



REVITALIZE OHIO

SUMMER 2021 | A HERITAGE OHIO PUBLICATION



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REVITALIZE OHIO

Summer 2021

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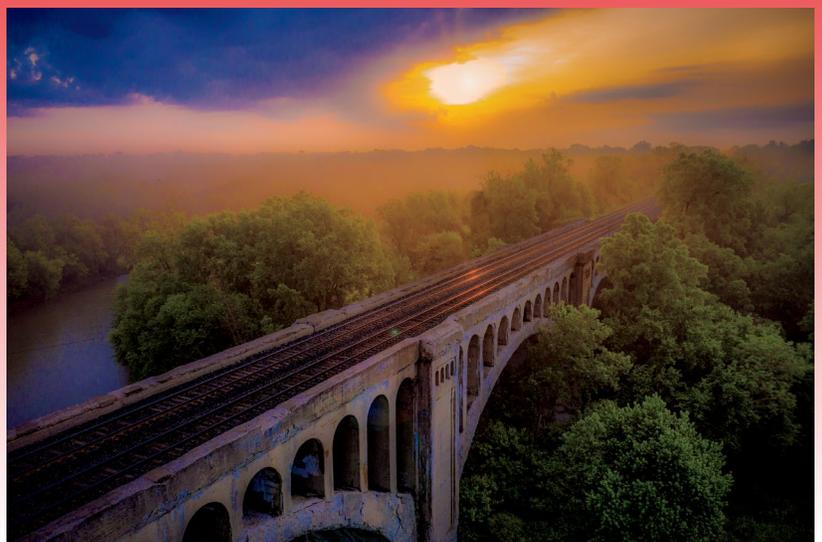
HeritageOhioMainStreet

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ON THE COVER

Devin M. Brautigam's winning submission, "Sunrise Over Big Four." Learn more about the inspiration behind this award winning photo on page 7.



Executive Director Note

A **S I WRITE THIS** the end of May, perhaps light at the end of a long, dark 2020 tunnel is coming to an end.

Frances Jo Hamilton, our Director of Revitalization, reports our Ohio Main Street communities were resilient and overall, the small businesses in Ohio's Main Street communities did surprisingly well during the pandemic. The buy local strategy saved many businesses. A snapshot of the 2020 Ohio Main Street Program statistics from our 22 Ohio Main Street communities show:

95 building rehabilitations and
110 façade renovations.
117 new business opened!
84 unfortunately closed.
38 net new full-time jobs.
160 net part time jobs lost.... Obviously, the sector hardest hit. But news from the field is many restaurants are wanting for employees, there are opportunities and we have seen wages rising to meet the shortage of labor.

Everyone in the Main Street world is anxious to get back to in-person events and celebrate all the good things which come with belonging to a community.

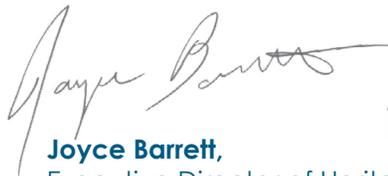
On the preservation side of our house, Frank Quinn, our Director of Historic Preservation, has had his hands full reviewing 115 Main Street Grant projects, all just wrapping up here at the end of the state's fiscal year. The leverage numbers keep rising as projects are completed. At the time of writing, those projects have spurred over \$700,000 in investment in our Ohio Main Street communities. You can read a few testimonials

from businesses assisted by the grants in this issue. The Paul Bruhn Historic Revitalization Grants, featured in our Spring 2021 issue, were so popular, we have submitted another National Park Service Grant for \$750,000. Keep your fingers crossed for us!

On the historic preservation tax credit front, we are poised for success and waiting to hear how the Ohio General Assembly wants to increase investment in our communities. In this issue, we have an update on the Federal Historic Tax Credit Growth and Opportunity Act, which may be rolled into the anticipated infrastructure bill.

We are busy with fall plans. I hope you might consider joining us in Springfield on October 18 - 20 for what we are calling a hybrid conference. So many people can't travel to join our sessions, and we still want to reach them through an offering of virtual sessions. But those taking the time to visit us in Springfield, they are going to have a great time with lots of exclusive tours, opportunities to visit historic sites, and successful business ventures in the downtown.

Thank you for being part of our movement to save the places that matter | build community | live better, Heritage Ohio just cannot do this work without your support!



Joyce Barrett,
Executive Director of Heritage Ohio




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SAVE THE DATES

HERITAGE OHIO'S REVITALIZATION AND PRESERVATION CONFERENCE
OCTOBER 18 - 20, 2021
IT'S GOING TO HAPPEN IN SPRINGFIELD!



We have a full complement of revitalization and preservation sessions planned, with lots of tours and networking activities.

Its time to get back together and learn from your peers and revitalization and preservation experts.

There will be virtual components retained, so that those who cannot travelling to Springfield will still be able to participate.

Watch Facebook and Heritage Ohio e-blasts for upcoming details on the conference. Tickets will go on sale in July.



