

# REVITALIZE OHIO

WINTER 2022 - 2023 | A HERITAGE OHIO PUBLICATION



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## REVITALIZE OHIO

Winter 2022 - 2023

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## ON THE COVER:

Ohio's Main Streets are ready to spread the holiday cheer! Take a look and see what festive events are happening in a Main Street community near you this winter on page 7.



## Executive Director Note

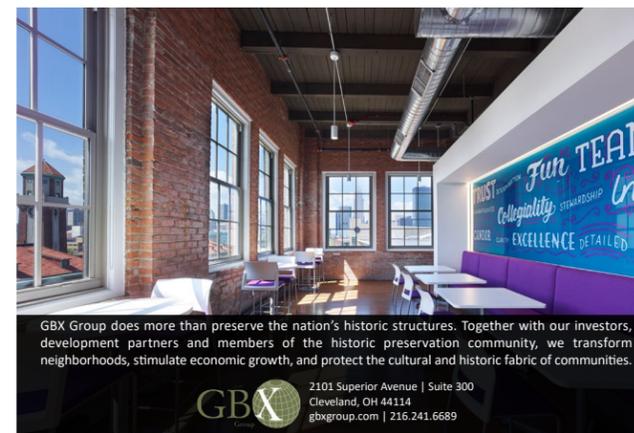
As we head into the end of the year, it's a good time to reflect upon the achievements and successes of 2022, and we've experienced some big wins in preservation and revitalization across Ohio.

Communities across Ohio continue to value their historic assets and downtowns, and the Ohio Main Street Program continues to expand. In August, we were happy to welcome Lorain, Ohio as our newest Ohio Main Street Program. In addition, over the year, Heritage Ohio staff and program volunteers facilitated Downtown Area Resource Team (DART) visits in Barberton, Camden, Grafton, Marblehead, Marysville, and Peninsula. These communities are the newest OMSP Affiliate programs, along with Sylvania, and we look forward to working with them on their revitalization journeys and investments in their districts.

In June, Governor DeWine signed Senate Bill 225, which expanded the State Historic Tax Credit incentive. The Bill doubles the credit cap from \$60 million to \$120 million for fiscal years 2023 and 2024, doubles the annual credit allocation on a single project from \$5 million to \$10 million, and increases the historic preservation credit amount from 25% to 35% of qualified rehabilitation expenses in any county, township or municipal corporation with a population under 300,000. This is a huge incentive for historic preservation in smaller communities, and we look forward to seeing the reinvestment across Ohio.

After a two-year hiatus, we were thrilled to gather in Toledo for our annual preservation and revitalization conference; our first in-person large gathering since 2019. Over 200 friends gathered to enjoy educational sessions, tours, our annual awards ceremony, and valuable networking. You can read more about the conference on pages 8-9.

Heritage Ohio strongly believes that we need to expand our definition of historic preservation to include places and spaces of social, cultural and ethnic importance. The stories and people of Ohio are as important as the beautiful buildings designed by notable architects, and those key structures in our downtowns and outstanding homes in surrounding neighborhoods upon which we generally focus. One such important site recently



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added to the National Register of Historic Places is King Records, in Evanston, just outside of Cincinnati.

King Records crossed racial lines and recorded bluegrass, jazz, funk, soul and more. It is argued that the label produced some of the first rock n' roll ever recorded. The building in Evanston served as King Records' business offices, recording studio and pressing plant until 1971. The label was founded in 1943 by Jewish businessman Syd Nathan. King Records is credited as the first racially integrated workplace in Cincinnati. Black men and women made up 20% of the factory workers at the record press, and held integral creative, managerial and directorial positions within the company. Its vertically integrated mode of production made the creation and distribution of records extremely efficient. Singles could be recorded, mixed and mastered, pressed, and sent out to radio stations within a matter of days. King became the 6th largest record company in the US, capable of pressing one million records per month. Nearly 500 of its singles made the R&B, country and pop charts, with 32 number one singles. Syd Nathan was posthumously inducted into the Rock and Roll Hall of Fame in 1997. In 2008, the Rock and Roll Hall of Fame placed a historic marker in front of the building, and The City of Cincinnati purchased it 10 years later to save it from demolition.

This is a small sample of the work done through Heritage Ohio. We hope you'll continue to support our mission and work in the coming years. Together, we can save the places that matter, build stronger communities, and help people live better.



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

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# UPCOMING EVENTS

- December 14**  
JobsOhio Vibrant Communities Program Webinar  
Digital
- December 15**  
Appalachia Heritage Luncheon  
Columbus
- January 11**  
Ohio Arts Council Grant Programs Webinar  
Digital
- March 2**  
Ohio Statehood Day  
Columbus
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Monroe Arts Council  
Noble County Historical Society  
The Castle Historic House Museum

**Sam Jones Model Citizen Award**  
Patty Mitchell - Passion Works Studio

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# Structure Column

## Showing a Little Love for the Humble Brick

BY DON GILLIE

Of all of the places on a building that are susceptible to deterioration, parapet walls may be the most vulnerable. These walls take a beating from the elements, and they are the least protected part of a building. Many brick failures begin with deteriorated masonry at the top.

