

REVITALIZE OHIO

WINTER 2022 | A HERITAGE OHIO PUBLICATION



VITAL PLACES. VIBRANT COMMUNITIES. HERITAGE OHIO.

REVITALIZE OHIO

Winter 2022

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

BOARD OF DIRECTORS

CHAIR

W. Kevin Pape

VICE CHAIR

Jonathan Sandvick

VICE CHAIR OF FINANCE

Eric Stachler

VICE CHAIR OF RECORDS

Dave Williams

EX-OFFICIO

Bob Breneman
Mary Oakley
Amanda Terrell

ADVISORY BOARD

REPRESENTATIVE

Mary Lovett

MEMBERS

Erin Claussen
Steve Coon
Kate Fisher
Craig Gossman
Sandra Hull
Ashley King
Don Longwell
Lisa Patt-McDaniel
David Mitzel
Kevin Rose
James Russell
Liberty Schindel
Mark Snider
Lorna Swisher
Duane Van Dyke
Thomas Yablonsky

STAFF

Joyce Barrett
Executive Director

Devin Miles
Office Manager

Frances Jo Hamilton
Director of Revitalization

Frank Quinn
Director of Preservation



Find us on Facebook!

Like our page and follow our posts about local projects and events!

www.facebook.com/heritageohio



Follow us on Instagram!

HeritageOhioMainStreet

TABLE OF CONTENTS

Director's Note	3
SB 225 Update	4
Second Paul Bruhn Historic Revitalization Grant Received	4
Five Communities in Appalachia will Received Grant Funds	
Heritage Ohio Easement Series	5
The Rawson Block in Findlay	
Young Ohio Preservationists Update	5
See what's happening with our YOP friends	
Ohio Statehouse Renovation Remembered	6
25th Anniversary Marked at Statehouse	
A Warm Handshake and Plate from NAICCO	7
Native American Organization Shares Cuisine While Helping Ohio's Indigenous Peoples	
Appalachia Heritage Luncheon Honors 10	8
Downtown Development, Tradition, & Change	10
E&H Hardware Plans New Flagship Store for Downtown Wooster	
Ohio's African-American Civil Rights Trail	12
Three newly added sites are featured in this issue	
Annual Awards	13
Best in Preservation & Revitalization Honored in Springfield	
Heritage Ohio Welcomes Newest Board Member	19

ON THE COVER:

The Ohio Statehouse recently celebrated the 25th Anniversary of the completion of the massive renovation in 1996. Read more of the renovation on page 6.

Photo credit: Richard Burry



Executive Director Note

Here we are at the end of 2021 already and we are deep into planning for 2022.

Looking back on 2021, I think we are most proud of :

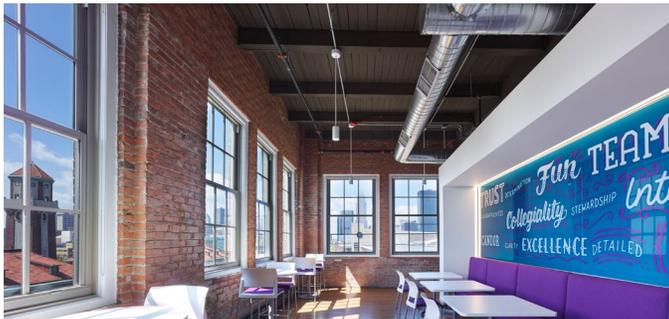
1. Always being available for local technical assistance. If Ms. X calls from Sidney or Mr. Y calls from Toledo, we spend the time talking to them about how they can use the Ohio and federal historic tax credits. Or how to start a downtown flower/landscaping program. Or share examples of successful DORA districts and who we can connect them to in those communities. Our bottom line is service and Ohioans turn to Heritage Ohio for advice and expertise on all subjects related to historic preservation and downtown revitalization.
2. Over the past two years, working with our partners at the State Historic Preservation Office, we have brought in two National Park Service Paul Bruhn Historic Revitalization Grants worth \$1.25 million dollars! These grant funds will be invested in historic rehabilitation grants in 9 Ohio Main Street communities. We are thrilled to be bringing real money to the table to help improve our communities.

3. As much as we'd like to, Heritage Ohio can't save buildings by ourselves, but we can influence policy that allows people everywhere in Ohio to save their historic buildings using historic tax credits. In working with state Senator Kirk Schuring on SB225, Ohio is likely to see a significant temporary increase to \$120 million per year in credits and a 35% credit for smaller communities. The current \$60 million a year, is meeting about 1/3 the annual demand from potential projects. For a credit that pays back in increased sales, property, and income taxes, why wouldn't we want to increase this pool and see more buildings and more communities improved?

We work hard to provide educational programming, both virtual and in person, celebrate and recognize achievements, and continue to adapt to our ever-changing environment. Thank you for helping us save the places that matter, build community, live better.



Joyce Barrett,
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.



2101 Superior Avenue | Suite 300
Cleveland, OH 44114
gbxgroup.com | 216.241.6689

Ohio Arts
COUNCIL



**A STATE AGENCY
THAT SUPPORTS PUBLIC
PROGRAMS IN THE ARTS**

SB225 Improvements to the Ohio Historic Preservation Tax Credit

Ohio Senator Kirk Schuring (OH-29) has introduced a bill to enact temporary improvements to the Ohio Historic Preservation Tax Credit (OHPTC).

Three provisions in this bill are important to highlight:

1. 35 % for Small Town Projects

The proposal increases the credit for smaller communities (populations under 71,000) from 25% to 35%. This will give projects in smaller communities a better chance to make projects work financially. Construction costs are very similar in large and smaller communities, but rents, and thus income, are significantly less. This program helps to fill the gap and make these smaller historic projects viable.

2. Raising the Aggregate Cap to \$120M Per Year

The proposed legislation increases the annual available funds from \$60 million to \$120 million per year. This will help to meet demand in Ohio. Currently, some application rounds have only been able to fund one-third of the applications for historic tax credits, meaning that viable projects are not moving forward. Increasing the cap means more projects can be completed in more communities and accelerate the revitalization of our cities.

