



# REVITALIZE OHIO

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## REVITALIZE OHIO

Summer 2022

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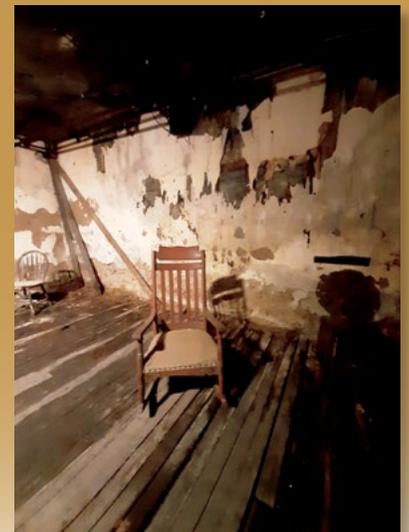
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### ON THE COVER:

*A Moment Frozen in Time* by Mary Beth Sills was the winner of the 2022 Heritage Ohio Preservation Month Photo Contest. Read more about the winning photograph on Page 21.



# Executive Director Note

I'm honored to have been selected as the next executive director of Heritage Ohio, Inc., a wonderful and relevant organization with which I've been involved for over 20 years. Under the direction of Joyce Barrett, who recently retired after more than 18 years of leading the organization, Heritage Ohio has grown into a nationally respected model of leadership for historic preservation and community development.

Originally founded in 1989 as Downtown Ohio, Heritage Ohio, Inc. has long been at the forefront of preservation in Ohio, including helping create the original State Historic Tax Credit program, and setting national policy on the economics of preservation. We are one of the largest, State-wide coordinating agencies for the Main Street Approach, and are currently partners with over fifty communities across Ohio, supporting their work to become vibrant places with rich histories.

As executive director, I look forward to working with communities, groups, and individuals across our great state, to continue to preserve and promote our history, to uncover the stories behind the buildings and sites, and to make connections with new generations of preservationists. We will focus on programs and incentives to make historic preservation easier and more cost effective. We will support grass roots efforts and large scale, historic tax credit developments to bring abandoned sites back to life. We will expand our vision to be more inclusive of history and the definition of what is considered historic.

In the near future, you'll be receiving information about our annual state conference, which will be held this year in Toledo. We're excited to take an expanded approach to preservation, with sessions touching on the industrial revolution and manufacturing, which has always been at the heart of Toledo. In addition, we'll celebrate various ethnic groups and how they contributed to the rich history of the city.

We believe that saving historic buildings and preserving cultural assets are never the easy things to do, but they're always the right thing to do. Thanks to people all over the state, from big cities to the small burbs, taking the time to make Ohio better and making our lives better. It is fun to work with people who have the passion to be engaged in forming our future.



**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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# An introduction to Matt Wiederhold



Some of my most fond memories as a kid include hitting the backroads of rural Monroe County in southern Michigan with my dad, spending Saturday afternoons in the summer exploring abandoned farmhouses and properties. It was great bonding time for us, often leading to deep conversations about the families who built the houses and worked the farms. I was bothered by the thought of someone

leaving their home, their history, where they raised a family, built a life, made memories; and how they could just walk away and leave it to slowly decay.

I'm simply captivated by old buildings, not just for fanciful architectural design, but more for the stories behind the building. Why did that homeowner choose a certain pattern for their door hinges? What does that decorative element in the stained glass window on their staircase landing mean? Why was that storefront built with a certain pressed metal ornamentation rather than a simple brick pattern? Those Saturday afternoons started a life-long passion of appreciating architecture and communities, the thoughts and processes that go into developing both, and trying to understand what our built environment says about us.

I'm a graduate of the University of Toledo with a degree in art history, focused on American art and architecture, 1860-1940. I (officially) began my career in historic preservation and community development in 2001, with an Urban Main Street Program in Uptown, Toledo, Ohio, as part of a pilot project with LISC and the National Main Street Center. In 2003, I accepted a position on the west side of Cleveland with the Detroit Shoreway Community Development Organization, and guided the rehabilitation of numerous historic storefronts, recruited small businesses to fill the storefronts, and eventually became the project manager for the initial development of the Gordon Square Arts District, including the renovation of the Capitol Theatre. In 2008, I was hired as the first executive director of Main Street Medina, and have spent most of the past 15 years working in that community, guiding the development of their historic district, and working to make Medina a notable, historic destination.

On a personal level, I'm a serial old home restorer, currently working on my 10th project; a brick, 1917 American Foursquare home in Medina, OH. Prior projects include an 1885 workman's cottage and an 1895 Shingle

Style home in Toledo, Ohio; a 1912 Foursquare and a 1900's colonial on the west side of Cleveland; and a 1912 bungalow, an 1870's farmhouse, and a 1885 Queen Anne in Medina, Ohio. I'm also a collector of early 20th century American art and pottery, as well as being a big fan of gardening. I currently live in Medina with my husband and our dog, Piper.

**Favorite Place to Hang Out:** Any local coffee shop with a good dark roast and homemade cookies.

**Favorite Indulgent Snack:** There's an Amish grocery store called Burky's Farm Market, near New London, Ohio, that has the most incredible, pretzel dough hot pocket sandwiches by their front register. They're warm, salty and delicious. The Turkey Rachel is my go-to every time.

**Favorite Way to Travel:** I love to take the back roads to explore the state and get a sense of how it evolved.

**Favorite Odd Hobby:** I'm a huge fan of stained-glass windows (I created and admin a page on facebook, dedicated to Vintage American Stained Glass), so I love to walk through old cemeteries with mausoleums and temples, photograph the windows, and share them on my page.

**Favorite Residential Architecture:** American Shingle Style. I love an intricate Queen Anne or Italianate home, but it's the sinuous curves and play of light, shadow, and pattern on a shingle house that really gets me excited.

**Least Favorite Architectural Style:** I'm disappointed with current commercial architecture, particularly restaurants. Now, they're just boxes with flat roofs, and they're all the same color. I miss the iconic Golden Arches of McDonald's, the red, mansard roofs of Wendy's, the throw-back style of old school Taco Bell restaurants. Everything today is matchy-matchy, and it's sad. We've lost any architectural identity.

# Beth Johnson Named New CPA Executive Director

**Cincinnati Preservation Association** is pleased to announce Beth Johnson will be CPA's new executive director. Johnson will replace Paul Muller who is stepping down in May after 12 years to return to his architectural practice.

