

REVITALIZE OHIO

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REVITALIZE OHIO

Summer 2024

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

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ON THE COVER:

The winner of the 2024 Heritage Ohio
Preservation Month Photo Contest,
popular vote by the public, is *Cincinnati
Face Off* captured by Maria Dehne.
Learn more about the inspiration
behind the photo on page 14



Executive Director Note

In May, several Heritage Ohio staff members attended the Main Street America conference in Birmingham, Alabama. First impressions can be rough, and my first impressions of Birmingham were of despair and disinvestment. Over several UBER rides around town, I asked the drivers their favorite and least favorite thing about their city. Categorically, their favorite thing was the rich food culture and James Beard nominated restaurants. Also, categorically, their least favorite thing was the high downtown vacancy rate, at almost 20%. At its height of population, 340,887 people called Birmingham home in 1960. That number has steadily declined by 42% to an estimated 197,000 in 2022. I recently moved back to Toledo, Ohio, and while Toledo has also had a steady decline in population, the downtown storefront vacancy rate is just around 7.25%.

Both cities are making a comeback as people are rediscovering urban living, but here's what struck me the most: the vacancy rate in Toledo is much lower because we simply don't have as many historic buildings in our downtown. It's estimated that over 60% of downtown Toledo was demolished during urban renewal of the 1960-70s, and sadly, it's a trend that continues today. While Birmingham has a significant vacancy rate, they also have a vast supply of architecturally significant buildings available for redevelopment, and it's impressive.

When communities allow the demolition of vacant and declining buildings, they lose an opportunity. It's hard to revitalize a community if you don't have commercial space for businesses, and upper floor spaces for residential living. There is a huge movement of re-urbanization in America, with people downsizing and leaving the responsibilities of owning a house and property to live in walkable and vibrant downtowns. Revitalized structures generate property, income, and sales tax, and contribute to economic development. Parking lots generate very little public revenue, and contribute even less to economic development.

Saving buildings is not easy, nor is it cheap, but it's at the heart of what we do. Weekly, we get calls from communities and individuals asking for technical and financial assistance for their local school, theatre, or a downtown building that is threatened with demolition. To be more responsive and proactive, we are actively working to formalize our Save Ohio's Treasures revolving loan program, focused on preservation through prevention. We're also actively seeking financial support to grow the fund, and you can read more about that on page 8.

One the positive side of historic preservation and downtown revitalization, Ohio Main Street Communities are looking better than ever. Last year, OMSP communities benefited from \$17,588,514 of public investment, and a staggering \$25,686,995 of private investment. Main Street districts are the heart of the community, and they generate significant revenue through cultural and heritage tourism. As you hit the road for a weekend get-away, consider a detour off the interstate and explore one of the more than 930 cities and villages in Ohio. Have lunch at the corner diner. Treat yourself to an ice cream at the local sweet shop. Wander an independent boutique. Enjoy a farmer's market, festival, or local entertainment. Ohio is filled with authentic experiences, and we hope you'll find one you love.



Matt Wiederhold,
Executive Director of Heritage Ohio



Upcoming Events

JULY 12:

Engaging with Asian & Pacific Islander- American Heritage in Our Downtown Communities Webinar

SEPTEMBER 17:

Revitalization Series Workshop in Tipp City

OCTOBER 15- 17:

Heritage Ohio Annual Conference in Newark

OCTOBER 28 – 30: Past Forward Conference in New Orleans, LA.

Ohio Open Doors - Opening Preservation to Your Community

By Andy Verhoff, Ohio History Connection

For Heritage Ohio members and friends, Ohio Open Doors is a great opportunity to show off exemplary rehabilitation projects and under-used, but outstanding spaces. Offered on even number years, the Ohio Open Doors event was founded in 2016 to celebrate the 50th anniversary of the National Historic Preservation Act of 1966. Join us in celebrating the "best kept secret" buildings of your community September 6-15, 2024.

To participate, sites need to hold at least one two-hour event anytime September 6-15, 2024, and ensure the event is free, open to the public, and abides by all laws and local ordinances concerning safety and access. You may register your event(s) at: www.ohiohistory.org/host. Your event will be promoted statewide, via the Ohio Open Doors website. Registration deadline: August 1.

Why should you become a host?

- **Community Engagement:** celebrate the unique history of your community and build community pride!
- **Preservation Advocacy:** renew appreciation of your community's historic places and the benefits of preserving them.
- **Promotion and Exposure:** share the stories of your historic places statewide through the Ohio History Connection and partner promotion of Ohio Open Doors.

- **Cultural and Educational Impact:** inspire visitors, both old and new, with the history and unique features of your places. Connect the stories of your places and properties with the history of Ohio and the nation.
- **Networking Opportunities:** partner with community leaders, local businesses, young people, educators, and property owners to host multiple Ohio Open Doors events in your community.

