



# REVITALIZE OHIO

SPRING 2023 | A HERITAGE OHIO PUBLICATION



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## REVITALIZE OHIO

Spring 2023

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### ON THE COVER:

Join us at the historic Dayton Arcade for the 2023 Heritage Ohio Annual Preservation & Revitalization Conference on October 10-12, 2023.

[See our conference preview on page 26.](#)



# Executive Director Note

On a regular basis, we get phone calls, emails, and sometimes visits, from the public asking for help or advice on how to save an historic building in their community. From old school buildings that no longer meet modern standards to historic theaters with leaking roofs, abandoned but historically important farmhouses to crumbling downtown facades, it would seem that there is a never-ending supply of old buildings and places that need saving. I've grown to love these touch points from across the state, even more so when we can actually help them and provide resources or services that save the buildings.

It often makes me wonder; why DO we care so much about old buildings? What is it about something constructed from brick, stone, wood, or other materials, that strikes a chord with our emotions and makes us want to save it for the future? At the very basic level, every structure is generally four walls and a roof, built for a specific purpose, and is an inanimate object. I don't think it's the building, per se, that compels us to want to save it, I think it's the connections we have to the building, the memories we've created in the space, or the important life events that occurred within those four walls.

Buildings are personal expressions of the people who had them built. When I'm touring an historic home or downtown building, I love to look at the small details and appreciate the choices made at the time of construction. For the most part, what we fight to preserve today are collections of pieces and ideas from catalogs, assembled in a pleasing way. Why did the homeowner choose that certain style of hinge, that particular doorknob, or that design for their stained glass? What was it about that corbel or porch column that made them choose it over the others?

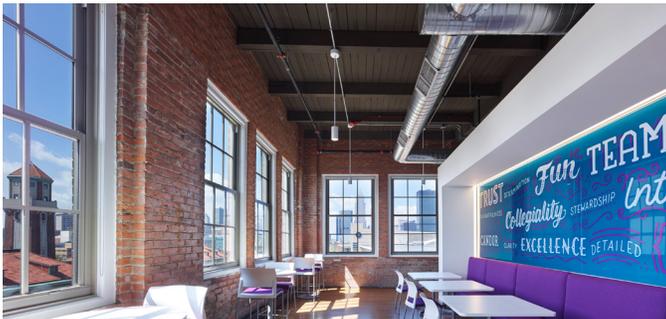
Maybe that old theater down the street is where today's Broadway star got their start. Maybe the little brick church on the corner was the place your parents got married, or where

you had your first communion. Maybe that lunch counter in the downtown five and dime was where you shared a milkshake with your first love, or where you had treasured conversations with your grandma over a butter burger and onion rings. Regardless the connection, there are architectural treasures in every town that hold special meaning to that community, and deserve to be preserved.

As we head into spring and Historic Preservation Month, we'd love to hear your stories of why you love a particular building, and what it means to you. Please drop us an email with your story, and maybe a photograph of the building or place, at [mwiederhold@heritageohio.org](mailto:mwiederhold@heritageohio.org), for possible inclusion in an upcoming issue of Revitalize Ohio.



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



GBX Group does more than preserve the nation's historic structures. Together with our investors, development partners and members of the historic preservation community, we transform neighborhoods, stimulate economic growth, and protect the cultural and historic fabric of communities.



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# Welcome to the Board

## Katie Meyer



Katie Meyer is the Policy and Program Manager for UniCity, altafiber's smart city division. In her role, Katie works with municipalities and organizations to navigate smart city planning, policy, strategy, implementation, and data analysis. Over the past two years, Katie has supported the implementation of a variety of digital equity initiatives in the Greater Cincinnati and Dayton regions.

Prior to altafiber, Katie served as the Executive Director of Renaissance Covington for nine years. Under her leadership, Renaissance Covington earned the Great American Main Street Award from Main Street America for their preservation-based revitalization efforts. Katie has also worked as a downtown revitalization consultant with Thomas P. Miller and Associates developing strategic plans in Hot Springs, Arkansas and Billings, Montana.

Katie is co-author of *Walking Cincinnati: 32 Walking Tours Exploring Historic Neighborhoods, Stunning Riverfront Quarters, and Hidden Treasures in the Queen City*, published by Wilderness Press.

Katie earned her M.S. in Urban Policy Analysis and Management from The New School in New York City. She also holds a B.A. in Political Science and Journalism from the University of Kentucky. In 2022, altafiber selected Katie for the Boost Leadership Award for her community impact in Dayton. In 2017, Katie was named Emerging Leader at the Outstanding Women of Northern Kentucky awards and in 2015, Katie won the Next Generation Leader award from Legacy Young Professionals.

## Graham Kalbli



Graham Kalbli is a confident, professional leader in planning, design, and implementation of real estate development projects focusing on mixed-use historic preservation, urban infill, multi-family, affordable housing, market-rate housing, and single-family developments. He has over 25 years in professional practice, delivering architectural, planning and development projects ranging up to \$40,000,000.

Graham has led multiple award-winning Historic Rehabilitation projects since founding New Republic in 2014, including Trevarren Flats, Paramount Square, Perseverance on Vine, and the Reakirt Building.

## John Mitterholzer



John Mitterholzer currently serves as the The George Gund Foundation Program Director for Climate and Environmental Justice. Prior to joining the George Gund Foundation, he was a Program Officer at The Cleveland Foundation. John has also served as a Field Representative for the National Trust for Historic Preservation and a Director of the Nashua, New Hampshire Main Street

Program. John currently serves on the Main Street America Board of Directors and was a Civil Society Delegate to The United Nation's Climate Change Conference in 2021 and 2022. He holds a B.A. in history from Baldwin Wallace University and an M.A. in history from the University of Memphis. John lives in Lakewood with his wife Wendy and two teenage boys, Javon, and Max.



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# Who's Who at Heritage Ohio

## Meet Two Heritage Ohio Board Members & See Why They Serve



### Sandra Hull

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

I, with Ed Armentrout and Dick Anter, wrote out the proposed mission and objectives of Downtown Ohio, Inc., a statewide based Main Street organization. This was done on a cocktail napkin sitting in the bar in

the hotel across from the Ohio Statehouse! The DOI organization was incorporated in 1988, and I've been involved ever since.

#### What do you value about Heritage Ohio?

The value of the organization is its people, and the ability to run a statewide organization that incorporates the Main Street and preservation organizations together and do it successfully.

#### What is your favorite historic building in Ohio?

The Wayne County Courthouse

#### What is your dream vacation destination?

Italy and France

#### What do you collect, and why?

Don't collect as much as I used to; have what I love and have collected over the years!

#### What is your favorite community in Ohio and why?

Wooster; my husband and my "adopted" hometown.