Johnson comes to CPA from her position as the urban conservator for the City of Cincinnati, a position she held for more than six years. She has also worked in preservation and planning for the City of Covington, KY as well the cities of San Antonio and Austin, TX.

For Johnson historic preservation is not just a career, but her passion in and out of the office. Having rehabbed her own houses, Johnson is a hands-on preservationist who has experience in municipal preservation and planning, preservation education, and even some executive producer video experience with Nick Clooney as the talent.

"With a passion to shine the light on the history and stories of everyone that makes up the beautiful quilt that is Cincinnati, I am excited to join Cincinnati Preservation Association to ensure that our historic buildings are part of the fabric of that quilt," says Johnson. "I am excited, honored, and energized to continue the amazing work CPA has done in advocacy and education for the historic resources and fabric of the Cincinnati region."

The transition in leadership occurs at a time when CPA is expanding its work in a number of ways. New initiatives include the creation of an Endangered Building Revolving Fund and the launch of a project to preserve sites of Black history in Cincinnati.

"It was great to hear that Beth Johnson will be the Executive Director of CPA," notes Muller. "Her skill in the professional aspects of preservation is matched by her passion and by her delight in working with communities. I am looking forward to seeing the great things CPA will accomplish through her leadership."

"We are delighted to have selected Beth Johnson to lead CPA into the future from a slate of outstanding applicants, each of whom would have served CPA well," says CPA Board Member and Search Committee Chair Arthur



Sturbaum. "We look forward to Beth's leadership to expand the reach of CPA to new heights."

Johnson is a graduate of Ball State University where she received a degree in urban planning and history with a minor in historic preservation. She received her master's degree in historic preservation planning from Cornell.

When Johnson isn't working on a preservation project, you can find her hiking with her dog, raising monarch butterflies, drinking lots of coffee from Cincinnati roasters, or traveling near and far to spend time with her friends and family.



# What Does a Main Street Director Do?

Frances Jo Hamilton

What does a Main Street Executive Director do anyway? Is she the person who wanders around downtown all day, wearing out her shoes, picking up trash from the sidewalk? Perhaps dragging a snow shovel behind her to make paths where building or business owners fall short. Does she just hang around, having a good time at all of the downtown events you love? Sitting at lunch with a city council person or having a beer with the latest developer gone building owner in your downtown. Does she ever go home? Is there even time to wash up before the big television interview after delivering firewood to all of the burn barrels that magically appear in the downtown on freezing cold tree lighting nights? Is she toting around a recycle bag full of plastic gloves and comfy shoes that will replace the heels and blazer that must be worn to establish respect at the morning's board meeting? Does she have orange cones piled in the bathroom of her office and have to step over farmers' market signs to even get in the door? Is there a place for her own children to read and play under the conference table and snacks in the refrigerator for those evenings when dinner is impossible? Does her diet consist of a hot dog and a milkshake on any given event day when the restaurants are so busy that even a to-go order could not be had? Does she stand in her office, or hide behind her desk after a very long day and a rant from a local merchant that is not quite meeting their expected numbers for the month?

Does she also swell at the city council meeting where they vote to increase the funding for the program after the killer presentation she just prepared and delivered? Does she smile behind her tired eyes after the downtown holiday lights are up and shining knowing how much the work means to the community? Does she grin quietly to herself when the small business

owner who still can't quite get the hang of social media sends yet another photo so that she can post it to Instagram for them? Does she wade through the social media posts of photos with children and their artwork and swallow back tears of endearment for the program's influence on the way that our kids love the downtown? Does she stand aside and give the credit to all of the volunteers that spent their personal time making the latest project a success? Does she run from one end of the district to the other to make sure that those same volunteers are making friends and an impact all at the same time? Does she spend her extra moments reading and studying every article and webinar she can to figure out how to keep making everything better? Does she grow to love old buildings as much as she loves her own home? Does she start to notice, in every neighboring community, the efforts there of her peers who are doing all of the same things? Does she believe so strongly in what she is doing that her whole family is involved and by her side in every effort? Does she start to realize how this job, that is not really a job at all, could possibly be changing the way that the community exists, together?

Yes, to these and many more things, this is what a Main Street Executive Director is for your community. Our Main Street Executive Directors are deep and wide in the delight that they take in overseeing the creation of memories for you and your family. The next time you are downtown, give credit for all of the things you enjoy and know that they did not simply happen. Someone spent their working hours and more, orchestrating all of the things that seem to flow so organically. Nothing is without intention, nothing is without evaluation, nothing is without the basic care that comes from your dedicated Main Street Executive Director. She shares her passion so that you can put it on as your own.



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# Structure Column

## The Often Overlooked Barn – Some of the Most Historic Buildings Around the State

BY DON GILLIE

When talking about historic buildings, it is so easy to think of proud structures lining the downtowns of our early fledgling communities. We often overlook some of the earliest and most influential structures to Ohio. Barns! These photographs were taken of a barn in eastern Ohio that was reported to have been constructed in the 1800s.

Many styles and variations exist throughout the state that were influenced by the heritage of the people who settled the land. Architectural details such as the number and location of doors and overhangs provide some insight

into the heritage of the people who constructed it. The stacked logs of this barn perform double duty. The logs form the interior walls that restrain the hay. They also support the wood framing from the roof.



The logs used to construct the barns were typically sourced locally from the property. The wood was then hand hewn, meaning they have been flattened and squared using hand held tools. Because the process is performed by hand, the finished edges of the wood is often rough and choppy. This roughness provides a “rustic” appearance that is cherished today.

Old growth hardwoods are also naturally resistant to rot. The tree rings were closely spaced creating a denser and harder wood than that produced from newer forests. This close spacing prevents pests and bacteria from penetrating into the wood. However, even the best wood is susceptible to long-term exposure to moisture. This photo shows the end of a log that has been exposed to moisture for a long time; note how much of the wood remains intact. Maintaining a water resistant siding will do much to promote the longevity of the wood framing.



Many of these structures were constructed on stacked-stone foundations.

The foundations, while strong, are unreinforced and are stacked with soft mortars.

These areas are susceptible to moisture, and without some occasional maintenance replacing mortar, will fail. The stone foundations of

this barn had been replaced with concrete masonry unit (CMU) walls. Periodic tuck-pointing of the mortar between the stone will maintain the stability of the foundations and prevent their replacement.