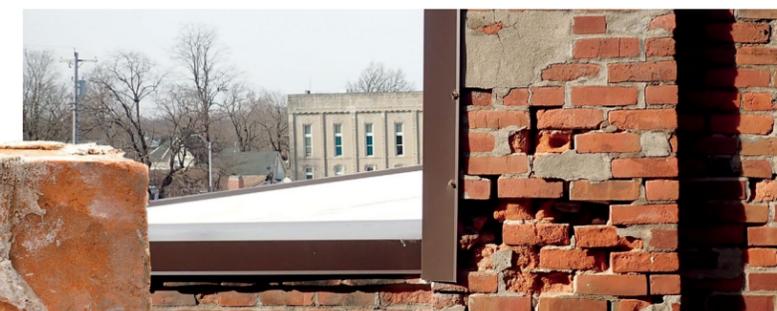
The parapet wall is typically a short wall that sticks up above the roof along the perimeter of the building that may serve any of several functions. Parapets may serve as a barrier to prevent rooftop occupants from falling off the roof. Modern parapets may also serve to block the view of roof top mechanical equipment from the ground. It may also serve as an architectural feature to give the building more prominence.

Roofs receive the brunt of the tumultuous weather systems that cross Ohio. Wind, rain, and freezing temperatures can wear down building components leading to repairs. Parapets, unlike other walls, have no "warm" side; both sides of the parapet are exposed to freezing temperatures during cold weather. This is also true for portions of the wall surrounding a well-ventilated attic. The absence of a warm side results in the parapet wall freezing through the full thickness of the wall.

Exposure to the harsh weather conditions accelerates deterioration of brick masonry. Water may collect along the top of parapets that lack coping. This water soaks into the bricks and expands as it freezes. Sun exposure during the day may cause water inside the parapet to thaw and refreeze at night when temperatures fall. As discussed many times over, prolonged and repeated exposure to moisture and freezing moisture inside the brick masonry causes the bricks to wear away.

The gradual erosion of the brick masonry will eventually make the wall unstable and susceptible to high winds. Brick masonry walls that have endured for centuries will suddenly fail during moderate wind speeds. As the masonry erodes, weak points form inside the walls that create a hinge. As the parapet walls are subjected to both direct wind pressures on the windward side, and suction pressures on the leeward side, the hinge allows the top of the wall to rotate and eventually fail.

Periodic inspection of the brick masonry and parapet walls is recommended to evaluate their condition and identify areas needing repair. The walls should be observed from both the inside and outside, as well as attic areas, to observe areas most susceptible to damage. Areas of deterioration can be repaired as soon as they are noticed, prior to failure.



# Heritage Ohio Easement Series

## OHIO FINANCE AND GAETZ MUSIC HOUSE BUILDINGS IN DOWNTOWN COLUMBUS

In December of 2014, Heritage Ohio received a conservation easement on the former Ohio Finance and Gaetz Music House buildings on Long Street in downtown Columbus. While the buildings highlighted in this easement donation don't necessarily constitute high style executions in architectural ornament (think LeVeque Tower or even the Empire Building, upon which Heritage Ohio holds an easement) they are important contributors to the downtown streetscape, and hold an important place in Columbus history. Hence, the building's listing in the National Register, which also occurred in 2014.

As with nearly all of Heritage Ohio's easements, we're responsible for protecting the historic character of the entire exterior of the building. Which not only means the owner needs Heritage Ohio's permission to make exterior changes, but that the exterior changes must respect the historic elements and character of the building and must not diminish its historic integrity.

And, these easement agreements cannot be entered into lightly, since our organization's responsibility to preserving historic character literally NEVER ENDS! Perpetuity is a long time, and it's one of the reasons we accept easements accompanied by cash donation. Otherwise, sustaining our easement program for the future could be problematic, to say the least.

"Today, these buildings serve an important need as mixed-use spaces, contributing to the life and vibrancy of downtown Columbus. Our easements on these vernacular gems insure they will continue to remain a vital part of the streetscape for decades to come," stated executive director Matt Wiederhold.



This image shows the Ohio Finance section (central) and Gaetz Music House section (far right) taken in 2021



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# Winter fun with Ohio Main Street Communities

**MAIN STREET KENT** presents Kent Skates, November 19, 2022 through February 26, 2023, is a free, outdoor ice-skating rink, open to the public in downtown Kent! It is open Wednesday through Sunday, from 11am to 11pm. The rink is situated on Erie St., next to the Kent State Hotel, with dozens of shops, restaurants and bars in the area. Free skate rental is available for kids and adults. For more info, please visit [www.mainstreetkent.org](http://www.mainstreetkent.org)

**MAINSTREET PIQUA** shines during the holidays, and the tradition of celebrating the holidays with an old-fashioned hometown parade is a long one in downtown Piqua. The Downtown Piqua Holiday Parade Saturday, December 3, at 2pm, brings together families and friends, young and old, who fill the streets for this festive event. After the parade, kids can visit with Santa in the lobby of the Fort Piqua Plaza. For more information, please visit [www.mainstreetpiqua.com](http://www.mainstreetpiqua.com)

**MARIETTA MAIN STREET** proudly presents their annual Holiday Tree Walk in Muskingum Park, December 1, 2022-early January, 2023. The Holiday Tree Walk is a seasonal attraction that allows locals and tourists to adore a pathway of trees decorated with the spirit of the Marietta community. Each tree represents a local business, organization, story, memory, or theme. The Holiday Tree Walk made its debut in 2019 and quickly became a treasured addition to Marietta's holiday season. For more information, please visit [www.mariettamainstreet.org](http://www.mariettamainstreet.org)

**MAIN STREET VERMILION** is happy to announce the return of Ice A Fair, February 4, 2023, their most popular one-day event that welcomes families, friends and neighbors to enjoy our Small Town on a Great Lake in the winter! Join us and you'll be chillin' in Vermilion! Be sure to stop by the Ice A Fair Welcome Center at the Main Street building, 685 Main Street for event, shopping, dining and year-round travel info along Lake Erie. For more information, please visit [www.mainstreetmermilion.org](http://www.mainstreetmermilion.org)