3. Per Project Cap Increases to \$10M

Increasing the per project cap to \$10 million will stimulate more large projects while enabling more money to be spread around the state.

The OHPTC will still be competitive and it will still require a cost-benefit analysis to show the benefits the project will bring to the community.

What is great about OHPTC is we see the results across Ohio! This program has been a huge success in the revitalization of Ohio's historic buildings with 354 projects in over 70 communities completed to date. Total investment for these projects stands at \$4.9 Billion with \$624 million investment from the state in the form of tax credits. This is a return on investment of \$7.86 for every \$1 dollar of tax credit. These dollars are buying materials, paying professional services, and hiring skilled labor. Moreover, one-third of the tax revenue generated comes back to the state in income BEFORE the credit is even paid out.

Heritage Ohio to partner with Ohio History Connection on second round of Paul Bruhn Grants

We're happy and excited to announce that the National Park Service has awarded a \$750,000 grant to Ohio History Connection to re-grant for brick and mortar projects in five of our Main Street communities: Cambridge, Coshocton, Marietta,

Millersburg, and Portsmouth. The funding comes from the Paul Bruhn Historic Revitalization Grant Program, named after the late Paul Bruhn who served as executive director of the Preservation Trust of Vermont for nearly 40 years.



As with the round of Paul Bruhn grants received by OHC in 2020, Heritage Ohio will administer the grant process, working directly with local Main Street programs and property owners to oversee the completion of construction projects that preserve the significance of these historic buildings. Heritage Ohio will schedule informational site visits, leading up to the application process and final selection of up to 10 projects to receive funding.

“We are thrilled to partner with Heritage Ohio to bring federal brick-and-mortar historic preservation dollars to Appalachian communities in Ohio,” said Amanda Schraner Terrell, Deputy State Historic Preservation Officer for Ohio History Connection. “This grant opportunity encourages Ohioans to save their important historic buildings while fostering economic development—a win-win.”

Stay tuned as we chronicle our work to help bring important preservation projects to fruition.

Heritage Ohio Easement Series: The Rawson Block in Findlay

December of 2004 was an exciting time for Heritage Ohio's nascent easement program, when it accepted its first easement, taken on the Rawson Block located in downtown Findlay. A lot has changed since we accepted that first easement nearly 18 years ago, including exterior protection as a result of the easement.

Before the IRS adopted new regulations on easements and their donations, only the façade of a building was commonly "donated" in an easement agreement, and that was the case with the Rawson Block. However, our Rawson Block easement also included a loss of development rights, insuring there is never any new construction in the airspace directly above the building. Now, the IRS stipulates that for an owner to realize a charitable contribution (and subsequent federal tax deduction) the entire building envelope must be included under the terms of the easement. The IRS also enacted new regulations to ensure that only legitimate nonprofit organizations such as Heritage Ohio hold easements on historic properties. In fact, the Department of Justice went so far as to bring suit against the Trust for Architectural Easements over its easement acceptance practices.

As is the case with many of our easements, the agreement included stipulations for exterior alterations and stipulations restricting new construction either on the property or above the building (the loss of development rights mentioned earlier).

Working with the Rawson Block owners was a unique experience, too, as the LLC owner of the building comprised more than 50 community members who pooled their money to purchase and rehab a historic landmark in their downtown. And it's a lesson we still enjoy sharing today: more often than not, you'll die of old age waiting for a "knight in shining armor" developer to come riding into town to redevelop your white elephant. The downtown stakeholders in Findlay realized this, instead pooling their money, and using that capital to make a difference by saving an endangered historic building.



The historic Rawson Block Building in downtown Findlay

YOP Update: November 2021

Over the past few months, YOP has focused a lot of its energy on growth. Since August, we have gained two new organizing committee members and several other members. Most recently, YOP had the privilege of inviting five incredible young professionals making waves in the preservation world to present at the annual Heritage Ohio conference in Springfield. Carrie Rhodus and Deqah Hussein-Wetzel shared Urbanist Media's efforts to document and preserve culturally significant sites in the Evanston neighborhood of Cincinnati. Donald Boerger took us on an adventure through historic Marysville and all the work he and others are undertaking to preserve and revitalize the community. Jessica Wobig & Bella Sin told the story of Club Azteca and how its demolition spurred an awakening in Cleveland to record and preserve culturally significant places of the Latinx community and how anyone can get involved in the efforts.

On November 20, YOP held a walking tour of historic German Village in Columbus led by heritage resource consultant and past YOP president Sarah Marsom. You can find more information about the event on our Facebook page, referenced below. For the rest of 2021, YOP will be focusing on building a stronger social media presence and

planning more events across the state and virtually in 2022. Connect with us:

Facebook: [Young Ohio Preservationists](#)

Instagram: [@youngohiopreservationists](#)

Email: youngohiopreservationists@gmail.com (email to be added to our mailing list for upcoming events and announcements).



The Ohio Statehouse Renovation

25th Anniversary

BY KENZIE HAHN

On November 17, 2021, the Ohio Statehouse celebrated the 25th anniversary of its 1989-1996 restoration. This restoration was able to return the building to its former glory while adding to it to meet its occupants' current needs. This rehabilitation was able to bring a building on the brink of ruin back to life and make it a model for historic preservation and restoration. Completed on November 15, 1861, the Ohio Statehouse is 160 years old, and the house and senate are still able to use the original chambers. This is because of the time and care the construction workers and architects put into the renovation.

years had not honored the historic qualities of the building and it looked nothing like it did when it was first constructed. There was no office space, and it was no longer a conducive work environment. The threat of demolition was in the air.

TAKING ACTION

Thus, "A Capital Revival" was born. A bi-partisan committee got together to discuss the future of the statehouse and make plans for a restoration. Schooley Caldwell was the architect hired on and Bob Loversidge was appointed head architect of this project. But before they could do too much planning, they had to research. To truly transform the statehouse to its former glory, they were going to have to find out what this former glory was.