To help you promote your Ohio Open Doors event, Marketing Materials Stipends of up to \$150 are available from the Ohio History Connection. Thanks to the Ohio Arts Council, we also have stipends so that you can add an arts component to your event, such as live music, a storyteller or other performer, and/or visual arts. Arts-Related stipends are up to \$250. Marketing Stipends and Arts Stipends are available only on a first come first served basis. Register your event today to be eligible!

Questions? Visit the Ohio Open Doors at www.ohiohistory.org/host or contact the State Historic Preservation Office of the Ohio History Connection: shpo@ohiohistory.org or 614-298-2000.

Ohio Open Doors is a partnership of the Ohio History Connection's State Historic Preservation Office, the Ohio Arts Council, Heritage Ohio, Ohio Tourism, and the Ohio Travel Association. We look forward to your participation this September!



2024 HERITAGE OHIO ANNUAL CONFERENCE

WORLD HERITAGE THROUGHOUT THE HEARTLAND

OCTOBER 15 – 17, 2024
in historic downtown Newark

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heritageohioconference.com



Correction

In our Spring issue, Preservation Around Ohio article, we credited the Cincinnati Preservation Society. Their correct name is Cincinnati Preservation Association. We extend our apologies.

Accepting Nominations for the 2024 Heritage Ohio Annual Awards

The nomination period has begun for the 2024 Heritage Ohio Annual Awards. This year, we are accepting nominations across 10 categories. Recognize Ohio's leaders in revitalization and preservation for the amazing work they do.

Main Street Awards

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

Individual Awards

- Preservation Hero
- Young Preservationist of the Year

Project Awards

- Best Commercial Building Rehabilitation
- Best Residential Restoration
- Best Historic Theater Rehabilitation
- Best Downtown Placemaking

Details on required materials and nomination forms can be found on our website, www.heritageohio.org. **All nominations must be received by July 31, 2024.** If you have questions about submitting a nomination, please contact Frank Quinn at fquinn@heritageohio.org.

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Ohio Historic Preservation Caucus Formed to Advocate for Cultural Heritage

State legislators and stakeholders, including Ohio History Connection, State Historic Preservation office, and Heritage Ohio, met May 9 to form the Ohio Historic Preservation Caucus, which will support preservation efforts for historic structures, landmarks and other treasures that are part of the state's rich cultural heritage.

The Ohio Historic Preservation Caucus is a bipartisan, bicameral group led by Republican and Democrat co-chairs in the Ohio House of Representatives and the Ohio Senate. Rep. Bob Peterson (R-Sabina) and Rep. Joe Miller (D-Amherst) are the House co-chairs, and Sen. Theresa Gavarone (R-Bowling Green) and Sen. Hearcel Craig (D-Columbus) are the Senate co-chairs. Its structure and mission are similar to the Congressional Historic Preservation Caucus, in which the state of Ohio has widespread, bipartisan membership.

The purpose of the Ohio Historic Preservation Caucus is to be able to quickly mobilize its members and convey its positions on various measures and initiatives to each chamber's leadership teams and other governmental agencies.

"We are excited about the formation of the Ohio Historic Preservation Caucus," said Ohio History Connection Executive Director and CEO Megan Wood. "Historic preservation is essential to Ohio history, as well as an economic development engine for every part of our state.

Working with this caucus certainly will further the mission of the Ohio History Connection."

Future meetings of the Ohio Historic Preservation Caucus will be held. The caucus will work with many stakeholders, including the Ohio History Connection, Heritage Ohio and other preservation advocates.



State legislators and stakeholders met May 9 at the Ohio History Center in Columbus to form the Ohio Historic Preservation Caucus, which will support preservation efforts for historic structures, landmarks and other treasures that are part of the state's rich cultural heritage. Some of those in attendance were (from left): Kevin Boehner, Director of Governmental Relations for the Ohio History Connection; caucus co-chairs state Rep. Bob Peterson (R-Sabina) and state Sen. Theresa Gavarone (R-Bowling Green); Duane Van Dyke and W. Kevin Pape, board members for Heritage Ohio; Barb Powers, Inventory and Registration Department Head for the Ohio History Connection's State Historic Preservation Office; and Diana Welling, State Historic Preservation Officer and Director of the Ohio History Connection's State Historic Preservation Office.

Preservation News Across Ohio

Arcanum Preservation Society (Darke County)



In honor of Historical Preservation Month, Fort Greeneville Chapter Daughters of the American Revolution recognized the

Arcanum Preservation Society with the DAR Excellence in Historic Preservation Award for their preservation efforts at the Arcanum Opera House.

The DAR Excellence in Historic Preservation Award recognizes outstanding individuals and organizations that promote historic preservation. The recognition honors individuals and groups that have saved and/or preserved their local history, including the restoration of buildings, collections, significant objects, monuments, cemeteries,

and other important artifacts.