#### Anything else you'd like to share?

I have been involved with preservation since the late 1970's when I helped establish Quincy Preserves! in Quincy, IL. As a volunteer in Quincy, I helped to restore the Governor John Wood Mansion. I also served on their board for several years, and one term as President of the organization. I served a wonderful 32 years as the Executive Director of Main Street Wooster, retiring in 2019. The organization is the longest continuing Main Street organization in Ohio and one of the longest continuing Main Street organizations in the country. I remain involved with downtown Wooster, the Main Street program, and preservation is a part of my heart.



### Lisa Patt-McDaniel

#### Where do you work/what is your career/what do you do for a living?

I am currently the CEO of the Workforce Development Board of Central Ohio.

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

As an intern in Hamilton, I began the Main Street Program in Hamilton Ohio in 1987. In 1990, I began working for the Ohio Department of Development and I ran the CDBG Downtown Grant Program. My former boss in Hamilton, Sr. Planner John Lehner, invited me to a meeting to talk about starting Downtown Ohio. So, I am excited to have been there from the beginning.

#### What do you value about Heritage Ohio?

I value that we are an organization that works to preserve the unique qualities of place that make up Ohio!

#### What is your favorite historic building in Ohio?

My favorite is the Ohio Statehouse. I had the pleasure of working there during my 20-year career with the State, and I am there often for events and legislative advocacy. I never tire of appreciating the renovation that was done in the 90's. And, my name is written on the wall of the inside of the dome – a tradition of the Governors' staff when they leave office. So cool!

#### What is your dream vacation destination?

Europe because of the history and architecture.

#### What do you collect, and why?

Books because reading is a way to be transported to other places through other people's experiences.

#### What is your favorite community in Ohio and why?

Cleveland is my favorite because as a child, that is where I first learned to love historic architecture and the excitement of unique places and activities.

What do you foresee as the future of preservation? What are we missing in the conversation?

I am excited by the younger generations' love for place and uniqueness. I do think we have focused quite a bit on late 1800s and early 1900s architecture, and I have come to learn that preservation is so much more than that. I think we need to grow the idea of preserving cultural touch-points as a way to remind Americans that we are country of countries.

# Structure Column

## Explore What's Supporting the Structure

BY DON GILLIE

Looking above the ceiling in older structures may reveal a surprise. Steel floor and roof joists began to be manufactured in 1923, 100 years ago! Alterations or change in occupancy can change the loads these joists were originally designed to support. Questions regarding the suitability of these components arise as these buildings are reused.



Modern steel joists are manufactured to meet standards in the building codes and will have small metal tags wired to their web members that will indicate the joist type and manufacturer. This information can be used to determine the maximum load the joist can support and can assist in designing modifications to strengthen the joists if needed. Many engineers are familiar with these joists and can provide details to strengthen them if needed.

Older steel joists, unfortunately, were not manufactured to any set of standards and will vary by manufacturer. Some historical information is available to assist in the evaluation of these structural components but much of the heavy lifting will depend on an engineer. Precise field measurements can be obtained to create a computer analysis model of the joists. Samples of the metal may be needed to determine the type of steel used to manufacture the joists. With this information in hand, an engineer can estimate the strength of the joists, and can design reinforcement if needed.

These types of joists work well with loads that are evenly distributed along the length of the joist. Point loads from installed equipment may cause problems where the top chord of the joist is unsupported and may require reinforcement. Diagonal steel members are often welded from the location of the point load on the top chord to a joint along the bottom chord to support the point load.

The condition of the joists often plays a significant role in the structural evaluation. The joists are constructed of steel which can corrode if exposed to moisture for prolonged periods. Surface corrosion can be brushed off with a stiff wire brush. Pitting and delamination of the steel reduces the strength of the joist and may require reinforcement. Locations where the joists are set inside exterior brick masonry walls can be especially susceptible.

Steel joists have been around for a long time, and with proper care and evaluation, will continue to serve admirably through many alterations and renovations.



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# Examining the Standards

## A New Series Dives into The Secretary of the Interior's Standards



### MAKE IT NO WORSE:

How to break the simplest rules, and look bad doing it

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With this issue of Revitalize Ohio we're embarking on a new series of articles focused on the Secretary of the Interior's Standards for Rehabilitation. If you're not familiar with the 10 standards, hopefully this article series will serve as an enlightening introduction to the standards: what they are, the common rehabilitation issues they highlight to help guide good construction practices, and some of the good (or bad) things that happen when the standards are followed...or not followed closely enough. But first, a bit of background on these guidelines.

The Secretary's Standards first came about in 1976 as the federal government passed its initial historic preservation incentives into law, and the standards provided a level playing surface and rule book for objectively evaluating construction projects. As the preservation movement has matured and become more specialized, multiple standards have been created that focus on different types of buildings and different aspects to a construction project. The Standards for Rehabilitation may be the most utilized standards and are the basis for evaluating tax credit projects for compliance (both when using federal tax credits and when using the state's OHPTC program), but Standards for Preservation also exist and may typically be used on museum properties.

Standards for Restoration are also used if a property owner wants to peel back the later layers of a building, leaving only the materials that existed at a certain point in history. The National Trust took a restoration approach a few years ago when it removed the historic DuPont wings of Montpelier, restoring James and Dolley Madison's home to how it likely looked in the 1820s.

Finally, we use the Standards for Reconstruction to help guide the process of building something that doesn't exist anymore, with an eye for replicating as closely as possible using physical evidence and/or documentation of the building.

Think Colonial Williamsburg and the "historic" buildings that have been constructed on-site to help fill in the gaps of the physical landscape, and our understanding of how life was lived in the 18th century.

In the next issue we'll start by taking a look at Standard 7 and its impact on the humble brick.

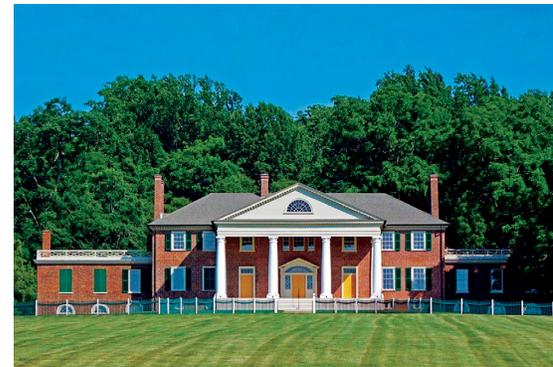
If you're interested in learning more about Secretary's Standards and how to interpret them, check out the National Park

Service website.