BUILDING BRIGHTER FUTURES  
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# THE SEARCH FOR AFRICAN AMERICAN CEMETERIES IN OHIO

BY KRISTA HORROCKS

On February 16, 2022, Senator Sherrod Brown introduced the [African-American Burial Grounds Preservation Act \(S. 3667\)](#) to the U.S. Senate. This legislation will set up a program through the National Park Service that will provide grant opportunities and technical assistance to local partners to research, identify, survey and preserve historic African American cemeteries. Senator Brown's previous attempt at this legislation, called the African American Burial Ground Study Act (S. 2827), passed the Senate in December 2020, but the 116th Congress ended in January of 2021, halting its progress.

With renewed efforts and interest in this legislation, a question has arisen in Ohio: How many African American cemeteries do we have? In anticipation of the African-American Burial Grounds Preservation Act becoming law, the Ohio State Historic Preservation Office is attempting to identify all African American cemeteries in the state. We know, thanks to the Ohio Genealogical Society, that there are over 14,630 cemeteries in Ohio. Recorded in *Ohio Cemeteries, 1803-2003* (editor K. Roger Troutman), some African American cemeteries throughout the state are easy to identify, with names like the Mount Zion African Methodist Episcopal Cemetery in Harrison County and the Brown African Methodist Cemetery in Muskingum County. Others are famous for their recent research and publicity,

like the Gist Settlement Cemetery in Highland County and the Payne's Crossing Cemetery in Perry County. However, many African American cemeteries are not so easily identified from their name alone.

When we began our research, we grappled with the question, "What qualifies as an African American cemetery?" Does the cemetery have to contain only African American burials? What about a dedicated African American section in a larger cemetery? The legislation as written doesn't provide a definition. After some thought, we decided to use the term as broadly as possible. If a cemetery has been defined as exclusively or primarily African American, it would be included in our list. Cemeteries that include historically segregated sections would also be included, as well as cemeteries that were historically noted as being all or partially African American. We also added cemeteries identified as African American by descendant communities. It will likely be the National Park Service who defines what cemeteries qualify, with the passing of the African-American Burial Grounds Preservation Act, but until then, our list continues to grow.

The search for African American cemeteries in Ohio has been almost exclusively desktop research at this point. Aside from the Ohio Genealogical Society's *Ohio Cemeteries, 1803-2003*, websites like Find a Grave, county genealogical society websites, and sites like Rootsweb have helped. A bulk of the research has been with the



*Celebrate your community's buildings and landmarks: their history, design and the stories they tell about Ohio and Ohioans!*



## Open the Doors to Your Building or Landmark!

### TO PARTICIPATE:

- Hold at least one two-hour event anytime September 9-18, 2022.
- Ensure the event is free, open to the public and abides by all laws and local ordinances concerning safety and access.
- Create a special event for your neighbors: think of your event as an opportunity to invite your friends and neighbors inside your doors to share your site's unique stories.
- Consider opening buildings or spaces rarely seen by the public, having guided tours about the design and history of the place and provide a place and time for coffee and conversations.

### We'll Help Make Your Event a Success!

The Ohio History Connection will support Ohio Open Doors with statewide online advertising, an online public calendar and much more. Our partner organizations will promote the events through their channels. Small-dollar stipends to help with out-of-pocket costs are available.

**SIGN UP DEADLINE:**  
August 1, 2022

### QUESTIONS?

Contact the State Historic Preservation Office at 614.298.2000 or [shpo@ohiohistory.org](mailto:shpo@ohiohistory.org).

► For more information and to sign up visit [ohiohistory.org/host](https://ohiohistory.org/host)





Richard Thomas Warwick's (1832-1913) gravestone at Ghormley Cemetery. Richard was a freed slave who stayed living in the African American community known as Warwick Colony even after the Lewistown Reservoir (now Indian Lake) was constructed as a feeder lake for the Miami and Erie canal system (Historic Black Settlements of Ohio by David Meyers and Elise Meyers Walker)

has an Ohio Historic Inventory (OHI) or Ohio Archaeological Inventory (OAI) form, that is being noted. Some cemeteries are also listed on the National Register of Historic Places (NRHP) or have an Ohio Historic Marker. The ownership status of the cemetery is being recorded, because the African-American Burial Grounds Preservation Act states that consent of private property owners is required for cemeteries to be considered for the grant program.

So the question remains, just how

many African American cemeteries do we have in Ohio? The answer is we still don't know. To date, the Ohio SHPO has been able to locate 85 African American cemeteries in the state, and the number is growing every day with more research. Desktop research continues, but the real research comes when the public and descendant



Dilapidated box tombs at Ghormley Cemetery

communities are involved. Local historians can help point the way to long-forgotten cemeteries and their history. Family stories and genealogical research will help descendants lead us to their early Ohio ancestors, many of whom fought the bondage of slavery and chose to settle in Ohio, or stopped here and buried their loved one on the way to securing safety further north. There is still a lot of work to do. With or without the African-American Burial Grounds Preservation Act, the State of Ohio and its people need to do more to help protect and preserve the burial grounds of some of the most heroic Ohioans to ever grace our borders.

<sup>1</sup>See the blog *Exploring Almost Forgotten Gravesites* in the Great State of Ohio by Linda Ellis here: <https://limesstones.blogspot.com/> for a list of WPA cemetery maps and their locations.

## 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.

Whether through gifts of stock, IRA distributions, or bequests, your lasting gift helps Ohio move forward.

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# DIVISION OF LIQUOR OFFERS ONLINE PORTAL FOR TEMPORARY PERMIT APPLICATIONS

The Division is always looking for ways to improve the user experience while maintaining its regulatory function. One area of focus is creating more online options for externals users to interact with us. While this will certainly benefit our 25,000 plus permit holders, it will also help your nonprofit too. In case you were not aware, we launched an online portal for temporary permit applications. Nonprofits are encouraged to apply online for these permits because it helps us process these applications more quickly. It also gives the applicant the option to submit any needed documents through the portal and use more secure and convenient payment options such as credit cards and electronic debits.

To learn more about the temporary permit portal visit [www.com.ohio.gov/liqr](http://www.com.ohio.gov/liqr). Once there, select, "Temporary (Event) Permit Info" on the left-hand side of the page.

## More about Temporary Permits

Prior to the COVID-19 pandemic, the Division of Liquor Control issued, on average, more than 7,000 temporary permits a year to nonprofits to sell alcoholic beverages at functions such as festivals, farmers markets, and your local fish fry.