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Revitalization Series Workshop on Design

September 22nd Workshop Will
Feature Hands-On Training for
Proper Restoration Techniques

We are excited to invite you to our first in-person workshop in over a year and a half! On September 22nd, we hope you will join us in downtown Wellington for an exclusive hands-on workshop.

The workshop will introduce you to the historic trades and proper historic architectural restoration methods from trained preservation trades contractors. The contractors will be available all day at their individual booths to answer questions and share their tools of the trade. All contractors will give a lecture on the specifics of their work and how it differs from modern trades, and how modern tradespeople can modify their practices to more appropriately approach historic repairs in their work.

A list of preservation contractors not present at the fair will be available for anyone looking to hire for work locally. There will also be financial consultants available to discuss tax credits and home loan options for historic building restoration projects.

The Ohio Historic Preservation Tax Credit Coalition will be meeting on Thursday August 12, 2021

At the Municipal Light Plant in Columbus
Special Guest: **SENATOR J. KIRK SCHURING**
Registration will be available soon on our website!



Meet Our New Intern

EMMY PRATT

Hello, my name is Emmy Pratt! I am a rising senior at The Ohio State University, where I major in English with minors in Linguistics and Professional Writing. I am so excited to be interning with Heritage Ohio this summer and contributing to preserving Ohio's historic buildings and Main Streets. Outside of the classroom, I work at the Billy Ireland Cartoon Library & Museum and serve as the president of Ohio State's sketch comedy group, Backburner Sketch Comedy. In my free time, I like to read and roller skate.



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Young Ohio Preservationists Reboot

By Leeah Mahon



Hello,
My name is Leeah Mahon and I am a public historian based in southeastern Ohio. I am very excited to join the Heritage Ohio team for the summer to revamp the Young Ohio Preservationists.

Born and raised in Ohio, I earned my bachelor's in history from Muskingum University in 2018. I decided to continue my education and moved to Indianapolis, Indiana where I earned master's in public history from Indiana

University in 2020. During my three years in Indiana, I gained experience working in small, community-focused working non-profits where I planned and implemented various humanities-focused programs and events and led a variety of social media campaigns. I am excited to bring my experience and expertise in public history and the public humanities to the Young Ohio Preservationists.

Based out of Columbus as a subgroup of Heritage Ohio, the Young Ohio Preservationists aim to bring together professional and recreational young preservationists to engage with the world of preservation both within and outside of Ohio. The group will advocate for preservation across the state and provide opportunities for its members to engage in a variety of volunteer and recreational activities related to preservation. It is completely free to participate in Young Ohio Preservationists and all ages are welcome at our events. We encourage anyone interested to follow our social media channels (Instagram: [@youngohiopreservationists](#) and Facebook: [Young Ohio Preservationists](#)) to keep an eye out for upcoming events this summer, as well as to learn more about resources and educational opportunities related to preservation. If you or anyone you know are interested in signing up to be a part of the Young Ohio Preservationists, please fill out the membership form at this link: <https://youngohiopreservationists.wufoo.com/forms/z9s4ddy12i2wra/>.

I am so excited to bring together young preservationists interested in making a difference and starting important conversations related to the field in Ohio. If you have any questions about the group, please do not hesitate to reach out to me, Leeah Mahon, at youngohiopreservationists@gmail.com.

The Many Benefits

of Investing in Heritage Ohio

Return on investment in your community

The support you put into revitalizing historic downtowns will come back to you in an increased quality of life for yourself and your community.

Join the Revitalization Movement

Ohio's rich history lives on through the upkeep and continued use of our historic buildings. Your generous support can uplift these spaces of the past for a prosperous future.

Impact you can see

Saving the places that matter means you get to experience them, seeing the result of your philanthropy manifested physically through preservation.

Create spaces that last

Not only will you get to live in and build your community around these revived spaces, but so will future generations.

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Preservation Month Photo Contest

We are pleased to announce the winner of the 2021 Heritage Ohio Preservation Month Photo Contest is Devin M. Brautigam's photo, "Sunrise Over Big Four."

The photo depicts the Big Four Bridge in Sidney. According to Brautigam, the bridge was constructed in 1923-24 and was described as "The Gateway into Shelby County."

Speaking on what inspired his photo, Brautigam says, "The bridge has been deteriorating over the last several years. While downtown Sidney has started a lot of revitalization,

improving its courthouse area, I really hope, one way or another, we can keep this bridge maintained before it's too late. In the photo you can see the cracks and chunks of concrete that's either been weathered away or has fallen. The condition of the bridge has been a popular topic among the community, with many folks worrying about safety. As a hometown photographer in Sidney, this bridge has not only served a purpose for what it is, but it's allowed me to really be creative and grow as an artist."

Congratulations, Devin!

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Structure Column

BY DON GILLIE

I often evaluate damaged structures as part of my work. “Can it be repaired?” is one of the questions I get asked most frequently. I am here today to clear the air and answer this question once and for all: yes. As an engineer, we can always find ways to repair a damaged structure and salvage what’s left standing. More often, the question becomes “should it be repaired?” The answer to that question would have to take into account the cost of repair and the cost to rebuild, as well as the historical value.



