

HARTMAN CONDOMINIUM ASSOCIATION HANDBOOK
RULES & REGULATIONS

Revised and Approved by
The Board of Directors
February 2016

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Emergency Information

Dial 911 to report an accident, fire, serious illness, injury, or crime in progress that requires an immediate response.

Public Services

Columbus Police Department	614-645-4545 or **911**
Columbus Fire Department	614-221-3132 or **911**
City of Columbus	614-645-8100
Poison Control Center	614-228-1323 or **911**

Hospitals

Children's Hospital *700 Children's Drive* *Columbus, Ohio 43205*	614-722-2001
Grant Medical Center *111 South Grant Street* *Columbus, Ohio 43215*	614-234-6220
Mount Carmel East Hospital *6001 East Broad Street* *Columbus, Ohio 43213*	614-234-6220
Mount Carmel West Center *793 W. State Street* *Columbus, Ohio 43222*	614-234-5060
OSU Medical Center *450 West 10th Ave.* *Columbus, Ohio 43214*	614-293-8300
Riverside Methodist Hospital *3535 Olentangy River Road* *Columbus, Ohio 43214*	614-566-5221
St. Ann's Hospital *500 South Cleveland Ave* *Columbus, Ohio 43081*	614-898-4100

Veterinarian Hospitals

OSU Vet Urgent Care/24hr Emergency Services *601 Vernon L. Thap Street* *Columbus, Ohio 43210*	614-292-3551
Med Vet 24hr Emergency Services *300 E. Wilson Bridge Road* *Worthington, Ohio 43085*	614-846-5800

ASSOCIATION MANAGEMENT

Contracted through the Board of Trustees, The Hartman Condominium is under the management of The Case Bowen Company. The Case Bowen Company will manage your building in the most professional manner possible. We are committed and dedicated to making it a comfortable and safe environment for you and your visitors.

The Case Bowen Company is a firm that offers more than 85 years of experience in the commercial and residential real estate services field, including seven Ohio Real Estate licensees.

Through the years, as Columbus develops, and our clients' businesses expand, we have grown and expanded our services. The Case Bowen Company will work with you to protect your investment by creating a stronger community.

We look forward to working with each and every homeowner in the future.

The Case Bowen Company
6255 Corporate Center Drive
Dublin, OH 43016
www.casebowen.com
Office Phone: 614-799-9800
Office Fax: 614-799-8338
Association Maintenance Emergencies: 614-799-9800
(hold for emergency instructions)

Please mail Association dues to:
The Hartman Condominium Association
c/o The Case Bowen Company
PO Box 645556
Cincinnati, OH 45264-5556

THE HARTMAN CONDOMINIUM
PROPERTY MANAGEMENT OVERVIEW

Services Provided By Property Management

- Collection of Assessments
- Records of Income and Expenditures
- Preparation of Annual Budget
- Submission of Annual Report
- Maintenance of Common Elements
    - Examples:
        - Common Area Cleaning and Repairs
        - Fire system
        - Card access system
        - Parking Lot
        - Elevator maintenance
        - Gate Openers/Key Fobs
- Employment of Personnel
- Utilities and Services Contracts
- Payment of Expenses
- Records of Insurance

Homeowners are responsible for their individual units. All repairs to the interior of your unit are the owner's responsibility and you should call a vendor of your choice.

Hartman Condominium Association

Resident Moving Regulations…Revised effective 2/22/16

Pursuant to the authority granted to it in Article II, Sections 10(g), 10(m), and 10(r) and Article IV, Section 2 of the Bylaws, the Board of Directors has adopted these Resident Moving Regulations. Unit Owners are to adhere to Rules and Regulations concerning move-in and move-out activity for the building. Unit Owner-Landlords are required to communicate and enforce these Resident Moving Regulations to their tenants. The Association reserves the right to issue an enforcement assessment for violations by Unit Owners or tenants as set forth herein.

Purposes of these regulations include, but are not limited to, the following:

- ✓ Repair damage to the building
- ✓ Cover overhead costs incurred by the Association as a result of move-ins and move-outs
- ✓ Maintain a quiet environment
- ✓ Promote efficient and expedient moves