While the pace of applicants slowed down in 2020 and 2021, we have issued more than 900 temporary permits during the first quarter of this year for events scheduled as far out as December. Because we anticipate that we are returning to pre-pandemic numbers in terms of temporary permits getting issued, we want to make sure that Ohio's nonprofits know that we have an online tool to make the application process for temporary permits faster and smoother.

## Temporary Permit Tips

Ohio offers various types of temporary permits depending on who the nonprofit is, what the event is for,

and what types of alcohol you want to sell. A few things to remember are:

- Temporary permits cannot be issued for the profit or gain of a private individual or to a for-profit organization.
- File your application at least 30 days before your event. This gives us enough time to contact the local county board of election to determine whether the type of alcohol sales you want are allowed at the applied-for location.
- Temporary permit holders are subject to the same rules as bars and restaurants, minus some exceptions.
- The temporary permit holder is responsible for what occurs at their event so be careful who you might hire to assist in running your event, like servers, etc.

Check out our website for more information on local option wet/dry laws, how outdoor refreshment areas and temporary permits interact, more specifics on what you can and cannot do as a temporary permit holder, and the various types of permits that may apply to your organization and event.

Liquor permits, including temporary ones, can be legally complex. There can be many factors and variables applicable to your situation. Because we cannot provide you with legal advice, we always recommend consulting your own private liquor attorney so that they can give you the specific advice you may need for your situation.

Still have questions, email us at [web.liqr@com.ohio.gov](mailto:web.liqr@com.ohio.gov).

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Joyce Barrett retired at the end of May after 18 years at Heritage Ohio, including 15 years as executive director. Here's a candid look at some of the memories forged during her service to Ohio.







# Ursuline College students make Ohio history by pursuing National Register designations

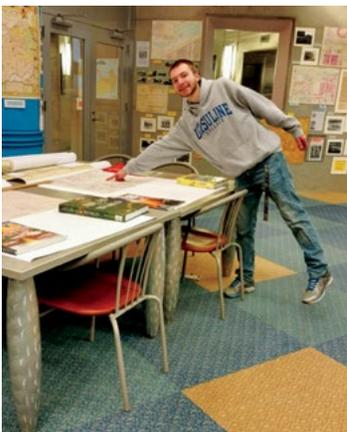
While the “metaverse” may be capturing headlines, most people are more apt to want to look back and appreciate the past. That’s the goal of the National Register of Historic Places: preserving landmarks that provide a sense of place and continuity.

Ursuline College, a liberal arts school in Pepper Pike, Ohio, offers one of only 37 master’s degree programs in historic preservation in the United States, and its graduate students are playing an important role in preserving historical landmarks through a required class that introduces them to the survey and nomination process.

## Preserving a Vital Connection to History

Ursuline’s HiP graduate students recognize the importance of these nominations to benefit communities. During a recent brainstorming session, they enumerated a bevy of benefits to helping place a property on the National Register of Historic Places. Among those they cited were: building community pride, fostering interest in the history and culture of an area and creating a connection to community identity.

In addition to these community-oriented benefits, the designation can provide value to the property itself, including spurring heritage tourism and qualifying the owner for 20% tax credits (or more in some states) as well as a variety of other funding if adapted or rehabilitated to an income-producing use.



“Historic preservation is a primary tool of culturally and economically revitalizing older neighborhoods,” notes Historic Preservation Program Director Bari Oyler Stith, PhD. During the semester, students choose an area of a real community and perform a survey of related heritage resources, which they submit to the community’s planning commission and/or preservation organization. They then choose a property within that heritage resource area that

has the potential to meet the criteria of a National Register of Historic Places designation, which in a broad sense entails the property’s significance in architecture, culture and/or engineering, along with an association with events and/or people who have made significant contributions to history.

Next, they draft a preliminary questionnaire that meets Ohio Historic Preservation Office (OHPO) standards, which they are encouraged to submit for OHPO staff to make recommendations as to whether the nomination has potential

for pursuit. This entails intense primary source research supplemented by secondary source research to make a convincing case that the property they have chosen meets appropriate criteria.

By the end of the semester, students have a fully researched and written nomination for the National Register of Historic Places and hopefully a positive recommendation from the OHPO to pursue the nomination. After that, the National Register process can take another six months to two years to complete. “I encourage students who have property owner approval and support to continue the process as it is invaluable experience,” says Stith.

## Preserving Ohio’s Legacy for Future Generations

The HiP students’ contributions have been vast. Stith cites the following projects being pursued by current students:

- East Market Street School, Youngstown, current student Elizabeth Weber
- A Preservation Plan for the Summit County Historical Society, current student Julia Judd
- Historic American Engineering Survey listing for the Cleveland and Eastern Railway bridge over the Chagrin River in Gates Mills, current student Gail Peabody

She notes these successful National Register nomination projects, completed during a student’s degree program:

- South Newbury Union Chapel, Rachel Toth
- Downtown Painesville, Tara Smith Carlson
- LaSalle Theatre in Cleveland’s North Collinwood neighborhood, Mary Rody

And after graduation, even more students have been able to achieve a National Register of Historic Places designation, including:

- Castle Block and Main Avenue Historic District, both in Ashtabula; and Henry Longfellow School in Cleveland; by Rachel Stucke Pearce
- Larchmere Boulevard in Cleveland, by Heather Fisher

In addition, many students handed their nominations over to organizations that chose not to pursue National Register nomination for various reasons, yet they still gained exceptional experience through the process.



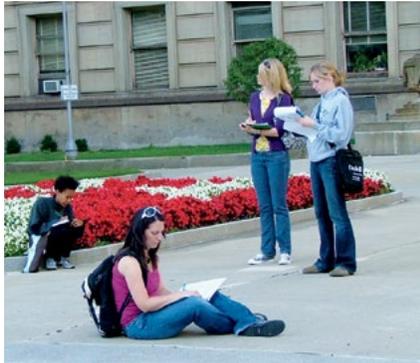


Current students are working on National Register nominations for such diverse properties as Erie Street Cemetery in Cleveland, East Market Street School in Warren, and Belden One-Room Schoolhouse in Grafton.