Many old buildings are constructed of multi-wythe brick masonry. A wythe is a vertical section of masonry that is one brick thick. Multi-wythe brick masonry walls are multiple bricks thick. These walls are structural elements of the building that often support the roof and floor framing. Damage to brick masonry typically comes in the form of cracks, displacement, and deterioration of the bricks or mortar. If deterioration is left unchecked, the walls may eventually partially or completely collapse.

Masonry walls often support wood-framed floors and roofs. The framing members may rest in beam pockets, on ledges in the masonry, or on wood posts and beams.

The most common damage to wood-framing is from long-term exposure to moisture from water leaks through roofs and windows, or via other cracks or openings in wall claddings. Conditions caused by damaged wood framing include shifting and sagging floors, and partial or complete collapse.

WHAT CAN BE DONE?

Wood framing can often be easily repaired, reinforced, or replaced. Although some construction practices have changed over the years, wood framing can typically be repaired or replaced in a manner similar to its original appearance. Cracks in and displacement of brick masonry can be filled, and shifting bricks secured back to the structure. Collapsed portions may not be able to be easily repaired or replaced. Old mortars were soft and are not compatible with the harder cementitious materials used today. Repairing older mortars with newer ones can cause additional damage.

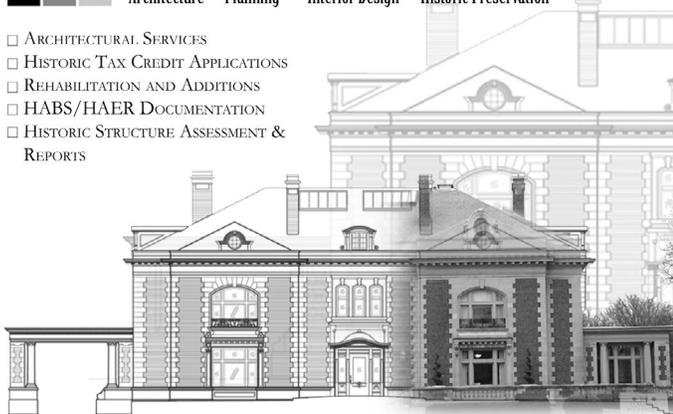
WHAT DOES THAT MEAN FOR YOU?

There are almost always options to repair damage and retain the appearance of old buildings. Water is the most relentless enemy, so sealing up cracks and holes, and keeping roofs watertight are advisable preventive maintenance measures. Even if a portion of a building has collapsed, you may be able to retain other areas and a structure’s original features. The question that often gets asked is related to the cost of repairs, however, another additional consideration is value. A salvaged building often carries greater value than an empty lot or a new building.

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HR 2294: The Federal Historic Tax Credit Growth and Opportunity Act

On April 1st, 2021 (no fooling) Congressman Earl Blumenauer (OR) introduced to the 117th Congress the [Historic Tax Credit Growth and Opportunity Act, House Resolution 2294](#). It was immediately referred to the House Ways and Means Committee. In the last Congress, a similar bill to improve the Federal historic Tax credit was rolled into the proposed infrastructure bill. That may happen again.

WHAT'S IN THIS BILL AND WHAT COULD IT MEAN FOR OHIO?

First, you should know a little about how important this initiative is to Ohio economy.

1. Ohio has the 3rd most properties listed on the National Register of Historic Places. We are a state rich in history. This should be an asset we leverage and compete with. We have cool cities, be they small or large. We also have interesting buildings to place new and expanding businesses and to convert into housing units.
2. In the National Park Service 2020 Annual Report, for cumulative statistics 2016-2020 ,Ohio ranked #2 in historic investments at \$2,392,450,598 (yes over \$2 Billion), and Ohio ranked #3 in historic projects at 420, ranking just behind Louisiana (482) and Missouri (447).

NOW WHAT IS IN THIS BILL?

Provisions have been placed in the bill to deal with COVID-19-related economic impacts. This type of provision has precedent in bills with other natural disasters-related funding such as funding created in the wake of Hurricane Katrina.

1. Temporarily increases the rehabilitation tax credit from 20% to 30% for years 2020-2024.
2. Credits phase down to 26% 2025; 23% 2026, and returns to 20% in 2027.

PERMANENT PROVISIONS

To make the credit more cost-effective for projects, several accounting adjustments would put more money into the actual projects.

1. Increase credit for 20% to 30% for projects with less than \$2.5 million in Qualified Rehabilitation Expenses (QREs).
2. Lowers the substantial rehabilitation threshold to 50% of the adjusted basis.
3. Eliminates the requirement to deduct the value of the credit from the building's basis (similar to accounting for Low Income Housing Tax Credits).
4. Makes Historic tax credits easier to use for nonprofits like health centers, theaters, arts centers, etc.

When you see the federal historic preservation tax credit at work in your community, you can see how the investment

spurs growth in what was a vacant or underutilized property. Economic analysis has continually shown that historic tax credit investments return more to the US Treasury than the cost of the credit. Everybody Wins!

