was a financial hub for Painesville since its construction in 1965, until it was recently vacated. The property owner will revitalize the building to serve Lake Erie College students, offering mixed-use space including residential. Paul Bruhn funds will go toward exterior rehabilitation efforts including spot repointing of the brick, brick replacement where necessary, and exterior cleaning.

"We are excited for the opportunity to further the revitalization of Downtown Painesville. With this project, we will be able to see a building return to its original beauty and encourage renewed interest in our walkable historic district."

*Joy Severa,  
Executive Director  
Downtown Painesville  
Organization*



"This grant has provided the opportunity to move this historic tax credit project forward quickly and bring new vibrancy, retain the district's character and encourage new mixed-use opportunities in the core of our downtown. This project will also encourage a traditional, pedestrian-friendly connection with our town square that will bring new energy to our community."

*Cathy Bieterman  
Director of Development, City of Painesville*

## S. Zollinger Company Building - Piqua

101 South Wayne Street



Vacant for over a decade, the historic Zollinger Company Building once held a key position in local commerce as a commercial grocery warehouse. The owners plan to reimagine the historic space to accommodate mixed uses including residential, and a ground floor market hall. Grant funds will help pay to restore historic windows to operating efficiency,

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and to replace non-historic windows with complementary replacements.

“We are very happy to see the ZOLO project be awarded the Paul Bruhn grant. The preservation of the Zollinger Building and its reuse as a community market, loft style living units, and co-working space will have a lasting positive impact on our community for many years to come. Kudos to Mainstreet Piqua for securing this grant for our community and for promoting and enhancing downtown Piqua!”

*Chris Schmiesing, OCED, Community and Economic Development Director  
City of Piqua*

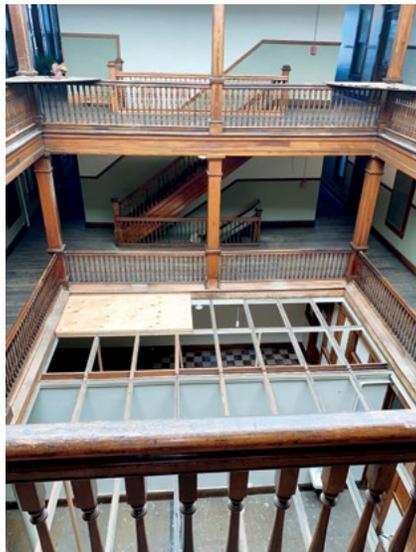
**Riddle Block 9 - Ravenna**

200 West Main Street and 113-115 Chestnut Street

New owners have taken on a big project: the rehabilitation of the historic, but neglected, Riddle Block 9 in downtown



Ravenna. With 50,000 square feet to work with, the building will be readied for a variety of potential uses including commercial/office, retail, residential, and even light industrial. Paul Bruhn funds will return now-vacant residential and commercial spaces to active use. The glass-enclosed atrium will also be restored, returning architectural beauty to one of the iconic Riddle buildings in downtown Ravenna.



Ravenna community and of the historic Riddle 9 building. This catalytic project will not only re-invigorate this building

aesthetically, but most importantly, bring new businesses and jobs to our historic downtown district.”

*Julie McLain, Executive Director  
Main Street Ravenna*

**The Kauke & McCurdy Block – Van Wert**

101 East Main Street

As part of an ambitious downtown rehab initiative, the Van Wert County Foundation was successful in obtaining Paul Bruhn funds to invest in the historic Kauke & McCurdy Block, once home

to the Van Wert chapter of the IOOF (Independent Order of Odd Fellows). The owner’s plans for the building include creating 16 new housing units and rehabbing 5,780 square feet of commercial space. Grant dollars will fund an integral component of the building’s rejuvenation—the installation of a new elevator, vital to making the three-story building attractive and accessible for contemporary use.



“Historic Main Street Van Wert is so excited to accept the Paul Bruhn Grant and we look forward to partnering with Van Wert Forward on this project. We feel the momentum of downtown Van Wert is off the charts and this will help make the Historic Main Street of Van Wert vibrant for many years.”

