



# OHIO HISTORIC PRESERVATION TAX CREDIT CASE STUDIES

PREPARED FOR: HERITAGE OHIO AND STATE HISTORIC PRESERVATION OFFICE

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## **Project Purpose**

The intent of this project is to tell the story of how the Ohio Historic Preservation Tax Credit is positively affecting our communities: through direct economic growth as well as catalytic impacts that spur new interest in the block, the neighborhood, or the city. Projects selected to be highlighted represent a broad geographic distribution and variety of building types.

The research process involved gathering information on each case study from the State Historic Preservation Office, Ohio Development Services Agency, and scheduling individual interviews with project developers, owners, project managers, and/or historic preservation consultants.

## Case Study Interviews

Interviews were conducted to get further information on each historic project. The following questions were asked to understand the importance the Ohio Preservation Tax Credit played in financing the project. Furthermore, talking with each project contact helped with telling the story of the project process and why the Ohio General Assembly should continue to provide funding for the Ohio Historic Preservation Tax Credit.

### Questions:

1. Do you know how many people were employed on the rehabilitation project?
2. If the building was effectively vacant before:
  - a. How long had it been vacant?
  - b. Was it in danger of demolition?
  - c. How many jobs are now supported on site due to rehabilitation?
3. Was your project trailblazing the way for other projects in your building's district, or did you undertake your project after seeing other successful projects using tax incentives?
4. How meaningful was the OHPTC credit to financing the project?
5. What other financial incentives were brought into the project. Which were most important?
6. What other project places or events have been impacted by the rehabilitation of your building- how has your project been catalytic?
7. Describe other employment or business opportunities which have benefited from the project.
8. Who was your historic building "expert" on the project? Did you use an architect, structural engineer, preservation consultant?
9. What is one thing you would do differently, knowing what you know now about the process?
10. If you were to provide a soundbite or quote about how you think the OHPTC has positively impacted Ohio, what would you say?

### Interviewees:

**Elijah Pelton Jones Mansion** – Eric Van Renterghem, Owner

**John T. Wilson Home & Farm** – Ralph Alexander, Owner

**The Buxton Inn** – Robert Schilling, Owner

**Hercules Motors Corporation Industrial Complex** – Steve Coon, Coon Restoration; Peter Ketter, Director of Historic Preservation, Sandvick Architects Inc.

**Nelsonville High School** – David Cooper Jr., Woda Cooper Companies Inc.

**Leader Building** – Joseph Berardi, Project Manager and Principal, Berardi + Partners

**Washington School** – Jeffrey J. Woda, President, Woda Cooper Companies; Barry A. Accountius, VP – Development, Woda Cooper Companies Inc.

**Hotel Metropole** – Craig Greenberg, President and CEO, 21c Museum Hotels LLC

**Grant Commons** – Joseph P. Williams, Partner, Wagenbrenner Development

## Elijah Pelton Jones Mansion

*"We're saving history, one property at a time."* – Eric Renterghem, Owner of the Elijah Pelton Jones Mansion

**Location:** 313 E. Sandusky Street, Findlay, Ohio 45840

**County:** Hancock

### Project Summary:

Settlers of Findlay, Ohio in the mid 1800s chased the dream of making a respectable living while raising a family. Elijah Pelton was such a man and obtained many achievements, from starting the First National Bank in 1863 (check this date) to becoming the wealthiest man due to leasing the first railroad line in Findlay, The Mad River and Lake Erie Railroad in 1849. The Jones mansion was constructed in 1867 and serves a vital piece of history in Findlay's establishment. Besides the Jones family, the home has only been owned by one other, the Mrs. Webb Parks family for 90 years until 2011.

The Jones mansion is located within a historic community featuring quaint hotels, restaurants, and shops and fills a needed niche for a gathering place. The home was converted into an event venue that is suitable to host weddings, showers, business meetings, art shows, live music, seminars and more. Through the project's stabilization and restoration phases, over two dozen employees were employed and three full-time jobs have been created. The project has been an economic success so far by bringing in outside money into the local economy in Findlay. In the first few months of operation, The Hancock Historical Museum and the Humane Society held a Gala in the mansion and raised \$10,000. The following day, 900 people took a tour of the mansion which it benefitted from greatly.

The Jones Mansion is the first OHPTC project in Hancock county. As a small-scale project, the mansion did not meet the required criteria for the state tax credit initially. However, an exception was made since the project would make history as the first project in the county to be funded by the state tax credit. Current owner and high school teacher, Eric Van Renterghem, took on the revitalization project himself. In a recent interview with Eric, he said "the project simply wouldn't have been possible without the federal and state historic preservation tax credit. The preservation movement is difficult in Findlay and a project like this can help create jobs and save historic buildings." In addition to the tax credits, Eric was previously part of a committee for tax abatement areas that were blighted and was able to get his property tax frozen. This helped the Jones Mansion to maintain its current property value for eight years and thus aiding in financing the project. The Jones Mansion serves as a catalyst for the surrounding community of Findlay, encouraging other revitalization projects to utilize tax credits or home owners painting the facades of their homes. "Many will ask if I know what I'm getting into and say that I am just a teacher. However, preservation is a grassroots movement and people can do it as well in addition to developers. We're saving history, one property at a time." – Eric Renterghem.