**MAIN STREET MEDINA** and Elegant Ice Creations proudly presents the Medina Ice Festival, the largest Ice Festival in Ohio! February is a cold and snowy time in the Midwest, but those who are not afraid to spend some time outdoors can head to the historic town square in Medina, February 17-21, 2023, for the annual gathering with beautiful ice sculptures. For over 25 years Medina Ice Festival has been held in the historic downtown of Medina, full of cozy little shops, pubs, bakeries, snack shops, and restaurants. The ice sculpture garden is set up on Public Square and in South Town District for everyone to enjoy. For more information, please visit [www.mainstreetmedina.com](http://www.mainstreetmedina.com)

**CAMBRIDGE MAIN STREET** will be hosting their annual Flashback Dance February 18th, 2023. Dance the night away to your favorite hits of the 50's-90's spun as you remember on vinyl. Connect with old classmates, reminisce of tunes gone by or just come out and enjoy an evening of dancing. The event is held at the Pritchard Laughlin Civic Center. For more information, please visit [www.downtowncambridge.com](http://www.downtowncambridge.com)



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# 2022 Heritage Ohio Annual Conference Recap

“You’ll do Better in Toledo”, and we certainly did! Heritage Ohio held our annual conference in the Glass City October 3-5, and it was an outstanding opportunity to celebrate some of the great preservation and revitalization work taking place in the region.

On Monday, over 25 guests gathered at the historic Jones Mansion in Findlay, to learn about Historic Tax Credits, and how the dedicated passion of Eric Van Renterghem saved this important community landmark. Conference attendees also had an opportunity to tour the historic Pilkington/NSG glass plant in Rossford, which has been at the forefront of glass production for over 100 years. Later that day, architects and project managers gave a behind-the-scenes tour of the renovation project currently underway at the former Toledo Post Office, also known as the Jefferson Center. This massive initiative is a key tax credit project for the City, and another major investment in Toledo spearheaded by ProMedica. When completed, the building will be used by Bitwise Industries, a tech company that works to help everyone land a job in the industry, especially those who may face employment challenges. We ended the evening with our Legacy Circle reception, hosted



US Representative Marcy Kaptur provides the keynote address at the historic Ohio Theatre. © Alexis Lecurgo Photography

at The Toledo Club, an outstanding and beautiful example of the Georgian Revival style, where our major supporters and members enjoyed an evening of socializing and networking.

Our conference sessions this year were rich and varied, and covered everything from creating SIDs and BIDs to working with elected officials, marketing and communications, neighborhood revitalization best practices, funding opportunities, and public art. We also included sessions in response to inquiries from our program members, such as considering infrastructure in historic preservation, how to maintain historic properties as museums, and how archaeology fits into the preservation field.

Heritage Ohio was excited to partner with local historians and neighborhood champions, to offer a wide variety of special tours that highlighted some of the best assets of Toledo. One of the most popular tours was a walking tour through the Old West End (OWE), one of the largest residential historic districts in the county. The OWE is filled with outstanding examples of architecturally important residences, from modest homes to mansions, often designed by the leading architects of the late 19th/early 20th centuries. Attendees had the unique opportunity to have guided tours of the impressive 1903 Julius Lamson Home, and the 1895 Edward Drummond and Florence Scott Libbey Home, the only National Historic Landmark



Owner Eric Van Renterghem tours conference goers around the Jones Mansion in Findlay. © Mariangela Pfister



Tour goers explore the national historic landmark Libbey House.

in Toledo. Both homes were designed by Toledo architect, David Stine. The Holy Toledo tour showcased three incredible churches on Collingwood Avenue; the Our Lady, Queen of the Most Holy Rosary Cathedral; the First Congregational Church, which houses numerous stained glass windows by Tiffany Studios; and the robust, Collingwood Presbyterian Church, a notable example of Gothic Revival architecture.

Additional tours took attendees to the East bank of the Maumee River to visit the National Museum of the Great Lakes, and to Vistula, also known as Lowertown, for a walking tour of Toledo’s oldest neighborhood, currently undergoing a renaissance of development. A walking tour of Downtown highlighted adaptive reuse of historic structures, including the significant Fiberglass Tower, the former Steam Plant (today the headquarters of ProMedica), and Fort Industry Square, one of the last remaining blocks of later 19th Century buildings in Toledo.

Our conference would not have been complete without our Annual Awards Ceremony, and our inaugural Film Festival, hosted by the Ohio Theatre. Representative Marcy Kaptur shared an insightful keynote speech, which included her thoughts on the importance of neighborhood revitalization and reinvestment in historic properties. The awards

ceremony celebrated the best work done across the State in 2021, and we were thrilled to recognize the winners. Read more about the awards on pages 10-11. The Film Festival featured 6 short films showcasing projects in Ohio that are directly related to the work done through Heritage Ohio. Micah Combs, videographer, beautifully captured and presented each story in an engaging and informative way.

We are extremely grateful to our many generous sponsors and supporters, including Coon Restoration, Sandvick Architects, Cross Street Partners, Connect Toledo, GBX Group, Gilbane Building Company, Gray & Pape, Landmarks Preservation Council of Northwestern Ohio, Marous Brothers Construction, OHM Advisors, Perspectus, PNC Bank, State Historic Preservation Office/Ohio History Connection, Thomas Porter Architects, and Toledo LISC. Additional support was provided by Art Restoration, Artistic Holiday Design, Blackberry Systems, Casto Management Services, CT Consultants, curv, Dillin Corp, Downtown Redevelopment Services, FTS Lighting, Gossman Group, Heritage Architectural Associates, National Trust Community Investment Corp., New Republic Architecture, Nuveen Capital, Ohio Department of Development, Ohio Arts Council, Quaker Window Products, Pilkington North America, Plante Moran, Poggemeyer Design Group, RAM Construction Services, Schooley Caldwell, Stonehenge Capital, and Ulmer & Berne, LLP.