1. **Unit Owners are to coordinate moves with the property manager seven (7) days in advance (Robin Bollinger, 614-799-9800 ex 14, or rbollinger@casebowen.com).**
   - An estimated start and finish time must be given to the property manager.
   - The Unit Owner is responsible to inform the Property Manager in writing of the new tenant name(s), contact information and lease term within thirty (30) days of the first day of the lease term.
   - New owner/resident is to inform the Property Manager if they would like to be added to the Hartman Group Site at this time.
   - Move-ins, make sure the Property Manager has the correct contact information that you want put in the call boxes (located at the front and rear doors) at this time.
2. A fee of $35.00 must be paid to The Case Bowen Company, 48 hours prior to all move in/out. The $35.00 fee is a non-refundable fee that covers the overhead costs and costs to repair damage to the Common Elements, including normal wear and tear, incurred by the Association as a result of move-in and move-outs.
3. Unit Owner or tenant must be present for the move-in/out.
4. All vendors hired by the Unit Owner or tenant, performing work in common areas must **provide a certificate of insurance, including a copy of Ohio Worker's Compensation certificate in advance.** The additional insured clause is to read as follows: Hartman Condominium Association.
5. Moves/deliveries must be made through the front doors only. You are required to bag the parking meters with the City of Columbus Permit Department at 614-645-7497.
   - For the safety of the building, NO entrance doors are to be blocked open and unattended for any reason. Any apparatus used to hold the doors open, such as bungee cords, are prohibited.
6. Only one move is permitted at a time. Moves are not permitted during the following times and on all major holidays:
   - **Not before 8:00 AM or after 9:00 PM, Monday through Friday**
   - **Not before 10:00 AM or after 6:00 PM, Saturday and Sunday**
7. Repairs as a result of a move will be assessed to the Unit Owner. NOTE: Only the freight elevator is permitted for all moves. Any damage caused to the freight elevator, elevator lobby, residential corridor, etc. will be at the responsibility of the Unit Owner.
8. Boxes and crates must be broken down and disposed of by the Unit Owner/tenant or the moving company.
9. **Violation of any of these rules may result in the levying of a $250.00 enforcement assessment to the Unit Owner in the manner proscribed by O.R.C. 5311.081(C) and Article XV(B) of the Declaration.** If a tenant violates these regulations, then the Unit Owner-Landlord will be subject to the $250.00 enforcement assessment. If an incoming Unit Owner violates these regulations, then the incoming Unit Owner will be subject to the $250.00 enforcement assessment.
10. The Unit Owner or renter is responsible to coordinate and accommodate the services for utilities.

Please contact the Property Manager, Robin Bollinger (rbollinger@casebowen.com), The Case Bowen Company for answers to any additional questions you may have.

Utilities

Individual Utilities

American Electric Power (Electric): 1-800-277-2177

Note: You have the right to inspect your individual electric meter. The meters are located in the basement; please contact the Property Management to schedule an appointment.

AT&T (Telephone/DSL): 1-800-288-2020

Note: Phone technicians need access to secured areas within the building, please inform the Property Management of your scheduled appointment.

Time Warner Cable (Cable/Internet/Digital Phone): 614-481-5050

Note: Cable technicians need access to a secured area within the building, please inform the Property Management of your scheduled appointment.

Sub-Metered Utilities

Water/Sewer: Your individual water/sewer usage is electronically measured and is billed to you by the Property Management.

Shared Electric: The furnace in your unit is dependent upon the building HVAC system. Your individual share of usage from the building systems are electronically measured and are billed to you by the Property Management.

Shared Gas: The furnace in your unit is dependent upon the building HVAC system. Your individual share of usage from the building systems are electronically measured and are billed to you by the Property Management.

Common Area Utilities

Common Area Water: You are billed by the Property Management by your undivided interest. Common Area Water centers around the building-wide fire sprinkler system.

Common Area Electric: You are billed by the Property Management by your undivided interest. Common Area Electric centers around the building's heating/cooling of common areas among other uses such as interior/exterior lights and elevators.

Common Area Gas: You are billed by the Property Management by your undivided interest. Common Area Gas centers around the building's heating/cooling system for common areas.

Rules and Regulations: Community Standards

Living communally in the Hartman can be both enjoyable and challenging. As we learn to appreciate and enjoy our differences in age, race, religion, gender, cultural and financial backgrounds, we also may find ourselves struggling with neighbors over various issues that often can be avoided or at least controlled. Below are some suggestions to assist each of us in becoming good neighbors and friends. They are common sense suggestions we all already know but we all need a reminder every now and then. It may sound clichéd, but the Golden Rule is still a great way to live: 'Treat others the same way you would like to be treated'.

Building, Parking Lot, Perimeter, and Entranceways

Keep in mind this is HOME to everyone. If you spill something, drop and break something or track in mud, for instance, be thoughtful of your neighbors and please clean it up.

- **Trash Containers and Recycling Bin**. Breakdown large boxes before throwing them into the Recycling Bin. Do not leave mattresses or other pieces of furniture in the garbage area. If you have something that is too large for the trash containers, contact the Property Management and they will assist you in how to dispose of the item(s).
    a) Do not leave any trash bags on the ground. All trash must be put into the trash containers or the recycling bin.
    b) When full, make every effort to get your trash into another container.
    c) Please note that items placed in the recycling bins should not be bagged and that certain items are not recyclable. Additional information on recycling is available on the Groupsite.
    d) Do not throw gum, cigarette butts or any other trash anywhere in the parking Lot or Entranceways.
    e) Pets. Do not let your pet do their business in the parking lot asphalt, on sidewalks, or in landscaped gravel areas surrounding the parking area. Please take your pet to the nearest Green Space and clean up after it.

Lobby and Common Areas

Smoking is not permitted in any enclosed common areas. Keep all common areas free from trash. Please utilize the outside trash cans or the mail area trash can to dispose of any unwanted mail or packaging.