### Project details:

<b>Original Construction Date:</b>	1867
<b>Period of Significance:</b>	1800-1899, significant date: circa 1863
<b>Original Use:</b>	Boarding House
<b>Architectural Classification:</b>	Second Empire Style

<b>Period of Vacancy Before Rehabilitation:</b>	Never vacant
<b>Rehabilitation Period:</b>	4/16/2012 – 12/31/2014
<b>Use After Revitalization:</b>	Event Venue
<b>Square Footage:</b>	8,982
<b>Number of Historic Buildings:</b>	1
<b>Number of Housing Units Before/After:</b>	1/0
<b>Listed on National Register:</b>	3/14/1985
<b>Funding Round:</b>	10
<b>Latest Certificate Approval Date:</b>	12/30/16
<b>Ohio Historic Preservation Tax Credit:</b>	\$125,000
<b>Federal Historic Preservation Tax Credit:</b>	\$100,000
<b>Private Gifts/Donations:</b>	\$6,000
<b>Total QRE:</b>	\$500,000
<b>Total Project Investment:</b>	\$585,000
<b>Total Cost:</b>	\$585,000

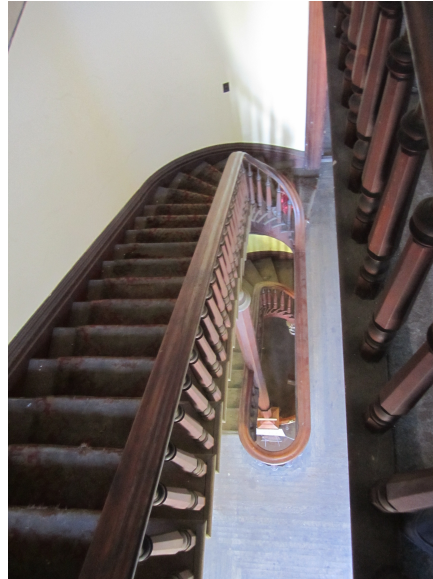
#### Project Team:

<b>Owner:</b>	Eric Van Renterghem, 313 East Sandusky LLC
<b>Contact Information:</b>	evanrenter@aol.com ; 419-427-5915
<b>Developer:</b>	Eric Van Renterghem
<b>Architect/Structural Engineer:</b>	N/A
<b>General Contractor:</b>	N/A

#### Economic Impact:

<b>Permanent Jobs Created:</b>	5 (same amount mentioned in the interview)
<b>Construction Jobs Created:</b>	7
<b>Construction Jobs Created (mentioned in interview):</b>	16
<b>Leveraged Investment Ratio:</b>	4.68
<b>Hancock County Unemployment Rate:</b>	6.3 (June 2012)





## John T. Wilson Home & Farm

*“The tax credit has been a catalyst for bringing additional funding into the area for small projects and areas that have never been recognized before.” – Ralph Alexander, Owner of John T. Wilson Home & Farm*

**Location:** 92 Old State Route 32, Peebles, Ohio 45660

**County:** Adams

### Project Summary:

The John T. Wilson Home and Farm log cabin was constructed in 1832 and originally served as a residence and general store within the home. The adjacent home was built with brick manufactured on the property sometime in the early 1840s. Wilson was a skilled man, Civil War hero, and philanthropist that ran many operations on his homestead including a nearby sawmill, general store and a post office. The home was a Historic Underground Railroad site and served as Civil War training grounds for the union soldiers. Wilson supposedly hid slaves in the attic and in the false floor in the barn on the property. The John T. Wilson Home was in danger of demolition due to the rough condition the property was in after sitting vacant for 44 years since 1962. However, current owners Ralph and Patricia Alexander’s dedication and commitment to taking on the challenge of saving this historic property secured the community asset as an important part of Adams County history.

The Alexander’s bought the property with a lot of risk when there was no Ohio Historic Preservation Tax Credit (OHPTC). After they bought the property, the first round of the OHPTC was made available for the initial purpose of supporting development in rural underutilized areas. With the help of the State Historic Preservation Office, the Alexander’s jumped at the opportunity to gather applicant information quickly and hire architects to draw up plans to meet the two-week deadline. According to Mr. Alexander, “Receiving the OHPTC was extremely important, valuable, and helped us get to the next step in the rehabilitation process.” The tax credit lifted an enormous weight off of the Alexander family’s

shoulders. It should not go unnoticed that a lot of the rehabilitation work completed on the John T. Wilson home was due to Ralph's personal construction efforts.

Today, the homestead is a bed and breakfast with a museum and a period re-created store. The 41-acre site contains farm area and natural water springs that is used for recreational activities and provides access to the State Tranquility Wild Life Preserve adjacent to the homestead. Commercial growth and tourist travel is increasing through the Appalachian area due to the annual Heritage Day the home hosts which celebrates Civil War history and what it was like to live in the 1800s. Due to the owner's diligence in saving this historic property, the John T. Wilson Home & Farm will be around for generations to come, where visitors can enjoy a relaxing visit at the bed and breakfast.

<b>Original Construction Date:</b>	1832 (log home)
<b>Period of Significance:</b>	19 <sup>th</sup> century
<b>Original Use:</b>	Residential/General Store
<b>Architectural Classification:</b>	N/A
<b>Period of Vacancy Before Rehabilitation:</b>	44 years
<b>Rehabilitation Period:</b>	60 months (9/26/2007 – 10/19/2012)
<b>Use After Revitalization:</b>	Retail/Hotel
<b>Square Footage:</b>	3,432
<b>Vacancy Rate (Pre-Rehab):</b>	0
<b>Residential Units:</b>	0
<b>Number of Historic Buildings:</b>	1
<b>Funding Round:</b>	1
<b>Ohio Historic Preservation Tax Credit:</b>	\$61,756
<b>Federal Historic Preservation Tax Credit:</b>	\$49,404 (Ralph commented they did not use the fed tax credit).
<b>Private Gifts/Donations:</b>	N/A
<b>Total QRE:</b>	\$247,022
<b>Total Project Investment:</b>	\$576,715
<b>Total Cost:</b>	\$576,715

#### Project Team:

<b>Owner:</b>	Ralph J. and Patricia E. Alexander
<b>Contact Information:</b>	Alexander.ralphj@gmail.com; 937-386-0143
<b>Developer:</b>	Ralph J. Alexander
<b>Architect/Structural Engineer:</b>	N/A
<b>General Contractor:</b>	Alexander Renovations, LLC

#### Economic Impact:

<b>Permanent Jobs Created:</b>	2
<b>Permanent Jobs Created (mentioned in interview):</b>	7
<b>Construction Jobs Created:</b>	3



<b>Construction Jobs Created (mentioned in interview):</b>	Employed 17 people at various times.
<b>Leveraged Investment Ratio:</b>	9.34



## The Buxton Inn

*"A great spur for small businesses. It's the cherry on the top of an ice cream sundae. A nice reward for a bunch of hard work."* – Robert (Bob) Schilling, Owner of the Historical Buxton Inn

