



The Preservationist



Summer 2008

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SNEAK PEEK AT THE ONESTO

An opportunity to go behind the scenes

THE ONESTO HOTEL

Cleveland Avenue at Second Street NW
Canton, Ohio

On June 28, 2008, Canton Preservation Society invites you to tour the historic Onesto Hotel. The times are 9AM to Noon, with refreshments provided by our generous hosts, Steve Coon and Dana Noel. We are offering this wonderful opportunity to our members, their guests, and the general public at no charge. It will give everyone a chance to visit this project in progress as a preview before the classic renovation is completed. There are a planned total of 45 apartments along with 20,000 square feet of retail space. Please enter through the revolving doors on Second Street and enjoy your trip back in time. The lobby, ground level, first and second floors will be open for touring.

the first fireproof hotel built between New York and Chicago and was used by Al Capone on his travels. It has been visited by other notables such as First Lady, Eleanor Roosevelt, and many sports figures as it was the hub for the early Hall of Fame Festivals. It was one of the first downtown properties to be listed on the National Register of Historic Places. Jonathan Sandvick of Sandvick Architects in Cleveland has been leading this historic renovation.

It is very gratifying to watch our history being saved and evolved into something new and exciting. Many of you will remember the Onesto Hotel in its earlier glory and will welcome this chance to revisit. If you are not already, remember that by becoming a CPS member, you are always assured of knowing about future events and your participation lends financial support to our goal of encouraging the preservation and restoration of structures and neighborhoods.



Picture is of a painting by Ellsworth Smith of the Delmonte Hotel built by Frank Onesto. It was located on the NE corner of 2nd Street and Cleveland Ave NW, site of the later Onesto Hotel.

John Shorb bought the original lot for \$30.25 in 1816, along with many other prime spots in the early, rapidly growing city of Canton. Francis (Frank) Onesto, a second generation Italian immigrant, created the Onesto Hotel after buying the Mel-Wise Restaurant and Hotel of 12 rooms, in a frame building, at the present location on August 18, 1913. In 1930, he razed the original and built the existing, luxury hotel in the Classic Revival style for a cost of \$1,200,000. It was



Canton Preservation Society

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The Preservationist is published quarterly by the Canton Preservation Society as a benefit to Society members.

The Preservationist encourages your comments, ideas, and suggestions. Feel free to submit your letters to the Canton Preservation Society at the address listed above.

Executive Director Joseph Engel

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Dr. Matt Neal, Vice President

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Wick Hartung

Jeff Dreyer

Mission Statement

Canton Preservation Society encourages the preservation and restoration of structures and neighborhoods.

Newsletter Committee

Editor: Joseph Engel

Content: Marilyn Risaliti

Canton Preservation Committees

<u>Committee</u>	<u>Chairman</u>
Fundraising	Joseph Engel
Neighborhood	Open
Education Committee	Barbara Hickman
Hartung House Committee	Joseph Engel
Preservation Award	Gene Barnhart
Nominating Committee	Wick Hartung
Sept. Wine and Cheese	Paula McCartney
Porch Sale	Linda Haas
Breakfast with Santa	Jeff Dreyer

If you would like to become involved in one of the above committees, please contact the office.

Dear Members,

A special thanks to our last slate of officers. They did a wonderful job. Thanks for every thing you did! Also, thank you to the Board of Trustees for placing their trust and confidence in our new officers. It is an honor to serve in this new position and a privilege to work with the good people of the Canton Preservation Society and our community.

I would like to take this opportunity to tell you a little about myself. Like many of us, I was born in Canton. It was home for the first 19 years of my life. At that time, I joined the United States Army and worked in communications. At about my 10 year mark of service, I was promoted from Sergeant First Class to Warrant Officer. I spent my last 10 years as an officer and technical expert in Communications-Electronics Security, Maintenance and Operations. I retired as a Chief Warrant Officer in 1989 and moved back to Canton in 1993.

After returning to Canton, I became the Building Facilities Manager at the National First Ladies Library and remained there for about 4 years. I was impressed by the amount of effort, care and enthusiasm with which Canton was being restored. This is where I further developed my interest in preservation and when I was invited to sit on the board of the Canton Preservation Society.