*Mitch Price, Executive Director  
Main Street Van Wert*

“Main Street Ravenna is very excited and grateful to be able to bring money into downtown Ravenna through the National Park Service’s Paul Bruhn Grant, said Julie McLain, Executive Director of Main Street Ravenna. “This money will assist us in moving forward the downtown revitalization of the



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Pictured: the Carlisle Building in Chillicothe, OH



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Photos by Jeff Goldberg, Esto Photographics

# Heritage Ohio Developing African American Civil Rights Trail

In 2017, Ohio's State Historic Preservation Office received a grant from the National Park Service's African American Civil Rights Grant Program to develop a National Register Multiple Property Documentation which identified multiple historical contexts for the 20th Century African American Civil Rights Movement in Ohio.

The historic contexts identified:

- Historic Overview of African American Civil Rights in Ohio 1787-1884
- History of Civil Rights and Public Accommodation in Ohio 1884-1970
- History of Civil Rights and Education in Ohio 1900-1970
- History of Civil Rights and Employment in Ohio 1900-1970
- History of Civil Rights and Housing in Ohio 1900-1970
- History of Police Relations and Police Brutality in Ohio 1900-1970

The intent was to encourage and ease the process of nominating African-American civil rights historic sites to the National Register.

Heritage Ohio highlighted this exciting work in a webinar in June of 2019, presented By Barb Powers from the SHPO office, which is still available on the Heritage Ohio YouTube Channel.

In an effort to promote more awareness and education, Heritage Ohio has been developing an African America Civil Rights Trail — an electronic resource accessible to

everyone. Jonathan Sandvick, of [Sandvick Architects](#) has issued a challenge grant to support this project with a \$10,000 gift in January 2021.

You can view the trail now on Google Earth, though the project is still evolving at: <https://bit.ly/3pleomS>

The Heritage Ohio African American Civil Rights Trail will extend information and include National Register historic sites of early African American pioneers.

Here is a sampling of some of the historic sites you might find of interest.

## The Daniel Howell Hise House - Salem



The Daniel Howell Hise House was an important stop on the Underground Railroad as escaping slaves passed through Salem, Ohio, an industrial Quaker community. It was also the home of noted local abolitionist Daniel Howell Hise and his wife Margaret. The Hises were members of the Society of Friends and through Daniel's activism hosted nationally renowned abolitionists including Henry C. Wright, Oliver Johnson, Parker Pillsbury, and Charles C. Burleigh when they visited Salem. Daniel Hise was the son of Aaron Hise a blacksmith and tavern owner, and early Salem settler. Born in 1813, Daniel inherited his father's blacksmithing and entertaining skills. In the 1840s, he became active in the abolition movement. Although witness to the injustices endured by slaves while he was a steamboat engineer in Alabama, it was radical reformer Amos Gilbert who, in Hise's words, "first awakened my

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thoughts, and gave them a direction.” Both Daniel and Margaret were active in the Western Anti-Slavery Society (Daniel served as a member of the Executive Committee), located in Salem. Salem was a prime location for this organization because of the town’s high percentage of Quakers and proximity to large concentrations of abolitionists in the surrounding area. Daniel also helped organize Salem’s annual Anti-Slavery Fair, and aided various abolition efforts financially.

The Hise family purchased this one and a half story Gothic Revival farmhouse in the late 1850’s. after which they began renovations which included hidden rooms under the house and in an accompanying barn. The Hise House was used as a temporary stop on the Underground Railroad, where fugitive slaves could eat and rest until nightfall, when they could travel to another station.

The house and family sheltered numerous runaway slaves, and Daniel was also involved in rescuing slaves that passed through Salem with their owners. The Hise family also used their home to host numerous anti-slavery meetings and provided lodging to visiting abolitionists.