General Everyday Living

In a multi family building such as the Hartman, residents must balance daily living with respect for neighbors. The following suggestions may help with some of the most common issues:

- Issue: *Sound from the floor above*. Suggestions: remove shoes with hard soles or heels after 11:00pm.; Turn Televisions/Music down after 11:00pm. Do not move furniture/hang art work or redecorate late in the evening.
- Issue: *Cooking odors*: Suggestions: open window when cooking something with strong aromas; purchase an Air Purifier.
- Issue: *Parties*: Suggestions: Plan parties for weekends when disturbance to neighbors will be less irritating. Let your neighbors know in advance so they can be prepared and plan accordingly.
- Issue: *Alarm Clocks*: Suggestion: Don't forget to turn off the Alarm when out of town so your neighbors don't have to listen to it for hours.
- Issue: *No Smoking on the Fire Escape:* Suggestion: The outside Building Fire Escape stairwells are a No Smoking area to protect the residents who live here. Please be considerate and smoke outside at least 20 feet from the main and rear doors. Please dispose of cigarettes in approved containers.
- Issue: *Leaving Bicycle Room Door open*. Suggestion: Obvious. Close the door behind you; some folks have spent a lot of money on bicycles and related equipment.
- Issue: *Storage Room clutter*. No personal items may be left out of the Individual Storage Units in the Storage Rooms. If something doesn't fit in your storage unit, you must find a place to store the item somewhere else, either in you condo or perhaps a rental storage garage/locker.

Rules and Regulations: Enforcement

GENERAL

The Board has the right to instill fines as required for repeated violation of Hartman Resident Rules and Regulations.

Section 1 Environment

The owners and occupants of the residences shall respect the rights, comfort and convenience of their neighbors. To provide for a pleasant and safe environment, smoking is not permitted in any enclosed common areas or within 20 feet of building entrance doors.
Fines: First Offense a warning letter; Second offense $100; Third offense $250; Fourth offense $500; Fifth offense $1000

Section 2 Trash, Littering and Cigarette Butts

Any Trash spilled, dropped or left in any Common Areas, Entranceways and Parking Areas and not cleaned or removed shall be subject to a fine for repeated violations. Fines are: First Offense a warning letter; Second Offense $100; Third Offense $250; Fourth Offense $500; Fifth Offense $1000.

Section 3 Noise

Residence owners and occupants shall not make or permit to be made any disturbing noise in the Common Areas or in the Residences, by themselves, their family, friends, employees, or visitors; nor permit anything to be done by any such persons that would interfere with the rights, comfort or convenience of other residence owners or occupants. The Board has the right to instill fines as required for repeated violations. Fines are: First Offense a warning letter; Second Offense $100; Third Offense $250; Fourth Offense $500; Fifth Offense $1000.

Section 4 Egress

The sidewalks, driveways, hallways, corridors, vestibules and other areas used for getting to and from parking spaces, residences, bicycle/recreational rooms shall be left clear and unobstructed. They may not be used for any reason other than ingress and egress. The fire escape is for emergency use only.

Doors to Common Areas shall be closed at all times except when in actual use for ingress or egress. Doors are not to be held open in any manner except with permission from building management.

The Common Areas shall not be used for storage or placement of personal property, furniture or any other article including, but not limited to, welcome mats, plants, boxes, shoes, boots, umbrellas, old newspapers/magazines, trash, wheelchairs, baby carriages, bicycles, or other personal property and the like unless otherwise specified.

All personal property placed in any portion of the building or any place adjacent thereto shall be placed at the sole risk of the residence owner. Property Management shall remove unmarked boxes or any unidentified containers.

Section 5 Infrastructure

It is imperative that neither homeowners, renters nor contractors interfere in any manner with any portion of the plumbing, heating, ventilation, air conditioning, fire protection, or lighting apparatus in or about the building common areas. Residents may be liable for any or all damage inflicted on the building or other residential suites as a result of interfering with the mechanical or structural portions of the building. Any maintenance concerns should be directed to Building Management.

Section 6 Children

As a matter of safety and in consideration of all residents, we ask that all children under the age of 12 be supervised in the stairwells, corridors, lobbies, elevators, parking areas, and any other common area.

Section 7 Condominium Fees

Effective January 1, 2008 all condominium fees and charges shall be due in the management office by the end of the business day on the 15th of each month to be posted. Payments received after the 15th shall be assessed a late fee.

Section 8 Moving/Large Deliveries

The Property Manager must be informed when you are moving and/or having large deliveries. See moving regulations on page 8 for more information.

AMENITIES

Section 1 Bicycle Room

The Bicycle Room shall be kept clean and free from non-bicycle related personal property except for Board approved items. Residents are responsible to lock door at each use.

SECURITY

Section 1 Resident Registration

Any individual occupying any Hartman Condominiums residence for more than four weeks in any given year is considered a resident. For security purposes, all residents should be registered with the Property Management and the Board.

Section 2 Solicitations

Soliciting is strictly prohibited on the premises. Any violation will be noted to the Board and appropriate action will result.