I see few limits when it comes to the future of CPS. Reach for the stars and make a good plan to get there by taking one step at a time. With the help of the trustees, members and all of our volunteers I see the future holding many positives for our community. Some of what we are pursuing include: low interest loans for Stark County residents, regardless of income; an increase in the number of scholarships awarded; continuation of the work on the library; educational classes for the community; and continuation of events and trips to areas of significance to preservation.

One of our biggest goals is to open our store on West Tusc. which will recycle many materials, both household and architectural, and keep them out of landfills, helping our community to become more green. Hopefully this will save our customers significantly too! We want to help in any way we can to further preservation in the Stark County area.

I invite all of you to be a part of this exciting time. We are open to all of your ideas, suggestions and help in any form. As a team, we can do wonders!

Sincerely,

Barbara J. Hickman

President, Board of Trustees

Welcome New Members:

Dr. & Mrs. Richard Fuller
Barbara Antonille
Donald & Rebecca Decoy
Betty Graybill
Eleanor Cartwright
Mario Zappitelli

Kathryn Upole
Bonnie Jones
Deborah Feichter
Carolyn Flamm
Jacqueline Snyder McLain
Lois Gibbs

To become a member yourself, simply fill out the last page of the newsletter and mail it to the address shown along with your check!

Dear Members,

As we are entering the summer months we are continuing to grow our membership. We are gratified to report that we currently have more members than our past records indicate. This summer we will be opening our Canton Preservation Resale Store and all of our members will have the opportunity to receive a discount of 10% off any of their purchases. Each of you will receive an invitation to attend a preview party before we open to the public. Watch your summer mail for the invitation.

We are in the process of completing the landscaping of our lawns in the back and side of the Hartung House. If any of you would like to become involved in donating and/or planting materials for our beds, or maybe physically planting a bed, please contact our office. It's not too late to purchase memory bricks. We will be selecting an area to place these bricks in our new landscaped lawn area. In 2009 the Hartung House will be 100 years old and we will have the bricks in place at that time. We will celebrate with a party! Watch your newsletters for upcoming information.

I look forward to seeing you on a bus trip, at the store, at the Sneak Peek, and all our other exciting functions listed in our Calendar of Events. I would like to thank each of you for your continued membership support and your attendance at our events and functions. Without your support we would not be able to continue our growth and mission.

Sincerely,
Joseph Engel
Executive Director

***Mansfield Reformatory Hollywood tour, Brant's Bistro, Carrousel Historic District,
Kingwood Center***

Saturday August 23rd
Members \$60.00, Non-Members \$65.00

Segments of Shawshank Redemption, AirForce One, and Tango & Cash were filmed at the reformatory. A buffet lunch at Brant's Bistro is included. After lunch ride the carrousel in the beautifully restored Historic Carrousel District (ticket included), shop in the unique stores, or walk through the beautifully restored Victorian-age buildings featuring ornate iron fencing, and secluded courtyards. A guided tour of the eight gardens and the greenhouses at Kingwood Center will finish tour.

CALENDAR OF EVENTS

June 28, 2008	Onesto Hotel Tour 9am-Noon	2nd Street NW, Canton
June 14, 2008	Fallingwater & Ligonier	Bus Trip
Summer 2008	Opening of Re-Sale Store	2112 W. Tuscarawas
August 9, 2008	Lincoln Highway Yard Sale	Preservation Store
August 23, 2008	Mansfield Prison	Bus Trip
Sept 12, 2008	Annual Wine and Cheese Party	Hartung House
Oct 9,10,11, 2008	Garden Club Holiday Flower Show	Hartung House
Nov 1, 2008	Spread Eagle Tavern and area	Bus Trip
Dec 6, 2008	Christmas Tour	Bus Trip
Dec 13, 2008	Breakfast with Santa	Hartung House

CPS ANNUAL DINNER

On May 15, 2008, the Canton Preservation Society's Hartung House was party central for their Annual Dinner, which featured the introduction of the new Board of Trustees and presentation of the Scholarship and Preservation Awards. Following a Social Hour and Dinner, outgoing president, Robert Fay, introduced guest speaker, John Swartz. Mr. Swartz is a Professor Emeritus from Sam Houston University who spoke about creating his web site featuring, "Canton's Greats" which include a Pulitzer Prize winner, Oscar winners, Olympic stars, inventors, industrialists, and statesmen.

