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State Supports 28 Historic Rehabilitation Projects

Today, the Ohio Development Services Agency awarded \$31,204,165 in Ohio Historic Preservation Tax Credits for the rehabilitation of 40 historic buildings. Together, the projects are expected to leverage approximately \$347 million in private investments in nine communities.

“Ohio communities are filled with charm. You see it in the historic buildings that line our downtowns and neighborhoods,” said Lydia Mihalik, director of the Ohio Development Services Agency. “Working with local community and business leaders, we’re removing blight in neighborhoods and transforming these buildings into new places for Ohioans to live and work.”

The awards will assist private developers in rehabilitating historic buildings in downtowns and neighborhoods. Many of the buildings are vacant today and generate little economic activity. Once rehabilitated, they will drive further investment and interest in adjacent property. Developers are not issued the tax credit until project construction is complete and all program requirements are verified.

“We congratulate all Round 24 Ohio Historic Preservation Tax Credit award recipients. said Burt Logan, Ohio History Connection Executive Director & CEO. “We know how important these tax credits are to Ohio’s economic development, especially right now. Our team looks forward to partnering with our communities and business leaders to preserve Ohio’s historic buildings, solidifying their place in our state’s future.”

The Ohio Historic Preservation Tax Credit program is administered in partnership with the Ohio History Connection’s State Historic Preservation Office. The State Historic Preservation Office determines if a property qualifies as a historic building and that the rehabilitation plans comply with the U.S. Secretary of the Interior’s Standards for Rehabilitation.

The Round 24 Ohio Historic Preservation Tax Credit recipients are:

CENTRAL REGION

424 Main St (Coshocton, Coshocton County)

Total Project Cost: \$1,049,000

Total Tax Credit: \$250,000

Address: 422-424 Main St., Coshocton, 43812

The second building in Coshocton to be awarded preservation tax credits, 424 Main Street is a vacant three-story mixed-use commercial building. The upper floors have not been used for more than 50 years and will be revitalized for use as five apartments. On the first floor, two commercial spaces will be rehabilitated while preserving the remaining pressed metal ceilings.

The Broadwin (Columbus, Franklin County)

Total Project Cost: \$17,588,035

Total Tax Credit: \$1,755,000

Address: 1312 E. Broad St., Columbus, 43205

This project in Columbus' East Broad Street Historic District involves what was once one of the city's finest apartment addresses. The eight-story building suffered from neglect and disinvestment through the end of the 20th century. The redevelopment plan calls for the original apartment configurations to be returned from 54 to 46 units.

Madison's and White-Haines (Columbus, Franklin County)

Total Project Cost: \$60,589,377

Total Tax Credit: \$4,416,157

Address: 72-84 N. High St., Columbus, 43215

The Madison's and White Haines buildings in downtown Columbus are commercial buildings that for more than 60 years held Madison's Department Store and an optical products company. After decades of vacancy and deterioration, the planned rehabilitation will preserve an important part of High Street's streetscape with commercial spaces on the ground level and apartments above. In an adjacent vacant lot, the developer plans to construct a new building that will hold parking spaces, commercial spaces, and residential units.

Market Mohawk Center (Columbus, Franklin County)

Total Project Cost: \$8,506,900

Total Tax Credit: \$842,267

Address: 250 E. Town St., Columbus, 43215

Constructed 50 years ago as part of Columbus' effort at urban renewal, the Market-Mohawk Center is a four-story office building that will be converted to mixed-use office and residential spaces. Six apartments will be developed on the first floor with office spaces in the remainder of the building.

NORTHEAST REGION

12501 Madison (Lakewood, Cuyahoga County)

Total Project Cost: \$4,032,782

Total Tax Credit: \$657,101

Address: 12501 Madison Ave., Lakewood, 44107

Home to several different grocery stores and other retail establishments over the years, the building will contribute to the revitalization of the Birdtown neighborhood in Lakewood. This mixed-use commercial building will be rehabilitated to house two storefronts and 18 residential units. Rehabilitation work will repair remaining historic features, such as pressed metal ceilings and clerestory windows.