New executive director Matt Wiederhold welcomes attendees to Toledo. © Eric Stachler

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# Inaugural Heritage Ohio Film Festival Debuts

Heritage Ohio was proud to premiere our first Film Festival on October 4th at our annual conference in Toledo, Ohio. The festival was the creative idea of board chairperson, Dave Williams, to illustrate the work Heritage Ohio does with preservation, advocacy, and revitalization across the State of Ohio. Each film short was directed and produced by Micah Combs, a Dayton area videographer, who Williams first met when Combs did an independent film for the grand reopening of the Historic Dayton Arcade.

“Micah’s work with the Holly Days video at the Arcade gave me the idea to use film and social media to promote Heritage Ohio. We’ve talked for years about how to best showcased our work and mission, and the transformative projects with which we’ve been involved. This seemed like a natural—and fun—solution to do just that,” shared Williams.

Each video is roughly 3 minutes in length, and was shot on location throughout Ohio. The Toledo video showcases the City as our conference host location, and tells the story of how ProMedica, a major healthcare company, utilized historic tax credits to

completely reinvent the old Steam Plant (designed by noted architect, Daniel Burnham), into their new corporate headquarters. That initial investment spurred millions of dollars of other investment in downtown, and has contributed greatly to the renaissance of Downtown Toledo and the riverfront.

The second film highlighted our Save Ohio’s Treasure’s small loan program, this year awarded to Doug and

Melissa Shelton, to support their work on Riddle Block 9 in Ravenna, Ohio. The massive structure sits at the heart of the Main Street Ravenna district, and when completed, will be an important, mixed-use property that will house commercial, office, and residential units.

Film three showcased the Ohio Main Street Program, and how it has helped Tipp City with downtown revitalization and small business support. Program manager, Kim Bulgin, narrates part of the video and explains how comprehensive and holistic community development has helped Tipp celebrate its history, while supporting downtown development to attract new residents and guests to the city.

Our fourth film focused on the power of community, and what can happen when citizens band together to save an iconic structure in their downtown. The former Fort Piqua Hotel, in downtown Piqua, Ohio, had been vacant for many years, and was threatened with demolition. This threat galvanized the community and developers, to save it. Combining Historic Tax Credits, Main Street, and spirit, the building was restored, it now houses the downtown Piqua Library, and regained its place as a treasure in the Piqua community.

We traveled to Hamilton, Ohio, to show the importance of Conservation Easements, and to tell the story of visionary, Steve Coon, on how—and why—he invested in downtown commercial buildings upon which most had given up. Coons’ best advice is simple: “How do we bring our city or our town back to life? Quit tearing down your old buildings and the things that everyone has memories attached to.” Conservation Easements are important, legal agreements

that protect properties in perpetuity, through annual inspections and monitoring fees.

Our final film in the series was the short that sparked the idea; Holly Days in the Dayton Arcade. This massive renovation project saved another downtown icon from demolition, and returned it to a useful life. Holly Days was a much-loved Dayton holiday tradition that had not taken place in many years. The renovation and reopening of the Arcade has brought life back to this abandoned building, which now houses multiple businesses, co working and business incubator office space, and soon; several restaurants.

The film festival was made possible through generous sponsorships from Cross Street Partners, GBX Group, Moda4 Design & Architecture, and BakerHostetler.

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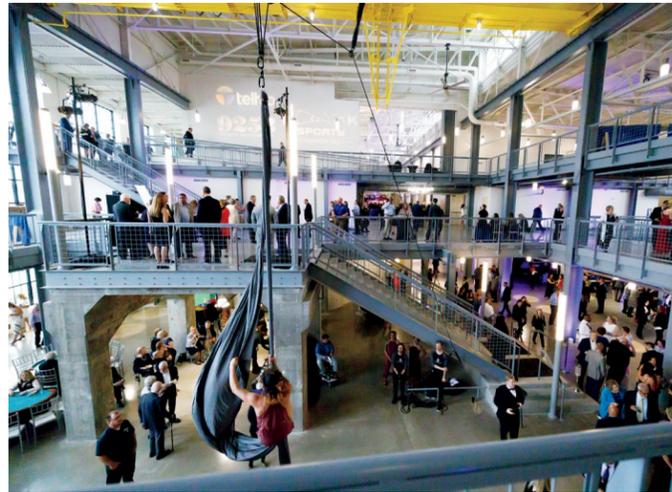
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# 2022 Heritage Ohio Annual Awards

## Best Commercial Rehabilitation – Large Community



Heritage Ohio presents the Best Commercial Rehabilitation Award to those who use the proper preservation techniques to complete a total building rehabilitation. This year's winner of the Best Commercial Rehabilitation – Large Community is the Champion Paper Mill project in Hamilton, completed by Spooky Nook Sports and the City of Hamilton.

Spooky Nook Sports Champion Mill is one of the largest preservation projects in Southwest Ohio and the largest private investment in the City of Hamilton in decades. The project is an adaptive reuse of a former industrial paper mill into a 1-million square foot indoor and outdoor sports facility, gymnasium, convention center, and hotel space. It is the largest indoor sports facility in North America. Spooky Nook has become a major catalyzing force toward the revitalization and reinvestment effort in the urban core of Hamilton.