The new Board of Trustees consists of Barbara Hickman, President; Dr. Matt Neal, V.P.; Robert Fay, Treasurer; and Mimi Bogard, Secretary. Ms. Hickman then presented the Annual Scholarship Award to Melissa Archer, who will be going to the University of Delaware for a Masters in Historic Preservation. CPS was gratified to have several outstanding applicants for this award who are skilled and interested in preserving our resources. Thanks to everyone who applied. Ms. Archer received her BA at Otterbein University, worked with The National Trust, and is passionate about the reuse of historic buildings.

The Preservation Awards were given to Audrey Yoho for her beautiful 1912 Georgian Colonial and Rosemary Rubin for the Victorian Professional Building. Presenting those awards was Gene Barnhart, Chairman of the selection committee. Ms. Yoho and her contractor, John "Chase" Grier, have labored on the 3 acre, Raff Road house for more than 10 years, with warmth and love that shows in the outstanding results in both house and gardens. The Victorian Professional Building received the CPS Commercial Award for the North Market Queen Anne Victorian that houses Ms. Rubin's Law offices. The site also houses tenants Seth Arkow, Joy Wagner, and Dick Weber and is large enough for several more. Extensive repairs were done by the late, Steve Blemer of Fairplay Development to its former glory. The house was built in 1892 by George E. Cook of Princess Plow Co. and features parquet floors, stained glass and original woodwork throughout.

GOT OLD PHOTOS? SEND THEM TO US

The Canton Preservation Society is gathering information about structures of the past. One particularly rich source is old photographs. CPS would like to expand its collection of photos and needs the help of its members. Photos of buildings at various stages of development, and when changes were added, are an asset to our collection. A date, name of building and location attached to the photo makes the photo even more valuable. If you have some wonderful old photos that you would like to send to a safe place, to be preserved and shared, we would love to hear from you. Call our office to make arrangements.

DONATIONS RECEIVED

Kathy Lipster	Rosemary Senter
Melinda Cooper	Fran Scott
Mimi Bogard	Dr. Matt Neal
St. Paul's United Methodist Church	Carol Gerzina
Mary Berginides-Athans	Pam Brown
James P. Fries Jr.	Carol Hide
Jack Hawk	Linda Haas
Paula McCartney	Nancy Engel
Maria Volk	Barb Hickman
Janet Creighton	Gene Barnhart
Stan Krawson	James Hide
Helen Dull	Irv Kenny
Nancy Gladieux	Jay Bowers

LIBRARY CORNER

Paula McCartney has donated a very interesting and well done 100th Anniversary Book from the years 1895 to 1995 for the Dueber United Methodist Church. The complete history of the Church is prominently featured with pictures from their early locations such as the Cox Grocery, Dunlap Drug Store, and the Block House and includes many of the parishioners through the years. The Pastors from James Fish who presided from 1893 to 1895 up to Chester Harris in 1990 are pictured and recognized. This book is very interesting even to those who are not Methodists. The early growth of Canton is always a fascinating subject.

Thank you, Paula.

LINCOLN HIGHWAY BUY-WAY YARD SALE NOW FOUR YEARS OLD!



The Lincoln Highway Historic Byway organization had a problem on their hands: how to promote the history and culture of America's historic first coast-to-coast road through Ohio, now that O.D.O.T. had

deemed the group as the official stewards of the route through the state, but the group had no funds with which to promote it.

In fact, the primary mission of the Heritage Corridor, was to create economic development along the road involving the road's historic and other attractions.

Along came Chuck Brunkhart, Village of Forest Manager, who insisted that "if Route 127's 'world's longest yard sale' can be successful, then why can't we do it, too?" That was in 2005...in April. The second weekend of August dates seemed to be the best and only dates to be viable. There was work to be done in a very short time

OLHHC (Ohio Lincoln Highway Heritage Corridor) Director Mike Hocker groaned at the thought of getting the 800 pound gorilla off the ground with only a couple months to promote it, but as it would turn out, press releases to radio, newspapers, TV, and public speeches seemed to work.