Ohio has been fortunate to have congressional representatives who see the positive impact this tool has for Ohio. Traditionally, historic tax credits enjoy bipartisan support. Currently, Ohio has 5 co-sponsors to the legislation – more will be following suit.

Today, we thank:

Congresswoman Marcia Kaptur (OH-9)

Congressman Mike Turner (OH-10)

Congresswoman Joyce Beatty (OH-3)

Congressman Steve Chabot (OH-1)

Congressman Bill Johnson (OH-6)



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Pictured: the Carlisle Building in Chillicothe, OH



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Rehabbing the Historic Carnegie Library in Middletown

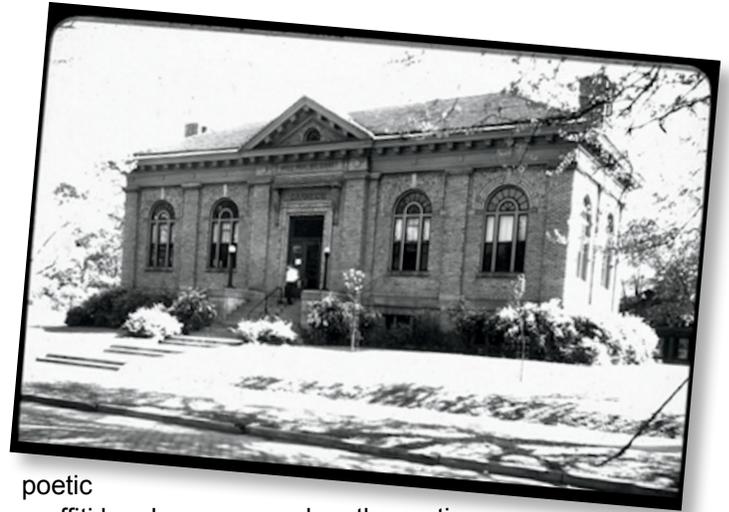
BY DAN MAYZUM, RA, MAHP

Middletown's historic Carnegie Library proudly displays its cornerstone, etched with 1911, marking the milestone year that countless lives were impacted and forever changed. The Carnegie Library declared her arrival at the ground breaking, on September 9, 1911. Her stately presence anchored the corner of First Avenue and Curtis Street, as she opened on January 2, 1913, offering 3,335 books to the residents and visitors that would embody the community's newest destination.

Middletown's Carnegie Library went through two significant expansions after it opened in 1913. The first expansion in the 1930's provided a 25-foot by 30-foot addition, out the back, toward the south for increased book capacity and the second expansion was in the 1950's that provided a 6,000 square foot addition, to meet the demands for a children's wing. The 1950's addition included an accessible concrete ramp that still provides accessibility for guests in from the sidewalk along First Avenue and into the bright, open and airy children's wing entry on the lower level. The wall of tall windows facing First Avenue in the children's entry, washes the entire space in sunlight and provides accessibility into the building.

Once Middletown's new MidPointe Library opened its doors in 1983, the Carnegie Library closed its doors. It seemed like all of the amazing memories, childhood laughter, gasps from the surprising endings, and the final timeclock being punched, that everything seemed to move on, leaving the stories and the library behind.

Fast forward 38 years of unrelenting weather, a couple temporary businesses inside the building, absentee owners and sporadic trespassers and vandalism have resulted in the current decimated condition of the building. Most of the plaster has disintegrated off the brick walls. The beautiful built-in bookcases have been stripped out and even some



poetic graffiti has been sprayed on the rustic walls. The vandals have inadvertently helped over the years, by removing the majority of all defunct piping and old wiring, which helps save on demolition costs, leaving the spaces mostly open and ready for new equipment.

If it wasn't for the dedicated and hard work of C.H.A.P.S. (Citizens for Historic and Preservation Services of Butler County), an incredible preservation group that purchased the building in December of 2007, the building may not be here today. They lovingly cleaned out the building of debris and boarded up the 181 windows and exterior doors, helping to preserve it for renovation. A good percentage of the original 133 wood windows have the original wavy 1913 glass, still in one piece, while the glass from the 48 aluminum frame windows have been broken leaving the frames in various levels of damage.

Since I purchased the Carnegie Library building in 2018, I have been working constantly with several contractors to make repairs on the building. I had a new electric service installed in the building to provide power and lights for the first time in decades.

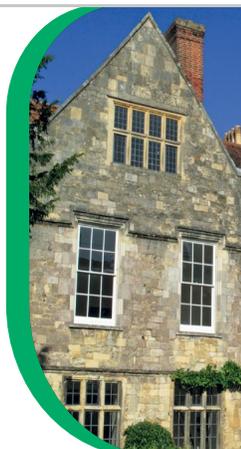
My redevelopment plan takes the 17,000 square feet space and separates it into three comparably sized, leasable spaces: *Brewery tap room* with its own private meeting room, two working fireplaces and shuffleboard,



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which the space will have a blended design influence of speakeasy, gothic and steampunk, welcoming 95 guests: *Restaurant* main dining room with two working fireplaces and a full bar and an adjoining two-story open loft space, both embrace an edgy classic, but chic urban design that displays local and classic artwork covering the walls and showcasing the

fine dining venue for its 125 guests: *Cooperative work space* with a combination of open collaborative work areas and seven private steel frame and glass walled offices as well five separate private meeting rooms will provide a contemporary urban vibe to work remotely or call it your own home-office.