*The Daniel Howell Hise House is located at 1100 Franklin Ave., in Salem, Ohio. It is a private residence, and is not open to the public.*

© National Park Service

### **The First Regular Anti-Slavery Baptist Church - Sandusky**

One of the most active stations in the Sandusky Underground Railroad network is the Second Baptist Church. It was founded as Zion Baptist Church in 1849 by a group of seven former slaves and freeborn Blacks. Just prior to the Civil War, the church was organized at its present site at 315 Decatur Street under the name First Regular Anti-Slavery Baptist Church. Many refugee slaves were hidden, fed, and clothed there. The present church (circa 1930) is constructed around the original church’s wooden framework, and along with the adjacent parsonage, was listed on the National Register of Historic Places in 2002.

Church member John Lott collected items for runaways at his barbershop on Water Street near the steamship docks. John Lott may have felt that he had nothing to lose since his family died in the Cholera epidemic that hit Sandusky in 1849. He was so brave that he even advertised in the newspaper on behalf of those escaping. His advertisement read, “Whereas there are many colored persons which have been obliged to flee to Canada for their liberty, and

there is likely to follow the greatest destitution for want of the means of subsistence—this is to notify all persons that any provisions, either by way of clothes or otherwise, which shall be left either at the shop of JOHN WINFIELD or J.B. LOTT, will be faithfully applied for use of such destitute persons.”

*The First Regular Anti-Slavery Baptist Church is now the Second Baptist Church at 315 Decatur Street in Sandusky, Ohio. Please call ahead to ask about permission to view the property.*

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The main Reserve Training Building, constructed in 1956

## Heritage Ohio Easement Series

Our easement program has been active since 2004, when we accepted our first easement on the Rawson Block in Findlay. Over the years we've seen how easements can be adapted to a wide range of buildings and circumstances. We've worked with owners in a variety of communities, and we've worked with a variety of ownership types, including commercial property owners, nonprofit owners, and municipalities. Additionally, easements have been placed on buildings well before a full-scale rehab has been completed, and years after a large-scale rehab was completed.

In Akron, we accepted an easement on the former Naval and Marine Corps Reserve Center in 2015, as the result of a Section 106 agreement forged among the City of Akron, the US government, and the State Historic Preservation Office. Briefly, a Section 106 consultation among preservation interests is triggered when federal funds are used that could affect a resource either listed in the National Register, or eligible for listing in the National Register. A Section 106 consultation can also be triggered when the action of a federal agency, in this case, the US government, could result in an adverse effect on the historic

resource. In Akron, the US government was divesting itself of the reserve center and the federal loss of site control was deemed an adverse effect, since a new owner could demolish the historic buildings on site.

While we ideally like to see Section 106 negotiations end when a viable preservation solution is found that all parties can agree to, the reality is that many times the Section 106 agreement paves the way for the demolition of the historic resource in question. Thankfully, in the case of Akron, the stakeholders agreed that by donating an easement in perpetuity to Heritage Ohio, the reserve center would be permanently preserved, thereby negating any adverse effect from changes in ownership, now or in the future.

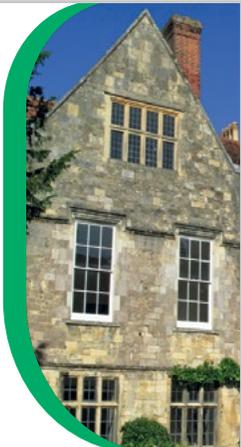
"We were pleased to be part of a creative preservation solution in the Section 106 process, providing an outcome everyone could support, while giving us the ability to ensure the site's continued preservation. We're hopeful we can assist on future Section 106 agreements that translate into wins for preservation," stated Joyce Barrett, executive director.



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# Ohio Main Street Grants

BY NATALIE HRICOVSKY

In 2019, Heritage Ohio received a \$500,000 appropriation in the 2019-2021 biennial budget from the Ohio General Assembly to provide for a grant program for Ohio Main Street Communities. Each of our certified programs had \$20,000 to prioritize a local program to help small businesses with building improvements. Little did we know just how important this grant program would become.

Currently, 115 projects have been approved. Each project was required to be reviewed for compatibility with the Secretary of Interior's Guidelines for Rehabilitation, such that community character was preserved. Each project was paid out only after 100% completion and proof of a minimum of \$1 to \$1 match.