2110-2130 Superior Ave. (Cleveland, Cuyahoga County)

Total Project Cost: \$11,747,960

Total Tax Credit: \$1,650,000

Address: 2110-2130 Superior Ave., Cleveland, 44114

Part of a larger project on Cleveland's Superior Avenue, this four-story former industrial building hosted a wide range of users, from women's clothing manufacturers to wood furniture and paper. After rehabilitation, this portion of the project will hold 47 apartments that will preserve the industrial character of the building.

American Savings Bank (Cleveland, Cuyahoga County)

Total Project Cost: \$1,534,766

Total Tax Credit: \$168,000

Address: 828 Huron Road, Cleveland, 44115

The American Savings Bank building in Cleveland's Gateway District has been home to a number of bank, retail, and tavern tenants over its life. After the rehabilitation project is complete, the small building will hold a restaurant on the first and second floors, with a third-floor hospitality unit available for short-term rentals.

Carlisle-Allen Co. Complex/Masonic Temple (Ashtabula, Ashtabula County)

Total Project Cost: \$20,446,300

Total Tax Credit: \$2,000,000

Address: 4441, 4509-4519 Main Ave., 223 Progress Place, Ashtabula, 44004

This project in downtown Ashtabula encompasses four buildings: three that were part of the Carlisle-Allen Co. department store and one that was the Masonic Temple. Most of the space has been vacant for more than 20 years. Redevelopment plans call for the complex to be redeveloped into 104 affordable senior apartments as well as a restaurant space.

Erievue Tower (Cleveland, Cuyahoga County)

Total Project Cost: \$81,776,521

Total Tax Credit: \$5,000,000

Address: 1322 East 12th St., Cleveland, 44114

Erievue Tower belongs to a new generation of historic properties that have been added to the National Register of Historic Places. Telling the story of changing American cities in the mid-20th century, the building is 40 stories, but the project scope is limited to 14 of those floors. The new uses for those spaces will include a hotel and apartments.

First Methodist Church (Cleveland, Cuyahoga County)

Total Project Cost: \$2,535,000

Total Tax Credit: \$250,000

Address: 3000 Euclid Ave., Cleveland, 44115

Located in Cleveland's MidTown neighborhood, the former First Methodist Church will be rehabilitated as event space (sanctuary) and offices (addition). Constructed in 1905, the church and its 1965 rear addition have been vacant for a few years. The sanctuary features highly decorative historic fabric that will be repaired and preserved.

Switzer Building (Cleveland, Cuyahoga County)

Total Project Cost: \$1,043,097

Total Tax Credit: \$100,000

Address: 1285-1289 E. 101 St., Cleveland, 44108

The Switzer Building is a 12-unit apartment building in Cleveland's Glenville neighborhood. After more than 10 years of vacancy, the three-story building has collapsed porches and has suffered from vandalism. The rehabilitation project will preserve the remaining historic fabric and bring the building back to use for residents in six two-bedroom units and six three-bedroom units.

West Side YWCA (Cleveland, Cuyahoga County)

Total Project Cost: \$19,868,668

Total Tax Credit: \$1,984,882

Address: 3105 Franklin Blvd., Cleveland, 44113

Located in the Ohio City neighborhood of Cleveland, the former West Side YWCA project includes two buildings: a former mansion and a former dormitory building. After the Y moved out, the property served a Catholic organization and then as a home for people with developmental disabilities until it was vacated in 2018. The historic buildings will be converted into 37 apartments. A new construction component is also part of the project and will include a 30-unit apartment building with parking.

SOUTHWEST REGION

30 E. 15th (Cincinnati, Hamilton County)

Total Project Cost: \$2,209,137

Total Tax Credit: \$220,000

Address: 30 E. 15th St., Cincinnati, 45202

The building at 30 E. 15th is part of the final phase of the Broadway Square project in Cincinnati's Pendleton area of Over-the-Rhine. The larger project includes more than 20 buildings and has reactivated more than 100 apartments. This building, when completed, will have four units, one per floor. A distinct set of bay windows on the second and third floors of the primary facade will be retained and repaired.