PUTTING IN THE WORK

They got to work and were able to find the building's original paint colors, carpets and even some original furniture. Great care was taken to make this restoration perfect. There were specialized artisans hired in for woodworking. And they even chose the same western Columbus limestone used in the original statehouse. All the while, half of the building had to remain operational during construction. Not only did the architects have to recapture the building's historical image, but they also had to make it conducive to modern day technology and change. The effort all who were involved with restoring the Ohio Statehouse put in is unbelievable.



Photo Credit: Richard Barry

HUMBLE BEGINNINGS

By 1989, the Ohio Statehouse complex was falling apart. It was unsafe, it was inaccessible, and it was certainly not up to 20th Century code. Additionally, the alterations over the

CREATING CONNECTIONS

A major project within the restoration was the creation of the Statehouse's atrium, which connected the Statehouse to the current Senate Building. Much debate and discussion went into designing the space and how to undertake the project and create a sympathetic design to complement the two existing buildings. The finished space was completed in 1993 and is not only utilized as a connector between the two buildings, but is often used as event space.

A HAPPILY EVER AFTER

The 7-year restoration of the Ohio Statehouse complex was a huge undertaking. It cost \$132 million but was worth every penny, because now the complex can continue to evolve to match the needs of 21st Century government. The statehouse is now back to being a perfect example of Greek Revival architecture and serves as a symbol for democracy and the rich history of Ohio.



Perspectus Historic Architecture

CHAMBERS, MURPHY & BURGE STUDIO

Akron 330.434.9300 | Cleveland 216.752.1800 | CMB.perspectusarch.com



A Warm Handshake and Plate from NAICCO

BY KENZIE HAHN

Life moves fast, and we often forget to ask ourselves, “What am I doing for future generations?” Well, the Native American Indian Center of Central Ohio (NAICCO) is sustaining their community by centering around the universal love and need of food.

Preserving and revitalizing does not solely rely on physical efforts, while they are important, there is a cultural component of preservation that leads to physical revitalization projects.

In 2011, Ty and Masami Smith took management roles NAICCO, an urban Indian center based in Columbus. Since that time, they have focused on building up the local Native American community and preserving and restoring their peoples’ cultures, heritages, and traditions. Mr. and Mrs. Smith are a husband-and-wife duo who value family and are focused on giving back to their fellow Native American people, who they now serve as Project Director and Executive Director respectively. Their goal has been to engage the community and to create a sustainability program for the people who personify their mission work at NAICCO.

THE PROJECT

The result is NAICCO Cuisine, a food trailer that serves Native American street food. This project has been eight years in the making and came to fruition on Indigenous Peoples Day in 2020. NAICCO Cuisine has come together through the dedication of NAICCO leadership in connecting with their community’s wants and needs. After the NAICCO team collaborated with community elders, NAICCO Board of Trustees, the families and the youth involved in NAICCO they wrote a U.S. Department of Health and Human Services Administration for Native Americans grant proposal and received funding for NAICCO Cuisine.

Native American street food was an instant hit and soon NAICCO Cuisine was invited to take their food trailer to other places around Central Ohio. They never thought this would be possible so soon, or at all for that matter during the pandemic. Originally, they had only planned to operate out of the NAICCO parking lot.

By the end of November, Ohio’s weather had turned cold and there was a spike in COVID-19 cases. NAICCO had to put the trailer away.

After the success from the food trailer, they knew NAICCO Cuisine could not come to an end so soon. Mrs. Smith, Executive Director, pitched the idea for curbside pickup— a way to spread culture and food while be socially distant. The food platters had different themes: Intertribal, Southwest, Oklahoma, Northern Plains and Northwest. Highlighting different areas of food is important for NAICCO to do since the community is intertribal. These platters could be picked up right in NAICCO’s parking lot.



THE EFFECT

“NAICCO is focused on writing a new chapter in Native American history,” Ty Smith, Project Director, notes.

NAICCO Cuisine is about much more than food. It is about teaching, learning, family, visibility, pride and so much more. Ohio does not have any federally recognized tribes which leads to a lack of resources for the indigenous peoples residing here. NAICCO Cuisine provides sustainability to pave the way for future Native American programs to take place at NAICCO and highlight the possibilities for all Native Americans going forward.

From the outside, NAICCO Cuisine looks like a food trailer, or a warm platter of food, but it provides more than sustenance. It provides social and economic development for the people NAICCO represents while preserving Native American culture here in Ohio.

THE POSSIBILITIES

The food trailer was able to be brought back out in May of this year and was in such high demand that they were booked throughout 2021. NAICCO Cuisine intends to travel throughout Central Ohio and beyond in 2022 and can be tracked on NAICCO’s website and Street Food Finder. Now that the weather has gone cold, the trailer is being stored

[NAICCO](#)

Continued on page 8

{ Invest. }

Consulting, audit, and tax services for historic redevelopment projects.

A higher return on experience.

Terri Salas, CPA
517.336.7483
terri.salas@plantemoran.com

plante moran
audit • tax • consulting • wealth management



Runner-Up Foodie Food Truck Award this summer. Such a successful first year is unprecedented and NAICCO is ready to not only continue but expand this program for the future generations of Native Americans in Ohio and across the United States.

Ty Smith says it best, “NAICCO Cuisine is a warm handshake unto the rest of society.”

There is more to Indigenous culture than what is visible on the surface. It goes deeper. It is a belief system. It is a way of life. It is thinking of future generations. It is self-assurance. It is so much more than words can possess. NAICCO Cuisine gives

the Indigenous Peoples of central Ohio the opportunity to connect with one another and find confidence in their identity, while introducing this way of life to the rest of the population.

NAICCO

Continued from page 7

for winter again and the platters will pick back up again like last winter. They have received stellar reviews and high praise and won the Whitehall Food Truck & Fun Fest

10 Honored at Appalachia Heritage Luncheon

The 10th annual Appalachia Heritage Luncheon honored 10 individuals and organizations, recognizing their contributions to their region and all of Ohio. The annual luncheon is co-hosted by Heritage Ohio and Ohio Hill Country Heritage Area. This year’s luncheon was sponsored by AEP Ohio and Patricia Henahan.