"People came out of the woodwork the morning of the first day," said Hocker. The day promised to be a scorcher as he headed west from his OLHHC office in Galion. He soon received phone calls from spotters in Minerva and Upper Sandusky reporting "many sales" that had popped up overnight. The project was a success! Year two had the advantage of several worthy recap articles; one from the national Lincoln Highway Association's journal, and another from CRUISIN' TIMES magazine. In the January 2006 issue of OHIO Magazine citing "The Best of the Best," the BUY-WAY Yard Sale was given a "Best" award and a nice write-up.

In plans for 2006, the U.S. Post Office in Canton worked with the OLHHC to create an unprecedented cachet cover cancellation of a special commemorative Yard Sale envelope along with cancellation days designated two of the three days of the sale in every town across Ohio's Lincoln Highway that had a post office (39 locations in all). This special postal activity raised not only awareness of the alignments of the Lincoln Highway, but also its history and communities along the way. Additionally, Hocker and the team put twelve restaurants on the map with commemorative glass mugs sporting the BUY-WAY logo along with their name, creating even more reason to travel the 241 mile breadth of Ohio and collect "stuff."

Indiana joined in, and several folks in Illinois also had yard sales that weekend, now established as "the second full weekend of August."

The first year had produced an unofficial count of 250 yard sales across the state. 2006 astounded all with a count of over 650 sales in Ohio alone, with possibly 100 more in Indiana. Last year an interesting phenomenon happened. There were about 700 sales counted in Ohio, but many of the original sales disappeared and were replaced by larger, more organized events, and even several combined coordinated community events that included concerts, chicken barbecues, and multi-faceted sales...most in air conditioned buildings with convenient parking lots, saving travelers the perils of pulling on and off the road as frequently.

Since its beginnings, the OLHHC has been able to create a Travelers Guide showing detailed maps of all alignments of the Lincoln Highway and listing group events. The website continues to list anyone's yard sale details on the site simply by uploading their information to the site at www.historicbyway.com.

"The yard sale has definitely accomplished our goal of putting 'heads in beds,'" said Sara Lou Brown, Director of the Wyandot County Visitors Bureau and current president of the OLHHC, which is strongly represented by convention and visitor bureaus across the corridor. Many small towns now have a new opportunity to attract visitors that helps their economy."

Analysis of traffic counts and lodging stays are just about impossible to interpolate, but rough numbers based on observers counting cars at sales would indicate that over 100,000 people and 40,000 vehicles were on the roads in Ohio and Indiana for last year's three-day sale.

Thank You

A SPECIAL THANK YOU TO THE HABITAT FOR HUMANITY'S ASSISTANCE AND THEIR COLLABORATION IN THE OPENING OF OUR CANTON PRESERVATION RESALE STORE. WE HAVE RECENTLY RECEIVED A DONATION OF PAINT AND BRUSHES WHICH WILL BRIGHTEN OUR WALLS. WHAT A GREAT SUPPORTER AND NEIGHBOR TO HAVE. WE REALLY APPRECIATE THEM AND ALL THEIR HELP.

Announcement

WE ARE OPENING A RESALE STORE FEATURING REUSABLE SALVAGE AND HOUSEHOLD ITEMS FOR SALE TO THE PUBLIC. OUR STORE LOCATION IS 1221 WEST TUSCARAWAS STREET AT THE CORNER OF BROWN AVENUE AND ACROSS FROM THE TRAIN STATION. TAX DEDUCTIBLE DONATIONS ARE NEEDED ALONG WITH VOLUNTEERS TO CLEAN, STOCK, PRICE AND STAFF OUR NEW STORE. SOON WE WILL BE ANNOUNCING OUR STORE NAME AND THE OPENING DATE, WATCH YOUR MAIL!