### Building a Career, Finding Success

Pearce, who graduated from Ursuline with a Master of Arts in Historic Preservation in December 2018, had originally intended to focus her thesis on the National Register listing of a school in Cleveland Heights, however, the school was deemed ineligible. Because it had been threatened with closure, she pivoted and focused on creating a feasibility study on its reuse.

While she is currently a historic preservation specialist at Sandvick Architects in Cleveland, specializing in the completion of National Register nominations and Historic Tax Credit Applications, she previously worked with another architecture firm in Cleveland where she was the primary author for three successful National Register nominations listed above (Henry Longfellow School in Cleveland, Castle Block in Ashtabula, and the Ashtabula Main Avenue Historic District).



Pearce notes that each National Register nomination has its unique challenges. For individual nominations, it can be difficult to discover the historic significance of a building or complex unless it is one-of-a-kind

or the history is well documented. Although historic district nominations provide a cursory overview of each building's exterior conditions and history, it can be time-consuming to conduct general research and an exterior survey for each building. For all nominations, it often takes more time to conduct research than author the nomination.

Despite those roadblocks, Pearce loves researching and learning about the history of communities across the United States and is proud of her work as a National Register author. "It's rewarding to aid in the preservation of a building, complex or district's legacy through documenting its existing conditions and history," she says. "Every time I conduct research for a nomination, I have the opportunity to interact with the surrounding community, who will often share their memories of the building, which adds to the social impact of the nomination."

### Preserving the Legacy of a Downtown

For her master's thesis, Tara Carlson acted as the main researcher/form preparer for the Downtown Painesville Historic District, a neighborhood of 49 resources that included the Main Street block, as well as the county and municipal government buildings.

"I chose this because the Main Street block always caught my eye," Carlson explains. "Although the town was once a big deal, after urban renewal projects in the '70s and '80s, parts of it fell into disrepair, and some construction occurred that is now considered a mistake. I wanted to show that this town and its buildings still had beauty and things to offer the community and point out the significance of Painesville in local history."

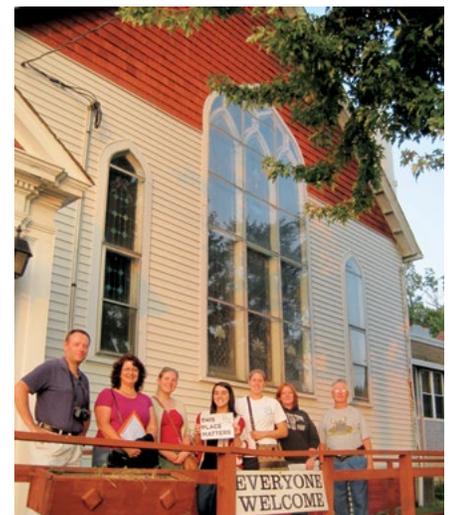
After all the hard work compiling the research and documentation needed, she was extremely gratified when she achieved success in June 2020. And just under the wire, she notes. "I had just made all the meetings and completed the research right before the pandemic; if it had been even a month later, everything would've been delayed."

### Making a Difference Day by Day

"I am inordinately proud of the work and commitment that our Ursuline Historic Preservation students and alums put into both the preservation and revitalization, culturally and economically, of their communities using classic tools such as the National Register of Historic Places," says Stith.

Of course, they don't do it alone. She expresses enormous gratitude for the involvement of local organizations, which include Heritage Ohio, Ohio Historic Preservation Office, Cleveland Restoration Society, Cleveland Landmarks/ Planning Commission and Cleveland Heights Planning Commission.

"These organizations and their staff have embraced these emerging preservation professionals, offered them unique real-life opportunities and helped them to hone their skills. With their support, our Ursuline Historic Preservation students make a difference that impacts communities and futures," Stith says.





# DENNISON DEPOT OPENS THE PULLMAN BED AND BREAKFAST

Dennison, Ohio has spent the last 30 years rebuilding itself, drawing upon its rich railroad heritage and historical assets to focus on place-making to develop a thriving downtown tourism destination. Central to the community's plan was the restoration of its 1873 Pennsylvania Railroad Depot, the last standing testament to Dennison's past as a railroad hub of over 3,000 employees, 40 acres of railroad shops and yards, and 22 passenger trains a day at its peak.

Today, [The Dennison Depot](#) is Tuscarawas County's very first National Historic Landmark and the heart of its community. It received the prestigious Landmark status as the best example left in the country of a WWII Homefront Canteen. During the war, the Dennison Depot served 1.3 million soldiers, 13% of all armed personnel, at its trackside Canteen, earning the national nickname, Dreamsville USA. The Depot houses a museum, restaurant, theater and gift shop that is open year-round with a full calendar of events.

As a museum, however, the Dennison Depot board and staff realize that they can never survive on museum admissions alone. For this reason, the staff has strategically created multiple streams of income to support its Landmark, which in turn sparks downtown economic development and leads main street revitalization.

The most recent introduction to the Dennison Depot's historic district campus which is designed to provide a new stream of income is the [Pullman Bed & Breakfast](#). Years ago, the Depot accepted a Pullman Car no longer in use from the Ohio Railway Museum in Worthington, Ohio. As part of an Ohio Department of Transportation Local Enhancement Project, matched with local funding, the Depot has fully restored this Pullman Car to create a very unique, immersive railroad overnight experience. Museum Director Wendy Zucal explained "We have been bringing folks to town for events such as Polar Express, but we have no lodging facility where they can extend their stay. Instead, they leave and go elsewhere. The Pullman was designed to solve this critical problem and keep visitors overnight who spend more than double what day-time

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visitors spend. We wanted to capture some of that income for Dennison.”

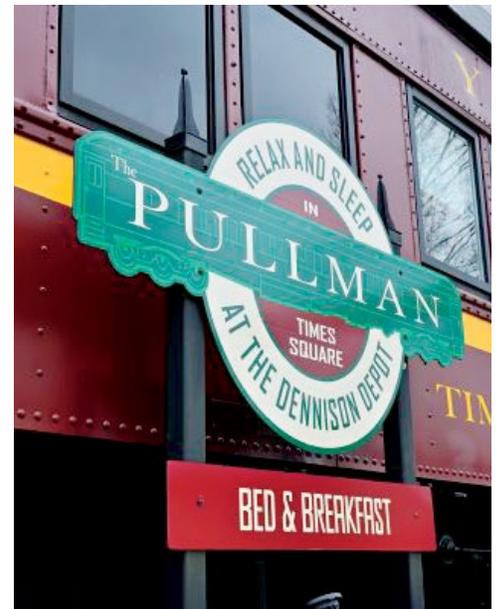
The Pullman was a time capsule, and all the compartments have been meticulously restored. The Car boast 3 suites, which are double Pullman compartments, and 2 rooms, which are single Pullman compartments, for a total of 5 rooms. As a Bed & Breakfast, visitors will be treated to a delicious breakfast at the Depot’s Over the Rail Diner. The fully restored compartments offer the best of the past adorned with original lighting fixtures, doors, and hardware but with the added 21st Century amenities such as televisions in each room and a guest coffee bar. The Pullman will be available online through Airbnb in the near future.