BEVERLY GRAY – CHILLICOTHE

Beverly Gray, a historian and cofounder of the David Nickens Heritage Center in Chillicothe, will be honored.

The David Nickens Heritage Center preserves local and national African-American heritage and culture. Its namesake, David L Nickens, was born a slave in Virginia,

and is recognized as the first African-American minister ordained in Ohio. Gray values educating and connecting people to their roots, honoring not only the history of the abolitionist, but more contemporary successes. Her passions have helped foster a stronger understanding of African-American history in Ohio.

THE BOWEN HOUSE – LOGAN

The Bowen House is a non-profit center for cultural arts and special events located in Logan and serves as the community’s primary arts center which promotes Hocking Hills-area art, artisans, and culture. The Bowen House is both name after and takes its inspiration from the longtime resident of the home, Lucy Bowen. Bowen was a musician who played the guitar, piano, and organ. She served as the organist for the local Presbyterian Church for more than 60 years, in the home’s parlor, local children took piano and violin lessons from instructors who traveled by train from Columbus. Now more than 100 years later, music lessons and recitals are still a vibrant part of The Bowen House heritage.

HOMESTEAD MUSIC AND ARTS FESTIVAL – CROOKSVILLE

The Homestead Music and Arts Festival has found a home at the Triple J Rock-Way Amphitheater in Crooksville. This festival brings music, community, and nature to

BUILDING BRIGHTER FUTURES
TOGETHER



Ohio residents at an affordable price which includes free camping and yoga. Each year, the festival takes connects people of all ages and backgrounds.

HOWARD PELLER – ROSEVILLE

Howard Peller is a designer, craftsman, artist, and farmer at Living Willow Farm. He has created woven, ceramic, steel, and wood products in the Appalachia Ohio region for almost 4 decades. Howard works with historic and cultural techniques which were once part of Ohio's rural craft economy. He is currently working both nationally and internationally to create living sculptures and woven products from the willow he grows on his family heritage farm near Roseville.

FAIRFIELD HERITAGE ASSOCIATION – LANCASTER

The Fairfield Heritage Association was founded by 7 Fairfield County women in 1962 to preserve the old homes of Lancaster. They later merged with the Fairfield County Historical Society and have expanded operations to include The Georgian Museum and The Sherman House Museum, as well as many community events. Their goal is to connect people with the rich history of Fairfield County.

RICH GREENLEE – ST. CLAIRSVILLE

Rich Greenlee, works to share Appalachian heritage and culture with his community through the arts. After his roles as professor and chairman of the Ohio University Department of Social Work, he went on to become the Dean of Ohio University's Eastern Campus. Rich's tireless voice for all things Appalachian was expressed in educating students and the professional communities about his and others experience growing up with modest means in the region. Watch for an opportunity to learn through his banjo playing more about the music that our Appalachia culture has been built on.

SARAH ARNOLD – MARIETTA

Sarah Arnold founded Clutch MOV as a free, online publication that delivers creative coverage of the Mid-Ohio Valley's rich culture and local flavor through the eyes of young professionals. The collaboration with over 80 contributors brings light to Appalachia communities' hidden gems, offers fresh perspective on old favorites, uplift local people, places, and events, and publishes positive content on a variety of social media platforms.

MOUNT ZION BAPTIST CHURCH PRESERVATION SOCIETY – ATHENS

The Mount Zion Baptist Church Preservation Society has been working diligently to restore and repurpose the 120-year old church in Athens into a cultural center, and to ensure this pillar of the Black community will not be lost.

Mount Zion Baptist Church served as the key gathering place for the Black community of Athens and Southeast Ohio from 1905 until the 1990s. Over the course of its rich history, the church supported the cultural and social contributions of Black Americans in the Ohio River Valley.

MADDY FRAIOLI – ROSEVILLE

Maddie Fraioli, a ceramic and textile artisan, has been creating pottery in Muskingum County for over 35 years. She creates her body of work that is informed by both the traditions of the Appalachian Bluebird potters and the subsequent industrial innovations of the American Art Pottery movement. She passes on these folk-art craft traditions in her community through education and continued practice. For many years, she and her husband owned and operated Fioriware Art Pottery in Zanesville. After closed that facility, she opened Rosehill Design in Roseville.

ADA WOODSON ADAMS – STEWART

The recipient of this year's Sam Jones Model Citizen Award is Ada Woodson Adams for her work over her years as a lifetime member and president of the Multicultural Genealogical Center in Morgan County. During those years, Adams helped document, preserve and share the histories of Black, Native American and other under-appreciated Americans.



DOWNTOWN DEVELOPMENT, TRADITION, AND CHANGE!

By Sandra C. Hull



Matt Long and Chad Boreman, owners of the Quinby Building (1897), new home to Ace Hardware in downtown Wooster. Community residents doing downtown development

Downtown Wooster has been reinvesting and revitalizing its downtown for 34 years. A true public/private partnership, more than \$215 million of reinvestment and revitalization has occurred since the inception of the Main Street program, beginning in 1987.

In 2015, two former Main Street Wooster board members and subsequent chairs, Matt Long, a local attorney, and Chad Boreman, a local financial planner, formed CBML, Ltd., to acquire and add other community properties.

2018 brought a change for the Quinby (1897) Building, a four-story, 26,000 sq. ft. building located on Wooster's Public Square. Originally occupied as the William Annat Co. Department Store until the 1990's, the building was most recently the company outlet store for the Newell/ Everything Rubbermaid Store.

When the property was listed for sale in 2018, Boreman and Long, generational members of the community (Chad, five and four generations, Matt, three and seven) decided to purchase the building to preserve the "status quo" of the building, keeping the Everything Rubbermaid Store in place, and maintaining Wooster ownership. Long stated, "it was too important of a building to leave to chance."