The collaborative open work areas and seven private offices provide accommodations for about 30 guests, and will blend smoothly with the five private meeting event rooms for approximately 90 additional guests. The two outdoor roof terraces for 75 and the Curtis St courtyard for 35, provide outdoor dining and serve as an extension for the brewery tap room and cooperative work space. The banquet hall, with one working fireplace and seating for 120 guests, works great for wedding receptions, retirement parties, sports banquets, board meetings, or business breakout working sessions. Having the brewery, restaurant and office, in the same building, helps conveniently for having everything and everyone under one roof for events, meetings and needing separate spaces concurrently.

My redevelopment plan has been approved by Middletown's city council, Economic Development, Planning and Zoning, Historic Commission, Chamber of Commerce, numerous local businesses, residents as well as the followers on Facebook, Instagram and the capital campaign crowd funders.



A colleague and I partnered with the city of Middletown and helped them to successfully navigate through all requirements and secure

approval by the state of Ohio, as a Certified Local Government (CLG). The city council voted unanimously to designate the Oakland neighborhood, where the Carnegie Library is located, as a historic district on the National Register. This designation secured the 20% federal Historic Tax Credits (HTC) and compete for the 25% in Ohio HTC, totaling up to \$1.9M in HTC's. I am still speaking with parties interested in working with me to exchange the HTC's.

I am also partnering with PlugSmart, Middletown's Property Assessment Clean Energy (PACE) partners, to secure up to \$1M in lower interest loans towards energy upgrades that will be paid back over 20+ years through a property assessment program. PlugSmart has finished the building energy assessment and they have laid out the new mechanical systems to support the three separate but complimentary businesses going into the Carnegie.

The [Carnegie Library Middletown Facebook page](#) and [CarnegieMiddletown Instagram accounts](#)

are providing updates to all followers.

The crowdfunding website is in its final edits and will be debuting any time here soon... and I am working on setting up a podcast to bring everyone along for the entire historic preservation / renovation journey, stay tuned.





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WHAT'S OLD IS NEW

BY ZACH PRICE & BRENT FOLEY OF TRIAD ARCHITECTS

In the spring of 2020, the world changed. Working people everywhere either stopped working or started working remotely. Talk of flattening the curve made many believe this would be temporary and things would be back to normal in May. We all know that was nowhere close to true and what was thought to be temporary has been going on for over a year. Necessity is the mother of all inventions, and businesses everywhere had to adapt. They soon realized that many of the things that they took for granted or assumed had to be a certain way could, and maybe should, change. Many businesses planned to keep many of their employees partially or completely remote. Many people can now work anywhere.

This paradigm shift could be the thing to undo the longstanding effects of car culture and the decentralization of urban cores in the United States. Recent years have seen a shifted desire to living, working, and playing in walkable downtown cores, particularly those with historic downtown cores, including restoration, adaptive re-use, and a mix of functions, is essential. Following, you will find some unique approaches to re-purposing historic structures in a way that celebrates their heritage and breathes new life into the communities they reside in. Interestingly, in several cases, the new use is a uniquely updated version of the original historic use that was lost due to the proliferation of car-centric development and loss of investment in our urban cores.

YANKEE ON HIGH, COLUMBUS, OH

How more mixed use can you get?

Fun, funky uses for a building with a fun, funky history.



Located across the street from the Columbus Convention Center and in the heart of the North Market Historic District, this 3-building

complex started off as the Parish Furniture and Rug Store. However, it got its fame in the 1960s as the Yankee Trader novelty store. Yankee Trader was a Columbus staple for all things unique and silly. From whoopee cushions to Halloween costumes, to parade float pumps, if you couldn't find it anywhere else, you could find it at Yankee Trader.

Located in a vibrant neighborhood, with a mix of residents, visitors, and need for things to do, the programming of the project resulted in a unique and intense mix of uses that

call back to the history of the building.

The uses include a funky pizza shop with a basement speakeasy where you have to



walk through a cooler to enter, a candle shop where you can make your own candles, an escape room business, a burger shop focused on burgers from atypical animals, offices, and 11 apartments. The history of the building as Yankee Trader was memorialized in the name of the development, Yankee on High, and the historic sign was saved and used in the interior design.

EAVEY EXCHANGE, XENIA, OH

Connection through re-imagined regional transportation.

This site in the heart of Xenia was a historic grocery store house located at the hub of rail traffic in the region. The rail lines have been converted to bike trails and the building is now located at the hub for the nation's largest paved biked trail network. The owners of the building are in the preliminary phases of finding a use that celebrates the history and heritage of the building while supporting the local community the way the conversion of the railways to bike trails has.

IDEA FOUNDRY, COLUMBUS, OH

From factory to the world's largest makerspace.