Here's a good place to start: <https://www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm>



James Madison's Montpelier - before



James Madison's Montpelier - After

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# Downtown Assessment Resource Team Visits (DART)

Historic Preservation and the Main Street approach to revitalization are incredible tools that support local economies, create vibrant communities, and showcase our history, but how does one begin the process? It all starts with a phone call or an email from someone who is passionate about their community, and who wants to make it better. At Heritage Ohio, we facilitate this process with our DART program, which is a required first step to becoming an Ohio Main Street community. In 2022, Heritage Ohio performed DART visits in Barberton, Camden, Grafton, Marblehead, Marysville, and Peninsula.

DART visits are an immersive visit and community involvement process, facilitated by a team of three to four staff/volunteers from Heritage Ohio. Initially, the team spends a day and a half in an interested community at their invitation, going on self-guided tours of the district, visiting businesses, documenting the pedestrian experience, and getting a general sense of what an outsider might feel on their first visit. This is a key part of any DART, because often; our findings from these initial tours highlight things that the local community has ignored or just grown used to seeing.

After our self-guided tour, we take another tour with local representatives to hear their thoughts on the community and what it needs, what are the issues, and what are the dreams for the future.

DART communities spend a lot of time preparing for the visit by assembling a stakeholder group who agree to serve a one-year commitment on the team, who represent different segments of the community, and who have diverse backgrounds and skills. Generally, this team evolves into the initial board of directors for the downtown revitalization group or Main Street organization.

Our team meets several times throughout the DART visit with the stakeholder group to share our thoughts, and to get their feedback. We work with the team to create organizational documents, to draft budgets, to assign duties, and to begin to create a list of things that need addressed or fixed.

In all communities, we teach the National Main Street model and the Four Point Approach, a holistic and inclusive approach that focuses on Design, Organization, Economic Vitality, and Promotion all at the same time. This steers us away from working only on events or downtown promotions, and provides the community a more comprehensive way to tackle issues in historic downtowns.

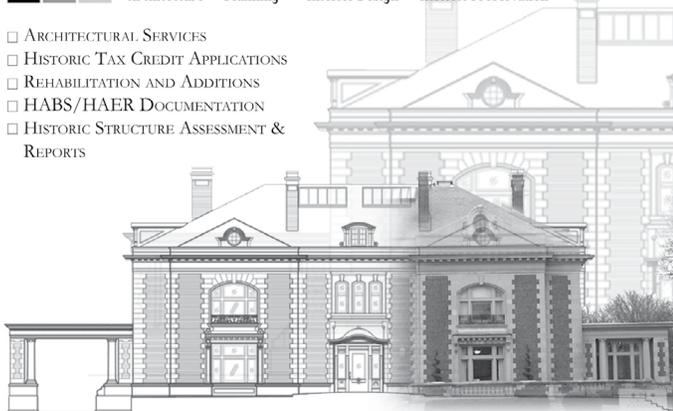
After spending a day and a half engaging with these communities and their stakeholder groups, hearing their stories, seeing their history, and gathering feedback from many local voices, Heritage Ohio then produces a report with specific recommendations on how the stakeholder group can move forward with revitalization, and how they might become a Main Street community. We stay heavily engaged for a year or two to ensure that the community stays on track to achieve their goals, ultimately forming a lasting relationship with willing communities to continue on the never-ending revitalization process.

If you are in a community that could use some 'personal training' in the realm of revitalization, contact Frances Jo Hamilton at [fhamilton@heritageohio.org](mailto:fhamilton@heritageohio.org).

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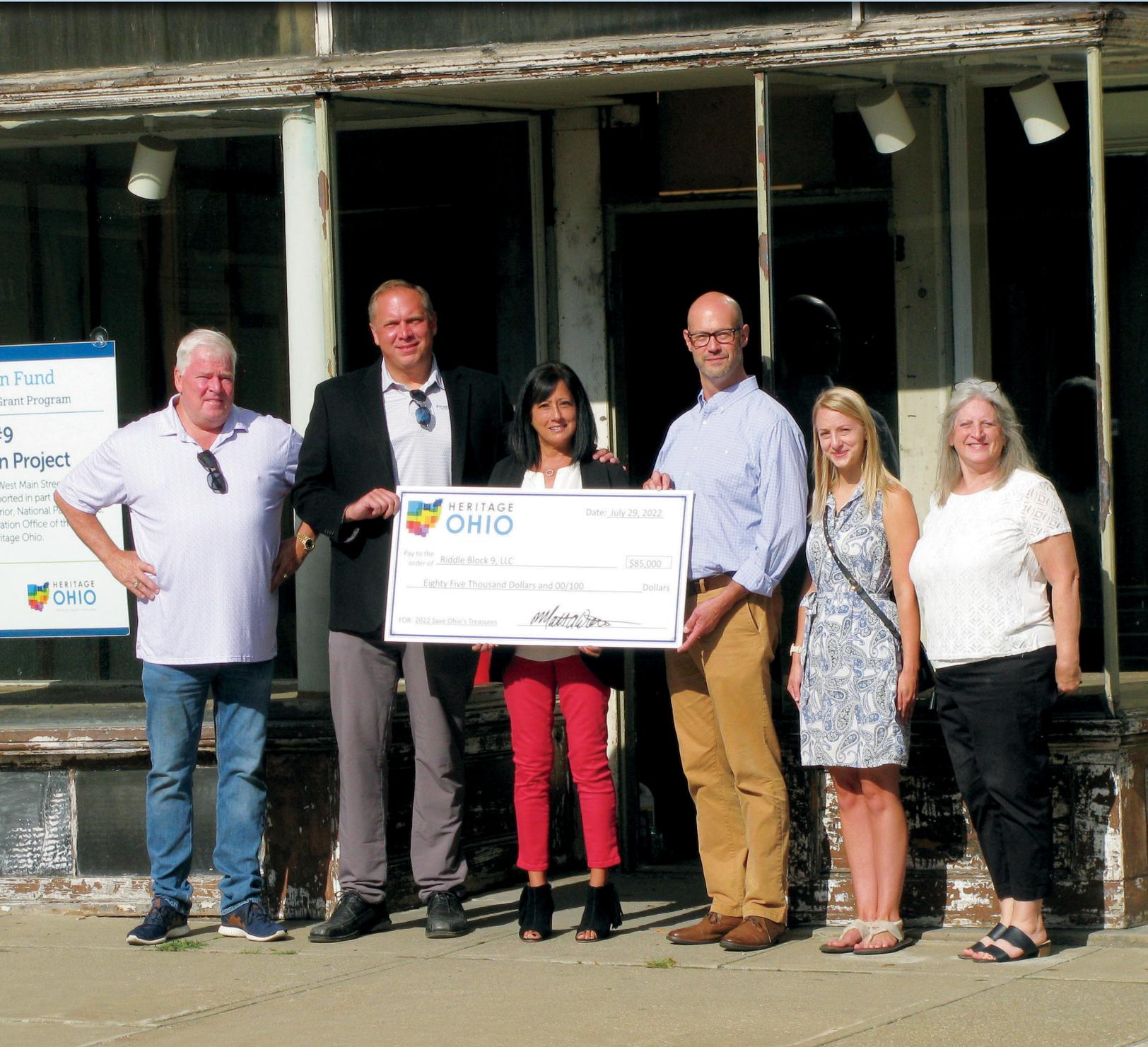
## Get the credit you deserve.