Due to the pandemic and revitalization of the 1993 streetscape construction on the Public Square, Newell/ Rubbermaid decided to close the large facility in August, 2021



Christopher Buehler and Rich Fishburn, owners of E & H Hardware Group LLC, in front of the Quinby Building (1897), new home of the Ace Hardware, in downtown Wooster.

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.





Christopher Buehler and Rich Fishburn looking at uncovered column in the Quinby Building (1897).

leaving a potential and significant vacancy for downtown Wooster. Long and Boreman made plans to lease "pop-up" stores in the firstfloor retail space (7,500 sq. ft.) while seeking to recruit a long-term tenant; however, early in the planning process, they were approached by Wooster-based E&H Hardware Group, LLC regarding a long-term lease of the entire Quinby (1897) Building.

Enter Christopher Buehler and Rich Fishburn, fourth generation, great-grandsons, of Ed and Helen Buehler, who began the Buehler's grocery chain in 1929 in New Philadelphia, then moving to Wooster where they opened a store in downtown Wooster. Adding stores throughout Ohio, the business is now 92 years young! A hardware company was added, not as a separate company, in 1959, as part of the Orrville, Ohio store.

E&H Hardware group was formed in 2011 as a separate entity from the Buehler's Fresh Foods grocery chain, opening 25 Ace Hardware stores throughout Ohio. Both Buehler and Fishburn wanted to have a store in their Wooster hometown for years but could not find a space that filled their needs. With Newell announcing the closing of the Everything Rubbermaid Store, Rich went to Christopher and said, "This is it! A perfect building for what we want

to do!" The partners envisioned the building as their "flagship store", a destination for local, regional and tourism customers.

The E&H partners contacted Long and Boreman and, within a month, executed a lease and created a new

partnership to bring a large, new business to the existing downtown retail businesses. (The current hardware store, Tignor's Hometown Hardware, was purchased by the E&H group: the employees will be a part of the Ace Hardware store when it opens in March, 2022.)



Rich Fishburn and Christopher Buehler, in front of extra large elevator in their new flagship store

Long and Boreman will have the exterior

of the building painted and the Ace Hardware interior will house three floors of hardware, with additional lifestyle-living merchandise including outdoor living, home goods, a dedicated contractor area, The Nook, "a store within a store", and a plumbing and handyman business. The fourth floor will be the corporate offices of the E&H Hardware Group.

"We want this store to be an anchor for downtown Wooster, we want it to evolve all the time, we want it to complement the downtown and participate in activities with all of the downtown businesses. We will be a "test store" for new and upscale branding of products, introducing new hardware and living products to the customer, yet continuing to offer the products that are "tried and true", stated Buehler and Fishburn. Boreman and Long said, "This is a "perfect storm"; a traditional business in a traditional downtown, with community development supporting the "sense of place" that is downtown Wooster, Ohio!"

Bridging
Planning with
Results





POGGEMEYER
DESIGN GROUP

ARCHITECTS ■ ENGINEERS ■ PLANNERS

419.352.7537

WWW.POGGEMEYER.COM

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.

Mary Forbes Lovett | 216.583.7074 | mlovett@ulmer.com



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.

Mount Zion Baptist Church - Athens

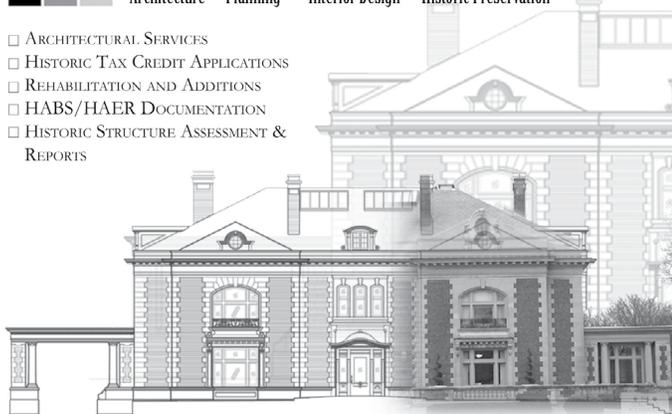
From 1905 to the 1990s, Mount Zion Baptist Church served as a crucial gathering place for the Black community of Athens and Southeast Ohio. In 2013, Mount Zion Baptist Church Preservation Society was formed to preserve the legacy of the church and its rich history. This historic building stands as an example of Black American architecture in Southeastern Ohio. The church has



HARDLINES DESIGN COMPANY

Architecture Planning Interior Design Historic Preservation

- ARCHITECTURAL SERVICES
- HISTORIC TAX CREDIT APPLICATIONS
- REHABILITATION AND ADDITIONS
- HABS/HAER DOCUMENTATION
- HISTORIC STRUCTURE ASSESSMENT & REPORTS



4608 Indianola Ave Columbus, Ohio 43214 (614) 784-8733 www.hardlinesdesign.com

KNOW

that serving the community today leads to a better tomorrow.

 **PNC BANK**
for the achiever in you®

©2015 The PNC Financial Services Group, Inc. All rights reserved. PNC Bank, National Association. Member FDIC

an important mission to amplify the perspectives and accomplishments of Black Ohioans, whether it is 1905 or 2021. The preservation society, selected by the National Endowment for the Arts as a partner community to work with the Citizens' Institute on Rural Design in 2019, is working to restore the social sanctuary that is Mount Zion Baptist Church.