In preparation for the Pullman, Zucal worked with the Village of Dennison to pass a local village bed tax. Although the museum is not required to collect bed tax, they plan

to do it voluntarily so that dollars can be reinvested by the Village of Dennison back into the Tourism District infrastructure. This is a win-win for the community, as it will support downtown sidewalks, streetlights and other improvement that enhance the tourism district.

Zucal shared that ‘running a bed & breakfast is an out-of-the box idea for most museums, but the popularity of Airbnb partnered with our unique story and the thematic use of the car makes us confident that we are offering an experience that will enhance our current museum offerings and prove to be a success.”

Anyone interested in more information on the Dennison Depot’s Pullman Bed & Breakfast is encouraged to contact Zucal at [director@dennisondepot.org](mailto:director@dennisondepot.org).



# 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 American Civil Rights Trail — an electronic resource accessible to everyone. Jonathan Sandvick, of [Sandvick Architects](#) has issued a challenge grant to support this

project with a \$10,000 gift in January 2021.

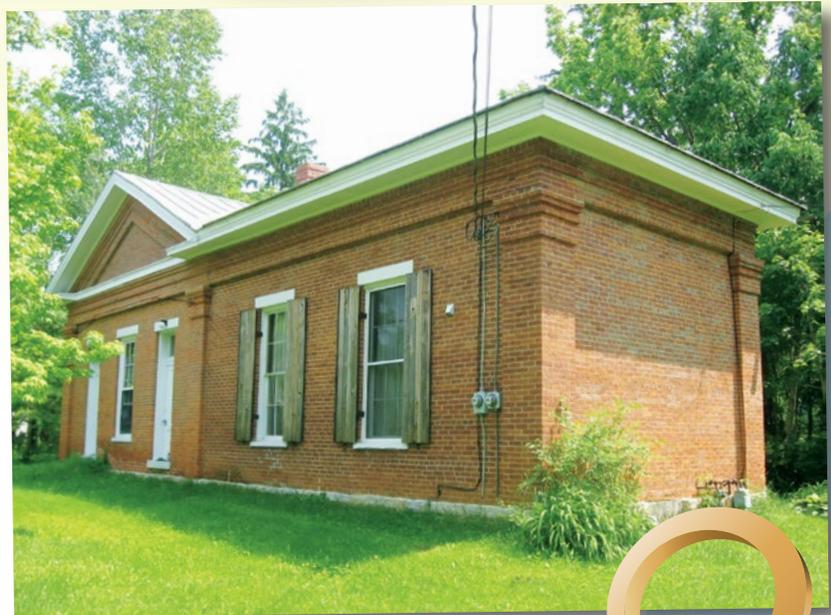
You can view the trail now on Google Earth, though the project is still evolving at: <https://bit.ly/3pleomS>

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

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

## The South School – Yellow Springs

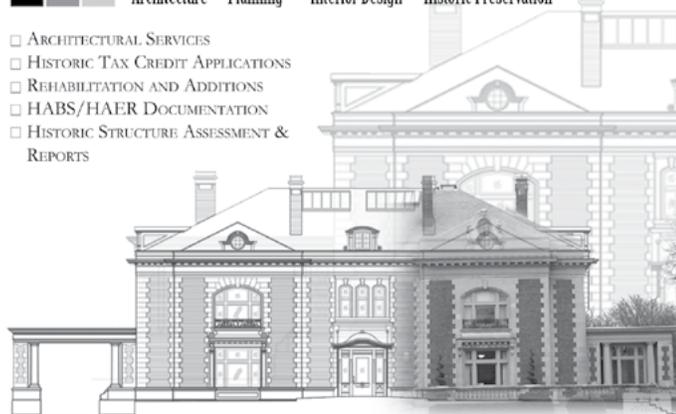
The South School is a historic school building in the Village of Yellow Springs. Over its history of more than 150 years, it has served a wide range of uses beyond being a school.



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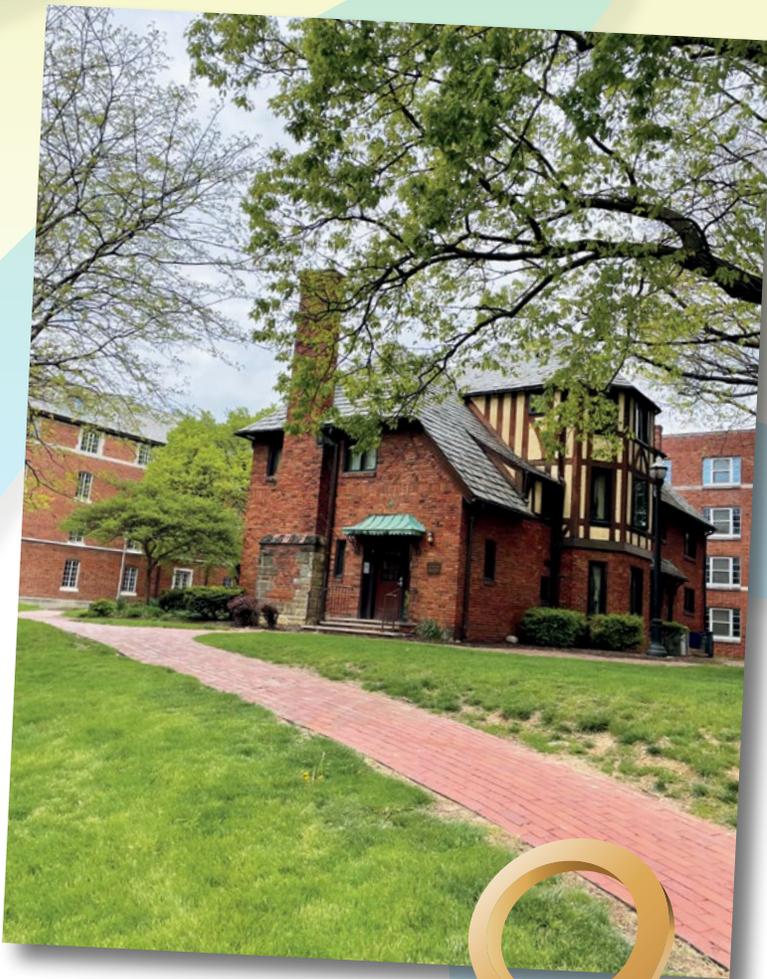


Built in 1856, the South School served one of many schoolhouses in the region. Just two years after its completion, it was converted for use as Yellow Springs High School, but only white students were allowed to attend the school. After 14 years, the high school relocated and the building was unoccupied until 1874, when it was converted to a school for African-American children. In 1887, the school was closed again.