The overall project cost for Spooky Nook Sports Champion Mill is \$165 million. The multi-faceted, multi-million-dollar site was made in partnership with both private and public investors, such as the City of Hamilton and the State of Ohio.

The transformative use of Spooky Nook Sports echoes the legacy of Champion Mill as a driver of economic and residential development and regional draw to the City of Hamilton. Through a strong public-private partnership the restoration of the property will allow it to survive and continue to service Hamilton residents for many more years to come.

*Honorable Mentions:* The Dayton Arcade in downtown Dayton and the Continental Baking Company in Toledo.

*This award was sponsored by the National Trust Community Investment Corporation.*

## Best Commercial Building Rehabilitation – Small Community



This year's recipients of the Best Commercial Building Rehabilitation - Small Community Award is Killian Family Properties LLC for the 92 South Washington Street project in Tiffin.

Ground-floor commercial space and modern apartments on the upper floors. At the time of purchase, the building had been neglected for decades and needed a complete renovation down to the original brick walls and native floor joists. The first, major phase of the renovation was to restore the beautiful storefront to its 1920s appearance. With funds from the Tiffin Façade Enhancement Grant, they worked with KGS Ohio (formerly King's Glass) to have custom-made display and transom windows installed.

It was important to Kit and Skylar to find the "right fit" for the commercial space – someone who shared their same vision and passion for downtown. They found their fit with Todd Steen, who opened The Social Cigar, an upscale shop featuring premium cigars and men's accessories. The Social Cigar carries over 400 varieties of cigars proudly displayed in the walk-in humidor.

Alongside creating the commercial space, three residential apartments were created on the remaining portion of the 1st, 2nd, and 3rd floors. These high-end spaces include exposed brick walls, industrial finishes (HVAC and conduit), quartz countertops, and luxury flooring.

*Honorable Mention:* Candence Vault Gastropub in East Liverpool.

## Best Downtown Placemaking



This year's recipient of the Best Downtown Placemaking is Foundation Plaza in Ashland.

After discovering their recently purchased building was moments from structural collapse, the Wursters made the difficult choice and demoed their new building and donated the land to the City of Ashland to create Foundation Plaza. With the help of the Ashland County Community Foundation, the newest park has become a destination within the city.

## Best Main Street Committee Project



The Best Main Street Committee Project was presented to Marietta Main Street for the Putnam Street Bridge Bike Tunnel mural.

The Putnam Street Bridge tunnel is an important pedestrian connector in downtown Marietta. The public art committee of Marietta Main Street planned, funded, and implemented a mural refresh program for the tunnel, which features species of flora and fauna that are native to the Ohio and Muskingum Rivers in the Marietta area. The mural has since been the backdrop of thousands of photos, many of which have been shared on social media.

The mural was designed by artists Bobby Rosenstock, Beth Nash, Julie Zickefoose, and Hailey Bennett.

The project was a collaboration between many local partners, including the City of Marietta, Marietta Main Street, the Marietta Rotary, and the Marietta Main Street Public Art Committee.

## Best Main Street Committee Event Award



The Best Main Street Committee Event was presented to Main Street Wadsworth for their First Fridays.

Main Street Wadsworth's First Friday series has transformed the environment and perception of Wadsworth's historic downtown district. Launched in January 2018, over 50 First Fridays have brought the Wadsworth community together every single month, including virtual First Fridays during the COVID-19 pandemic. Attendance has grown to 25,000 people annually at downtown events thanks to First Fridays.

*This award was sponsored by Sandvick Architects.*

## Best Public-Private Partnership



The City of Hamilton and Spooky Nook Sports are the recipients of this year's Best Public-Private Partnership Award for the renovation of the Champion Paper Mill in Hamilton.

Spooky Nook Sports Champion Mill is one of the largest preservation projects in Southwest Ohio and the largest private investment in the City of Hamilton in decades. The

project is an adaptive reuse of a former industrial paper mill into a 1-million square foot indoor and outdoor sports facility, gymnasium, convention center, and hotel space.

The overall project cost for Spooky Nook Sports Champion Mill is \$165 million. The multi-faceted, multi-million-dollar site was made in partnership with both private and public investors, such as the City of Hamilton and the State of Ohio. The City of Hamilton helped aid the construction of the project by funding approximately \$31.75 million. The State of Ohio aided \$4.7 million of construction through historical tax credits and grants for Mill 2. The total equity received in both federal and state historic tax credits for the project is \$12.14 million. The project received a total of \$51.25 million in Tax Increment Financing and PACE bonds. Community Design Alliance (CDA), a Hamilton-based architecture firm, and Sandvick Architects developed the design and layout of the project. The construction work was completed by three general contracting companies that specialize in large-scale developments.

*Honorable Mention:* The Douglas Hotel and North & South Elementary Schools in Urbana.

#### Historic Farmstead of the Year



The Historic Farmstead of the Year is Arlington Acres, set in rural Tiffin.

Arlington Acres is set on the grounds of a working family farm in northwest Ohio just outside of Tiffin, Ohio. The foundations of the barn were first laid by civil war veteran Arlington Dunn in the late 1860s where it stood for several

years and was used as housing for the building crew and farm hands as they built Arlington's beautiful home on the property.

In 2019 John and Sarah Bolte began renovating the historic bank barn in order to re-purpose its beauty as a wedding venue. The lower level of the barn had been used for cattle and the beams supporting the barn were just barely holding the barn up. The original wooden posts were replaced with steel supports and the original

beams were cut to wrap the posts to keep the original look. The upper level of the barn was preserved and is almost entirely original. The few additions that were added include fire suppression, 2 staircases leading out of the barn and one staircase going up to the loft.