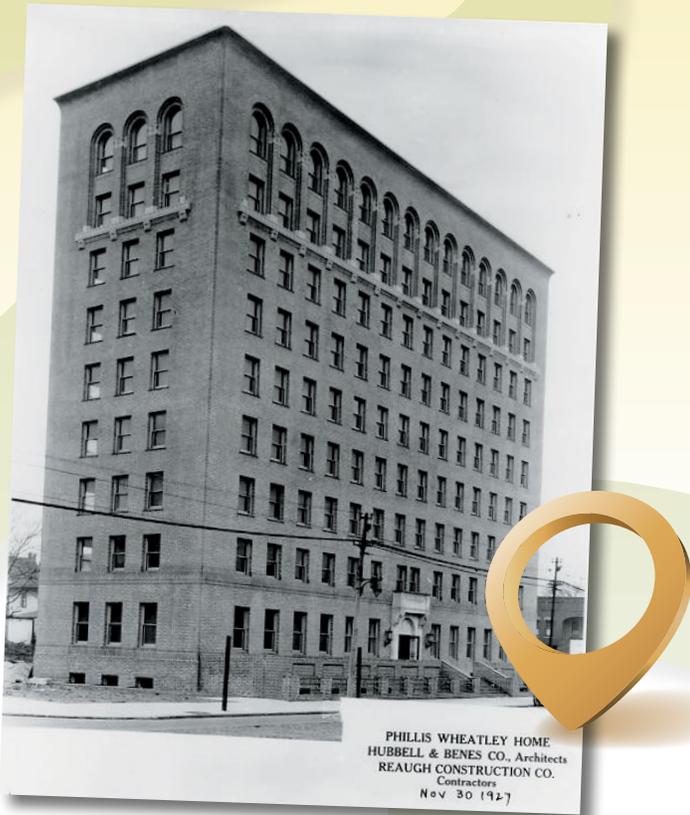
Phillis Wheatley Association - Cleveland

Phillis Wheatley (1753-1784) was the first African-American to publish a book, as well as the first African American woman to earn a living from her writing, and the first woman in writing to be endorsed by other women. Phillis Wheatley pioneered the genre of African American literature. The Phillis Wheatley Association, located in

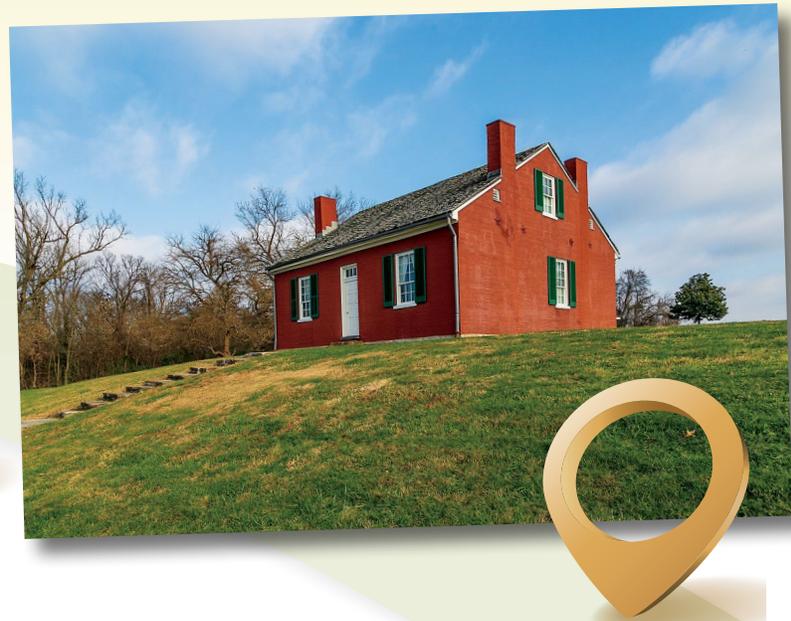
Cleveland, is dedicated to sharing and uplifting Wheatley's legacy. They do this by being a social service for the community that empowers families and inspires individuals. In 1911, Jane Edna Hunter founded the Phillis Wheatley Association to shelter and support single Black women. In 1967, the Phillis Wheatley Association changed its focus to be a neighborhood center and to this day it remains as an important civic resource.

John Rankin House - Ripley

This house, located in Ripley, was home to Presbyterian minister, John Rankin. Rankin became one of the first and most active Ohio conductors of the underground railroad. From 1822-1865, Rankin and his family assisted hundreds of escaped slaves from the South on their way to freedom. Harriet Beecher Stowe was inspired to write Uncle Tom's Cabin while staying at the Rankin house and hearing an escaping enslaved person's story. The house still stands and now functions as a museum to tell the tale of the Ohio underground railroad.



PHILLIS WHEATLEY HOME
HUBBELL & BENES CO., Architects
REAGH CONSTRUCTION CO.
Contractors
Nov 30 1927





BLIND EYE RESTORATION

Architecture and Art Conservation Services



www.BlindEyeRestoration.com 740.268.2629



ARCHITECTURE. INSPIRED.

The beautiful, enduring structures we create for government, education, cultural and other public and private clients are inspired by the people that interact with them where they live, learn, work and play.

Pictured: the Carlisle Building in Chillicothe, OH



Photos by Jeff Goldberg, Esto Photographics

www.schooleyaldwell.com

2021 Heritage Ohio Annual Awards

Best Commercial Rehabilitation – Large Community



Heritage Ohio presents the Best Commercial Rehabilitation Award to those who use the proper preservation techniques to complete a total building rehabilitation. This year, the award honors the best commercial property is both a large and a small community. This year's winner of the Best Commercial Rehabilitation – Large Community is the 2125 Superior Living project in Cleveland.

The 2125 Superior Living project utilized collaborative efforts to preserve this historic building in Cleveland's Superior Arts District. Bobby George partnered with a real estate investor group that specializes in historic preservation. GBX Group and LDA architects provided supporting services to the project.

The project took two distressed buildings and turned them into 57 high-end apartments and a café for the not only residents, but the community to enjoy. This project has created jobs, sparked interested in historic Cleveland neighborhoods, and restored community to Cleveland's Superior Arts District while using historic tax credits.

Best Commercial Building Rehabilitation – Small Community



This year's recipients of the Best Commercial Building Rehabilitation - Small Community Award is the Ohio Valley Bank for the OVB on the Square Project in Gallipolis.

The building was originally built by Ohio Valley Bank in 1896 and then later sold, but in 2015 the bank purchased the building back to preserve it. Throughout 2016-2017 the bank planned, cleaned, and stabilized the building. Construction could finally begin in 2018. The inside was remodeled but original woodwork and trim among other pieces were kept and restored. The project was completed in March of 2020, days before the statewide lockdown. Due to the pandemic the public unveiling was postponed, but on May 23, 2021, the Ohio Valley Bank was officially introduced to the public.