During a pandemic year, we saw local economies stimulated with new work, new patios to comply with outdoor dining opportunities, and several new businesses open and establish their identity on the street when it was needed most.

While we cannot share all 115 projects with you in this issue, we hope you enjoy reading about these and have the opportunity to visit them in the coming months.

## Lebanon: Greenhouse Café

Located just north of the bustling city of Cincinnati, [Lebanon](#) is an historic and charming city that is growing in population. With so many options and things to do around the town, you're sure to be delighted when you visit this lovely town.

Just one of the 22 programs in The Ohio Main Street Grant Program, Lebanon has become a stand-out example of "Tiny Investment with a Big Impact." [Greenhouse Café](#) is located right in the heart of historic downtown Lebanon where visitors and residents alike enjoy gathering.

Founded by Lindsay Mescher, Greenhouse café offers the community of Lebanon a delightful and delicious array of healthy, nutritious, and delicious food and beverage options, with an amazing local and fresh ambiance. This farm-to-table café is filled with bright green leaves, natural wood features, and calm cream colors that give you a taste of all that nature has to offer.

When the pandemic hit just about a year ago, indoor dining was halted for a good amount of time. When indoor dining was finally able to happen again, many restaurants struggled to figure out how they would safely and effectively execute the social-distancing and limited capacity guidelines. Thus, there was a huge push for outdoor dining, and many businesses pushed for more outdoor seating so they could keep their doors open, and customers happy.

Money was needed for building an outdoor patio to increase dining and seating, while taking COVID-19 precautions. Greenhouse Café was approved for the grant money, and the business was able to quickly construct a beautiful and spacious new patio for outdoor seating.



Before



After new patio

Along with improving capacity and sales for the business, this patio was able to increase foot traffic and attraction in downtown Lebanon, fueling other businesses as well. The

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## BLIND EYE RESTORATION

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entire community benefitted from this refreshing and homey patio, where visitors can see all the way from Broadway, where most visitors shop and eat.

Thanks to the grant money, this new addition is a gathering place for visitors and residents of Lebanon (socially-distanced, of course,) and has greatly improved the look and feel of Main Street Lebanon as well.

With the spring and summer months coming shortly, be sure to plan a visit to Lebanon and Greenhouse Café!

### Van Wert: The Well Nutrition

It is no secret that COVID-19 has disrupted so many aspects of our lives. While the pandemic has caused many businesses to shut down and change their plans in 2020, some didn't even have the chance to open in the first place.

[Van Wert](#), a small town located in Northwestern Ohio that is about 80 miles from Toledo, is one of the many towns and cities that benefitted from The Ohio Main Street Grant Program during the pandemic.



Pictures of the new business signage

In December 2019, a building in the downtown area of Van Wert was bought by an owner who had a strong vision for a new business, which became The Well Nutrition. The Well Nutrition is a small business that offers healthy and tasty smoothies and juices, perfect for an after-work out snack.

The Well Nutrition was scheduled to open to patrons in January of 2020, however the pandemic hit and caused a big change in their opening. Fortunately, the Ohio Main Street Grant Program came to the rescue at just the right time.

“It was a very fortunate time that we got the money from the grant, especially with the pandemic,” said Mitch Price, Program Manager of Van Wert’s Main Street Program Community.

With the grant money and other community help, [The Well Nutrition](#) was able to finally open their doors to customers in April 2020. New lighting and brightly colorful signage on the front of the building was also added, attracting locals and tourists alike to peek inside.

Since then, The Well Nutrition has had record-breaking sales days and customers adore their nutritious, quick, and delicious smoothies and juices. It has become a thriving business that has helped Van Wert’s downtown to stay active and bustling, despite the pandemic.

“Although the grant money put the business over the top, this was about so much more than the money...We are so thankful to Heritage Ohio and the program,” Mitch explained.

Heritage Ohio is proud and happy to have helped the community of Van Wert and The Well Nutrition to thrive and succeed in their endeavors, especially during the time of the pandemic.