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

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# Program Highlights

## MAIN STREET

### 22 CERTIFIED MAIN STREET COMMUNITIES

Using the Main Street Approach™, these communities have utilized their downtowns unique assets: historic buildings, small businesses, and the hard work of hundreds of citizens to revitalize their downtowns into thriving regional destinations. To become a Certified Main Street community, each of these communities met criteria centered on the Four Point Approach as well as passed a rigorous annual evaluation to ensure standards of the Ohio Main Street Program are being upheld.

In 2022, the Ohio Main Street family welcomed **1** new community: Lorain.



Main Street Lorain joined the Ohio Main Street Family in the summer of 2022.

## 2022 OHIO MAIN STREET PROGRAM REVITALIZATION STATISTICS

<b>Total Jobs Created (Net)</b>	<b>553</b>
Full-Time Jobs Created (Net)	316
Part-Time Jobs Created (Net)	237
<b>New Businesses Created (Net)</b>	<b>70</b>
<b>Total Public &amp; Private Investment in Downtown</b>	<b>\$70,836,583</b>
Total Private Investment	\$23,555,186
Total Public Investment	\$47,281,397
<b>Total Value of Donations &amp; Volunteer Hours Leveraged</b>	<b>\$1,706,391</b>



## DOWNTOWN AFFILIATES

### 32 DOWNTOWN AFFILIATE COMMUNITIES

Downtown Affiliate communities are using the Main Street Approach™ to revitalize their historic downtowns. Many of these communities join the Downtown Affiliate program after completing their DART assessments and are working toward becoming Certified Main Street communities.

In 2022, we welcomed **9** new communities as Downtown Affiliates: Barberton, Caldwell, Camden, Grafton, Marblehead, Marysville, Peninsula, Sidney, and Sylvania.

## OHIO MAIN STREET AND AFFILIATE COMMUNITIES



### OHIO MAIN STREET PROGRAM COMMUNITIES

Cambridge  
Coshocton  
Delaware  
Kent  
Lorain  
Marietta  
Medina  
Middletown  
Millersburg  
Painesville  
Piqua  
Ravenna  
Tiffin

Tipp City  
Troy  
Van Wert  
Vermilion  
Wadsworth  
Wellington  
Wooster

### DOWNTOWN AFFILIATE COMMUNITIES

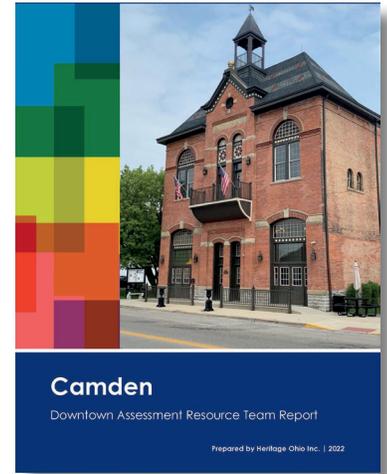
Ashland  
Barberton  
Bedford  
Caldwell  
Camden  
Chillicothe  
Circleville  
Cuyahoga Falls  
Defiance  
Eaton  
Franklin  
Fremont  
Grafton  
Greenfield  
Lima  
Louisville

Marblehead  
Marion  
Martins Ferry  
Marysville  
Newark  
Newcomerstown  
Peninsula  
Port Clinton  
Portsmouth  
Sidney  
South Euclid  
Sylvania  
Urbana  
Westerville  
Worthington  
Xenia

## DOWNTOWN ASSESSMENT RESOURCE TEAM

IN 2022, WE COMPLETED **6** DOWNTOWN ASSESSMENT RESOURCE TEAM (DART) REPORTS FOR BARBERTON, CAMDEN, GRAFTON, MARBLEHEAD, MARYSVILLE, AND PENINSULA.

Resource team visits and their reports give communities a clear direction on how to start undertaking and developing a sustainable downtown revitalization plan. Using the Main Street Approach™ as a guiding principle, the plans are custom tailored to every community's needs. Once the report is presented to the community, they can start day one to implement the strategy outlined in the report. All DART participating communities begin as Downtown Affiliate members to provide them with the support they need to become successful in their downtown revitalization missions.



## PRESERVATION EASEMENTS

HERITAGE OHIO HOLDS **16** HISTORIC PRESERVATION EASEMENTS IN **5** COMMUNITIES ACROSS OHIO. THESE EASEMENTS PROTECT HISTORIC BUILDINGS VIA ANNUAL PROPERTY INSPECTIONS TO ASSURE THE PROTECTED HISTORIC NATURE OF THE BUILDINGS IS MAINTAINED IN PERPETUITY. OUR CURRENT PORTFOLIO OF EASEMENT HOLDINGS EXCEEDS **\$19 MILLION.**



The Rawson Block in Findlay was Heritage Ohio's first easement undertaken in 2004.



## PAUL BRUHN HISTORIC REVITALIZATION GRANTS

Heritage Ohio and the State Historic Preservation Office of the Ohio History Connection currently have two active Paul Bruhn Historic Revitalization Grants funded through the National Park Service. The Paul Bruhn funds support a re-grant program, making it possible for us to directly invest in brick and mortar investments in historic properties in Ohio.

IN 2021, WE WERE AWARDED **\$750,000** TO RE-GRANT FOR BUILDING IMPROVEMENTS IN THE OHIO APPALACHIAN COMMUNITIES OF CAMBRIDGE, COSHOCTON, MARIETTA, MILLERSBURG.

IN 2020, WE RECEIVED **\$556,327**, AND RE-GRANTED THOSE FUNDS TO ELIGIBLE PROJECTS IN THE MAIN STREET COMMUNITIES OF PAINESVILLE, PIQUA, RAVENNA, AND VAN WERT. WE LOOK FORWARD TO SHARING THE OUTCOMES OF THESE INVESTMENTS IN 2023.

## SAVE OHIO'S TREASURES

Heritage Ohio is proud of our initial Save Ohio's Treasures (SOT) grant, to Doug and Melissa Shelton, to support the renovations at the historic Riddle Block #9 in Ravenna. SOT is a pilot program that we hope to expand in the future as we are able to increase funds available. SOT will position Heritage Ohio as a more responsive and engaged preservation organization by helping fund stabilization and revitalization projects in the future.