**Location:** 313 E Broadway, 303 E Broadway, 307 E Broadway, 124 S. Pearl Street, 118 S. Pearl Street, 128 S. Pearl Street, Granville, Ohio 43023

**County:** Licking

### Project Summary:

The Buxton Inn amongst some of the oldest inns in Ohio. Originally constructed in 1812 by one of the first settlers of Granville, Ohio, Orrin Granger, it still operates as an Inn today. Granville is a quaint village inspired by New England design. Through the years The Buxton Inn has welcomed many notable guests including Henry Ford, Mark Twain, President McKinley, and many others. The inn was originally named "The Tavern" and was situated along the stagecoach line between Worthington and Newark serving as the main gathering place for the Village of Granville. The Buxton Inn originally accommodated 26 guest rooms and featured common Victorian fixings for hotel accommodations such as a ballroom, stagecoach court, post office, and a dining room for its guests.

Prior 2014, the Buxton Inn was deteriorating under aging ownership. The previous owners, the Orr's, were close to retirement and intended to sell off the Inn. However, before that the Buxton Inn was under extreme pressure for demolition by some in the local community to be turned into a parking lot. In 2014, the Schilling family realized the importance of the Buxton Inn's history and purchased it from the Orr family. Through the revitalization process, The Buxton Inn was able to employ sixty-three construction workers and craftsman from the local area of Granville and Newark, and twenty-eight permanent jobs. The Historic Preservation Tax Credit had an enormous impact upon the vitality of preserving this piece of history for the Village of Granville. Additionally, receiving both the federal and state tax credits was critical in securing important investors for the project. However, the revitalization efforts were never a financial consideration according to Schilling, who bought the Buxton Inn for the community to ensure the history would be preserved for future generations.

The Buxton Inn is not only valuable community asset to the Village of Granville, but also the state of Ohio and surrounding states too. Many visitors travel from far away due to the number of famous visitors who have stayed at the Buxton Inn throughout the course of its history. Not only does the Buxton Inn promote tourism in the local economy of Granville and cater to many visitors of Denison University, but its early origins contribute significantly to the State of Ohio's history. "The tax credits are good for a small business. There are always so many surprises that people end up with that cause you to put more money into the project than your originally thought. The tax credit saves money and helps to cover the needed expenses" according to Schilling in a recent interview in April of 2020.

<b>Original Construction Date:</b>	1812
<b>Areas of Significance:</b>	Architecture, Commerce
<b>Original Use:</b>	Hotel
<b>Historic Names:</b>	The Tavern, Dilley House, Buxton House
<b>Architectural Classification:</b>	Victorian
<b>Period of Vacancy Before Rehabilitation:</b>	Periodically vacant for short periods of time



<b>Rehabilitation Period:</b>	Phased 06/15/2015 – 03/09/2018
<b>Use After Revitalization:</b>	Hotel
<b>Square Footage:</b>	28,550
<b>Number of Residential Units:</b>	0
<b>Number of Historic Buildings:</b>	6
<b>Funding Round:</b>	14
<b>Latest Certificate Approval Date:</b>	12/29/17
<b>Ohio Historic Preservation Tax Credit:</b>	\$249,999
<b>Federal Historic Preservation Tax Credit:</b>	\$200,000
<b>Private Gifts/Donations:</b>	N/A
<b>Total QRE:</b>	\$1,149,419
<b>Total Project Investment:</b>	\$3,140,000
<b>Total Cost:</b>	\$3,311,310

#### **Project Team:**

<b>Owner:</b>	Robert S. Schilling, Historical Buxton Inn, LLC
<b>Developer:</b>	Robert S. Schilling, Urban Restorations
<b>Contact Information:</b>	Julio@urbanR1.com; 614-294-6097 or 614-205-0857
<b>Historic Preservation Consultant:</b>	Judith B. Williams
<b>Contact Information:</b>	Judywilliams.hpc@gmail.com; 614-736-3540
<b>Tax Credit Consultant:</b>	Nick Montell
<b>Architect/Structural Engineer:</b>	N/A
<b>General Contractor:</b>	N/A

#### **Economic Impact:**

<b>Permanent Jobs Created:</b>	28
<b>Permanent Jobs Created (mentioned in interview):</b>	33 (full-time and part-time employees)
<b>Construction Jobs Created:</b>	63
<b>Construction Jobs Created (mentioned in interview):</b>	20 (over a two-year period)
<b>Leveraged Investment Ratio:</b>	13.25
<b>Number of Hotel Rooms Created:</b>	34



## Hippodrome/Colony Theatre

**Location:** 222 Putnam Street, Marietta, Ohio 45750

**County:** Washington

### Project Summary:

Marietta is considered the first permanent settlement in Ohio and the Northwest Territory. The Hippodrome and Colony Theatre is located within the Marietta Historic District on Putnam Street, named after General Rufus Putnam, who brought Revolutionary Army officers and settlers to the area just off of the Muskingum and Ohio Rivers. Originally constructed in 1919, the Hippodrome/Colony Theatre was one of the Mid-West's largest vaudeville stages that could accommodate large-scale Broadway plays of the time. The Hippodrome was renamed as the Colony Cinema in 1949, and remains as a theatre to this day because the Stephan family saw the cultural significance of the community gem in the Marietta Historic District. Many residents of Marietta recall the famous Hollywood stars that have graced the stage over the years including Frank Sinatra, Judy Garland, Rock Hudson, and more. Over the last century, the Colony Cinema has been a known destination for silent film, movies, live music, ballets, opera, and magic lantern projections.

Although the Colony Theatre has undergone several alterations, according to the 1949 design, significant and original features from 1919 remain in place, including the proscenium arch and painted fire-screen mural by Twin Cities Scenic Co. of Minneapolis. Generous contributions made to the Colony Theatre include the Save America's Treasures Grant, and funding from the National Trust Community Improvement Corporation, National Endowment for the Arts, Ohio Development Services Agency, Ohio Facilities Construction Commission, Peoples Bank and Historic Tax Credit to ensure the Colony Theatre is around for future generations to enjoy.