The building now housing the Idea Foundry was once a shoe factory and later the maintenance shop for the famed



AD Farrow motorcycle store. In partnership with the City of Columbus, the Franklinton Development Association developed the building into

the home of the Idea Foundry, later turning it over to private investors who finished out the second floor of the building.

Idea Foundry is more than a group of buildings uses, it's a culture and group of people-centered around innovation, low-tech and high-tech making, learning, and

Heritage Ohio Developing African American Civil Rights Trail

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

The historic contexts identified:

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

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

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

In an effort to promote more awareness and education, Heritage Ohio has been developing an African America Civil Rights Trail — an electronic resource accessible to everyone. Jonathan Sandvick, of Sandvick Architects has issued a challenge grant to support this project with a \$10,000 gift in January 2021.

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

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

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

Wesley Temple AME Church – Akron

The Wesley Temple AME Church, founded in 1866, is the oldest Black congregation in Akron. After worshiping in several locations, the congregation held a fund-raiser to help finance the construction of a permanent



home. The person collecting the most money had the privilege of renaming the church. That honor went to Mrs. Belle (Smith) Wesley. Completed in 1928, the current structure is a Neo-Classical Revival style building, featuring a classical pedimented portico, and four distinctive ionic columns. An education wing was added in 1963 by the late Rev. Dr. E. E. Morgan, Jr. Akron Black architects Herbert L. Wardner and John O. Somerville designed the church, and then a Black contractor, Samuel Plato, completed the structure. The church has long been a vital religious and social focal point for Akron's Black community. The local chapter of the National Association for the Advancement of Colored People (NAACP) was organized at Wesley Temple.

The front doors have entablatures above. The windows have stone lintels with keystones under the pediment. The four fluted ionic columns support a pediment with modillions

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and a cartouche with palm leaves and cornucopia. There is a belt course around the building which relates the pediment to the building. Brick quoins are found on the corners of the building.

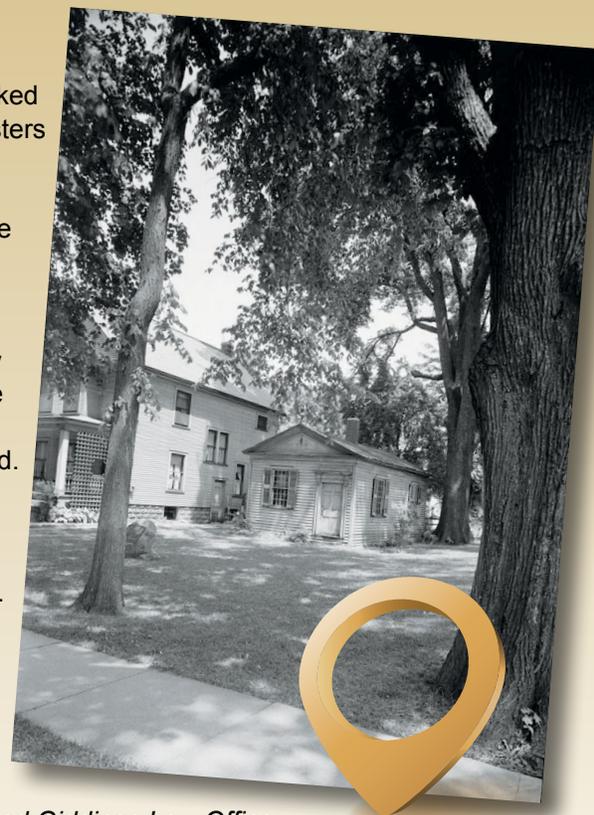
The church was added to the National Register for Historic Places in 1994.

The Wesley Temple AME Church is located at 104 North Prospect Street in Akron. Please contact the church for visits.

The Livingston Heights Neighborhood – Columbus

In Columbus, professional African Americans made their own suburb on Livingston Avenue. The Livingston Heights subdivision included local celebrities like Bill Willis, a Cleveland Browns standout; pharmacy owner

doorway is flanked by slender pilasters and topped by a corniced entablature. The building has simple corner boards, which rise to a narrow entablature; the gable above is fully pedimented. The interior of the building consists of a single chamber.



The Joshua Reed Giddings Law Office is owned by the Ashtabula County Historical Society and is open by appointment.



Waldo Tyler; and other assorted doctors and professionals who constructed a subdivision of mid-century modern homes, many on double lots. The subdivision was nationally known for its deed restrictions prohibiting whites from purchasing property in the subdivision. When asked why they lived there, Dr. Harry Jefferson replied, “My wife didn’t want people breaking her windows.”

The Joshua Reed Giddings Law Office – Jefferson

The Joshua Reed Giddings Law Office is a historic commercial building at 102 East Jefferson Street in Jefferson, Ohio. Built in 1823, it was the law office of Joshua Reed Giddings (1795-1864), a prominent abolitionist who served as a US Representative from 1838 to 1859. The building was recognized as a National Historic Landmark for Giddings’ role in the slavery debates preceding the American Civil War.

It is a small single-story wood-frame structure, covered by a gabled roof and finished in wooden clapboards. The front facade has the main entrance on the right and a window on the left; a similar arrangement is on the back as well. The

Get the credit you deserve.