Section 3 Keys and Key fobs

Property Management shall have a right of entry and access to, over, upon and through all of Hartman Condominiums, including each suite and the limited common elements, to enable Property Management to perform its obligations, rights and duties pursuant hereto with regard to maintenance, repair, restoration and/or servicing of any utility, plumbing, mechanical, electrical, communication and/or HVAC units in the Hartman Condominiums. In the event of an emergency, the Property Manager's right of entry to a suite and its appurtenant locked or enclosed limited common elements may be exercised without notice; otherwise, Property Management shall give the owners or occupants of the suite not less than 24 hours advance notice prior to entering a suite or its locked or enclosed limited common elements. A written Notice shall be left for residents informing them of the emergency and entry. No notice shall be required for Property Management to enter an unlocked or unenclosed limited common element, such as an unenclosed parking space.

Thus, each resident owner is required to provide Property Management with such keys as are necessary to permit access to the owner's residence for emergency purposes. If unit keys are changed by the owner a key must be provided for emergency purpose to the Property Management staff.

Replacement of fobs, keys, and gate openers and transponders will be at the homeowner's expense and should be requested through Property Management.

Section 4 Renters

All Owners are responsible to inform the Board and Property Management of those sub-leasing any units or individual rooms within the unit in the Hartman, providing names, car information, contact numbers of the individual(s) and the duration of the rental or lease agreement. The owner of the Hartman Condominiums Suite is responsible for any damages and fines levied against the renter.

Section 5 Guests

All owners are responsible for damage or destruction caused by a guest to any Common Element or infrastructure of the Hartman Building.

Section 6 Roof Access

For safety and security reasons, it is imperative that residents, their visitors, employees, agents, or licensees shall not at any time or for any reason whatsoever enter or attempt to enter upon the roof of the building.

INDIVIDUAL RESIDENCES

Section 1 Windows, Window Coverings and Exterior Doors

Nothing may be thrown or emptied out of the windows or exterior doors of any residence, nor thrown or emptied into the common areas. For example, rugs may

not be beaten in common areas nor shall dust, rubbish, or litter be swept from a residence onto any common area.

Nothing shall be hung from the outside of the windows, including holiday lights or decorations. No signage or any kind will be placed in resident windows, such as political or For Sale or For Rent.

Nothing shall be placed on the outside windowsills of any residence. For example, outdoor clothes dryers or clotheslines shall not be maintained upon any common or limited common fixture at any time.

Nothing shall be mounted or placed on the exterior suite doors of any residence. For example, doorknockers or suite numbers, other than those issued and mounted by Property Management are prohibited.

Radio and TV antennae or connections shall not be installed or affixed to the exterior of the residences. Satellite dishes are not permitted on the exterior of residences.

Cooking is not permitted on windowsills.

Section 2 Exterior Uniformity

To keep a uniform external appearance, the exterior surface of all drapes, curtains, and blinds or other window coverings must be black or neutral (white or beige).* Awnings or window guards will not be permitted and signs of any kind shall not be placed in windows, doors, exterior surfaces, or common areas. Window screens must be uniform to the building.

Residence owners and occupants shall not be allowed to put their names in any entry or passageway, or other common areas, except in the place designated for the same by the Board.

**Owners who have purchased units prior to October 1, 2007 and invested in window treatments are exempt from this window-covering rule, however, any future changes must conform.*

Section 3 Resident Mailbox Area

Resident Mailbox Area shall be used solely for the purpose of resident postal inbox/ outbox purposes. The workspace and bulletin board shall be used solely for the purposes of resident personal communication needs. No solicitation, magazines, newsletters, newspapers, tracks, flyers, or outside advertising, etc. shall be permitted. Anything left in the area will be disposed of by management.

Section 4 Construction/Remodeling

Property Management must be notified prior to any construction or remodeling work performed in your residence. Construction is defined as any structural alteration of an individual unit, including but not limited to power tools and/or hand tools. During any remodeling project where paint and/or other toxic material are used, Property

Management must be advised at least five (5) business days in advance.

Section 5 Window Cleaning

Property Management is responsible for the cleaning of all common area glass. Property Management will clean the exterior of residents' windows twice per year and as funds permit. The homeowner is responsible for all the glass on the interior side of windows.

Section 6 Chemicals

Flammable, combustible, or explosive fluid, material, chemical, or substance shall not be brought into or stored in any residence or storage unit except for normal household use. No container of flammable material shall be stored in the parking area or in resident storage areas or any Common Area space including the Bicycle Room and basement.

Section 7 Storage

Any homeowner storage outside the home must be in the authorized storage room. Any items not in assigned storage lockers or without authorization will be subject to removal by Property Management.

In accordance with the Franklin County Fire Safety Code, no combustible products such as paint, gasoline cans, etc. may be stored in multifamily dwellings.

All items must be at least 18 inches below the sprinkler head system and 3 feet away from all electrical panels and water valves. No items may be left outside the doors of the storage unit.

All storage lockers and contents are to be kept in a sanitary, neat condition and the door must be secured. Residents use the storage areas at their own risk. The main door to the storage units must be closed and locked after leaving the area.

PETS

Section 1 Definition

Pursuant to the Declaration, dogs, cats, and other domestic pets (fish, birds, hamsters, etc.) may be kept in residences provided they do not disturb other residents of the property. Wild animals shall not be considered domestic pets and are not permitted. All pet owners must have records of up-to-date pet vaccinations available upon request.