"The village of Arcanum is fortunate to have such a historical landmark in their community", said Fort Greeneville Chapter Regent Penny Weaver. (credit: mycountylink)

Preservation Dayton (Montgomery County)

Preservation Dayton has formed a separate, non-profit community development organization, Dayton Preservation Works, to preserve, protect and promote properties of historic or architectural significance, in Dayton, Ohio's historic districts. They are initially considering properties in the Dayton View Historic District and the Paul Laurence Dunbar District to help revitalize these remarkable historic neighborhoods.

The CDC will focus on stabilization pre-development activities and programs, acquiring property and property interests, acting as a receiver in accordance with applicable

PRESERVATION NEWS

Continued from page 7

statutes and ordinances, taking legal action as appropriate, engaging with governmental leaders as appropriate, and acting as a developer, co-developer, or cosponsor in the rehabilitation and the restoration of historically and architecturally significant structures in the Dayton area.

Cincinnati Preservation Association (Hamilton County)



In May, Cincinnati Preservation Association hosted the Congress for New Urbanism (CNU) Conference, and treated attendees to a Historic Preservation Bike tour, taking a group of bike riders through downtown, Pendelton, Over the Rhine, and the West. They talked about history, infill, urban renewal, alleys,

beer, a little bit of baseball, urban biking, architecture and

a lot about historic preservation. This year, the focus of CNU was Restorative Urbanism, the practice of urban development that “heals the past harms inflicted on the built environment, natural landscape, social condition, and economic opportunity.” (credit: Cincinnati Preservation Association)

Ohio History Connection (Columbus, Franklin County)

This year, Ohio History Connection celebrates the 50th anniversary of the Ohio History Connection's Ohio Village. Recently listed in the National Register of Historic Places - NPS, the Ohio History Center and Ohio Village create a complex described as “one of the finest historical centers in the nation.” In 1966 planning began for a historic village to recreate the commercial, political, and social activities of a typical Ohio village from the mid-19th century. The original Ohio Village buildings were designed by Cleveland architect Robert Gaede drawing inspiration from early Ohio architecture. Ohio Village opened on July 27, 1974.

In early August, after the Ohio State Fair closes, the Village will also close for a transformative, two-year renovation and reimagining.

Saved, Threatened, Demolished

Saved, Coshocton



The “Honey House” in downtown Coshocton, so named due to a large colony of bees in the building that needed to be relocated by the new owner, is approaching the project finish line. This project is owner Liz Argyle's third historic rehab, and first in Coshocton,

after completing two successful tax credit projects in downtown Newark.

plan calls out the building for demolition, due to a lack of regular maintenance. Local stakeholders, students, and alumni have called for a more robust analysis of needs and costs to address the maintenance backlog, while touting the inherent environmental sustainability of reusing an existing building.

Demolished, Newark



After owning the building for nearly 30 years, Park National Bank has demolished the historic Carroll Building in downtown Newark. Generations of local residents shopped the location for their department store needs. The building

suffered from deterioration due to lack of investment and lack of maintenance until the company determined the building needed to be taken down.

Threatened, Ada

KEY FINDINGS | HILL MEMORIAL



- \$9M+ IN DEFERRED MAINTENANCE AND BUILDING UPGRADES
- SIGNIFICANT ISSUES WITH FOUNDATION AND EXTERIOR BRICK WALLS, BUILDING SYSTEMS, ACCESSIBILITY
- RECOMMENDATION: DECOMMISSION AND DEMOLITION

Hill Memorial, a historic icon on Ohio Northern University's campus for nearly 150 years, faces an uncertain future as ONU's recent master