Heritage Ohio's first Save Ohio Treasures project is taking place at Riddle Block 9 in Ravenna. Left to Right: Heritage Ohio board member Steve Coon, building owners Doug and Melissa Shelton, Heritage Ohio executive director Matt Wiederhold, Main Street Ravenna executive director Arasin Hughes, and Main Street Ravenna board member Amy Adams.

## TECHNICAL ASSISTANCE AROUND OHIO

Heritage Ohio engages regularly with communities across Ohio to support preservation and revitalization efforts, offering suggestions for local funding, doing site visits, and providing solutions for adaptive reuse, historic resources, funding programs, and advocacy efforts. In 2022, our staff responded to over 150 individuals and organizations asking for technical assistance.

### GLOUSTER

Heritage Ohio staff made a return visit to Glouster in Athens County to do a site tour with the Athens County Land Bank. Following our insightful tour, structural engineer Don Gillie visited the community and wrote up his suggestions for several key buildings. Glouster is home to some wonderful architecture (including several notable storefronts produced by the Mesker Bros. Company), and we look forward to being part of the revitalization efforts.

### BURLINGTON

Heritage Ohio has worked with several preservation organizations around the state to protect and preserve African-American historic sites. One of these historic sites is the Macedonia Missionary Baptist Church in Burlington. After many calls and emails with their board, we're pleased to share that the rehabilitation project on the church has started. They have managed to raise over \$300,000 for the project, including an African American Cultural Heritage Fund Grant from the National Trust for Historic Preservation and a grant from the Jeffris Family Foundation.

### SYLVANIA

A local group in Sylvania is working with the City of Sylvania and ProMedica, to save and repurpose an historic barn into an art cinema and special events space. The Harroun Family Barn was built in 1858, and was a stop on the underground railroad. Heritage Ohio provided a list of potential funders for the project, and made connections to other barn rehabilitation projects across Ohio, for their expertise.

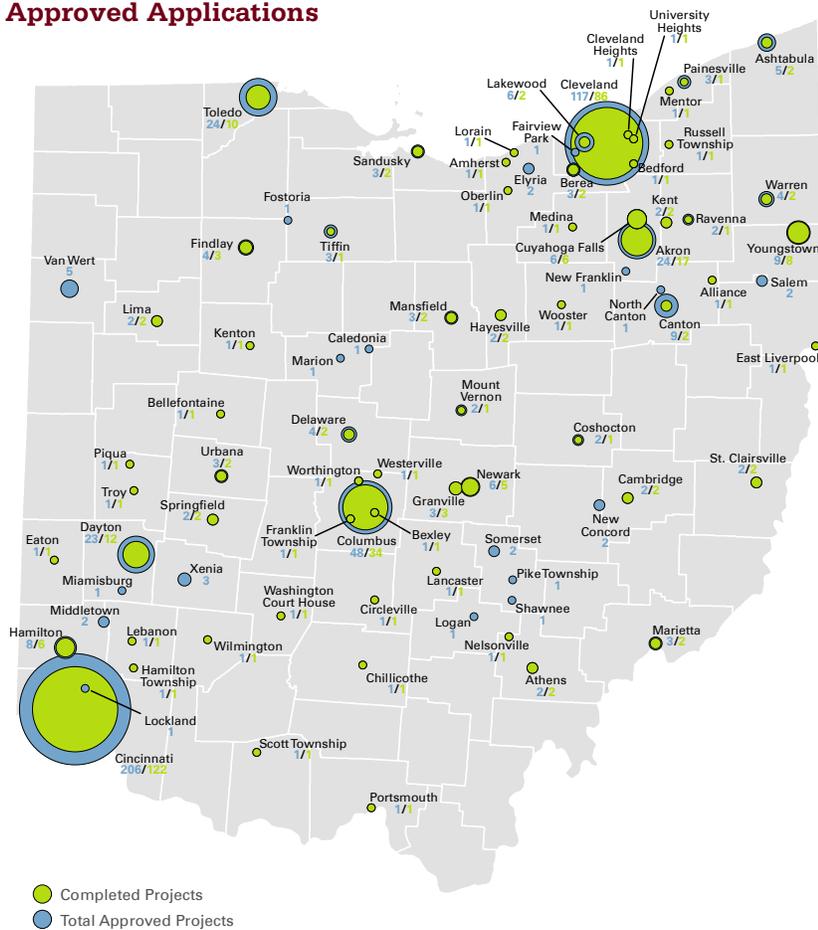


# Government Relations

## STATE

Heritage Ohio is the lead organization advocating for the Ohio Historic Preservation Tax Credit (OHPTC). The standard state credit provides a tax credit up to 25% of qualified rehabilitation expenditures (QREs), up to \$5 million. A temporary, but significant change was signed into law by Governor DeWine, as SB225 was approved. The increase offers greater financial incentives for projects in smaller communities, such as an increase from a 25% to 35% credit in communities with under 300,000 in population, an increased project cap from \$5 million to \$10 million, and a total appropriation increase from \$60 million to \$120 million. This should generate a far greater number of projects in smaller communities than ever before.

### Ohio Historic Preservation Tax Credit Rounds 1 to 29 Approved Applications



The total number of approved projects in each location is shown by a proportionately sized blue circle and number. The number of completed projects is shown by a proportionately sized green circle and number.

Prepared for the Office of Strategic Business Investments, Ohio Department of Development (Research December 2022)

R111422B

## 2021 OHIO HISTORIC PRESERVATION TAX CREDIT PROGRAM

	Tax Credits Awarded	Number of Buildings	Number of Communities	Expected Leverage
Round 28	\$39,870,000	39	18	\$564,000,000
Round 29	\$64,000,000	57	21	\$1,010,000,000



## ANNUAL CONFERENCE

Heritage Ohio welcomed over 200 guests to our annual conference in Toledo on October 3-5. It was a great event at which we offered over 25 different educational sessions, 7 special tours, hosted our annual awards and film festival, and celebrated the outstanding preservation and revitalization work being done in Ohio.

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 on including infrastructure in historic preservation efforts, how to maintain historic properties as museums, and how archaeology fits into the preservation field.

Our conference would not have been complete without our Annual Awards Ceremony and our inaugural Film Festival, hosted at the Ohio Theatre. Congresswoman Marcy Kaptur shared an insightful and personal keynote address, 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, and we were thrilled to recognize the winners.



**HERITAGE OHIO**  
Vital Places. Vibrant Communities.

**2022 Film Festival**

Sponsored by:

**cross street** **GBX Group** **moda4 DESIGN**

**BakerHostetler**

Produced by:  
**Micah Combs**

## FILM FESTIVAL

Heritage Ohio produced its first film festival in 2022, as part of our Annual Awards Ceremony at our annual conference. The film festival featured six film shorts produced by Dayton-based filmmaker Micah Combs, which tell the story of the work that Heritage Ohio does across the state. Each short focused on a component of how Heritage Ohio is helping preserve and promote historic assets and vibrant communities across Ohio.