Section 2 Requirements

All pets should be licensed according to Franklin County regulations.

Such pets that are permitted are subject to these rules:

- Pets shall not be permitted in parking or common areas except for the purpose of entering and exiting the property.

- The owner of a pet will be responsible for any and all damages caused by the pet,
  including damage to personal property and personal injury.
- Pet owners shall remove any droppings left by their pets in any part of the common areas, which includes exterior and interior spaces and pay for the professional cleaning of the carpet if required.
- Pet droppings must be placed in a container and properly wrapped and disposed.
- Pets are not permitted to use the parking asphalt surface area or exterior sidewalks for their droppings.
- Pets should be on leash at all time while on the premises.

Owners of pets in violation of any of the provision of Sections 1 and 2 above will be First Offense warning; Second Offense $100.00; Third Offense $250.00; Fourth Offense $500.00; and Fifth Offense $1000.00.

Any pet, that the Board of Trustees determines to be either a nuisance to health, safety or welfare of person or property, and any pet, whose owner repeatedly violated the rules covered by this section, will be subject to removal from the property by the Board of Trustees.

VEHICLES

Section 1 Vehicle Parking and Operation

When approaching or driving upon any of the driveways or parking areas serving the Hartman Condominiums residents shall not blow or allow to be blown any horn from any vehicle in which he or his visitors, family, tenants, or employees shall be occupants, except as is necessary for safety.

Section 2 Recreational Vehicles

Recreational Vehicles including RV's, Campers, Boats, Jet Ski's, etc. are not permitted to be kept in the parking areas. No storage of personal/business property is permitted. Authorized motor vehicles only.

Section 3 Vehicle Repair and Maintenance

The repair or extraordinary maintenance of automobiles or other vehicles shall not be carried out in any of the common areas.

The changing and disposing of motor oil or other vehicular fluids is prohibited.

Disabled vehicles are prohibited from being parked on the property. A vehicle shall be considered "disabled" if (a) it does not have a current license tag or (b) it cannot move under its own power or (c) it is obviously inoperable. Property Management reserves the right to tow vehicles determined to be disabled.

Section 4 Towing of Vehicles

Residents are responsible for towing unauthorized vehicles in their designated parking spaces only. Property Management shall provide towing procedures and instructions.

Any vehicle without permanent or temporary tags will be removed from the property.

If any vehicle is parked on any portion of the property in violation of these rules, the Board may place a notice on the vehicle specifying the nature of the violation and stating that after twenty-four (24) hours the vehicle may be towed. The notice shall include the name and telephone number of a person to contact regarding the alleged violation. If twenty-four
(24) Hours after such notice is placed on the vehicle the violation continues or thereafter occurs again within six (6) months of such notice, the vehicle may be towed in accordance with the notice, without further notice to the owner or user of the vehicle.

Parking in handicap spaces is prohibited. Violators are subject to being ticketed and towed without warning. Parking in spaces designated to be commercial is prohibited. Vehicles are not to obstruct the flow of traffic including parking in front of private gates or a residents' parking space. If a vehicle is parked in any manner in violation of the Declaration, the Bylaws or these rules and regulations, the Board and Owners of the Parking Space shall have the power to tow and/or fine that improperly parked vehicle. If a vehicle is towed, neither the Association and any officer or agent of the Association shall be liable to any person for any claim of damage as a result of the towing activity. Notwithstanding anything to the contrary herein, the Board of Trustees may elect to impose fines or use other available sanctions, rather than exercise its authority to tow, as set forth herein.

Section 5 Bicycles

Bicycles must be kept in bicycles storage room only and are not permitted to be locked to structural columns or rails. Parking bicycles in any other Common Area is prohibited and repeated offenses are subject to fines. Gasoline powered bicycles are prohibited. Segways can be stored in the Bicycle Room with prior authorization from Property Management.

Section 6 Parking Lot Etiquette

The speed limits on the premises should not exceed 10 miles per hour.
Proper Parking area etiquette is required. The screeching of tires or "burnouts" is strictly prohibited. Revving of engines, loud car stereos, and excessive horn blowing are also prohibited.

Section 7 Large Amounts of Trash

Moving in or out can cause large amounts of trash and refuse. If you have large quantities of trash or large items that will not fit into the Trash Container, the Resident is responsible for scheduling and paying for a separate trash pick up



History of the Hartman Building

Construction began on the six-story Hartman Building in 1898 at the southeast corner of Fourth Street and Main Street in downtown Columbus, Ohio. The building was constructed with brick, oak wood, decorative trim, Corinthian columns, arched doorways, and stone masonry work. Designed by architects, Kremar & Hart, the building is an excellent example of late nineteenth century Neo-Classical architecture hotel design and construction. Revival interest in classical models dates from the World's Columbian Exposition of 1893 held in Chicago. The Hartman Hotel Building is significant to Columbus history with its association with patent medicine mogul and developer Dr. Samuel Brubaker Hartman and serving as an official residence of Ohio Governor Andrew L. Harris.