Best Downtown Placemaking



This year's recipient of the Best Downtown Placemaking is The Lincoln Way streetscape project in Massillon.

The plan to design The Lincoln Way

streetscape was hatched in 2016, in order to meet the desires and needs of downtown businesses and residents. The Lincoln Way streetscape project overcame many obstacles, like aging infrastructure, in order to prioritize pedestrian safety while creating an attractive urban space for people to gather and enjoy Massillon.

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.

Best Main Street Committee Project



The Best Mainstreet Committee Project was presented to Marietta Main Street and Bobby Rosenstock for the Marietta mural project. The artists of the Public Art

Committee came together to radiate in a time of darkness.

14 artists painted more than a dozen murals in the back alley of a parking garage where many downtown employees must park. The murals celebrate life and are full of color. This area had been neglected and was brought back to life thanks to the Public Art Committee Chair, Bobby Rosenstock.



An honorable mention was presented to Cambridge Main Street for their Even Bigfoot Orders Local Carryout project. The project was developed to market takeout from local restaurants during the COVID pandemic.

Best Main Street Committee Event Award



The Best Main Street Committee Event was presented to Main Street Kent. Kent Rainbow Weekend was developed to celebrate diversity within the Kent community.

Not only did this event showcase Kent as a safe space for everyone – no matter their identity – while raising money



for various LGBTQ charities and the Kent State University LGBTQ+ Center Emergency Fund. There was live comedy, a bar crawl, art exhibits, a Rocky Horror Picture Show, female identifying storytelling, a community art project, drag shows, live music, a poetry open mic and even workshops to learn more about the LGBTQ+ community.

An honorable mention was presented to Mainstreet Piqua for their Jason Takes Mainstreet event. The Halloween themed event was developed as a scavenger hunt to find horror icon Jason's mask in the community.

Best Public Building Rehabilitation



The Delaware County Commissioners are the recipients of this year's Best Public Building Rehabilitation Award for the renovation of the Delaware County

Courthouse. The courthouse was originally completed in 1868 and has been listed on the National Registry of Historic Places.

The rehabilitation launched in June of 2019 and was planned to be completed in summer of 2020, but due to the pandemic, the project wrapped up in early 2021. After being vacated in 2017, the Courthouse is finally occupied again by the Delaware County Veterans Service Commission, the County Commissioners, the Economic Development and Fiscal Services, and the Human Resources department. Along with workspaces the renovation has also allowed for a showcase of Delaware's artifacts to highlight important historical moments.

AWARDS

Continued on page 16

Bridging Planning with Results



419.352.7537
WWW.POGGEMEYER.COM



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.

Mary Forbes Lovett | 216.583.7074 | mlovett@ulmer.com



AWARDS

Continued from page 15

Best Residential Rehabilitation



The recipients of this year's Best Residential Rehabilitation Award is the Inspirion Group, Ltd. with the 3101 Euclid Avenue rehabilitation in Cleveland. The

historic office tower was converted into 91 upper floor residential units with first floor retail and a three-story parking deck in the rear.

This building has a rich history rooted in the 1950s, but this caused for problems during the renovation, because the original glass curtain wall building was not up to code. A custom replacement system was made that maintained the historic exterior appearance while meeting code requirements.

Best Upper Floor Residential Rehabilitation



This year's Best Upper Floor Residential Rehabilitation Award was presented to Prospect Yard Limited Partnership and Perspectus Architecture for the

Prospect Yard renovation in Cleveland.

The 5-story Stuyvesant Motor Company Building is on Cleveland's Prospect Avenue, an area that has been affected negatively by gentrification and has little options for affordable housing. This building was converted into affordable housing and offers 42 one- and two- bedroom units, while incorporating the original historic materials and designs. The structure is listed as a Cleveland Landmark

and is a great example of early 20th century commercial style architecture. Prospect yard utilized historic tax credits to make the rehab a reality.

Historic Theater of the Year



The Historic Theater of the Year is the Strand Theater in Delaware.

The Strand is a first-run theater that instead of giving up in the midst of a global pandemic persevered and found a way to survive. The theater is 107 years old and one of the 10 oldest continuously-operated movie theaters in the country showing first-run films.

In January of 2020, The Strand started taking precautions to protect guests from COVID-19, but in March, they had to close. Instead of giving up, they launched a virtual movie campaign that allowed viewers to see new independent films while supporting The Strand. They also started offering curbside popcorn on Fridays and Saturdays. In May, they were even able to launch a GoFundMe that raised a total of \$54,735 for the nonprofit. In addition, they started the marquee rental program and were able to sell t-shirts with movie quotes on them. Now The Strand is back to showing first-run movies again while balancing these new programs that have all been well received.

Main Street Business of the Year

This year's recipient of the Main Street Business of the Year award is The Renaissance and Barrel 51 in Tiffin. The Renaissance and Barrel 51 opened its doors in 2017 to bring the Roaring 20s back to Tiffin. The bar incorporates 1920s-style drinks, uniforms, and design. As the pandemic hit, The Renaissance was forced to shut down. Instead of letting Tiffin stay cooped up, owner Dave Spridgeon opened

Bridging Planning with Results



419.352.7537
WWW.POGGEMEYER.COM

POGGEMEYER
DESIGN GROUP
ARCHITECTS ■ ENGINEERS ■ PLANNERS

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.

Mary Forbes Lovett | 216.583.7074 | mlovett@ulmer.com

ulmer | berne | llp
ATTORNEYS



a food truck so people could enjoy food while upholding social distancing guidelines. Spridgeon also purchased a party bus and converted it to a speakeasy on

wheels to bring the fun to you.

Dave says it best, “The historic downtown of Tiffin continues to grow, and we as business owners must do the same.”

Main Street Director of the Year



This year’s recipient of the Main Street Executive Director of the Year Award is Marilou Suszko from the Main Street Vermilion program.

Marilou has a “creative energy” that can be felt by everyone she comes into contact with. The pandemic did not deter her from upholding the values of preservation and revitalization.