Our conference host city, Toledo, was featured in the opening short. The film showed the impact that historic preservation and targeted investments by corporations like ProMedica have had on revitalizing this Rust Belt city. Riddle Block #9 in Ravenna was featured in a short that highlighted our Save Ohio's Treasures loan program. Conservation easements were discussed in the short filmed in Hamilton, featuring the work of developer, Steve Coon. The powerful impact that the Ohio Historic Preservation Tax Credit Program has had in Ohio was highlighted in a film about the restoration of the historic Dayton Arcade in downtown Dayton. Our friends at Downtown Tipp City Partnership shared the good work they're doing in their community through the Main Street Program. Our final film of the festival featured Piqua in a feel-good short about community revitalization in the community, and the transformation of the former Fort Piqua Hotel into the downtown library and event space.

## WEBINARS

**12** webinars were presented in 2022 with topics ranging from Saving Sacred Places to Temporary Liquor Permitting to The National Register of Historic Places and African-American Historic Sites. Over 550 people attended our webinars in 2022.

## REVITALIZE OHIO MAGAZINE

**4** issues of Revitalize Ohio magazine were published in 2022 and featured 76 pages of useful and entertaining information. We saw many amazing stories from around the state in 2022, including federal funding to locate and preserve African-American burial grounds, Chamorro culture thriving



in Ohio, and transforming rural downtowns as a housing amenity. We cannot wait to share more projects and stories with you in 2023.

## REVITALIZATION SERIES WORKSHOPS

**4** Revitalization Series workshops were held throughout 2022.

Flipping the script on 2021, we held one virtual workshop and three in-person workshops in 2022. We learned about the AARP Livable Communities Program, gained experience on perfecting the telling of our stories, saw some amazing infill projects, and learned Main Street best practices from around the state. These technical workshops are held 4 times a year in Main Street communities across Ohio and educate Ohioans with a focus on the Four Points of the Main Street Approach™.

## OUR 2022 REVITALIZATION WORKSHOPS AT A GLANCE

Livable Communities - April

Capitalizing on Your Success: Media & Community Relations - Tiffin

Preservation, Adaptive Reuse, & New Construction in Historic Districts - Medina

Best Practices for Main Street Communities – Vermilion

## HISTORIC PRESERVATION TAX CREDIT WORKSHOP



A large component of the work we do at Heritage Ohio is presenting educational programs, sessions, and providing technical assistance in communities across Ohio. In 2022, we piloted a day-long Historic Tax Credit and Revitalization workshop in Lorain County. During their efforts to become an Ohio Main Street Program, Lorain asked for help in understanding this important funding resource. In partnership with the Nord Family Foundation, the Community Foundation of Lorain County, and Main Street Lorain, we shared information on the Federal Historic Preservation Tax Credit from the State Historic Preservation Office, the State

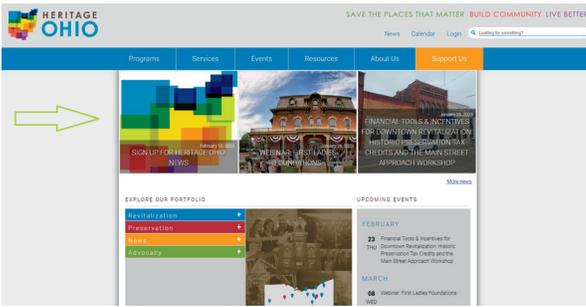
Historic Preservation Tax Credit by Ohio Department of Development, New Markets Tax Credits by Novogradac, and a round table discussion with Radikah Reddy, the developer who used all of these credits to open the Ariel Broadway Hotel in Lorain. The program was such a success that we'll be offering it in other Counties in Ohio in 2023.

## PRESERVATION MONTH

In celebration of Preservation Month, Heritage Ohio annually hosts a photo contest to capture preservation projects or needs across Ohio. The winner of the contest is featured on the cover of our Revitalization Ohio quarterly publication, and shared at our annual conference. This year's winner was a compelling image of a rocking chair in an abandoned storefront in Cambridge, Ohio. The storefront, located on the original Wheeling Avenue level, is thought to date back to the 1840s. Today, this storefront, and several others, are part of an underground city which was covered up and built upon in the 1870s and 1940s when Wheeling Avenue was raised to the location it is today, to even out the hilly terrain.



Photo: Mary Beth Sills



## WEEKLY NEWSLETTERS

**52** weekly newsletters were delivered to your inbox. Each week, we bring you the best news in preservation and revitalization, as well as important upcoming events.

## ANNUAL AWARDS

In October, **17** Awards were presented to hardworking, creative Individuals and organizations, as well as spectacular rehabilitation projects from around the state, for their achievements in preservation and revitalization.



Ashland transformed a bad situation into an amazing community asset with the development of Foundation Plaza, the winner of the Best Downtown Placemaking Award.



Marietta Main Street won the Best Main Street Committee Project Award for the Putnam Street Bridge bike tunnel mural project.



The 2022 honorees at the Appalachia Heritage Luncheon.

## 11TH ANNUAL APPALACHIA HERITAGE LUNCHEON

The 11th Annual Appalachia Luncheon was held in early December at the Ohio Statehouse. This annual event, held in partnership with Ohio's Hill Country Heritage Area, is a wonderful celebration at which we honor organizations and individuals for their contributions to the culture of Ohio Appalachia. This year, awards were given to the Tablertown People of Color Museum (Athens County), Lynn Drive-In Movie Theatre (Tuscarawas County), Ohio's Appalachian Country (an organization representing all 32 counties of Appalachia), John Gee Black Historical Center (Gallia County), Monroe Arts Council (Monroe County), Noble County Historical Society (Noble County), and The Castle Historic House Museum (Washington County). The Sam Jones Model Citizenship Award was given to Patty Mitchell, founder of Passion Works Studio (Athens County).

Over the past 11 years, **106** people, businesses, and organizations have shared their success stories and have been recognized as important leaders of Appalachian culture.