<b>Original Construction Date:</b>	1919
<b>Period of Significance:</b>	18 <sup>th</sup> and 19 <sup>th</sup> centuries (Marietta Historic District), 20 <sup>th</sup> century (Hippodrome/Colony Theatre)
<b>Original Use:</b>	Theatre
<b>Original Architect:</b>	Fred Elliott (Columbus Architect)
<b>Architectural Classification:</b>	Victorian
<b>Rehabilitation Period:</b>	11/29/2002 – 12/10/2015
<b>Use After Revitalization:</b>	Theatre
<b>Square Footage:</b>	8,800
<b>Number of Residential Units:</b>	0
<b>Number of Historic Buildings:</b>	1
<b>Funding Round:</b>	1
<b>Latest Certificate Approval Date:</b>	3/21/16
<b>Ohio Historic Preservation Tax Credit:</b>	\$2,103,631
<b>Federal Historic Preservation Tax Credit:</b>	N/A
<b>Private Gifts/Donations:</b>	There were private donations, but the amount is unknown
<b>Total QRE:</b>	\$8,414,522
<b>Total Project Investment:</b>	\$230,000
<b>Total Cost:</b>	\$8,974,436

**Project Team:**

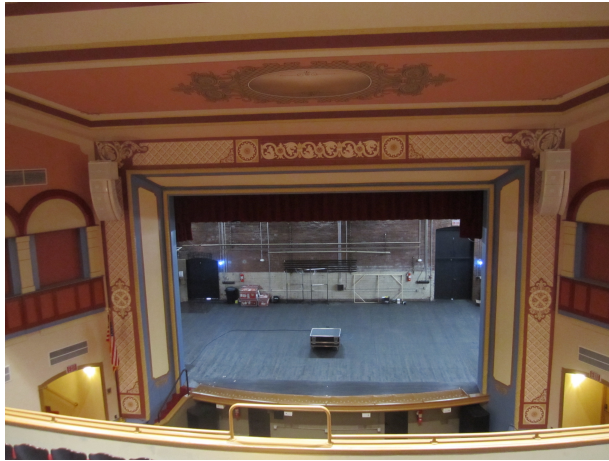
<b>Owner:</b>	Hunt Brawley, HCHTA Tenant LLC
<b>Contact Information:</b>	740-373-0894
<b>Developer/Applicant Entity:</b>	Dan Stephan, Hippodrome/Colony Historical Theatre Assn.
<b>Architect/Structural Engineer:</b>	Ron Arnold
<b>General Contractor:</b>	Grae-Con Construction Company

**Economic Impact:**

<b>Permanent Jobs Created:</b>	9
<b>Construction Jobs Created:</b>	54
<b>Leveraged Investment Ratio:</b>	4.27







## Hercules Motors Corporation Industrial Complex

*"The Ohio Historic Preservation Tax Credit has been one of the most important tools available to help unlock the economic potential of communities throughout the State."* – Peter Ketter, Director of Historic Preservation, Sandvick Architects

*"This is the government program that really works! If you think about it, the State gets back their money in 3-7 years. Ohio has been a leader and catalyst for other states to take on the historic tax credit, especially in small main street areas. Everybody wins when it does what it's supposed to do. It's not a grant, it's an investment and the gift that keeps on giving."* – Steve Coon, Coon Restoration

**Location:** 101 11<sup>th</sup> Street SE, Canton, Ohio 44707

**County:** Stark

### Project Summary:

In 1915, Canton, Ohio had a growing market demand for high-speed, lightweight, and heavy-duty gasoline trucks which was new innovation at the time. Canton was not only an industrial center for Stark County, which spurred vast economic growth in the mid-nineteenth century, but also became known as

“The Ruhr Valley of America,” which was comparable to Germany’s industrial corridor. For many years, the industrial labor market was extremely stable and Canton earned a reputation for producing construction materials, roller bearings, and steel products. The Hercules Motors Corporation fulfilled that niche in 1915 to cater to the growing market for better engines, instead of engines that were designed for automobiles. The industrial complex is located on a 23-acre site known historically for manufacturing purposes due to its close proximity to the Pennsylvania Railroad and Baltimore & Ohio Railroad lines. The large industrial complex originally contained five brick buildings and Hercules Motors Corporation added an additional 30 brick, concrete, and steel buildings when it took over the site.

In 1999, the engine plant Hercules Motors Corporation, went out of business and devastated community members who lost their jobs. The building sat vacant for over 21 years and contained quite a few environmental issues on the site since that time. The State and Federal Historic Preservation Tax Credits presented a valuable opportunity to help rehabilitate the large site and bring job opportunities back into Canton. “There is no way this project would have been possible without both tax credits. Luckily, we were able to get double the amount for the state tax credit due to the scale of the site containing 35 buildings and 8 structures. The level of distress and environmental remediation was expensive, and the financial assistance was greatly appreciated” mentions Peter Ketter, Director of Historic Preservation at Sandvick Architects. Additional funding for the project utilized a TIF (tax increment financing), a Clean Ohio Fund grant, gifts from the Stark Community Foundation and the City of Canton, and owner equity.

Two projects in Canton trail blazed the way for other development efforts and business opportunities in Canton including: the Hercules Motors Corporation Industrial Complex and the Ernesto Apartments located in Canton’s National Register Historic District. Both projects have been largely successful and have brought over 200 market rate units to Canton that were immediately occupied. The rehabilitation work of the Hercules Complex has been part of a larger effort to connect the complex to historic downtown Canton. Also, there is a larger beautification effort occurring around the Hercules site and when finished, it will contain a convention center, residential space, offices, retail, and restaurants. Out of the 134 residential housing units, 90 are built so far, and 26 units will accommodate low-moderate incomes. Part of round 1 tax credit applications, the project has definitely been a catalyst for future tax credits projects. The completion of phase 1 of the project has brought many businesses to downtown Canton, when just 6 years prior, there was no activity in the area after 5pm. Today, there are new hotels, specialty shops and over 20 new restaurants that have sprung up due to people living in the downtown again, and the Historic Preservation Tax Credit that launched this enormous effort in Canton.