Architecturally, the South School displays many elements of Greek Revival architecture. Among its most distinctive elements is the decorative brickwork that appears at certain points on the exterior. The building was listed on the National Register in 1989.

### Grace Graham Walker House - Columbus

In 1932, Wilhelmina Styles and Doris Weaver were accepted into Ohio State's home economics program. A



key program aspect, and requirement for graduation, was a practical in-house laboratory experience where students lived together for a quarter. Weaver applied for the course and was accepted into the house laboratory at 220 E. 11th Ave. on Ohio State's campus. However, the program realized that she was African American and rescinded the offer to live at the Grace Graham Walker House. Her presence would violate Ohio State's unwritten,

but strictly enforced, racial segregation policy. Weaver and another student from Cleveland, Wilhelmina Styles, lodged complaints with the Cleveland NAACP, which took up the case. Ohio State informed Styles she could not live at the Grace Graham Walker House, "for the reason of color and tradition." Ohio State did offer Weaver one side of the duplex if she would live there by herself. She refused.

Outrage poured in from around the state. Most letters noted that the university was a state institution and that segregation was against the law. Under pressure, Ohio State refused to budge. Styles was forced to take her Home Economics laboratory class in the home of a local African American family in order to graduate in 1932. State representative and Cleveland civil rights attorney Charles Gillespie took Weaver's case for the NAACP. Nationwide attention and support throughout the state bolstered the contention that Plessy v. Ferguson might be overturned.

Unfortunately, in Weaver v. Board of Trustees of Ohio State University, Ohio State argued successfully that Weaver could still get an education through its system. Weaver was forced to take a substitute class and graduated in March 1933.

In 1947, Ohio State began allowing minorities to live in the Grace Walker Graham House. Ohio State instituted open housing in the program in 1958. In 1975, the Grace Graham Walker House was assigned to the Office of Residence and Dining Halls for use by the Women's Self Government Association. Since then, it has also been used as the Ann Tweedale scholarship house. In 1991, the name was changed to the Alumnae Scholarship House, to reflect that the Alumnae Scholarship Housing Program resides there, and in 2002, the house was renamed to the Fechko Alumnae Scholarship House, to honor Ruth M. Fechko, who helped the cooperative housing program for academically gifted women succeed.



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Pictured: the Cartlisle Building in Chillicothe, OH



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Photos by Jeff Goldberg, Esto Photographics



# SAVING THE DOUGLAS HOTEL

## AFTER MANY STARTS & STOPS, THE HOTEL IS NOW A DEFINING FEATURE OF MONUMENT SQUARE

BY JOHN BRY

In the heart of historic downtown Urbana stands the Douglas Hotel. The Douglas is the largest Second Empire-styled building in the city of about 13,000, about 45 miles west of Columbus. The building took on its current form by 1878, but is really a compilation of earlier structures, that when combined, made up what was known as the Weaver House Hotel and the building seen today. By the time the Douglas name was applied, the location had become the premiere lodging establishment in the community. The hotel's 30,000 plus square feet dominated Urbana's Monument Square skyline, both then and now. Fast forward to the 1980s, the Douglas' hospitality days were behind it. The building had been renovated to a degree and had become low-income housing with a popular restaurant on its lower level. A decade later, maintenance issues began to plague the building and the reputation as a housing location had sunk to a low. The image of the building in downtown Urbana was both a negative in perception and physical reality. The final straw came when numerous code violations shuttered the building. Unable to overcome those repair needs, the building was sold to a local community development corporation in the early 2000s. The group announced their plans to demolish the Douglas and replace it with a "half scale replica."

The question of saving the Douglas became a heated battle locally. Signs dotted the community proclaiming, "Save the Douglas" while others said, "Dump the Douglas". Urbana's Design Review Board and Urbana City Council narrowly defeated approvals for demolition, but not before irreparable damage was done to the Urbana's Main Street program, whose funding was cut in retaliation by a pro-demolition city official. Heritage Ohio visited Urbana, as well advocated for the building's preservation. The community development corporation gave up its plans and sold the building to three local preservation-minded buyers. Funds were raised through local supporters and the Champaign County Preservation Alliance to stabilize the building and make repairs to satisfy building code officials. However, the Douglas would remain vacant for the next 15 years until Indianapolis, Indiana based developers Flaherty-Collins were introduced to the project and the community. They agreed to take on the building and worked closing with the city and county economic development officials to assemble the financial package that would transform the building into 55+ income-based housing units. The pro forma included state and federal historic tax credits. However, the Douglas proved not to be large enough to make the numbers work.

As luck would have it, the Urbana City Schools were in the process of building a new school and the North and South

elementary schools would be abandoned and demolished as part of the plan. All the parties struck a deal in which the North and South Elementary Schools dating from circa 1898 and 1928 respectively were added to the project to give the developers the capacity needed to make the housing numbers work overall. The schools were added to the National Register of Historic Places so the historic tax credits could be utilized in their renovation. In total, the project took over 5 years from start to finish, and on Valentine's Day 2022, the community got their first look at the three completed projects that represents about \$11 million dollars investment in Urbana, saved three historic buildings, has triggered additional private investment in the downtown in the millions of dollars, and brought 50 units of desperately needed housing to the growing community. The Douglas Hotel is now a symbol of community pride that is viewed by thousands who pass through Monument Square every day. The Douglas and the North and South Elementary Schools demonstrate the possibilities of small-town historic preservation that can have big and lasting economic impact as a result of vision, collaboration, development tools such as historic tax credits, and patience.