56 E. McMicken front (Cincinnati, Hamilton County)

Total Project Cost: \$1,097,132

Total Tax Credit: \$154,526

Address: 56 E. McMicken Ave. front, Cincinnati, 45202

A four-story building with first-floor commercial space and upper-floor apartments, this building was constructed in 1879. After rehabilitation, the building will have eight studio and one-bedroom apartments and a first-floor bar. The exterior of the building retains its Italianate features, including cornice and window hoods that will be repaired and retained. It is paired with the building on the rear of the lot also receiving a credit allocation this round.

56 E. McMicken rear (Cincinnati, Hamilton County)

Total Project Cost: \$731,422

Total Tax Credit: \$90,299

Address: 56 E. McMicken Ave. rear, Cincinnati, 45202

This three-story residential building served residents starting around 1865 until it was vacated several years ago. Located on the northern side of the Over-the-Rhine neighborhood, the building is in an area still suffering from neglect and disinvestment. Five one- and two-bedroom apartments will be completed inside with all new finishes and systems. It is paired with the building on the front of the lot also receiving a credit allocation this round.

64 E. McMicken (Cincinnati, Hamilton County)

Total Project Cost: \$1,175,720

Total Tax Credit: \$116,408

Address: 64 E. McMicken Ave., Cincinnati, 45202

The building at 64 E. McMicken is characteristic of the Over-the-Rhine neighborhood: brick, Italianate, 3 1/2 stories and mixed use. After rehabilitation, six apartments on the upper floors will be made available as well as a first-floor commercial space that will be occupied by a coffee shop.

106-108 and 110 E. 14th St. (Cincinnati, Hamilton County)

Total Project Cost: \$1,579,497

Total Tax Credit: \$156,370

Address: 106-108 and 110 E. 14th St., Cincinnati, 45202

This project includes two historic buildings in Cincinnati's Over-the-Rhine neighborhood. The buildings have always served a residential use, with a small commercial space in 110, but have been neglected and vacant for many years. After the rehabilitation project, they will have four studio apartments and four one-bedroom apartments. Much historic fabric remains in place and will be repaired, including stairs, wood floors, trim, and doors.

313 W. 5th (Cincinnati, Hamilton County)

Total Project Cost: \$1,391,485

Total Tax Credit: \$195,983

Address: 313 W. 5th St., Cincinnati, 45214

Constructed in the 1850s, this building in Cincinnati's West Fourth Street Historic District was originally used for small industries and commercial purposes. After years of vacancy and neglect, the building will be rehabilitated into commercial space on the ground floor with 10 apartments on the three story's upper floors. Incompatible modern storefront materials will be removed, and a compatible storefront will be built.

646 Neave (Cincinnati, Hamilton County)

Total Project Cost: \$1,983,007

Total Tax Credit: \$244,000

Address: 646 Neave St., Cincinnati, 45204

This building is part of a larger affordable housing project in Lower Price Hill called LPH Thrives that will include 12 historic buildings. After many years of abandonment and fire damage, the building will be returned to use with seven residential units by Over-the-Rhine Community Housing. All new systems and finishes will be installed, while preserving the remaining historic fabric.

1400 Clay Street (Cincinnati, Hamilton County)

Total Project Cost: \$1,481,617

Total Tax Credit: \$146,680

Address: 1400 Clay St., Cincinnati, 45202

1400 Clay St. is a four-story Italianate building in Cincinnati's Over-the-Rhine neighborhood. Although it retains many of its exterior historic features, years of unsympathetic renovations have removed much of the interior historic fabric. Once rehabilitated, the building will house seven residential units and a small commercial space on the first floor.