The future of the mixed-use convention center has great potential for bringing further economic value to the downtown Canton area. After Steve Coon’s successful experience, he suggests future developers seize the opportunity to buy up additional properties around a historic project that is eligible for the OHPTC, because once the property is rehabilitated, land value goes up immediately. “This is the government program that really works! If you think about it, the State gets back their money in 3-7 years. Ohio has been a leader and catalyst for other states to take on the historic tax credit, especially in small main street areas. Everybody wins when it does what it’s supposed to do. It’s not a grant, it’s an investment and the gift that keeps on giving.” – Steve Coon

<b>Original Construction Date:</b>	1855, 1905, 1915, 1923
<b>Period of Significance:</b>	1855-1955
<b>Area of Significance:</b>	Engineering, Industry, Transportation
<b>Original Use:</b>	Manufacturing
<b>Architectural Classification:</b>	Late 19 <sup>th</sup> and 20 <sup>th</sup> Century Revivals, late Victorian

<b>Period of Vacancy Before Rehabilitation:</b>	21 years
<b>Rehabilitation Period:</b>	06/01/2005 – 12/22/2017
<b>Use After Revitalization:</b>	Mixed-Use (Housing, office, retail, convention)
<b>Square Footage Before/After Rehabilitation:</b>	596,916/587,186
<b>Number of Housing Units Before/After:</b>	0/134
<b>Number of Historic Buildings:</b>	1
<b>Funding Round:</b>	1
<b>Latest Certificate Approval Date:</b>	12/27/17
<b>Ohio Historic Preservation Tax Credit:</b>	\$10,000,000
<b>Federal Historic Preservation Tax Credit:</b>	\$8,000,000
<b>Clean Ohio Fund Grant:</b>	\$3,000,000
<b>TIF:</b>	\$3,000,000
<b>Private Gifts/Donations:</b>	N/A
<b>Total QRE:</b>	\$40,943,852
<b>Total Project Investment:</b>	N/A
<b>Total Cost:</b>	\$43,887,258

**Project Team:**

<b>Owners:</b>	Andrew Goldman, Bob Timkin
<b>Contact Information:</b>	Andrew@cormonydevelopment.com; 333-456-9850
<b>Developer:</b>	Marshall Belden, Broadview Development Company LLC.
<b>Developer:</b>	Steve Coon, Coon Restoration
<b>Contact Information:</b>	scoon@coonrestoration.com; 330-353-0878
<b>Architect:</b>	Laura Gagnon, Sandvick Architects, Inc.
<b>Historic Preservation:</b>	Peter Ketter, Director of Historic Preservation, Sandvick Architects Inc.
<b>Contact Information:</b>	pketter@sandvickarchitects.com; 216-302-3594
<b>General Contractor:</b>	N/A

**Economic Impact:**

<b>Permanent Jobs Created:</b>	611
<b>Permanent Jobs Created (mentioned in interview):</b>	5 full-time employees (maintenance for apartments. Only 5 of the buildings have been rehabilitated so far and only 90 apartments on site. Additional part-time employees may be hired for events in the rentable space.
<b>Construction Jobs Created:</b>	1000
<b>Construction Jobs Created (mentioned in interview):</b>	Over 200 subcontractor positions (over a 2 year period)
<b>Leveraged Investment Ratio:</b>	4.39
<b>Number of Low-Moderate Income Units:</b>	26



## Nelsonville High School

*"We have done five historic preservation properties in Ohio in the last 6-7 years. Each project is a unique building worthy of being saved, important to the fabric of the community where its located, and the investment made in each building will pay off for the next 30 years."* – David Cooper, Managing Member, Nelsonville School Commons Limited Partnership

**Location:** 189 Fayette St, Nelsonville, OH 45764

**County:** Athens

### Project Summary:

Nelsonville was originally founded in 1838 and was a leading commercial and population center in the Hocking Valley. The Nelsonville High School was an important contributor to the city's growth which provided residents with advanced public education in the Appalachian community. Today, the Nelsonville High School has been revitalized into affordable housing called the Nelsonville Commons which is centrally located within the city's historic landmark district. The surrounding businesses include grocery stores, restaurants, banks, retail, offices, places of worship, and a hospital which makes the reuse of the property ideal for residents of the Nelsonville Commons and for its seniors to age in place.

Nelsonville High School was in danger of demolition due to an entire wall collapse and standing water in the building until local citizens of Nelsonville led a grassroots effort to save the historic school. As part of



this effort, residents and alumni of Nelsonville High School donated their band uniforms, jersey's, and high school photos to be displayed in the building today to remember the fond memories once enjoyed there. If these passionate individuals did not step in, the opportunity for low-to-moderate income housing would have not been possible. The Nelsonville School Restoration Foundation worked with the The Woda Group, Inc. to fulfill this need in the community and restore the two joined buildings. To help achieve this vision, the developer obtained an award from the Ohio Housing Finance Agency for low income housing tax credits which aided in the revitalization of this property.

The opportunities that will become of the Nelsonville High School Complex are wide and ranging. The units will be exclusively offered to those who make 60% or less average median income. Additionally, the Nelsonville Commons has the opportunity to lease out commercial office space which could be beneficial to Nelsonville's local economy. Formally a blighted area, investment in Nelsonville has been limited. The revitalization of the school has brought development opportunity to the area and the Woda Group anticipates future development to increase in the Appalachian community. Additionally, the Nelsonville High School is a catalyst for encouraging homes in the area to fix up surrounding property.

This project would not have been possible without the Ohio Historic Preservation Tax Credit, Federal Tax Credit, and section 42 tax credit from the Ohio Housing Financing Agency. Managing Member, David Cooper, commented that "the Ohio Housing Finance Agency plays a critical role to properties like this in Ohio. It is important for the State to make investments in vulnerable communities such as Nelsonville because it helps to stabilize and solidify opportunities in communities who need it. The Woda Group has done five historic preservation properties in Ohio in the last 6-7 years. Each project is a unique building worthy of being saved, important to the fabric of the community where it's located, and the investment made in each building will pay off for the next 30 years."