# SUPPORTERS

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Diana Welling  
Diana Wellman  
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David Mitzel  
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Yolita Rausche  
Riddle Block 9  
Barbara Spitler  
Melissa Ferchill Swingos  
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David Williams  
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Kathryn Shahani  
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## **BENEFACTOR**

The Wilson Family

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Alpha Phi Alpha Homes Inc.  
Ashtabula Downtown  
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Athens County Convention &  
Visitors Bureau  
Athens County Land Bank

Canton Development  
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Grand Theater Restoration  
Project  
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Heritage Sylvania  
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Neighborhood Corp.  
Historic Warehouse District  
Ironton-Lawrence County CAO  
Lift Bridge Community  
Association  
Lisbon Landmark Foundation  
Lucas County Land Bank  
Mantua Restoration Society  
Maumee Valley Planning  
Organization  
Ohio CDC Association  
Ohio Mid-Eastern Governments  
Association  
Peoples Bank Theatre  
Southeast Ohio Public Energy  
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City of Circleville  
Village of Cortland  
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City of Hubbard  
City of Hudson  
City of Kent  
City of Lebanon  
Village of Lewisburg  
City of Lima  
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City of Medina  
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Village of Millersburg  
City of Mount Vernon  
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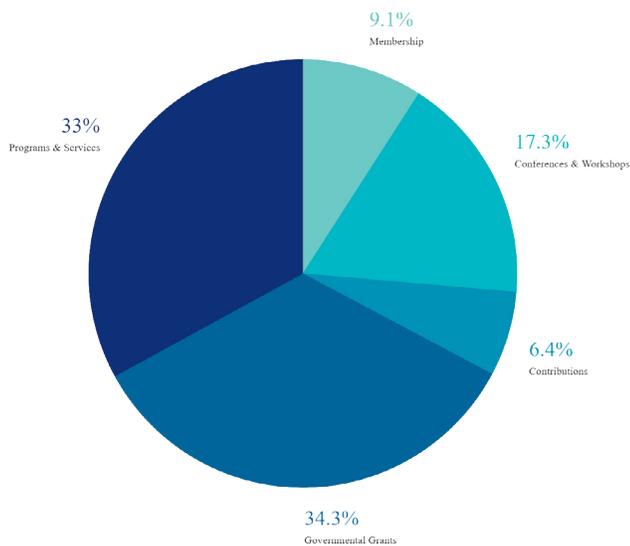
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 Artistic Holiday Designs  
 Blackberry Systems  
 Community Foundation of  
 Lorain County  
 ConnectToledo  
 Coon Restoration  
 Cross Street Partners  
 CT Consultants  
 curv  
 Downtown Redevelopment  
 Services  
 FTS Lighting  
 GBX Group  
 Gilbane  
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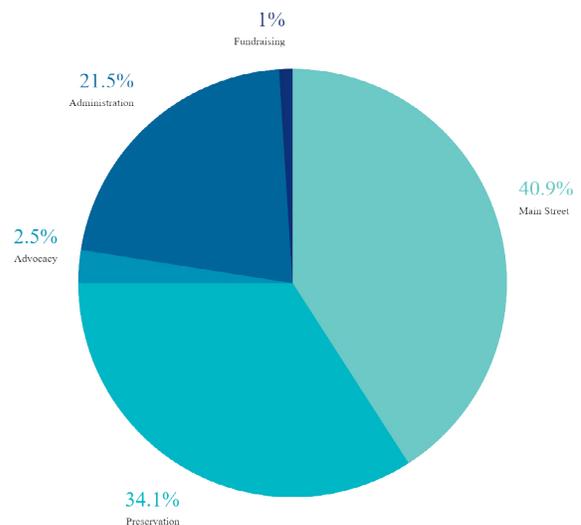
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**FINANCIALS**

**Revenue**



**Expenses**



## HO LEADERSHIPS CHANGES

2022 was a momentous year of change for Heritage Ohio, as our long-time executive director, Joyce Barrett, retired in May after 18 years of outstanding service to the organization, including 15 years as the executive director. Joyce led the organization with a passionate commitment to historic preservation, enthusiastic support of the Ohio Main Street Program, and a broad commitment to partnerships and initiatives to realize our mission of saving the places that matter, build community, and helping people live better.

In October, W. Kevin Pape, our long-term board chairperson, also stepped down from his leadership role with the organization. These two incredible leaders guided Heritage Ohio through the good and bad, the ups and downs, and wonderful achievements that most non-profit organizations experience. We are deeply indebted to both of them for their service.

In May, Matt Wiederhold joined the team as our new executive director. Matt has a 20-year history with Heritage Ohio, as a Main Street director in Toledo, Cleveland, and most recently in Medina. His passion for community and preservation, along with his broad experience with the Main Street approach, will continue the legacy of Barrett and Pape, along with some new initiatives to grow Heritage Ohio.

Dave Williams, Senior Development Director with Cross Street Partners Development in Dayton, was elected to the Board Chairperson position in October. Dave has devoted many years of service to Heritage Ohio, along with being a major advocate for the Historic Tax Credit program and a key developer of historic properties across Ohio. His enthusiasm for preservation and marketing will be great assets to the future direction of Heritage Ohio.



Joyce Barrett



Matt Wiederhold



W. Kevin Pape



Dave Williams



## **BOARD OF TRUSTEES**

W. Kevin Pape, Cincinnati, Chair (Jan-Oct)  
Dave Williams, Dayton, Chair (Oct-Dec)  
Jonathan Sandvick, Cleveland Vice Chair  
Eric Stachler, Versailles, Treasurer,  
Dave Williams, Dayton, Secretary (Jan-Oct)  
Erin Claussen, Toledo, Secretary (Oct-Dec)

## **CHAIR, FUND DEVELOPMENT COMMITTEE**

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Bob Breneman, Wooster  
Lorna Swisher, Piqua

## **EX OFFICIO, NON-VOTING**

Amanda Terrell, Westerville, State Historic Preservation Office

## **STAFF**

Joyce Barrett, Columbus, Executive Director (Jan-May)  
Matthew Wiederhold, Medina, Executive Director (May-Dec)  
Devin Miles, Columbus, Office Manager  
Frances Jo Hamilton, Delaware, Director of Revitalization  
Frank Quinn, Circleville, Director of Preservation

# 8 Honored at Appalachia Heritage Luncheon

The 11th Annual Appalachia Heritage Luncheon, sponsored by [AEP Ohio](#), was held in early December at the Ohio Statehouse. With our partner, Ohio's Hill Country Heritage Area, we honored 8 organizations and individuals for their contributions to the culture of Appalachia.

Over the past 11 years, 106 people, businesses, and organizations have shared their success stories and have been recognized as important leaders of Appalachian culture.

## TablerTown People of Color Museum - Stewart

This museum, located in eastern Athens County, was inspired by David Butcher's genealogical research and tells the story of his family and others who called this region of free Ohio home. Known as Kilvert today, TablerTown was founded by David's ancestor, Michael Tabler, and his wife Hannah, a former slave.

Butcher was recently honored as one of five to receive the Black Appalachian Storytellers Fellowship, awarded by the National Association of Black Storytellers.