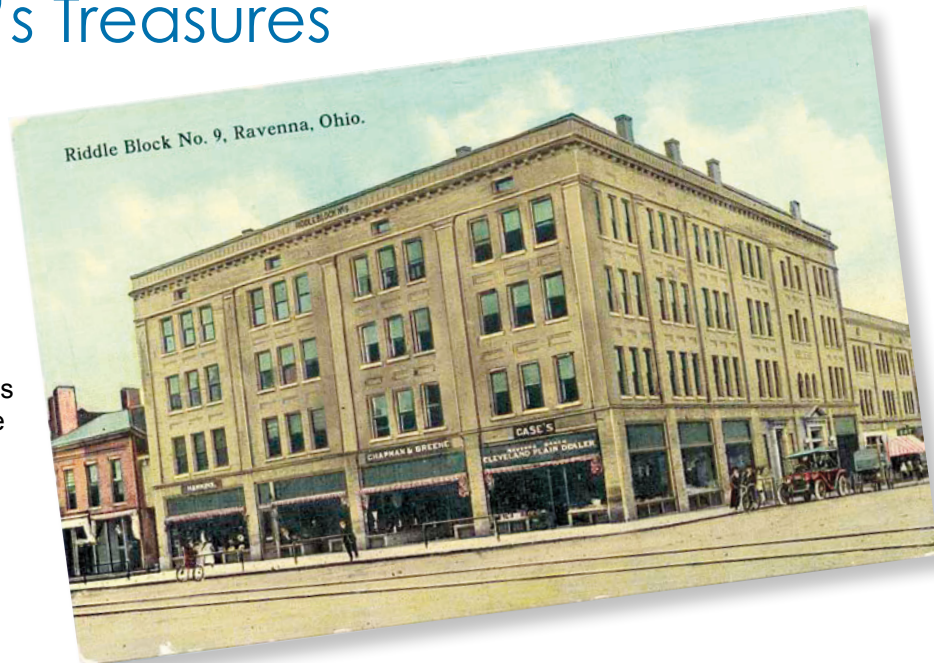
Help Us Save Ohio's Treasures

Heritage Ohio created Save Ohio's Treasures (SOT) as a below market rate, responsive revolving loan fund (RLF) to support historic preservation projects across Ohio. Our approach is Preservation through Prevention; stabilizing properties through targeted reinvestments in mechanical systems, roofs, structural issues, and other projects to make them safer, and to ensure that they are ready to be returned to a functional use. Most communities have funding for facade improvements, and while it's important for a building to look good, it also needs to be sound, stable, and safe for use. The SOT committee is currently reviewing financing policies, program guidelines, eligibility, and other administrative processes in order to do a formal launch of the program by the end of the year.

Save Ohio's Treasures gives Heritage Ohio the opportunity to directly support historic preservation with bricks and mortar funding. With current high interest rates and limited access to capital, it's more important than ever that we have as many resources as possible to help save historic commercial properties in Ohio.

Our initial SOT loan pool was \$165,000, created with support from The 1772 Foundation and other funding resources. Earlier this year, we received another allocation of \$100,000 from The 1772 Foundation, for which we had a \$65,000 match. It is our goal to make that a 100% match, and we are actively working to fundraise the \$35,000 gap by the end of 2024. We hope to grow the fund to \$500,000 by the end of 2025.

Heritage Ohio is currently involved with a pilot SOT project in Ravenna. Riddle Block #9 is a massive, historic structure that anchors a prominent intersection at the heart of their downtown. SOT funds will support the renovation of three storefronts, the restoration of an interior skylight and atrium, and work on two residential units. The project is expected to be completed in 2024.



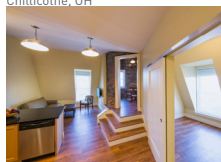
If you are interested in making a donation to Save Ohio's Treasures, and to support preservation through prevention, please call Matt Wiederhold at 419-320-2105, or email him at mwiederhold@heritageohio.org. Donations are tax deductible.



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Pictured: the Carlisle Building in Chillicothe, OH



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Meet a Main Street Director



Lynn Aventino
Executive Director
Uptown Westerville

Hometown: Westerville

What do you love most about your downtown? What I love most about our downtown, or Uptown as we call it, is the people—the community, local business owners, fellow non-profit organizations, and municipal partners.

Everyone genuinely collaborates to make Westerville the best it can be. Whether you're a new resident or have lived here your whole life, there is a palpable sense of pride and comfort in the place we call home.

Favorite Main Street event: I love all our events, but my favorite is the street festivals held on the fourth Friday of each month from May through October. Over the three years we've managed this event, we've watched it grow tremendously. The festival offers a variety of entertainment in specialty areas—dance, music, interactive science, art, and special features. Many community partners, such as the Westerville Public Library, Westerville Green Team, Westerville Symphony Orchestra, and The Arts Council of Westerville, contribute interactive activities and experiences for attendees. You can also shop at over 100 pop-up vendors and our amazing brick-and-mortar stores, dine at Uptown's wonderful restaurants or at one of the food trucks, or grab a DORA drink and enjoy the summer concert series at City Hall.

Favorite building in your downtown: There are many great buildings to choose from, but the Holmes Hotel stands out with its amazing architecture and recognizable cupola that enhances the Uptown skyline. Today, the building hosts a variety of businesses, including an art gallery and studio, a gun shop, a counseling office, and a coffee shop that has become a popular gathering spot for neighbors.

Favorite place to vacation or dream vacation: Italy! Our ancestry spans many regions of this beautiful country, which boasts stunning landscapes and waterways. Plus, the food and drink are exceptional!

Anything else you want to share? Uptown Westerville epitomizes a flourishing commercial hub, serving as a beacon for residents, enticing new businesses to establish roots in Westerville, and beckoning visitors to explore Uptown. From vibrant street festivals and a bustling farmers market to engaging walking tours and a highly anticipated craft beer festival, our offerings cater to diverse interests and preferences while contributing to the enhancement of our community's design and business landscape. If you are ever traveling in and around Central Ohio, stop by and visit!