<b>Original Construction Date:</b>	1907 (Jr. High School), 1924 (High School)
<b>Period of Significance:</b>	1814-1946
<b>Certified Historic Structure:</b>	10/12/2015
<b>Original Use:</b>	Education
<b>Architectural Classification:</b>	Classical Revival and Germanic "Rundbogenstil" design
<b>Period of Vacancy Before Rehabilitation:</b>	It was vacant before, but developer was unsure how long
<b>Original Architect (s):</b>	1907 building: Howard, Inscho, and Merriam. 1924 building: William Mills.
<b>Rehabilitation Period:</b>	10/3/2016 – 12/26/2017
<b>Use After Revitalization:</b>	Housing
<b>Square Footage Before/After:</b>	56,975/64,988
<b>Number of Housing Units Before/After:</b>	0/33
<b>End Uses – Office:</b>	13.56
<b>End Uses – Residential:</b>	86.44
<b>Vacant Property:</b>	85%-94.99% vacant
<b>Funding Round:</b>	15
<b>Latest Certificate Approval Date:</b>	12/29/17
<b>Ohio Historic Preservation Tax Credit:</b>	\$1,999,999
<b>Federal Historic Preservation Tax Credit:</b>	\$1,690,000
<b>Private Gifts/Donations:</b>	N/A

<b>Total QRE:</b>	\$8,015,489
<b>Total Project Investment:</b>	\$20,200,701
<b>Total Cost:</b>	\$9,792,933

**Project Team:**

<b>Owner:</b>	David Cooper, Jr. Managing Member, Nelsonville School Commons Limited Partnership
<b>Contact Information:</b>	dcooper@wodagroup.com; 614-561-8573
<b>Additional Owners:</b>	Nelsonville School Commons GP, LLC; Nelsonville School Commons Housing Corp.; Ohio Equity Fund for Housing Limited Partnership XXVI; Jeffery J. Woda; David Cooper Jr.
<b>Developer:</b>	Dorothy Gettle, The Woda Group, Inc.
<b>Architect/Structural Engineer:</b>	Matthew Spencer, City Architecture
<b>General Contractor:</b>	N/A

**Economic Impact:**

<b>Permanent Jobs Created:</b>	42
<b>Permanent Jobs Created (mentioned in interview):</b>	4 (Management, property maintenance, accounting)
<b>Construction Jobs Created:</b>	158
<b>Construction Jobs Created (mentioned in interview):</b>	100+
<b>Leveraged Investment Ratio:</b>	4.9
<b>Benefit to Low-Income in Jurisdiction:</b>	30% or greater poverty
<b>Benefit to Low-Income in Census Tract:</b>	30% or greater poverty
<b>Benefit to Unemployed in County:</b>	Unemployment 1-2% above Ohio rate



## The Leader Building

*“The return on investment is \$6-7 dollars for every dollar in the tax credit spent. Cleveland’s image has really been improved, the City has a sense of pride, and it’s all due to the state historic tax credit.”*

– Joe Berardi, Berardi + Partners

**Location:** 526 E. Superior Ave, Cleveland, OH 44114

**County:** Cuyahoga

### Project Summary:

The Leader Building is known to be one of the most distinguished buildings in the country, with its Italian Renaissance styled façade and imported marble from quarries in Italy and abroad. Built in 1913 during a historic time of city growth, the first two tenants to occupy the Leader Building were ‘The Cleveland Leader’ and ‘The Cleveland News’ newspapers. Cleveland grew to be the fifth largest city in the early 1920s and thus the Leader Building and its featured newspaper businesses played a vital role in the city. The buildings significance was not only important to Cleveland, but its architectural beauty was noted by ‘Architectural Record’ and the prominent New York City architect, Charles Platt, who considered the Leader Building to be a gem among his notable works.

Prior to rehabilitation, the Leader Building sat vacant for roughly 40 years. It entertained a few office spaces, a bank, political lobby group, and a restaurant in the basement. Today, the spaces have been rehabilitated into offices and apartments. In Cleveland, there is a significant amount of Historic Tax Credit Projects K&D has taken on, the Leader Building being one of them. One of K&D’s other buildings, East Ohio, was a catalyst for the Leader Building since it also utilized the OHPTC while also being a Silver LEED Certified building. While the Leader Building is not LEED Certified, K&D implemented as many sustainable strategies as possible. Not only has the Leader Building’s historic features been restored, but K&D was also committed to improving the environment of the building. To fix air filtration issues, the City of Cleveland’s, Mike McBride, helped to evaluate the building and worked with a LEED consultant to do energy modeling. The modeling process helped to show where the building was, where it is now, and how improvements could be made for improving air quality and monitoring the buildings energy usage.

Cleveland has been reinvigorated and its city image has improved greatly from the Ohio Historic Preservation Tax Credit. In previous decades, Cleveland suffered when many businesses and people migrated to the suburbs. Since the state tax credit has become available and has been utilized in Cleveland, the occupancy rate has been hovering around 98%. This percentage indicates the overall economic well-being of the city center. Since the downtown is being reinvested in again, there is a housing shortage and this incentivizes developers to take on historic projects to revitalize properties for housing. According to the Leader’s Rehabilitation Project Manager, Joe Berardi with Berardi Partners, “the State Historic Preservation Tax Credit was vital and without it the project would have never occurred. The \$5 million provided additional leverage to undertake the rehabilitation. There are several historic building projects that never take off because they don’t receive the tax credit.”

Today, Cleveland’s cityscape is looking different due to the State Historic Preservation Tax Credit. Since the tax credit has been utilized, 4<sup>th</sup> Street has become a cultural hub of breweries, markets, restaurants and shops. Additionally, more hotels are being built in the downtown area, the historic projects are providing more jobs, and Cleveland has attracted major events such as the National Republican

Convention. “The return on investment is \$6-7 dollars for every dollar in the tax credit spent. The tax credit creates many economic benefits for cities and states. It spurs a higher level of social upgrade, and establishes a dynamic and reinvigorated environment that results in the transformation of areas like 4<sup>th</sup> Street. Cleveland’s image has really been improved, the City has a sense of pride, and it’s all due to the state historic tax credit.” – Joe Berardi.