The exterior of the barn was re-sided with metal board and batten siding in 2020 and the original vents were replaced with windows to allow for more natural light into the barn. The greatest challenge posed with this renovation project related to fire code and the unexpected financial burden of adding fire suppression to the historic structure.

*This award was sponsored by Sandvick Architects.*

#### Best Residential Rehabilitation



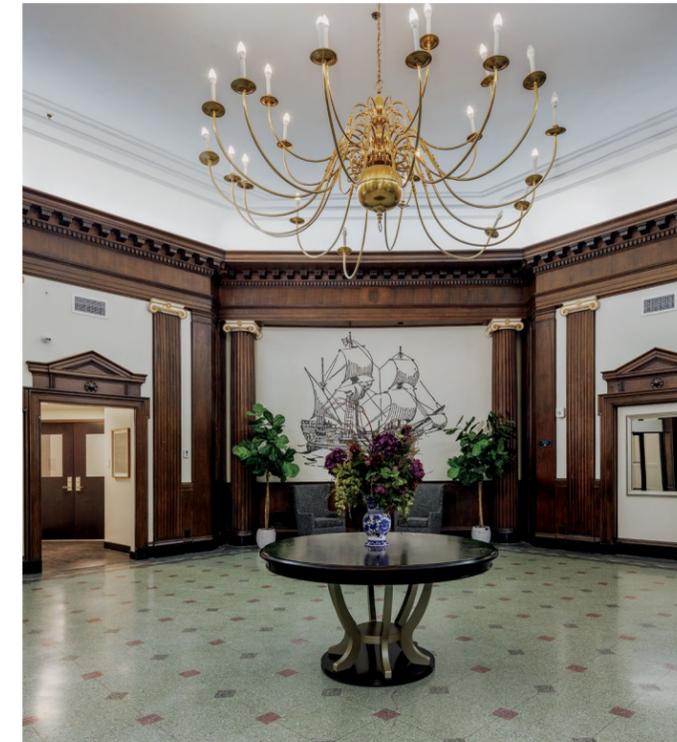
The recipients of this year's Best Residential Rehabilitation Award is Andrew Kalnow for the renovations of 124-125 Adams Street and 149 Frost Parkway in Tiffin.

Frost Village is an extensive project of historical building restoration as well as a high impact neighborhood revitalization project. It was the vision and work of Andrew Kalnow, a local businessman and philanthropist and owner of Monument Properties LLC.

Three residential properties, 24 and 25 Adams St. and 149 Frost Pkwy, were awarded Ohio Historic Preservation Tax Credits from the Ohio Development Services Agency. Monument Properties LLC received a nearly \$250,000 credit for the renovation and restoration on the \$1.6 million project.

The Frost Village properties are situated within the "Fort Ball - Railroad Area Historic District, listed on the National Register of Historic Places.

#### Best Upper Floor Residential Rehabilitation

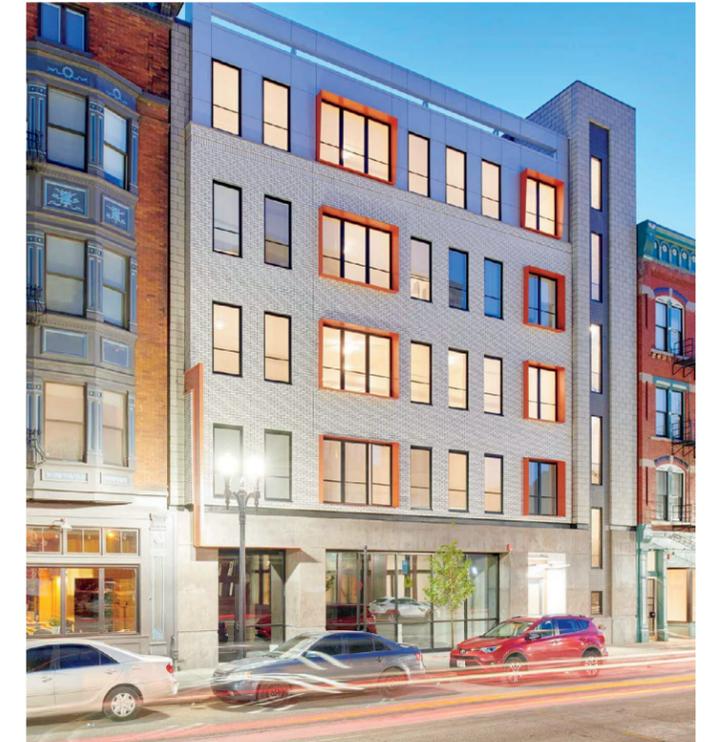


This year's Best Upper Floor Residential Rehabilitation Award was presented to City Architecture and The Capital Realty Group for the Mayflower Manor Apartments renovation in Akron.

The 450 room Mayflower Hotel, designed by Graham, Anderson, Probst, and White, opened in 1931. At sixteen stories tall, it is the tallest building in Akron's South Main Street Historic District. After a number of different operators, the hotel closed in 1971. The building, now known as the Mayflower Manor Apartments, reopened in 1979 as 233 senior, affordable apartments. The 2021 renovation included updates to the apartment units, common interior areas, and the exterior of the building, the first significant renovation to occur since 1979. The acquisition and renovation of this building by Capital Realty Group has had a significant impact on downtown Akron. The owner's commitment to keeping affordable housing in the heart of downtown Akron, in a location that is well connected to public transit, cultural assets, and entertainment venues, has been embraced by the city.