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

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Heritage Ohio Announces Newest Main Street Community

Coshocton has been selected as the newest community to join the Ohio Main Street Program. [Our Town Coshocton](#) has been participating in Heritage Ohio's Downtown Affiliate Program since 2011, building the capacity needed to be successful in revitalizing downtown. Heritage Ohio hosted a member selection committee over zoom on May 27th. During the community review process the Our Town Coshocton board had the opportunity to present their program of work as well as answer questions put forth by the selection committee. Coshocton will join an elite group of 22 additional communities dedicated to a comprehensive and highly successful trademarked Main Street revitalization strategy.

Current Ohio Main Street Programs include: Cambridge, Cleveland, Delaware, Kent, Lebanon, Marietta, Medina, Middletown, Millersburg, Mount Vernon, Painesville, Piqua, Portsmouth, Ravenna, Tiffin, Tipp City, Troy, Van Wert, Vermilion, Wadsworth, Wellington, and Wooster.

Main Street communities receive intensive training and technical support needed to restore their central and neighborhood business districts to centers of community activity and commerce. The assistance includes volunteer

and program manager training, marketing and promotion, business recruitment, market analysis, design, historic preservation and fundraising. The Heritage Ohio Main Street Program will also conduct on-site visits to help each community develop its work program and plan for success.

"Coshocton has demonstrated a local commitment to establishing a downtown revitalization program as well as the procurement of stable funding for a sustained revitalization program. We are looking forward to seeing what Coshocton will do next!" commented Joyce Barrett, Director of Heritage Ohio.

The Heritage Ohio Main Street Program is modeled after the Main Street America's comprehensive approach to downtown revitalization. In an era when many people had given up hope about the commercial and cultural viability of downtown, and when suburbs, shopping malls, and big box retailers were dominating the American landscape, this seemed like an unlikely proposition. But, over the last four decades, the Main Street movement has proven that downtowns are the heart of our communities, and that a community is only as strong as its core.

Momentum on Main Street

The Inside Scoop on What's Happening in Ohio's Newest Main Street Community

Nestled in a valley between three rivers in eastern Ohio lies historic, scenic Coshocton. Like most post-industrial areas, Coshocton has had its shares of ups and downs as it navigates

its place in 2021. For years, the conventional wisdom was to consider that its downtown Main Street had seen its best days and they were gone—that is no longer the case.





the McDowell Building at 539 Main Street boasts wonderful commercial tenants on its ground floor and is also home to the Renaissance on Main hosting twelve Airbnb units of its fourteen residential spaces. The McDowell Building was the former site of the Coshocton Hotel erected in 1915, and this project represents a wonderful past to present transition of renewal.

Alongside a robust and active Our Town Coshocton, is a wonderful coming together of projects that are going with the tide. “Our goal as an organization is not to re-invent the wheel but help steer our community towards the path of preservation and economic development—they are not mutually exclusive. Historic properties attract commerce, maintain our heritage, and give our citizens a sense of pride and hope.” said OTC director, Lanny Spaulding.

Late last year, Our Town Coshocton (OTC), a Downtown Affiliate of Heritage Ohio hired its first executive director and has helped to cheerlead a renewed emphasis on preservation. OTC director Lanny Spaulding said, “Coshocton has changed over the years through a number of challenges and triumphs and is now poised to capitalize on growing trends in de-urbanization. One single common denominator has always remained since being founded in the late 18th century canal era. It has a rich portfolio of historic properties that are positioned for new life and purpose, all the while retaining their past glory.”

Coshocton, like so many communities, has had to learn to be adaptive through the pandemic. One area it has observed is a focus on multi-purpose use of its properties and following a mixed model for both commercial and residential tenants. Its eye-catching buildings make a natural fit for this model and development efforts in Coshocton have been ahead of the curb in ushering in this utilization of its properties.

One such developer, Liz Argyle, purchased Coshocton’s Hallmark building with this approach in mind. This beautiful structure will be developed into a main floor commercial space, with several housing units occupying the upper floors. Liz has been at the forefront of utilizing the historic tax credit program in Ohio, and she also sits on the board of Coshocton’s recently formed Historic Preservation Commission. Historic tax credit education has been a pillar in Our Town Coshocton’s messaging to incentivize the restoration and re-birth of the city’s historic properties.

In 2019, husband and wife development team Amy and Kirby Hasseman of Hasseman Marketing, became the first local recipients of Ohio tax credits for their 20,000 sq. ft. project in the heart of Coshocton’s downtown. This came at a time when Our Town Coshocton successfully spearheaded the effort to have its downtown placed on the National Historic Register. A year and half later,



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Ohio Main Street Grants in Action

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

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

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

In our last issue, you learned about some of the projects completed with the assistance of the Ohio Main Street grants. Now, let's hear from the people whose businesses were greatly helped from the grants.