<b>Original Construction Date:</b>	1913
<b>Period of Significance:</b>	1870-1958 (Euclid Avenue Historic District)
<b>Certified Historic Structure:</b>	3/18/2015
<b>Original Use:</b>	Office
<b>Architectural Classification:</b>	Italian Renaissance
<b>Period of Vacancy Before Rehabilitation:</b>	Roughly 40 years (some spaces were still occupied as offices, but mostly vacant during the 40 years)
<b>Original Architect:</b>	Charles Platt
<b>Rehabilitation Period:</b>	8/3/2015 – 2/24/17
<b>Use After Revitalization:</b>	Office and Residential
<b>Square Footage Before/After:</b>	365,000 square ft.
<b>Number of Housing Units Before/After:</b>	0/234
<b>Number of Historic Buildings:</b>	1
<b>Latest Certificate Approval Date:</b>	11/14/17
<b>Funding Round:</b>	14
<b>Ohio Historic Preservation Tax Credit:</b>	\$5,000,000
<b>Federal Historic Preservation Tax Credit:</b>	N/A
<b>Private Gifts/Donations:</b>	N/A
<b>Total QRE:</b>	\$50,180,000
<b>Total Project Investment:</b>	\$59,680,000
<b>Total Cost:</b>	\$59,680,000

#### Project Team:

<b>Owner/Developer:</b>	Douglas Price III, K & D Enterprises, Inc.
<b>Project Contact/Architect:</b>	George Berardi, Berardi & Partners, Inc.
<b>Project Manager/Architect/Historic Preservation Consultant:</b>	Joe Berardi, Berardi & Partners, Inc.
<b>Contact Information:</b>	jberardi@berardipartners.com; 614-221-1110 or 614-832-7141
<b>General Contractor:</b>	Cleveland Construction

#### Economic Impact:

<b>Permanent Jobs Created:</b>	7
<b>Permanent Jobs Created (mentioned in interview):</b>	Berardi did not know, but was getting the information
<b>Construction Jobs Created:</b>	200



<b>Construction Jobs Created (mentioned in interview):</b>	Berardi did not know, but was getting the information
<b>Leveraged Investment Ratio:</b>	11.94



Source: Residences at Leader



Source: Residences at Leader

## Washington School

*“The State Historic Tax Credit leads developers into pursuing developments that otherwise wouldn’t be pursued without the incentive.” – Jeffrey J. Woda, President, Woda Cooper Companies Inc.*

**Location:** 318 N. North St, Washington Court House, OH 43160

**County:** Fayette

### Project Summary:

The Washington School was constructed in 1913 and is one of the few remaining historical school buildings in Ohio. The school is located in a residential area close to downtown Washington Court House and is a prominent community landmark. This historic structure was the first representation of Beaux Arts Classical architecture in the county. It’s interior features grand sculptures on the marble staircase, high ceilings and wide corridors which speak to the grandeur of the building. The school was

thoughtfully designed by notable architects, Howard & Merriam Associates from Columbus. The workmanship and materials chosen were of high quality and remain intact to this day. The architects previous notable work includes the first presidential library that was built to honor the 19<sup>th</sup> President of the United States, Rutherford B. Hayes.

In 2012, U.S. Senator Rob Portman, State Senator (17<sup>th</sup> District) Bob Peterson, and State Representative (85<sup>th</sup> House District) Gary Scherer amongst others, wrote to the Ohio Historic Sites Preservation Advisory Board to nominate the Washington School to the National Register of Historic Places. In their personal letters, they comment on the school's educational history, the potential to provide new financing options for future developers, and its contribution to future economic development opportunities in Washington Court House.

Woda Cooper Companies (WCC) took on the rehabilitation of the Washington School to save a valuable asset for the Washington Courthouse community. Due to the company's experience with historic adaptive reuse projects in several states and several awards for their efforts, WCC possesses the capacity and expertise to take on such projects when other developers tend to walk away from valuable opportunities. All of the WCC projects are successful, but the Washington School was especially successful, and would have not occurred if it weren't for the state and federal historic tax credits and the OHPTC team. Another success story of the Washington School rehabilitation project is due to a valuable partnership with the Ohio Housing Finance Agency (OHFA). Both WCC and OHFA have partnered together on more than 100 rental community projects. This partnership helped the WCC to obtain Housing Credits for the Washington School project and awarded \$900,000 in annual credits for ten years.

After rehabilitation on the Washington School was completed, WCC was quickly approached to rehabilitate two other dilapidated buildings in the municipality. Both buildings in near proximity to the Washington School are now completed and contain 36 units of Permanent Supportive Housing. On the day of the Washington Schools' grand opening ceremony, several City Council Members from the neighboring municipality, Circleville, Ohio, approached WCC for an upcoming opportunity for historic adaptive reuse of the Everts Hill School. The Washington School has been a catalyst for historic adaptive reuse and historic tax credit opportunities in the area.

Today, the school has been revitalized to provide social services and apartment housing for seniors. Many of the current residents are alumni of the Washington School and proudly display memorabilia from their school days. Reflecting upon the Washington's School impact, Jeffrey Woda, comments "The State Historic Tax Credit leads developers into pursuing developments that otherwise wouldn't be pursued without the incentive. After completing the Washington School, all of us at Woda Cooper Companies realized there is no reason that the development shouldn't have been done. An opportunity like this helps developers think outside of the box and minimizes or eliminates the risk developers take."