Jenny Arntz
Executive Director
Main Street Wellington

Hometown: Wellington, Ohio.

What do you love most about your downtown? It is impossible to pick just one thing. I love the history, architecture, and friendly people.

Favorite Main Street event: Our Downtown – Daytime Trick or Treat established in 2020, brings over 600 costumed kids and their families to collect candy and trinkets from over 40 businesses and groups. I especially love seeing adults and pets dress as sidekicks.

Favorite building in your downtown: The infamous CHEESE building. It is the last "living" relic of Wellington's time as the "Swiss Cheese Capital of the World" In 2019, when we won "America's Main Street" we gave the owner \$5,000 from our cash prize to renovate the CHEESE signs.

Favorite place to vacation or dream vacation: I would love to go to Prince Edward Island in Nova Scotia, or Santorini, Greece.

Anything else you want to share? It would be wonderful for everyone to donate at least three hours per month to a nonprofit. If more people were involved and invested in their community the world would be a much better place.



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New Look for Main Street Lorain

By Max Schaefer

It's not an easy task to rebrand your organization; to tie your organization's image back to your community and properly tell a story about who you are and what you believe. But, this is the task we undertook at Main Street Lorain for between 2023 and 2024. The result? A remarkably unique brand that we are proud to weave into the fabric of our organization and downtown.



We embarked on this little adventure during Spring 2023 by engaging with a design and marketing

firm from Mansfield – New Day Creative. Their team visited our community, toured our downtown neighborhood, listened to our organization and helped us build a strong and unique brand to stand out and shine.

The new brand features a stunning, multi-colored logo that beautifully integrates several key elements symbolizing Lorain. The sunset, a nod to our world-class sunsets over Lake Erie, represents both the beauty of our environment and the hope of tomorrow. The water highlights our gorgeous waterfronts, which are central to life in Lorain. Together, these elements create a fingerprint, signifying

the unique identity and diversity

of our community. This design not only captures the natural beauty of our surroundings but also reflects the dynamic, multicultural fabric of our city, making it a true representation of what Lorain stands for.

There were plenty of thoughtful conversations along the way, numerous edits and tweaks to the design, but ultimately, we were able to agree that this was the image, color scheme, and font combo to move forward and implement.

Over the coming months, we will launch our new brand at one of our organizations' fundraisers, and officially transition our public facing brand to this new look. This process takes a lot of planning and organizing and isn't cheap. We were purposeful in our approach and ensured there was money in the budget from design to implementation. The community response has been fantastic.

Through our rebranding efforts, Main Street Lorain aims to deepen the connection between our organization and the community. The vibrant new brand is a visual embodiment of the energy, diversity, and resilience that define Lorain. It serves as a reminder of our shared history and collective aspirations. As we continue to implement various revitalization initiatives, this new brand will be at the forefront, symbolizing our dedication to creating a thriving, inclusive downtown area.



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Kenton Historic Courthouse District Promotes and Supports Downtown Revitalization

By Carol Steegman

The Kenton Historic Courthouse District (HCD) was founded to support revitalization in Kenton's historic downtown. The HCD has organized a variety of projects to promote visitors to the downtown, beautification, and revitalization, including Eats on the Street Food Truck Fest, Window Wonderland Christmas window displays, Market on Main farmers' market, a revitalization grant program, and a flower project.