### Vermilion: Erie & Anchor

[Vermilion](#) is a charming, laidback, and historical city located in Northern Ohio, right on Lake Erie. Throughout this quaint town, picturesque stores, restaurants, and the arts provide residents and visitors with plenty of entertainment and relaxation. Mixed with rich history and modern offerings, Vermilion has it all.

Although there are many charming stores and businesses that line the downtown region of Vermilion, [Erie & Anchor](#) stand out to visitors, thanks to their beautifully modern and stylish new signage on the façade of their store.

Erie & Anchor, a lifestyle brand offering high-quality nautical apparel and home goods, became a star of Vermilion’s downtown, with customers raving about the stylish and modern clothing and products that truly represent the look and feel of coastal Ohio and the shores of Lake Erie.

“Erie & Anchor is in such a great location, and is such an amazing addition to our downtown,” said Marilou Suszko, Executive Director of Main Street Vermilion.

One of the things that make Erie & Anchor so popular with patrons is the new signage on the storefront. The owner was able to add two new blade signs to further promote the store and the brand to the community. This new signage was made possible thanks to the Ohio Main Street Grant Program, with Erie & Anchor receiving grant money to help the owner to design, create, and construct these signs for her store.

Along with the elegant, coastal, and modern feel that these new signs bring to the store, they also helped to increase foot traffic, sales, and staffing for the business and beyond.



This project shows just how important signage is to a brand and to a community, calling attention to Erie & Anchor as a business and as an example of how good signage can change the appearance and feel of a downtown.

“These signs delivered a fresh new message to our downtown that doesn’t go against the look of the older/historic businesses and signs—it shows that modern creativity can work well in a historic downtown setting,” Marilou explained.

When you invest in local businesses such as Erie & Anchor, that investment has a big impact for the community, especially for a small town like Vermilion. The grant money and the Ohio Main Street Grant Program made it possible for the owner to invest in the business itself, as well as investing in the community.

Next time you are in Vermilion, check out Erie & Anchor for all your nautical apparel needs!

**Marietta: Busy Bee Restaurant**

Established in 1788, [Marietta](#), Ohio is rich with history and filled with delightful attractions to explore across the city. Marietta was the first permanent settlement in the Northwest Territory, known as The Original Western Frontier, back in the 1700’s. Since then, the downtown area of Marietta has exploded into a fun and beautiful main street community, with delicious food, cute shops, and historic sites.

With such a rich history, it is no surprise that some buildings in downtown Marietta need a little care. One of those buildings is the popular and quaint restaurant, [Busy Bee](#), which is located in the city’s historic Harmar Village. Busy Bee is a family-owned business that was established in 1944 and has been a local fan-favorite ever since. They delight their customers with local, farm-fresh ingredients and dishes.



New siding and windows  
New concrete in front

The owner, Larry, had a vision for this building to be restored to its original look and feel, when it was built in the 1800’s. Thus, the grant money was given to Larry and the Busy Bee Restaurant to improve the entire façade of the building, and give the restaurant that historic, traditional, yet modern and simplified look it once had when it was first built. The grant money was used to replace the windows, add a new door, and replace the broken brick



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sidewalk with concrete. New signage, lighting, and siding also was added to the restaurant.

This large project made a huge impact on the community and those who have loved Busy Bee since it first opened. The grant money allowed this building, which is one of the oldest in town, to be restored to its original glory, and represent the true small-town spirit of Midwestern America.

This project serves as inspiration for other businesses and companies in the Marietta area, and hopefully they will follow in the footsteps of Busy Bee to revitalize and preserve the original beauty of the Main Street Marietta community.

### Wooster: Minglewood Distillery

Situated between Columbus and Cleveland, [Wooster](#) is a thriving city with so much to offer, while still having that hometown vibe we all know and love. Home to the Ohio Agricultural and Development center, Wooster is a central point in new technologies for the agricultural industry and beyond. Main Street Wooster is filled with historic buildings, complemented by revitalized, modern buildings to represent the true heart and spirit of the community.