Here is just a small list of the projects Marilou has taken on: The Business Connection,

Business Showers, successfully managing two CDBG grants, year-round marketing efforts to attract community members, Post Card Project, new trash receptacles and waterfront upgrades for Vermilion.

Marilou values collaboration and organization to effectively help run the Main Street Vermilion program. She does so with grace and an admiration that others recognize and appreciate.

Main Street Volunteer of the Year Award



The Main Street Volunteer of the Year Award is Scott Dommin with Main Street Vermilion.

Scott shares his talents and truly “embodies the spirit of giving” while never expecting a thanks. After serving the Air force and working as an air traffic controller, Scott retired in his hometown of Vermilion. Scott Dommin volunteers for every Main Street

event with camera in hand and works to capture the community Vermilion.

Scott goes above and beyond by offering his support in more than 8 roles of the Main Street Vermilion program.

Thank you, Scott Dommin, for all the hard work you put into Main Street Vermilion.

Outstanding Leader in Revitalization



The Outstanding Leader in Revitalization Award was presented to Jerry Warner of Delaware.

Warner consistently provides advice on restoration projects

that is innovative and up to code. Jerry advocates for the City of Delaware and helps the downtown thrive through his expertise.

Sean Hughes, City of Delaware’s Economic Development Director, encapsulates Jerry’s positive influence on the community by saying, “Jerry Warner has been a tremendous advocate for building owners in not only renovating buildings in a safe way, but he also helps them understand how to accomplish safety and quality with an emphasis on cost-effectiveness. Jerry works with building owners to find solutions to difficult projects so that our historic buildings continue to serve our communities for hundreds of years longer.”

Preservation Hero



This year’s Preservation Hero Award was presented to Jeff Minosky, President of the Noble County Historical Society.

Jeff is very active in the Noble County community and takes on many projects to ensure the preservation of the county’s history. He not only helps restore historic buildings but also aids in the

ongoing upkeep these sites need. Not only has Jeff took on many hands-on projects, but he also assisted in the

AWARDS

Continued on page 18

GREAT locations never go out of STYLE

Columbus | Sarasota | Raleigh | Charlotte | Cincinnati | Chicago



Inspired ideas. Integrated real estate solutions.
www.castoinfo.com

AWARDS

Continued from page 17

development of the new Noble County Historical Society logo and branding along with an enhanced social media presence.

Some of the other projects he has taken on are fundraising for restoration and preservation of buildings, historic signage, and encouraging Ohio State University Extension to host programs to educate businesses on state and federal historic preservation tax credit options available to them.

Spirit of Main Street



The Spirit of Main Street award was Dr. Caesar Carrino of Main Street Wadsworth.

Carrino is an expert on the history of Wadsworth and makes sure to share his knowledge with those around him, whether it be fellow residents or visitors just passing through. Caesar served as the mayor of Wadsworth during

9/11, and since then has published many books about Wadsworth. He was an early advocate of Wadsworth becoming an Ohio Main Street community.

During the pandemic, Caesar stepped up and became Main Street Wadsworth's most reliable volunteer. In addition to being a resource of knowledge, Caesar also adorns any costume needed to make a Main Street Wadsworth event complete. Throughout November and December of 2020, Caesar showed up for Holiday Magic on Main Street in a Santa Claus costume to greet the children through a glass screen to adhere to COVID-19 guidelines.

THANK YOU!

To our sponsors, partners, and attendees
for making our 2021 Conference a success!



AEP Ohio	New Republic Architecture
Casto Management Services	OHM Advisors
Cincinnati Bell	Ohio Arts Council
Coon Restoration & Sealants	Perspectus Architecture
Cross Street Partners	Plante Moran
CT Consultants	PNC Bank
Curv	Poggemeyer Design Group
Downtown Redevelopment Services	Quaker Window Products
GBX Group	Sandvick Architects
Gossman Group	Schooley Caldwell
Greenworks Lending	State Historic Preservation Office / Ohio History
Hardlines Design Company	Connection
Heritage Architectural Associates	Stonehenge Capital
JobsOhio	The Turner Foundation
Marvin Windows & Doors	Ulmer & Berne LLP



Heritage Ohio Welcomes Newest Board Member



On October 21, 2021, Mark Snider was elected to Heritage Ohio's Board of Directors for a three-year term.

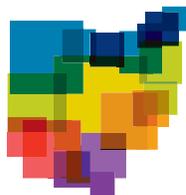
As a partner at Porter Wright Morris & Arthur LLP, Mark is one of the most prominent property tax attorneys in Ohio and is nationally known for his tax credit practice. Mark

not only brings his professional expertise, but also his personal experience from restoring his 101-year-old home in the German Village neighborhood of Columbus. Mark especially wants to focus on Ohio's small towns and cities.

Board Chair, W. Kevin Pape, states, "We are pleased to have Mark join the Heritage Ohio Board of Directors where he'll have the opportunity to utilize his personal passion for preservation and restoration alongside his professional legal expertise."

Congratulations, Mark!





HERITAGE
OHIO

800 East 17th Avenue
Columbus, OH 43211

P 614.258.6200

NON PROFIT ORG.
U.S. POSTAGE
PAID
COLUMBUS, OH
PERMIT NO. 5616

**You can help protect and enhance
the places that matter!**

Name: _____

Organization: _____

Address: _____

City/State/Zip: _____

Email: _____

Phone: _____

Payment: _____

Card Number: _____

Expiration Date: _____ **CSV:** _____

Signature: _____

Mail or Fax form to:
Heritage Ohio
800 East 17th Avenue
Columbus, OH 43211
F: 614.258.6400

Become a Supporter today!

Benefits

- Revitalize Ohio Magazine
- Training & Workshop Discount
- Annual Conference Discount
- Public Recognition
- Legacy Circle Reception*

Individual \$35

Household \$60

***Contributor \$150**

***Sustaining \$250**

***Patron \$500**

***Ambassador \$1000**

***Benefactor \$5000**

*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.