# A Moment Frozen in Time Wins the 2022 Heritage Ohio Preservation Month Photo Contest

We're pleased to announce the winning entry, *A Moment Frozen in Time*, submitted by Mary Beth Sills from Cambridge!

An intriguing setting combined with great public support for the entry translated into an emphatic contest win. Taken in Cambridge's Underground store front, this image showcases a prop used during the few tours given to the community to help preserve this rare space.

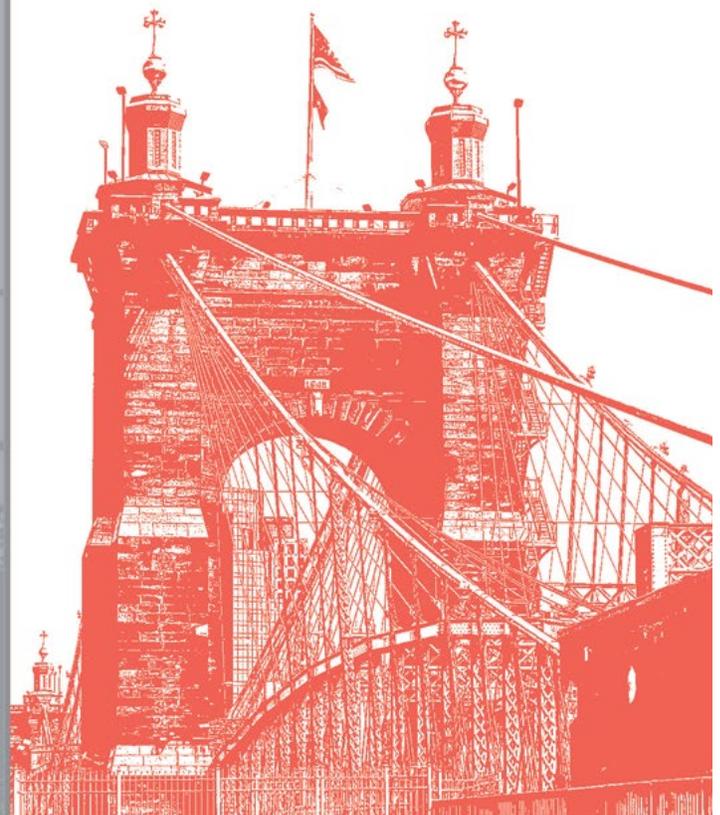
Congratulations to Mary Beth!



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# THE LYNN DRIVE IN : THE AMERICAN EXPERIENCE

Imagine heading out of town, driving a carload of excited kids on a warm summer's evening. As you turn in at the neon marquee, you hear the crunch of gravel road with the building anticipation as you roll onto the soft grass lawn at dusk.

You can still experience those iconic summer nights of anticipation at the [Lynn Drive-In](#) just northwest of Strasburg, about 20 minutes south of Canton and mere moments from I-77. Preserving a lifestyle for the community, Darla and Rich Reding have been running the Lynn Drive-In since the early 1990s. There are only 24 operating drive-ins left in Ohio. They collaborate through their trade association United Drive-in Theatre Owners Association (UDITOA). The Redings will be recognized on December 12, 2022 at the 11th Appalachia Heritage Luncheon for their contributions to the culture and heritage of the Appalachia region.

The Lynn Drive-In was opened as the "Auto Theater" by the Boyer family in 1937, making it the oldest drive-in in Ohio. Originally, they had quite

an entertainment complex with a restaurant, gas station, miniature golf, and driving range. The Boyer family sold it about 10 years later to the Franklin and McComb families, who renamed it the Lynn Drive-In after daughter, Judy Lynn Franklin.

In 1957, Dick Reding, Rich's grandfather, bought the drive-in, but wanted to keep the name rather than rebranding. The Reding family owned 12 theaters in the region, both traditional indoor cinemas and drive-ins. They added a second screen in 1967, and it became known as the Lynn Twin Drive-In. When Rich moved back to Ohio in 1992, he decided to take over the Lynn Drive-In the following spring.

The basic challenge to the drive-in business is weather! People aren't coming during the winter months and during the summer, you wait until dusk to have one double feature. Moreover, wind is the enemy to screens!

Before they went digital, Rich's brother Jamie was the 35mm film projectionist. In 2013-14, the picture and the sound were improved with the new outdoor digital projectors, which have "more throw" to cover that distance. Small independent theaters everywhere were challenged with purchasing \$70,000- \$75,000 projectors as digital systems became standard. Though they had been turned down for financing their projector upgrade, they found out Honda was running a "Project Drive-In" campaign to help all drive-ins compete for assistance with projector upgrades. Rich said they weren't very good at the social media game. When they found they were not a winner, Carl from Citizens Bank (now Unified Bank) came in and told him, he'd been voting for him every day, and then he arranged a sweet loan deal, that helped get those projectors installed.



Rich allows his guests to bring in their own food, but like most theaters, their business is really dependent on concession sales. Studios take 60% of the box office sales. Rich is proud of their offerings: locally handmade Campbell Creek Pretzels, foot long Coney dogs, and popcorn from their 1962 popper!

During the pandemic they were not allowed to re-open until May 15, 2020. Since the flow of new movies virtually ceased, the drive-in showed classics like Jaws, Grease, and Star Wars. Darth Vader was directing traffic and Jedi were on the hunt with their lightsabers. For Halloween, the theater hosts a costume Trunk or Treat, and patrons have certainly worn their costumes to see The Rocky Horror Picture Show, Marvel movies, and Monty Python films. They also host a variety of community events, such as high school graduations, dance recitals, and county Farm Bureau meetings. Rich's stepmother Gretchen runs the Sunday morning flea markets.



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Rich's favorite part of the business is watching families return with a new generation reinforcing a timeless tradition of family fun. When the sun sets, Rich says, "It's hard to describe the magic, of the families gathering to watch the film start." Rich and Darla Reding, hope their family - kids Olivia and Wyatt, as well as niece Sarah, stay interested in continuing the Drive-In business which has been in the Reding family for 65 years.



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Division of Liquor Temporary Permits Webinar

**July 28**

Revitalization Series Workshop: Preservation, Adaptive Reuse, & New Construction in Your Historic District

Medina

**September 15**

Revitalization Series Workshop

Vermilion

**October 3-5**

Heritage Ohio Annual Preservation & Revitalization Conference

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