[Minglewood Distillery](#) is a perfect example of mixing rich history with modern creativity to form a prosperous business, in the heart of downtown Wooster. The building that Minglewood inhabits used to be an old ice and coal house, and has been around since the mid 1800's. Fast-forward to now, the building has been transformed into a successful and unique distillery, offering handcrafted spirits and cocktails to the community.

To preserve the building's rich history and originality, there was need of new and better signage to the outdoor façade of the building. So, the owners decided they wanted to keep the old-timely vibe of the original building, while simultaneously creating signage that would be appealing and eye-catching for onlookers.

"There was a lot of interesting architecture in the building that the owners wanted to preserve...the new signage really was a restoration of the original signage of the ice & coal building," said Shannon Waller, Executive Director at Main Street Wooster.

This new signage was completed in May 2020 and made possible thanks to the grant money from the Ohio Main Street Grant program, facilitated by Heritage Ohio. With the grant money, the process of completing the new signage happened very fast, especially during the pandemic when most businesses were hurting or having trouble staying open. This grant funding spurred



Before new signage



After new signage

the recipients [Minglewood] to do as much as they could to help their business to move forward and thrive within the community. Along with helping the business to thrive, this new signage has added amazing publicity and curb-appeal for the city of Wooster.

The new sign and building caught so much attention that the Fox 8 Cleveland News Team even came to Wooster to highlight a story on Minglewood Distillery and their story of how they got to become such a flourishing business for the Wooster community.

Next time you visit Wooster, be sure to plan a visit to Minglewood Distillery and try one of their signature spirits!

### Wadsworth: Rise & Grind Coffee and Donut Shop

Although [Wadsworth](#) is a small town close to bigger cities such as Cleveland and Akron, it has its own unique and historic heritage and identity.

Main Street Wadsworth has dedicated so much time and effort into keeping this unique small-town identity, along with preserving their community and downtown area and creating an eclectic, exciting, and unique city. Several vacant buildings across the downtown have been revitalized and preserved to boost attraction, activity, and appearance within the city.

One particularly notable example from the Ohio Main Street Grant Program and grant money was the creation of [Rise & Grind](#). Rise & Grind is a spacious local coffee and donut shop, which opened in July 2020, right in the heat of the pandemic so it needed all the help it could get in attracting and keeping loyal customers. The building that Rise & Grind currently occupies used to be a pharmacy but went out of business and the building was just sitting vacant for a long time before anything came of it. Since the building previously was an old pharmacy, there already was a drive-thru window built in, making it the perfect choice for a new restaurant.

When the right person came around to take over the building and start a new business, they knew exactly what type of business they needed to build to gain customers and popularity within the Wadsworth community.

“People want more and more restaurants and places to gather downtown, so the idea of creating a local coffee and bakery shop was very appealing,” said Adrienne Patrick, Executive Director at Main Street Wadsworth.

The grant money from the program allowed this business to really take off and make a strong name for itself in the Wadsworth community. The money was used to create eye-catching new signage, burgundy awnings, and fresh new paint to help residents of Wadsworth to check it out and grab a coffee.

“There was some stiff competition with the Dunkin’ Donuts right across the street, always with a line outside the door, so we needed something that could make this place stand out to customers,” explained Adrienne.

With the addition of the improved façade of the building, many new customers were interested in the business and wanted to check it out for themselves. Rise & Grind is unique in the sense that it is very spacious and able to host conferences, gatherings, and parties that most coffee shops would not be able to do—people loved this about the business.

“Rise & Grind really filled a gap in our community that we didn’t have before in downtown—it has become a gathering place for people (socially-distanced, of course),” Adrienne exclaimed.

Along with serving hot coffee, Rise & Grind offers delicious bakery goods such as donuts and chocolates—next time you are in need of a caffeine or sugar pick-me-up, be sure to pop into Rise & Grind, and support local!



Before: the vacant building with no signage



After: with the grant money used to create new signage

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## MAIN STREET

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### Ravenna: Studio Clay

**Ravenna** is a quaint and historic town about 15 miles east of Akron that is filled with so many different things to do and see. Founded in 1799, Ravenna prides itself on its rich history and great location in Northeastern Ohio. Much of Ravenna's original downtown architecture and buildings still remains the same today, and that's the way the town and its patrons want to keep it!