APPROACHES TO MANAGING TEARDOWNS (Part 2)

*...this article is continued from
the Spring issue of The Preservationist*

By Adrian Scott Fine

Regulatory Tools

Conservation Districts. Increasingly neighborhood conservation districts are being used to address teardowns because they promote compatible development. As a design review overlay and/or system of special planning and zoning district, conservation districts are similar to local historic districts with some key differences. They tend to focus more on preserving overall community character rather than specific historic fabric. Typically, conservation districts are used in residential neighborhoods with a distinct physical character that have preservation or conservation as a goal. While types of conservation districts vary greatly across the country, they often provide for review of demolitions and other major changes to existing properties, such as large additions. Conservation districts, however, rarely include the “fine grain” design review items addressed by traditional local historic districts, such as windows, doors, trim, building materials, etc.

Demolition Delay Ordinances. Demolition delay ordinances prevent the demolition of a building for an established waiting period. During the delay period, communities can explore alternatives to demolition, such as buying the property. This tool is especially important for identifying and protecting historic structures that merit protection under historic preservation ordinances.

Demolition Fees and Taxes. As a deterrent to teardowns and to mitigate the community’s loss of affordable homes from demolition a community may establish a demolition fee or tax on demolitions. Fees are collected by a local government and generally only apply to residential demolitions and those defined as the demolition of 50 percent or more of the structure. Some communities use revenues from these programs to establish a housing trust fund that reinvests in preserving a community’s affordable housing, such as through a community land trust.

Demolition Moratoriums. A demolition moratorium protects the status quo by making it illegal to demolish properties in the affected neighborhood during a defined period, usually six months to a year. This approach is most appropriate in communities where the pace of teardowns is accelerating and few, if any, management tools are in place. This buys time for residents and local governments to develop permanent policies to better manage development and limit teardowns.

Development Standards. Many communities have turned to development standards to address teardowns. Those seeking to manage change in existing neighborhoods through development standards are increasingly focusing on context. They are studying the areas in which new controls will be applied and adopting new development standards such as Floor Area Ratio (F.A.R.), maximum lot coverage, open space requirements, minimum setbacks, and bulkplane restrictions, which establish prescribed limits on the size and location of development on a given lot. These tools are most effective when used in combination with other building standards that are already in place in most zoning codes, such as setback requirements and height limits. Setbacks requirements stipulate a minimum distance that new houses must be from the street. Similarly, open space standards require that a certain percentage of a lot must remain undeveloped. Height or bulk limits restrict the scale of new construction, insure adequate air and sunlight reach neighboring properties, and reduce the scale of new construction. While beneficial in many ways, such tools do not ensure compatible design.

Downzoning. Communities attempting to manage teardowns will sometimes pursue downzoning—a process that changes the current zoning for a specified area to a less-intense use. Downzoning generally changes the intensity by which property can be developed such as from multi-use to single family. Through this process, downzoning can reduce the economic incentive to demolish a historic house to make way for larger development, giving existing homeowners greater confidence that the character of their neighborhood will not be diminished by incompatible development. It is important to keep in mind while downzoning will reduce the number of units allowed on a given parcel, it does not always change the development standards regarding the size of the structure that may be built. Proponents of teardowns often oppose downzoning measures, as it may limit their ability to maximize the value of their land.

Floor Area Ratio (F.A.R.). The Floor Area Ratio concept is being applied in residential areas to limit the size of homes relative to the lots they occupy. Floor area ratios regulate the amount of buildable floor area in relation to the size of the lot. For example, a 0.6 F.A.R. would allow a builder to cover up to 60 percent of a lot with a one-story structure or 30 percent of the lot with two stories. F.A.R. definitions may be included as part of citywide zoning changes or written into overlay district language for specific neighborhoods. These tools are most effective when used in combination with other building standards, such as setback requirements and height limits. Formulas for determining F.A.R. ratios can be cumbersome and difficult to establish because of the unavailability of reliable data on existing square footages. F.A.R.s also require increased administrative oversight to ensure that gross floor area calculations are done correctly.

Historic Districts (Locally Designated). Across the country, locally designated historic districts protect sites and neighborhoods from demolition, insensitive alterations, and out-of-character new construction. Many historic preservation laws include design guidelines that provide suggestions on how to build appropriately scaled additions and infill structures and may prevent the demolition of significant structures. As communities consider adding new districts in the future, it will be important to keep up with the need to survey additional neighborhoods, including those built in the post-war period. Many of the houses targeted as teardowns come from this pool of housing stock.