Dr. Samuel Hartman and Pe-Ru-Na



Samuel Brubaker Hartman was born near Harrisburg, Pennsylvania on April 1, 1830, the son of Christian Hartman and Nancy Brubaker, farmers and immigrants from Switzerland. His father died when Hartman was six months old, and the boy had a peripatetic youth. Speaking only German until the age of fourteen, Hartman learned wood chopping from an uncle, then carpentry while living with a brother in Medway, Ohio. At twenty he taught school for a year in Pennsylvania, and then toured the countryside selling German-English Bibles.

Having studied medicine for a term in 1852 at Farmers' College near Cincinnati, Hartman undertook a two-year apprenticeship with a Medway physician, then six months of medical study at Cleveland Medical College, the medical department of Western Reserve College. He began practice in Vandalia, Ohio, and moved in 1855 to Tippecanoe City. In 1856 he began to attend lectures at Jefferson Medical College in Philadelphia, from which he received an M.D. the next year. For twelve years Hartman practiced in Millersville, Pennsylvania, near his boyhood home. In 1860 he married Sallie Ann Martzall of Lancaster; the couple had two children.

In 1870 Hartman, who had lost his savings because of unwise investments, launched a twenty-year career as itinerant physician and surgeon, moving from city to city across the land treating patients recruited by advertising. He specialized in ear and eye afflictions, chronic catarrh (inflammation of the respiratory tract), and orthopedics, especially club feet. His average annual income he estimated at $50,000.

Hartman's favorite prescription was a so-called "neutralizing mixture" for the treatment of catarrh that he had begun to use in Millersville and for which he later coined the name "Pe-Ru-Na," a term that had no meaning but was easy to remember. Variant sources ascribe the medication's origin to a formula from a treatise by the eclectic physician Wooster Beach and to an "Herb Bitters" made by a Pennsylvania distiller, Benjamin Mishler. Hartman, who continually modified the ingredients, complained that pharmacists could not fill the prescription properly. So in 1877 he began manufacturing

the medicine in a small plant in Osborn, Ohio, managed by a brother. In 1883 a larger factory was built in Columbus. In 1890 Hartman settled in that city, devoting much of his time to the manufacture and promotion of Pe-Ru-Na, for which he received a trademark in 1895. Hartman marketed two other proprietaries, Man-A-Lin, a laxative, in 1877, and La-Cu-Pi-A, a blood purifier, in 1879.



For some years in Columbus, Hartman also practiced with a corps of other physicians in an elaborate Surgical Hotel, a cross between a hospital and a hotel, that he had built in 1890 and then expanded and renamed the Hartman Sanitarium. Through the 1890s a stream of pamphlets sought to attract patients to its various divisions for the treatment of diseases of the eyes, ears, spine, joints, and feet; for diseases peculiar to women and men; and for eradicating the narcotic, liquor, and tobacco habits. Hydrotherapy, electrotherapy, and mechanical massage were among the therapeutic modes employed.



Although Pe-Ru-Na was promoted to cure only catarrh, the millions of brochures and almanacs Hartman issued and his extensive newspaper advertising defined catarrh as encompassing all ailments known to humanity. Hartman's promotional efforts owed much to his second in command, Frederick W. Schumacher, a genius at innovative advertising, who married Hartman's daughter Maribel. By the new century Pe-Ru-Na was the most widely advertised--at a million dollars a year--and the bestselling proprietary medicine in the nation. Babies were named for it. Agents recruited testimonials and obtained pictures from humble citizens who were paid a quarter for each letter they answered from inquirers about the product's merits. Fees were paid to local dignitaries and to national celebrities to praise the prowess of Pe-Ru-Na. These included former Union and Confederate generals, Spanish-American War admirals, such stage stars as Julia Marlowe, and fifty members of the national Senate and House of Representatives. "Indeed," chided a skeptical member, "Peruna seems to be the favorite Congressional drink."





In the muckraking of patent medicine at the start of the new century, Pe-Ru-Na became a prime target. Journalist Samuel Hopkins Adams termed it "the most conspicuous of all medical frauds." It was condemned for promising to ward off yellow fever during the major 1905 epidemic in the South as well as for redefining all dread diseases as catarrh. Pe-Ru-Na was denied status as a medicine by the American Medical Association and deemed just a secret liquor with its 27 to 30 percent alcohol content and flavoring from cubebs, an aromatic stimulant from the fruit of a vine. The "Peruna jag," a slight intoxication from drinking the nostrum, became so common a phenomenon, especially in areas dry by Prohibition laws, that druggists had trouble keeping it in stock. Hartman privately defended Pe-Ru-Na but publicly retreated from his advertising claims, adopting the therapeutic nihilism popular among leading physicians at the time. He denied that most drugs, with the possible exception of quinine for malaria, would cure disease. But he held that the slight stimulation of Pe-Ru-Na, bolstered by the impact of testimonials on the patient's mind, would produce good results.