1400 & 1408 Walnut Street (Cincinnati, Hamilton County)

Total Project Cost: \$1,867,760

Total Tax Credit: \$184,908

Address: 1400, 1408 Walnut St., Cincinnati, 45202

These two buildings on Over-the-Rhine's Walnut Street have stood for more than 140 years. Vacant for years and having lost most of their original historic fabric on the interior, the project will retain and repair what historic features that remain and revitalize the buildings as homes for new residents. Nine apartments and two commercial spaces will be created.

1505-1511 Vine St. (Cincinnati, Hamilton County)

Total Project Cost: \$8,883,357

Total Tax Credit: \$250,000

Address: 1505-1511 Vine St., Cincinnati, 45202

This project in Cincinnati's Over-the-Rhine neighborhood will rehabilitate a historic building at 1511 Vine and will include the construction of a new building filling the gap of a vacant lot at 1505 Vine. A ground floor commercial space in the historic building will be complemented by new commercial space in the new building. Above, 18 residential units with a mix of one-, two-, and three-bedroom units will be completed.

1725 Elm (Cincinnati, Hamilton County)

Total Project Cost: \$1,781,427

Total Tax Credit: \$249,999

Address: 1725 Elm St., Cincinnati, 45202

Five stories in height, the building at 1725 Elm St. in Cincinnati's Over-the-Rhine neighborhood was home to a commercial storefront on the first floor and apartments above. After suffering years of vacancy and a fire in its upper floors, the building will be restored to serve its original purpose. In spite of the fire damage and neglect, many historic features remain, including wood trim, stairs, windows, and storefront features.

2001 Vine (Cincinnati, Hamilton County)

Total Project Cost: \$1,499,409

Total Tax Credit: \$245,804

Address: 2001 Vine St., Cincinnati, 45202

The building at 2001 Vine in Cincinnati's Over-the-Rhine neighborhood is a triangular shape, sited where Clifton meets Vine. Four stories in height, the first-floor space was commercial with four apartments above. Once home to a series of retail establishments from tire shop, to deli, to electronic store, the commercial space will be occupied by an office tenant.

Grant-Deneau Tower (Dayton, Montgomery County)

Total Project Cost: \$38,794,598

Total Tax Credit: \$3,875,000

Address: 40 West Fourth St., Dayton, 45402

The 22-story Grant-Deneau Tower in downtown Dayton was recently individually listed on the National Register as an important part of the story of Dayton's transformation in the middle of the 20th century. Vacant since 2016, the building will be rehabilitated to host 11 floors of commercial offices with the remainder filled with 100 one- and two-bedroom apartments.

NORTHWEST REGION

Empire Hotel (Tiffin, Seneca County)

Total Project Cost: \$6,119,334

Total Tax Credit: \$1,001,250

Address: 160-164 S. Washington St., Tiffin, 44883

The Empire Hotel was built in 1874 and will be returned to its original use after decades of vacancy. Portions of the first floor that had been altered over time will be returned to use as the lobby, lounge, and other guest amenity spaces. Twenty-five boutique hotel rooms will be completed in the upper floors.

Fort Industry Square Phase II (Toledo, Lucas County)

Total Project Cost: \$33,766,177

Total Tax Credit: \$3,700,000

Address: 114-132 N. Summit, Toledo, 43604

Fort Industry Square Phase II is the second part of a redevelopment project located near the Mudhens stadium in downtown Toledo. The first part of this project was awarded Ohio Historic Preservation tax credits in Round 22. This portion of the project adds an additional 59 residential units as well as ground-floor commercial space in seven contiguous historic buildings.

Westminster Presbyterian Church (Toledo, Lucas County)

Total Project Cost: \$11,868,885

Total Tax Credit: \$1,299,531

Address: 902 Superior St. & 322 Locust St., Toledo, 43604

The former Westminster Presbyterian Church in Toledo's Vistula Historic District stopped serving its original tenants early in the 20th century, but after conversion to a gym, it served a Catholic College for many years. The adjacent addition was used as a distribution warehouse, but the church itself was vacant for more than 40 years after the college moved out. Redevelopment plans call for the spaces to be remade into office spaces that will serve three tenants.

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