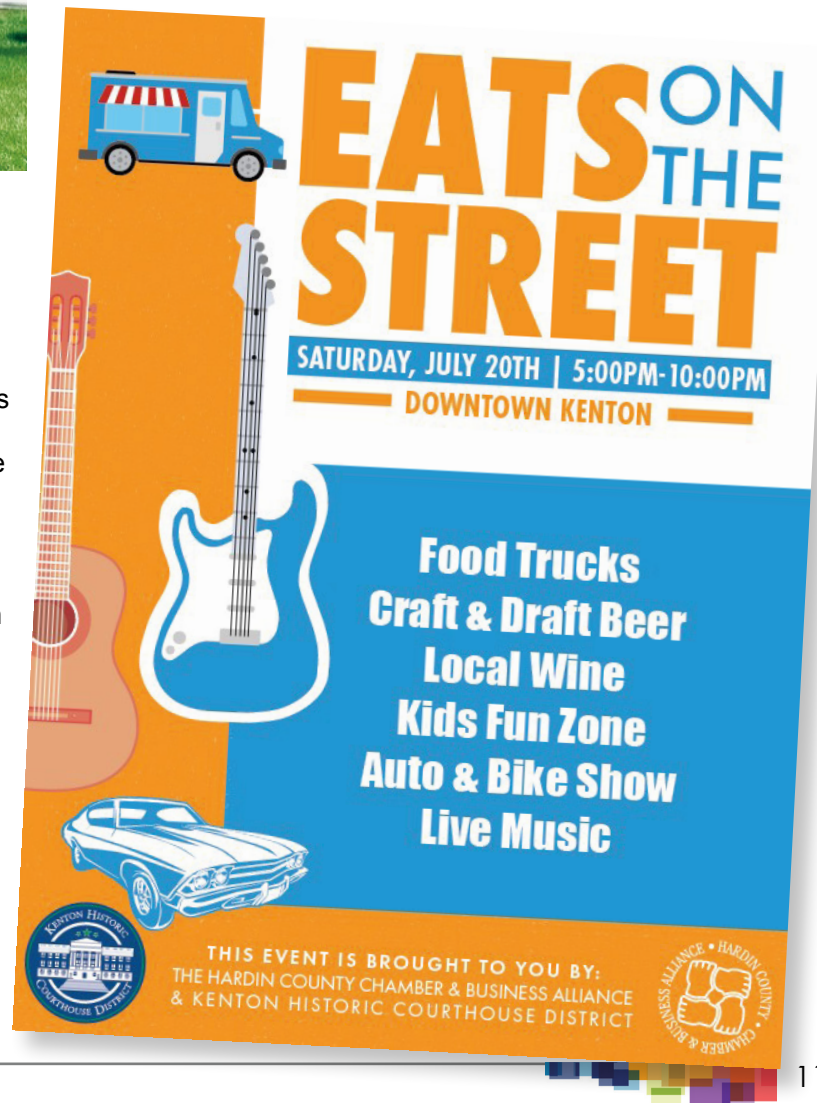


Currently, the City of Kenton is performing major infrastructure upgrades to water and sewer lines in the downtown, which will be followed by paving and streetscape improvements. The construction project brings significant potential, with improved utilities, and what promises to be a beautiful new streetscape. The construction process is also bringing significant challenges to current business owners, who are struggling to attract business while access to their businesses and parking are limited.

To support businesses currently located in the downtown, the HCD has introduced several new projects. Through a sponsorship, the HCD was able to purchase ten sandwich boards, which have been made available for loan to businesses. Each sandwich board includes a printed sign with the HCD logo, and the word 'OPEN' in large print. There is also an 8 ½ x 14" space for customization by each business, with a clear vinyl pouch to insert their message. This was designed to make it as easy as possible for each business to update their messaging, while maintaining the uniformity of the set of sandwich boards. When placed on the sidewalk, the signs increase awareness of which businesses are open, or draw attention to alternate entrances patrons can use during construction.

The HCD launched a DEALS (Discover & Explore Awesome Local Shops) Passport program on June 1. The Passport is a brochure that includes 18 coupons to 16 downtown businesses. The coupons are good June 1-August 31, and each time a coupon is redeemed, the shopper's name is entered into a grand prize drawing valued at over \$400. The grand prize includes donated items from downtown businesses, both retail and non-retail, many of which are gift cards and certificates to encourage return visits to the downtown businesses. The Passport also encourages patrons to support 39 additional downtown businesses.

Finally, the HCD has partnered with two local financial institutions to offer a small business loan program to building owners in the downtown district. There is no application fee, and loans are unsecured, to offer access to capital for revitalization projects. Applicants are asked to share the scope of work, and the benefit of the business to the community, to illustrate the importance of the project to the overall revitalization of the downtown.



Structure Column

By Donald Gillie

Mother Nature is not the only threat to our cherished buildings. Before working as a forensic engineer, I had no idea how often vehicles run into buildings. Whether it is inattentive drivers or poor driving conditions, vehicle impacts are likely more common than you think.

In this case, an old barn constructed in 1890 sat along the side of winding country road. A driver was unable to make the corner and struck the side of the barn. Their car broke through several framing members before coming to a stop against a column.

The barn was framed with wood post and beam construction. Wood beams connected to 8x8 columns with mortise and tenon joints. Diagonal knee braces provided lateral stability to the building to prevent the building from falling over during high winds. The upper floor was constructed without intermediate columns to keep the space open for storage. Steel tension rods had been attached to the upper story beams to allow the beams to span the full width of the barn. The original wood shake roof had been covered in metal panel roofing but could be seen from below.

The vehicle strike caused significant damage to large areas of siding, several structural columns, sill plates, and beams. Several tenons in the connections fractured as the columns rotated. Fortunately, the vehicle impact did not cause the structure to lean and it remained nearly plumb. In addition to the framing damaged by the impact, many other repairs are needed due to the condition of the wood. Connections that have been weakened over time from deterioration will be unable to be separated from components that need replaced, and then reassembled. This is also a good time to take inventory of the barn's condition, and make any necessary repairs unrelated to the vehicle impact.

The methods used to construct the barn are not often used today, but that does not mean that they cannot be put back the way the barn close to the way the barn was originally constructed. Careful engineering, detailing, and construction can restore this structure back to its original condition.