A chance event in 1935 would establish the Mayflower as a significant cultural landmark. Bill Wilson, a recovering alcoholic from New York, made a phone call to local doctor Bob Smith when he found himself craving a drink from the hotel bar. The two men helped each other get sober and would go on to found the group Alcoholics Anonymous. Each year, recovering members commemorate Founders Day and many travel to the Mayflower to celebrate.

#### Best Urban Infill Project

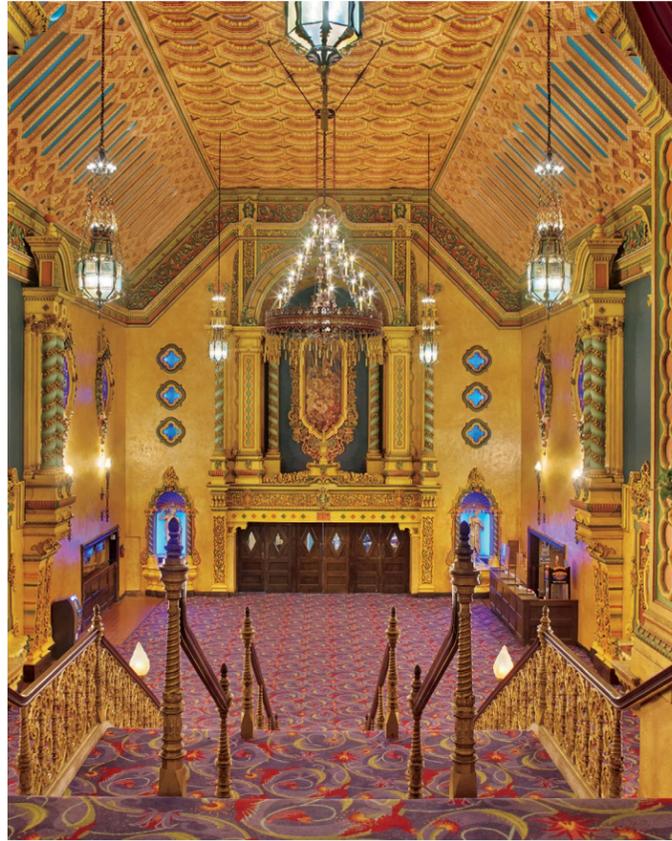


This year's Best Urban Infill Project Award was presented to New Republic Architecture for the Perseverance on Vine project in Cincinnati's historic Over-The-Rhine neighborhood.

Perseverance on Vine is a mixed use, multi-family housing project consisting of four buildings, including three historic rehabs and one new construction. Located in the Over-the-Rhine Historic District, the project brings 32 affordable housing units to the 15th Street block of Vine Street. The project transformed this Vine Street block by rehabilitating three of the eight historic buildings and infilling one of the two vacant lots. To bring Perseverance to fruition, the project used a combination of 9% Low Income Housing Tax Credits through the Ohio Housing Financing Agency (OHFA), Federal Historic Tax Credits, and State Historic Preservation Tax Credits.

The renovated historic buildings preserve the historic elements and character of the classic Italianate and Greek Revival styles and introduce necessary new elements that are contemporary/minimal but compatible with the historic character of the buildings. The new infill building was designed with contemporary elements and materials, but respects the surrounding historic fabric, rhythms, and proportions of the neighborhood without creating a false narrative.

### Historic Theater of the Year



The Historic Theater of the Year is the Akron Civic Theatre.

Opened as Loew's Akron Theatre on April 20, 1929 with "The Voice of the City" on the screen and Loew's Vaudeville on stage, the Atmospheric styled and opulent theatre was designed by architect John Eberson. Integrating Moorish and Mediterranean design, the Civic Theatre is one of the largest Atmospheric style theatres still in existence.

The restored grand lobby is the star attraction of the restoration efforts with its grand staircase, chandeliers, Italianesque statues, murals and other decorative details throughout. Done in a Moorish architectural style, the space was designed to emulate an outdoor garden. Many layers of paint were measured with a Tooke gauge to determine the original colors of the walls and ceiling. In some places there were 20 layers and in other places about six layers. The plaster was first repaired where needed, then a background coating applied to get a solid color; finally, the stucco was glazed and a clear coat was applied.

The Akron Civic Theatre is listed on the National Register of Historic Places.

### Main Street Business of the Year



This year's recipient of the Main Street Business of the Year award is The Happy Pot in Portsmouth.

Cinamon Wellington greets every customer and community member with a smile, as she spreads the love of community and art through her business, The Happy Pot. The pottery business has gone out of its way to show everyone in the community they can create art and that they matter. She goes into every situation with Bob Ross energy and love, treating her business like a cause. She not only takes walk-ins and parties and big business events, but she goes out of her way to accommodate marginalized populations to make them feel welcome in their own community.

She has created techniques to paint and create art with massive physical disabilities, that way people at our local developmental and physical disabilities board can participate. She feels strong in helping those members of the community, because of a tremor she has to work around while creating art herself, due to diabetes; which is another cause for which she raises funds.

*This award was sponsored by the Gossman Group.*

### Main Street Director of the Year



This year's recipient of the Main Street Executive Director of the Year Award is Jeff Payne of Downtown Middletown.

Since 2017, Jeff Payne has worked tirelessly over his multiple years running the Downtown Middletown Main Street Program. COVID served a devastating blow to our efforts. Despite it all, and perhaps because of it all, Jeff has risen to the occasion and done the work of three or four staff for the organization. While our volunteers lagged, businesses closed, and events cancelled, Jeff stepped up his efforts to lead the downtown through the storm.