Main Street Ravenna is focused on preserving and revitalizing the beautiful antiquity of downtown Ravenna, and all of the amazing businesses and shops that occupy the streets of downtown. When you visit Ravenna, you are experiencing a wondrous display of authentic American history, and that small-town feel.

So when Stacey and Rob Woolf, owner of a historic building on the Main Street of Ravenna, needed some help regarding the façade of their building, the grant money from the Ohio Main Street Grant Program would be put to good use. The building is home the creative and interactive business, **Studio Clay**. Studio Clay offers pottery and clay classes, where customers can throw their own clay and make beautiful pieces of art and ceramics.

Although the business was an great addition to the community of Ravenna, the outside façade of the building needed a little help. The project consisted mainly of replacing the two main windows on the façade of the building, as these windows were very old and were not energy efficient.

The windows needed a lot of work and needed to be replaced, especially since this building was a former house that was many years old. This project is set to finish around May 2021, since the winter months have made it quite difficult to do any outside work on the building. With the addition of new windows, this will greatly improve the look of the building and the business itself. The new windows will also allow for much more energy efficiency and conservation for both heating and cooling.



The old windows



Façade of Studio Clay

"This will really help to spruce up the downtown area," said Julie McClain, Director of Main Street Ravenna.

When you help to improve the look of a historic building, you are helping the business, which in turn, helps out the community. Be on the look for these amazing new windows in the spring!

### Delaware: Gather

**Delaware** is a charming and true Americana town located just about 30 miles north of the big city of Columbus. Downtown Delaware is home to a slew of antique shops, quaint diners, micro breweries, and fresh farmers markets. It is no wonder that "it is where you should be."

Downtown Delaware is filled with local businesses, restaurants, and shops that all have that small-town feel, with a modern and fresh vibe. One of these many businesses is **Gather**, a charming and versatile rental gathering space located in the heart of Main Street Delaware. Gather can be used for weddings, events, studios, etc. and can accommodate up to 100 people. It is a unique and exquisite idea that is necessary for any community to form connections and a sense of togetherness (while maintaining COVID-19 guidelines for now!)

## 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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Gather is located in a historic building right along the main street area of downtown, thus, it was in need of some repairs and



Before and after the renovations

restoration. The owners decided that this building needed some touch-ups to increase the exterior and interior appearance, allowing for better foot traffic and overall look and feel of the business. So, Heritage Ohio and the Ohio Main Street Grant Program stepped in and the grant money was given to this amazing business in their journey of revitalization and expansion.

The grant money was used for a huge project—nearly a full interior and exterior remodel took place to improve the pedestrian environment, increase utilization of the building/business, and overall attract more customers to the business as well as others in the downtown area. With all these new improvements to Gather, the increased sales will inherently result in more hosting of community events and bringing more people to the downtown area and other businesses.

Since opening in 2018, Gather has hosted over 250 events and have partnered with many local businesses and non-profits; they are continuously working to create a strong sense of community within Delaware. Thanks to these amazing renovations, Gather has become a local favorite for hosting events and was even nominated for Best of Columbus Weddings Venue for 2021. Gather is the perfect place to come together and enjoy quality time with one another, in a cozy and stylish space.

Gather has brought a fresh new breath into the downtown, and they are hoping to inspire other businesses to do the same!

*Note: These stories were originally shared on social media starting in early 2021 by intern Natalie Hricovsky.*

## Accepting Nominations for the 2021 Heritage Ohio Annual Awards

The nomination period has begun for the 2021 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

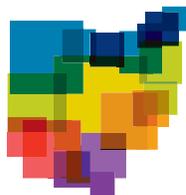
### PLACE AWARDS

- 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](http://www.heritageohio.org). All nominations must be received by July 11, 2021.

If you have questions about submitting a nomination, please contact Frank Quinn at [fquinn@heritageohio.org](mailto:fquinn@heritageohio.org).

\*Ohio Main Street Program Communities Only



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