Overlay Zoning. An overlay zone is a special zoning classification that adds development and/or design constraints to the underlying zoning for a specified area or district such as special height and/or bulk controls. Because overlay zones can respond to conditions specific to an existing neighborhood, they provide a targeted measure for protecting existing houses and discouraging incompatible development. Many local historic districts and conservation districts are adopted as overlay zones.

Voluntary Tools

Community Land Trusts. Most often employed to protect open space and rural landscapes, the land trust approach enables communities to maintain a stock of affordable “starter home” housing that is particularly threatened by teardowns. Generally a nonprofit land trust approach works by acquiring properties either through purchase or land donations. The land trust retains title to the land while selling the house on the land at below-market value. By controlling the development rights for the land, the land trust can effectively set the resale price of the house, thereby maintaining affordability. Not all land trusts are set up to monitor changes to building exteriors. Also, strong local organizational capacity and a volunteer donor or seller is required.

Easements and Covenants. Key historic properties can be protected from demolition or out-of-scale additions through easements and covenants, which attach permanent deed restrictions that are monitored by qualified holding entities. Easements are voluntary and acquired one property at a time, whereas covenants are typically put in place on all properties immediately after construction. Although construction in many post-war developments is controlled by covenants, such covenants can be costly to enforce. While easements are typically enforced by organizations, their enforcement depends on strong local organizational capacity and expertise. Moreover, because easements are voluntary, the scope of protection may be limited.

Incentive-Based Tools

Development Incentives and Bonuses. Incentives are a great way to encourage compatible design and direct new construction in appropriate areas. For example, homebuilders may get square-foot bonuses for projects that include features such as front porches and detached garages at the rear that would make them more compatible with existing houses in the neighborhood. Incentives are often packaged together with regulatory changes in order to help changes to development standards more politically palatable.

Planning and Education. An important step in addressing the teardown issue is to initiate dialog about the future of the community and what the residents want it to look like. This can be done through opinion surveys, town meetings, focus groups, interviews with key leaders, and design charrettes. The goal is to develop a common consensus for the future of the community. Ideally, these conversations occur as part of a comprehensive planning process, but in every case, it is important to involve a range of stakeholders including neighborhood groups, preservationists, architects, builders, developers, and real estate agents. Educating the people who buy and sell homes about the advantages of maintaining historic neighborhood character is another strategy to prevent the negative impact of teardowns. This can be done through historic home tours, training for real estate agents, classes in rehabilitation, and awards programs. This type of outreach can bring credibility and increased political support for protection measures.

TEARDOWN STATISTICS

In 2002 the National Trust for Historic Preservation identified 100 communities in 20 states that were experiencing teardowns in historic neighborhoods. In May 2006 the National Trust then identified 300 communities in 33 states. By March 2008 that number had increased to nearly 500 communities in 40 states.

The New York metropolitan area is the epicenter of the teardown epidemic, with New Jersey ranking first in the nation in the number of places experiencing significant numbers of teardowns.

Primary concentrations of teardowns are occurring in and around Atlanta, Austin, Boston, Chicago, Dallas, Denver, Los Angeles, New York City, Salt Lake City, San Francisco, Tulsa, and Washington, D.C.

For more information go to the Teardowns Resource Guide at www.PreservationNation.org/teardowns.

Join Us

Join the Canton Preservation Society in saving Canton's historic resources. Encourage your friends to join.

Please select a membership below:

STUDENT/SENIOR \$20
FOUNDATION/INDIVIDUAL \$35
CORNERSTONE/FAMILY \$50
COLUMN \$100
ARCHWAY \$250
PILLAR \$500
VAULT \$1,000

CORPORATE/BUSINESS
\$75
\$150
OTHER \$ _____

New

Renewal

I am enclosing an additional \$ _____ to be added to the Canton Preservationist Endowment Fund

_____ I would like to volunteer, please call me!

We also accept Visa, Mastercard, Discover, and American Express. Card No: _____ Exp. Date _____

Make check or money order payable to:

The Canton Preservation Society 131 Wertz Avenue NW, Canton, OH 44708

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