Jeff is a consummate professional, interfacing with Heritage Ohio leadership and Main Street America to ensure that best practices are being learned and shared. He attends the conventions, he meets with local leaders and organizations regularly, and does an all-around fantastic job of promoting and sustaining Downtown Middletown, Inc.

Jeff has foremost successfully kept a struggling and somewhat fractured downtown business landscape alive and functioning. He has worked thoughtfully and in the weeds with owners who are struggling. In doing that, he has been able to continue to make forward progress with incentive programs, pivoting events, and continuing to find ways to attract people to the downtown. Most notably, he has done all of this with kindness, a big smile, and humility that puts the experiences and the people ahead of himself.

### Main Street Volunteer of the Year Award



The Main Street Volunteer of the Year Award is Ed Butch with Main Street Kent.

Meet Ed Butch, volunteer extraordinaire for Main Street Kent. Ed was recruited by a fellow Main Street Kent volunteer to help with decorations and props for our popular Wizardly Weekend event several years ago, and the rest is history.

Ed's first contribution to Main Street Kent came in 2018, when he made plans to build a giant faux brick wall in the middle of the street for our main photo opportunity at the Wizardly World of Kent event. He was scheduled to be out of the country for work at the time of the actual event, so he developed a plan and managed to pull together

the materials and construction of this massive spectacle without even being here.

From there, Ed's role has evolved from decorations subcommittee chair to The Run That Shall Not Be Named 5 3/4 K race coordinator, to now the main event chair in 2022.

Where Ed sees a need, he steps in and makes things happen. In 2021, Ed was invited to complete a Main Street Kent Board Member application, as he had proven what a dedicated, hard-working Main Streeter he had become. He was brought onto the leadership team and continues his momentum through a variety of projects and events.

*This award was sponsored by Coon Restoration.*

### Young Preservationist of the Year



The Young Preservationist of the Year Award was presented to Daniel Budish of Cleveland.

Daniel Budish has been active in historic renovation space while working for the City of Cleveland in the Department of Economic Development in 2011. While at the City, he helped save and repurpose

the historic Stager Beckwith mansion - one of the last remaining mansions of Cleveland's Millionaire's Row - into the Children's Museum of Cleveland. This work ignited Daniel's passion for saving and re-imagining our main streets and downtowns.

Working on historic tax credit projects exposed Daniel to the world of tax credit finance, and enabled Daniel to launch the MainStreet America Fund - a small Historic Tax Credit deal fund that allowed Daniel to help small projects across the country unlock historic tax credit equity and get their projects off the ground.

Daniel has now once again entered the world of development and has embarked on a catalytic project on west edge of Cleveland to renovate the historic Phantasy Theater complex and provide services, spaces, and resources, to Cleveland's LGBTQ+ Community. This major project, called Studio West 117, was recently awarded a \$5M State of Ohio Historic Tax Credit.

## Preservation Hero



This year's Preservation Hero Award was presented to Joyce Barrett, former executive director of Heritage Ohio.

Joyce Barrett was hired in January 2004, as the program associate

for Downtown Ohio/Heritage Ohio. She was promoted to Director of Preservation in 2007, and then Executive Director later that year.

16 years ago, Joyce Barrett, Gene Krebs and State Senator Schuring drafted and passed the state's historic rehabilitation tax credit, which has resulted in millions of dollars of investment in Ohio.

In 2017, Heritage Ohio, Inc. was recognized by the National Trust for Historic Preservation with the John H. Chaffee Award for Outstanding Achievement in Public Policy, thanks to the work of Joyce.

Over her 15-year tenure, Joyce led the organization through her consummate understanding of the issues, political savvy, and unflappable resolve. She taught us how to Save the Places That Matter, Build Community, and Live Better.

Joyce was presented with the Preservation Hero award at her retirement party in early June 2022.

*Honorable Mention:* Ben Sutherly of Troy

*This award was sponsored by Coon Restoration.*



## Spirit of Main Street



The Spirit of Main Street award was presented to Mary Lewis of Downtown Tiffin.

Mary Lewis of Tiffin, Ohio, has exemplified dedication to her community, committees, boards, and local leadership for countless years. She moved to Tiffin, Ohio in 1969 and has been busy ever since. She is 93 years young and nothing seems to slow her down.

In 1976, a group of local leaders that included Mary Lewis created an organization called The Tiffin Historic Trust. This group helped Tiffin to recognize the value of our historic buildings, properties, and homes in the 44883. The group still meets monthly and Mary Lewis is still an active board member. She brings fresh ideas to the table and is willing to volunteer for countless committee roles.

She was with the original group during the first attempt to make Tiffin into a Main Street community back in the 1970's. Although placing in the top five communities, the National Trust chose three for the pilot program.

In addition to the Tiffin Historic Trust, Mary has had past involvement with the first Heritage Festival board, helped organize the Tiffin Art Guild in 2006, helped write the ordinance to create the Tiffin Tree and Shade Commission, and chaired The Blooming Artist Stroll in April 2019 and April 2022.

She is currently involved with the Main Street marketing committee, is a board chair of the 2022 Tiffin Ohio Bicentennial board, is on the Heritage Festival board, regularly volunteers at the Tiffin Art Guild and participates in the offered classes as well as handles their monthly dues. Mary is the business manager for the Tiffin Wash Board Band which performs at county fairs, nursing homes, music festivals, and other venues. She organized and is chair of the Museum/Gallery Alliance which sponsored Art Walks in 2014 and 2015, and is on the board of League of Women Voters of Tiffin

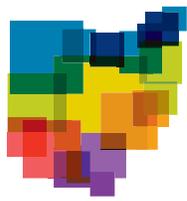
*This award was sponsored by CT Consultants.*

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