"With the help of the Heritage Ohio Grant, I was able to transform the look and feel of my historic building. The building lies at the heart of our beautifully kept downtown



Mike Tomshack
Big Ed's Soda Grill – Vermilion
[facebook.com/BigEdsSodaGrill](https://www.facebook.com/BigEdsSodaGrill)

"On behalf of all of Local Roots ... our 2500+ members, 250+ farmers, chefs, & artists, and all of our loyal customers ... we want to thank you so very much for supporting our storefront revitalization with the Heritage Ohio Grant. With the \$10,000 committed to the project, we were able to:

- Update signage and lighting
- Replace all of our awning covers
- Add high top seating in our front window
- Add new signage in multiple areas

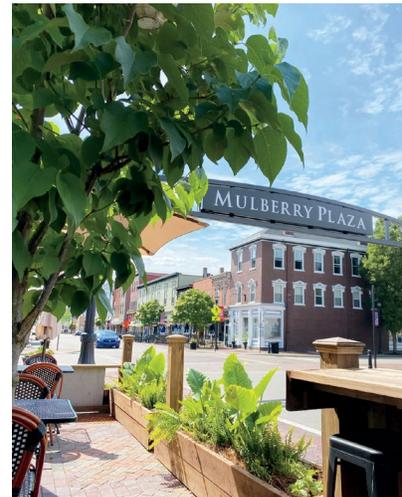
Your match and support means so much to us, as we've

received countless compliments on the improvements since the project."

Adam Schwieterman
Local Roots – Wooster
localrootswooster.com

"The installation of the outdoor patio came at the right time as we eliminated our dine-in seating during the pandemic. This forced us to conduct business with a carry-out option

only. The new patio provided a beautiful, yet functional setting for our guest to dine outside and allowed our business to remain open. The financial assistance provided



by the grant is very much appreciated by us and our loyal customers."

Lindsay Mescher
Greenhouse Café – Lebanon
greenhousecafeohio.com

"Rob and I are truly grateful for the opportunity to work with Main Street Ravenna on this Heritage Ohio grant. We would not

have had the extra funds to replace the bowing, leaking larger window as soon as we were able to without using this grant. We feel the symmetry of the two front windows completed the aesthetic look for a Main Street storefront. The replaced window will also help the efficiency of heating and cooling of our business. We are so grateful for the help from Main Street."

Rob & Stacey Woolf
Studio Clay – Ravenna
studioclayohio.com



"Thank you for the grant to help me build my store. It helped us with our signage and painting and other things



that were necessary to get our store open. Thank you again.”

Bob Titus

Rise & Grind - Wadsworth
riseandgrindwadsworth.org



“We were thrilled to be one of the recipients of the Heritage Ohio Main Street Program grant. With their help, we were able to purchase 2 blade signs

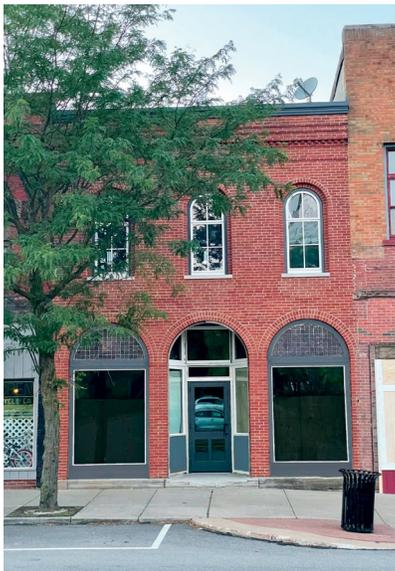
for the North side and West side of our building. We have had so many compliments on our new signage and it dramatically increased our foot traffic in our storefront. We are so grateful for the support of our small business, especially launching in such a difficult year. Thank you for all you do to help small businesses like ours succeed!”

Micah Roberts

Erie & Anchor – Vermilion
erieandanchor.com



“The building is looking great. We have not just given her a cosmetic facelift, but have strengthened her bones as well and are very proud of the outcome. The expense is greater than we had anticipated. We appreciate all of the help and investment from Heritage Ohio to make this building smile again.”



Patti Worcester
JPW LLC - Wellington

Accepting Nominations for the 2021 Heritage Ohio Annual Awards

The nomination period has begun for the 2021 Heritage Ohio Annual Awards. This year, we are accepting nominations across 16 categories. Recognize Ohio's leaders in revitalization and preservation for the amazing work they do.

MAIN STREET AWARDS

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

INDIVIDUAL AWARDS

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

PROJECT AWARDS

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

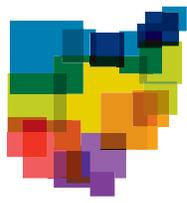
PLACE AWARDS

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

Details on required materials and nomination forms can be found on our website, www.heritageohio.org. All nominations must be received by August 1, 2021.

If you have questions about submitting a nomination, please contact Frank Quinn at fquinn@heritageohio.org.

*Ohio Main Street Program Communities Only



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***Ambassador \$1000**

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*Annual Membership of \$150 or more includes enrollment in our Legacy Circle.

For more information on membership for Businesses, Communities, Organizations, and Main Street Programs, please visit our website at www.heritageohio.org.