## Lynn Drive-In - Strasburg

The Lynn Drive-in opened as The Auto Theater in 1937. It is the oldest drive-in theatre in Ohio, and is only one of 24 remaining drive-ins in Ohio. A destination for family entertainment the Lynn Drive In has been in the Reding family for 65 years and 4 generations.

You can read more about the Lynn Drive-In in the Summer 2022 issue of Revitalize Ohio.

## Ohio's Appalachian Country

Ohio's Appalachian Country markets and supports tourism in Appalachian Ohio. For over 30 years, this consortium of 32 county convention and visitors bureaus and tourism partners has worked together to build the tourism industry in our region, impacting lodging, attractions, shopping, dining and service providers. They produce an Appalachia Travel guide, and provide cooperative marketing and professional workshops and networking to members. They believe tourism is the most sustainable form of economic development for this region.

## John Gee Black Historical Center - Gallipolis

The John Gee Black Historical Center is a cultural and educational center to insure the preservation of tradition, culture, crafts, music and art of the African Americans in Southeastern Ohio and to educate our diverse people about African-American traditions and about the past and present contributions of African-Americans to this country.

## Monroe Arts Council - Monroe

The Monroe Arts Council showcases and promotes the arts created in the hills of eastern Ohio. The Arts Center, located in downtown Woodsfield, in the heart of Monroe County in Appalachian Ohio, also hosts a variety of art exhibits, musical

programs and educational workshops throughout the year. The Monroe Arts Council continues to promote and develop the talents and heritage of local residents. The Arts Council is a driving force in community projects that preserve our Appalachian Ohio history, heritage, and culture and create interest and appreciation among students and local residents.

## Noble County Historical Society - Caldwell

The Noble County Historical Society owns and maintains two historic properties, the National Register listed historic jail museum building and sheriff's residence and the Ball Caldwell House and Barn. The society supports historical education programs for children and adults throughout the county, including lesser known stories such as the crash of the USS Shenandoah in 1925.

## The Castle Historic House Museum - Marietta

This Gothic Revival brick home was built in 1855. The Castle, which opened to the public in 1994, offers a wide array of historical educational programs, workshops, lectures, and special programs for the community. Scott Britton, executive director, shared the story of their stewardship for history and culture in Southeast Ohio.

## Sam Jones Model Citizen Award

This year's Sam Jones Model Citizen Award was presented to Patty Mitchell.

Patty is an artist and social entrepreneur specializing in collaborations between artists with and without developmental differences. Mitchell founded Passion Works Studio in Athens in 1998, and designed the studio's signature product "The Passion Flower". The flower is made of recycled printing plates painted and decorated in bright, bold colors by Passion Works Core Artists. To date the studio has sold over 30,000 Passion Flowers, they are "The Official Flower of Athens, Ohio". The studio offers a product line that includes jewelry, clothing, tiles, ornaments, stamps, cards, and prints. The commissions and sale of fine art have generated over \$2,750,000 in sales.

As an artist in residence, Patty Mitchell has helped organizations nationally and internationally start up arts programming ventures.



# Heritage Ohio's Preservation Month Photo Contest is Back in 2023

Help us celebrate Preservation Month this May by participating in our annual Preservation Month Photo Contest. This year's theme is "The Story of Historic Preservation" and we're looking for your great photographs that capture what YOU think celebrates historic preservation, but we also want to read great stories that go with those images. Whether it's the story of a building that was saved, the people that built it, or the love a community has for it, tell us the story behind the image.

Once you take the perfect image and write the story behind it, submit your entry using our online submission form on our website, [heritageohio.org](http://heritageohio.org). Our Preservation Committee and Board of Trustees will choose finalists from all entries received, and then the finalist images and stories will be shared for online voting, which will determine the winner. The winning image will be featured on the cover of Revitalize Ohio.

## IMPORTANT DATES TO REMEMBER:

Entries accepted Friday, April 14 - Friday, May 12

Online voting of finalists Friday, May 19 - Thursday, May 25

Winner announced Friday, May 26

Stay tuned to [heritageohio.org](http://heritageohio.org) and our e-blasts for posts on accepting entries and for the announcement of voting. May the best image and story win!



Here's the winning image from the 2022 Preservation Month Photo Contest provided by Mary Beth Sills of Cambridge, *A Moment Frozen in Time*

# KNOW

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# Save the Dates!

Heritage Ohio is proud to offer quarterly, in person workshops, focused on preservation and the Main Street approach. The workshops are open to anyone to attend. We hope you'll join us soon in one of these great Ohio Main Street communities for a workshop, then stick around afterward to meet and mingle with Heritage Ohio members and preservation advocates.

## April 25

*Revitalization Series Workshop*

Kent

Economic Vitality and Marketing: 10:00 a.m. - 4:30 p.m.

Happy Hour and Networking: 5:30 p.m. - 7:30 p.m.

## June 20

*Revitalization Series Workshop*

Painesville

Workshop: 10:00 a.m. - 4:30 p.m.

Happy Hour and Networking: 5:30 p.m. - 7:30 p.m.

## September 19

*Revitalization Series Workshop*

Millersburg

Workshop: 10:00 a.m. - 4:30 p.m.

Happy Hour and Networking: 5:30 p.m. - 7:30 p.m.

## October 10-12

*Heritage Ohio Preservation and Revitalization Annual Conference*

Dayton

**HERITAGE OHIO CONFERENCE 2023**

**SAVE THE DATES**

**SMALL TOWN OPPORTUNITIES**      **BIG CITY CHALLENGES**

HERITAGE OHIO'S 21<sup>ST</sup> ANNUAL PRESERVATION AND DOWNTOWN REVITALIZATION CONFERENCE  
**DAYTON, OHIO**      **OCTOBER 10-12**  
AT THE DAYTON ARCADE

# Accepting Nominations for the 2023 Heritage Ohio Annual Awards

The nomination period has begun for the 2023 Heritage Ohio Annual Awards. This year, we are accepting nominations across 9 categories. Recognize Ohio's leaders in revitalization and preservation for the amazing work they do.

## MAIN STREET AWARDS

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

## INDIVIDUAL AWARDS

- Preservation Hero

## PROJECT AWARDS

- Best Commercial Building Rehabilitation
- Best Residential Restoration
- Best Historic Theater Rehabilitation
- 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 3, 2023. 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*

**Christopher Ellis**  
Senior Director, Originations  
OH, MI, KY, TN, MO, Western PA

[Christopher.Ellis@nuveen.com](mailto:Christopher.Ellis@nuveen.com)  
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Pictured: the Carlisle Building in Chillicothe, OH



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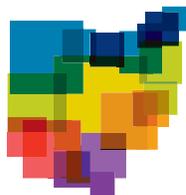


**OH CARES**



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