Section 106 Basics and How It Protected the Village of Zoar

By Diana Welling

In response to urban renewal, the National Historic Preservation Act was established in 1966 and it created a few things: a State Historic Preservation Officer/Office (SHPO) for each state and territory, the National Register of Historic Places (NRHP), and the Advisory Council on Historic Preservation (ACHP). In the original document, Section 106 required that the head of any Federal agency

that had direct or indirect jurisdiction over a Federally funded or assisted project, or a permit/license was required to be obtained from the Federal agency, then the effects on historic properties had to be considered. The current iteration of the Act has a different section number, but everyone refers to this process as Section 106. So, what is Section 106, why is it important, and how was it used to protect the Village of Zoar?

The Village of Zoar is in northern Tuscarawas County along the Tuscarawas River. After the devastating 1913 flood, the Muskingum Watershed Conservancy District was created, and in conjunction with the U.S. Army Corps of Engineers (Corps), a system of dams and levees were built ca. 1935 within the watershed to help control the flooding. During this time, many towns in the area were either required to be abandoned or moved so that they would be out of the flood zone. At that time, there was a big push to protect Zoar in place as a historic site. Zoar gave up its direct access to the river, and a levee was constructed on the village's



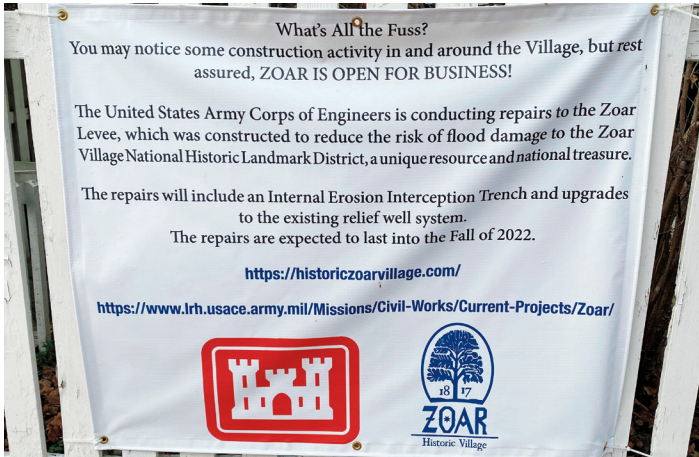
Zoar Store - Kristen Koehlinger

SECTION 106

Continued on page 13

SECTION 106

Continued from page 12



Banner installed by Corps - Kristen Koehlinger

western and southern boundaries. For almost 80 years the levee did its job.

In the early 2000s, the Muskingum watershed experienced three major floods. Even though many of the flood control structures were rehabilitated in the 1950s and 1960s, each flood showed that the dams and levees were showing



Test Trench - Kristen Koehlinger

their age. The frequency and severity of the storms experienced required the flood control system to hold more water than they were designed for, and the Zoar levee sprung a leak. It was also noticed that water was filtering under the levee and undermining its integrity. Something needed to be done.

Going through its process, the Corps had to look at all possibilities on what would be done with the levee. These options

included a wide range of possibilities, but the three that remain in the community's mind are the same options from the past. These options included doing nothing or demolishing the levee, which would mean that Zoar would flood, or the village could be moved to higher



Finished View - Kristen Koehlinger

ground. The last option was that the levee could be fixed.

The Section 106 process starts with determining the undertaking and whether it has the potential to affect historic properties, which are properties that are listed in or eligible for listing in the National Register of Historic Places. In the case of Zoar, it is listed, and the proposed options had the potential to adversely affect the village. Consultation is the most important element in the Section 106 process. This includes the federal agency consulting with the state SHPO office, but it also includes reaching out to the public and other organizations to garner input to help the Corps make the best decision they can make under all the constraints, including available funds. Through consultation with Ohio's SHPO office, multiple Tribal Historic Preservation Offices, the ACHP, the National Trust on Historic Preservation, the National Park Service, the Ohio Archaeology Council, local property owners, the Ohio History Connection, and the Zoar Community Association, the Corps decided that fixing the levee was the best option, although it was not the cheapest one.

Although consultation started in 2011, the major portion of the work was finally completed in 2023. Over the twelve years, the Corps continued to coordinate with everyone, even having monthly meetings to provide information on where they were in the construction and to coordinate work schedules, so they did not interfere with events happening in the village. Beyond keeping Zoar preserved for future generations to explore and learn from, but two additional preservation wins were gained. During the consultation phase, the community decided to revisit the National Register listing. In doing so, they expanded the boundary for the historic district, and they pursued and obtained National Historic Landmark status. During this time, the Corps also surveyed and documented the flood control systems within the Muskingum Watershed Conservancy District. This survey concluded that the entire system and each individual dam system were eligible for listing in the National Register of Historic Places under Criterion A for their significant associations with broad patterns of history and Criterion C for their architectural and engineering significance.