Government policy sided with Pe-Ru-Na's critics. In 1905 the Office of Indian Affairs banned Pe-Ru-Na from reservations. That same year the Internal Revenue Service decreed that, inasmuch as Hartman's nostrum was not truly a medicine, all retailers who sold it must possess a liquor license. The next year the Food and Drugs Act required that the amount of alcohol in proprietaries must be stated on the label. Henceforth, drinkers of Pe-Ru-Na could not keep a secret from themselves. To bring a reversal of the IRS ruling, Hartman, without public announcement, added the medicinal ingredients buckthorn and senna, strong cathartics. Throughout the nation, heavy users suffered badly, and sales of Pe-Ru-Na fell sharply. In 1916 Hartman began remarketing his original formula, alcohol and all, under a new name that echoed an old message, Ka-Tar-No, acknowledging that it must be sold by outlets with a liquor license.



THE HOME OF PERUNA



In spite of his setbacks, Hartman continued to be deemed the wealthiest man in Columbus and retained respect locally. Hartman and his family built an apartment within his Hartman Hotel and often spent the winter months there even though the Hartman's had a mansion on Town Street which was the most expensive home in the city. He spent much time during his declining years on his elegant 5,000-acre establishment south of Columbus, which was stocked with fancy breeds of cattle, horses, and poultry. The Hartman Stock Farm was at the time the largest farm in the world complete with Columbus' only private streetcar line so that Hartman could bring guests from the city. The slang name associated with Columbus, "Cowtown", is directly attributed to the Hartman Stock Farm.

He died in his apartment in the Hartman Hotel. Local legend has it that his coffin and a service were held in the hotel lobby before his burial in Pennsylvania. Pe-Ru-Na as a product outlasted its originator by many years, being sold in 1926 to a Chicago company, although, while slightly revived by radio advertising, it never regained its lost luster.

In his lifetime he developed and owned the following properties that would shape the city of Columbus for years to come:



Hartman Farms-largest farm in the world
Hartman Surgical Hospital
Peruna Manufacturing Co. building
Standard Sanitary Manufacturing building
Hartman Office Building (present location of Hyatt on CapSouth)
Hartman Theater (present location of Hyatt on CapSouth)
Town Street Mansion
Hartman Hotel

(Of all the buildings Hartman erected in the city, the Hartman Hotel Building is the sole remnant.)

Hartman Hotel (1898-1921)



Built in 1898 by Dr. Samuel B. Hartman as an extension for his patients of the smaller Surgical Hotel next door. The building also housed several administration offices of the Pe-Ru-Na Company between 1898 and 1901. As regular hotel guests started to outnumber patients, the building went from a hotel for his patients to an upgraded grand hotel opened to the general public in the fall of 1901. The six-story hotel was described as the most lavish hotel in Columbus, Ohio during the time. The hotel was a destination for dining and entertainment and a popular gathering place for the wealthy elite, state politicians, tourists, and theater patrons - “the place to see and be seen” and “a favorite place for private dinners.” The hotel also advertised an orchestra concert every evening.



The hotel had many unique features including: a large modern gymnasium on the first floor, a Ladies’ Parlor and Gentlemen’s Smoking Room shared the second floor, a lavish sixth floor “Gilded Age” grand dining room complete with hand painted ceiling murals, and the Hartman Sanitarium Baths (formerly called the Hartman Surgical Hotel) that was connected to the main structure by enclosed walking bridges on the second and third floors over Cherry Street. The third, fourth, and fifth floors contained over 106 sleeping rooms. A portion of the third floor housed a private apartment where Hartman and his family lived in the winter seasons. The luxurious grand dining room and ballroom offered guests a taste of Europe. Originally the hotel included a large overhanging porch in which the Ladies’ Parlor and Gentlemen’s Smoking Room/Hotel Bar shared. It extended across the five bay front with a veranda on the roof. Around 1905, Hartman expanded his financial empire and opened his own bank, the Market Exchange Bank. The hotel gymnasium on the ground floor was closed and replaced by the bank, which would later go through several expansions. Naturally, Hartman served as president of the bank until his death in 1918.





Before 1919, there was no official state owned residence for the governor's use. Many governors chose their favorite hotel, purchased a home, or rented quarters to serve as their residence in the capital city during their term. Governor Andrew L. Harris chose the Hartman Hotel to serve as his official residence during his term as Ohio's 44th governor (1906-1909). Harris was one of the heroes of the Battle of Gettysburg and the last Civil War general to serve as a state governor in the United States. The only confirmed account of the hotel being the official residence of an Ohio Governor was that of Andrew Harris, however, a 1920 newspaper article that discussed the second floor bar's closing indicated "the Hartman was the residence and meeting place of the governors and other high state officials."



The hotel was also host to many of the fashionable and famous people of the times. Among them was President Theodore Roosevelt. Others of note include Roosevelt's socialite daughter, Alice Roosevelt Longworth and her husband Rep. Nicholas Longworth, who later became Speaker of the House of Representatives in 1925.





Harriet Taylor Upton, president of the Ohio Women's Suffrage Organization, held organizing meetings in the second floor hotel parlor in 1914. She later became the first woman to be vice-chairman of the Republican National Committee.