For more information, please visit the following websites for Historic Zoar Village, the Muskingum Watershed Conservancy District, and the U.S. Army Corps of Engineer at:

<https://historiczoarvillage.com/>

<https://www.mwcd.org/about/our-vision/history-timeline/>

<https://www.lrd.usace.army.mil/Mission/Projects/Article/3630965/zoar-levee-and-diversion-dam/>



Work in Progress - Kristen Koehlinger

2024 Heritage Ohio Preservation Month Photo Contest

We're pleased to announce the winning entry, *Cincinnati Face Off* from photographer Maria Dehne!

Reflecting on her photo, Maria describes the inspiration behind her photo, "One of the many historic gems of Cincinnati, Ohio, is Cincinnati Union Terminal, a 91-year-old National Historic Landmark. Originally built as a passenger railroad terminal, and as a current treasured art deco city icon, it was recently restored back to its original 1933 condition. In a multi-'face'ted process, one important aspect of the work included meticulously repairing the exterior 'face' of the building. Made of limestone, aluminum and other materials, preservationists made sure to use safe products and procedures to remove layers and years of grime to provide a 'facelift' to this cultural asset's façade.

At one time, the building was on the National Trust for Historic Preservation's list of one of the Most Endangered Historic Places and 'faced' doom, but today it continues to hold significant meaning to the nation's heritage, transportation, architecture, and more. As I reflect on what this preserved building means to me, it was neat to have the chance to capture a reflection of downtown Cincinnati in my car mirror as the restored 'face' of the building was in front of me. My face lights up every time I look at this photo where I was able to capture a symbolic 'face off' of a beloved and memorable building, and the city that loves and saved her, all in one image!"

Congratulations, Maria!



Heritage Ohio consultation efforts bring about a win-win in East Liverpool

As Ohio's SHPO, Diana Welling, shared in her article about the basics of 106, preservationists can have a seat at the table and an opportunity to advocate for pro-historic preservation outcomes. When possible, Heritage Ohio will serve as a Consulting Party in the Section 106 process to advocate for solutions that help to further HP efforts in Ohio. Our participation in a Section 106 process in East Liverpool brought about a mitigation resolution that we hope will spur increased investment in its historic buildings.

As cell phone technology continues to evolve, cell tower infrastructure is still an important consideration, and new installations can trigger a Section 106 review due to the installation having an "Adverse Effect." The installation of new cell antennas on the rooftop of a downtown East Liverpool building constituted an Adverse Effect, after SHPO analysis, and Heritage Ohio was invited to participate as a Consulting Party, to help suggest and evaluate mitigation measures that help to lessen the negative impact of the antennas' installation.

To counteract the negative impact of the installation, Heritage Ohio proposed producing special workshops, and we negotiated two workshops to occur later this year in East Liverpool.

Although Section 106 undertakings can have unfortunate outcomes, and may sometimes result in the demolition of historic buildings, participating in the process means you can help negotiate mitigation measures that help propel historic preservation efforts forward.

BUILDING BRIGHTER FUTURES
TOGETHER



Standard 1: To use or to adaptively use? That is the Question.

By Frank Quinn

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The Standards for Rehabilitation begin with the “rule” of use. When you have a historic building with an opportunity for reuse, the Standards really want you to maintain the use the building, or structure, had in the past. So that means an old barn should house animals, farm equipment, and last season’s harvest; a school should continue to educate students; a factory should continue to make things, and so on. But what happens when the school district consolidates its buildings, and the local farms are consolidating their parcels? That’s where the creativity of the owner and the redevelopment team has a chance to work its preservation magic!

Sometimes the best preservation outcomes happen when the first questions asked are “What if...?” or “Why not?” in search of creative solutions for difficult preservation challenges. Instead of demoing the old school and hauling the materials off to the local landfill, can we reconfigure interior spaces (without completely obliterating the former interior appearance of the school) and turn the building into a residential space? If we can get to Yes to answer this question, we can meet Standard 1, even if the building no longer houses students but now houses renters.

As it turns out, school buildings, as the photo attests, make great candidates for reuse, and the state is sprinkled with impressive examples of buildings that have been elegantly remade into housing. Unfortunately, plenty of old schools in good condition still suffer demolition, and to add insult to injury, creative reuse strategies pairing historic tax incentive programs with affordable tax credit programs have been prohibited in Ohio.

Once you begin to realize that there are all sorts of creative ways to save and reuse an old building (a bank branch locating in an old house?) you begin to realize that the only major limitation to saving an old building may be the ability to creatively solve the

problem of what to ultimately do with it. Depending on how adept someone is at flexing their creative muscle, that could be a blessing or a curse. Happy Preservation Month!



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