The Ohio Building (1921-1960s)

At the beginning of the twentieth century, the Ohio population and economy were booming. State government also grew, adding more employees than could work within the Statehouse. The idea to construct a new office building first surfaced in 1913, igniting a debate that would span more than 16 years. As state government continued to grow at a faster pace, the discussion shifted from whether to build a new state owned building or to short-term solutions of renting office until consensus on construction plans for new state building could be reached.

In early May of 1921, it was announced that Hartman Hotel would close permanently. Newspaper accounts of the closing indicated that it was the social center of the wealthy elite and state politicians during the hotels prime. The reason for the closing was a deal brokered with the State of Ohio to lease the building. The state wanted to consolidate scattered state departments under one roof. These departments were renting office space in various downtown locations for premium rent because they out grew the state owned properties of the Ohio Statehouse and adjacent Judiciary Annex. The state was paying an estimated $54,000 per year with rents set to rise in July of 1921 to over $80,000. Adjutant General Florence had to act quickly for an alternative plan to protect the state budget.

The lease would save the state an estimated $62,000 per year. Acting under authority of an emergency bill passed by both houses of the legislature, the Adjutant General Florence closed a deal to lease the building which was considered the biggest and most satisfactory real estate deal of that time. The Market Exchange Bank on the ground floor would remain paying the state $5,000 annual rent as reported by the Columbus Dispatch in 1921. The hotel would close on May 31, 1921 and state possession would begin on July 1, 1921. The Hartman Hotel would now be known as the Ohio Building, a state office building. The following state offices were moved to the Ohio Building: the State Industrial Commission, the State Library, Department of Health, Department of Highways, Department of Industrial Relations, Department of Insurance & Securities and the Commission for the Blind.



Along with the Ohio Statehouse and the Judicial Annex Building (now the Senate Building), the Ohio Building served as the primary center of Ohio state government until the Ohio Departments Building (now the Ohio Judicial Center and home to the Ohio Supreme Court) was opened in 1933. The Ohio Building would house various state offices throughout the next decades.

The Hartman Building (1960s-Present)

In the early 1960s Huntington National Bank acquired the Market Exchange Bank and purchased the building. For the next twenty years the bank would remain and the floors above were filled with various tenants ranging from offices to furniture, clothing and jewelry stores along with the Ohio Bureau of Motor Vehicles which was the last of the state departments to remain and vacated in the early 1970s.

With the demolition in 1981 of the Hartman Building, an office building across from the statehouse on the corner of State and Third Streets, the Hartman Hotel Building (aka the Ohio Building) would now inherit the Hartman Building namesake. In 1992, the bank

branch of Huntington and the rest of the building were closed and for the next several years the building remained vacant and fell into disrepair.

In mid 1999, Larry Rubin of Plaza Properties and three other partners purchased the building and began a multi-million dollar renovation for street level retail and office space on the five remaining floors. The restoration would restore the exterior and add windows to the rear of the building where buildings once stood. A modern glass staircase was also added to the rear of the building where the original fire escape stairs once stood. Designed by renowned Columbus architect Jonathan Barnes, the glass structure received the coveted Award of Merit from the American Institute of Architects for his design in 2002. The original sixth floor ballroom also saw an extensive renovation led by Sullivan & Bruck Architects and was restored to its former grandeur where it became a popular wedding and event destination. The building saw yet another rebirth between 2005 and 2008 with residential conversions of floors two through six into the Hartman Loft Condominiums and is now home to over sixty downtown residents.





Historical Postcards (1905-1918)













Resident Resources

Deliveries

USPS, UPS, FEDEX, DHL

All mail and packages delivered by USPS, UPS, FedEx, and DHL should use the 150 E. Main mailing address.

Other Deliveries and Pick-Up

Your mailing address is 150 E. Main Street, however to avoid confusion, use the building's front door address, 275 S. 4th Street, for delivery of pizza, food, flowers, etc. Also use the front door address for taxi service.

Newspapers

The following newspapers are available for daily delivery.

The Columbus Dispatch:	1-877-734-7728
The New York Times:	1-800-698-4637
The Wallstreet Journal:	1-800-568-7625

Taxis

Acme Taxi:	614-299-9990
Airport Taxi	614-868-8888
Central Ohio GV Taxi	614-224-8888
Yellow Cab	614-444-4444

Public Transportation

Public transportation is available from the Central Ohio Transit Authority (COTA). Normal bus fare is $1.50, express fare $2; transfers are free. Children 6 and under are free (as long as they are under 48" tall). Children over 48" tall and up to 12 years, as well as seniors, are $.75. COTA offers special service for events such as Red, White and Boom! and Ohio State home football games.

Time Zone
Columbus - and all of Ohio - is on Eastern Standard Time and observes Daylight Saving Time.

Airports

Port Columbus International Airport, located just 10 minutes east of downtown, is served by 10 airlines and their regional affiliates providing nearly 400 daily arrivals and departures to 49 airports in the U.S. and Canada. Carriers include Air Canada Jazz, American, Continental, Delta, Midwest/Connect, Northwest, Skybus, Southwest, United and US Airways. All ground transportation may be accessed via the terminal walkway or baggage claim level exits.

Taxi service is provided by many vendors. The average fare from Port Columbus International Airport to downtown is $18-$20.