<b>Original Construction Date:</b>	1913; Dates of alteration 1938 and 1961
<b>Period of Significance:</b>	1913-1961
<b>Certified Historic Structure:</b>	10/3/2012
<b>Original Use:</b>	Education
<b>Architectural Classification:</b>	Beaux Arts Classicism, Art Deco
<b>Period of Vacancy Before Rehabilitation:</b>	15 years
<b>Rehabilitation Period:</b>	10/10/2012 – 10/09/2014

<b>Use After Revitalization:</b>	Residential
<b>Square Footage:</b>	49,865 square ft.
<b>Number of Housing Units:</b>	42 residential units
<b>Number of Historic Buildings:</b>	1
<b>Latest Certificate Approval Date:</b>	12/5/14
<b>Funding Round:</b>	10
<b>Ohio Historic Preservation Tax Credit:</b>	\$2,317,206
<b>Federal Historic Preservation Tax Credit:</b>	\$1,430,653
<b>Housing Credits from OHFA:</b>	\$900,000 (annually for 10 years)
<b>Private Gifts/Donations:</b>	N/A
<b>Total QRE:</b>	\$9,477,053
<b>Total Project Investment:</b>	N/A
<b>Total Cost:</b>	\$10,217,807

#### Project Team:

<b>Owner:</b>	Jeffrey J. Woda
<b>Contact Information:</b>	jwoda@wodagroup.com; 614-946-9632
<b>Developer:</b>	Woda Cooper Companies, Inc.
<b>Architect/Engineer/Historic Preservation Consultant:</b>	Elizabeth Corbin Murphy, FAIA; Chambers, Murphy & Burge Restoration Architects
<b>General Contractor:</b>	N/A

#### Economic Impact:

<b>Permanent Jobs Created:</b>	2
<b>Permanent Jobs Created (mentioned in interview):</b>	2 (full-time jobs for onsite management and maintenance operations) 10 (employees provide admin and technical support).
<b>Construction Jobs Created:</b>	35
<b>Construction Jobs Created (mentioned in interview):</b>	300 (tradesman, laborers, designers, engineers, project managers, and quality control overseers)
<b>Leveraged Investment Ratio:</b>	4.41





## Hotel Metropole

*"The Ohio Historic Preservation Tax Credit has done a great job of preserving the authentic character of some great buildings that would certainly be lost without the credit."* - Craig Greenberg, President of 21c Museum Hotels

**Location:** 609 Walnut St, Cincinnati, OH 45202

**County:** Hamilton

### **Project Summary:**

Large and ornate hotels were a significant addition to Cincinnati's growth from the mid 1800s to the 1920s. Hotel Metropole was one of the city's top hotels then and still is today. Originally built as a hotel in 1912, an addition was made to accommodate for population growth in 1924 during the peak of grandiose-hotel expansion in the business district of Cincinnati. The building operated as a hotel until 1971 when it was converted into low-income housing. After several decades of suburbanization, the building fell into disrepair. In 2009, the Cincinnati Center City Development Corporation (3CDC) acquired the building for the purpose of revitalizing the building back to its previous use as a hotel and reinvesting in the central business district of Cincinnati once again.

In 2011, 3CDC formed a development partnership with 21c Museum Hotels to begin the rehabilitation process and rededicate the building back into a hotel accommodating 156 guest rooms, a full-service restaurant, meeting and event space, arts education programming, and a museum for 21<sup>st</sup> century art. 21c Museum Hotels concept was started by a husband and wife from Louisville, Kentucky with a vast 21<sup>st</sup> century modern art collection and a heart for community restoration projects. To see this unique hotel concept come to fruition, state and federal historic preservation tax credits totaling \$7,700,000 were critical to financing the project. Hotel Metropole was at the front-end for hotels being renovated or built in downtown Cincinnati, and was the first new hotel that has opened since the 1980s according to Craig Greenberg, President of 21c Museum Hotels. "The Ohio Historic Preservation Tax Credit has made a meaningful and positive difference, and reenergizes important Ohio history. It has done a great job of preserving the authentic character of some great buildings that would certainly be lost without the credit."

Today, Hotel Metropole is a significant cultural landmark situated near Fountain Square in the central business district of Cincinnati. The hotel contributes to the art scene via its 21<sup>st</sup> century art museum which is located in the hotel, next to the Contemporary Arts Center and across the street from the Aronoff Center of the Arts. Hotel Metropole collaborates with the Contemporary Arts Center to bring lens-based art, film, and photography opportunities such as the FotoFocus festival. Just after rehabilitation was completed in 2012, Hotel Metropole received multiple awards in 2013, including a Global Award for Excellence from the Urban Land Institute, Preservation Award from the Cincinnati Preservation Association in the Rehabilitation Category, and a "Timmy" award for excellence in Historic Rehabilitation from the National Housing & Rehabilitation Association. In addition, Hotel Metropole also received nominations for #1 U.S. hotel by Readers' Choice Awards in the Condé Nast Traveler, and 50 Best New Restaurants by Bon Appétit.

<b>Original Construction Date:</b>	1912, 1924
<b>Period of Significance:</b>	1912-1946
<b>Certified Historic Structure:</b>	June 18, 2009
<b>Original Use:</b>	Low-income apartments
<b>Architectural Classification:</b>	Neo-Classical Revival
<b>Period of Vacancy Before Rehabilitation:</b>	Previous use was low-income housing, unknown prior to that.
<b>Original Architect/Builder:</b>	Joseph Steinkamp & Brother H.L. Stevens & Co.
<b>Rehabilitation Period:</b>	11/10/2010 – 11/26/2012
<b>Use After Revitalization:</b>	Hotel/restaurant
<b>Square Footage Before/After:</b>	160,111/158,919
<b>Number of Housing Units Before/After:</b>	231/0
<b>Number of Historic Buildings:</b>	1
<b>Latest Certificate Approval Date:</b>	12/20/12
<b>Funding Round:</b>	4
<b>Ohio Historic Preservation Tax Credit:</b>	\$5,000,000
<b>Federal Historic Preservation Tax Credit:</b>	\$2,700,000
<b>City of Cincinnati Grant:</b>	\$2,500,000
<b>City of Cincinnati TIFF Loan:</b>	\$3,800,000
<b>New Market Tax Credit (Cincinnati Development Fund and Fifth Third New Markets Development Company, LLC):</b>	\$11,000,000
<b>Total QRE:</b>	\$36,945,578
<b>Total Project Investment:</b>	N/A
<b>Total Cost:</b>	\$54,700,495

#### Project Team:

<b>Owner:</b>	Philip Allen, 21c Cincinnati LLC
<b>Developer:</b>	Craig Greenberg, 21c Museum Hotels LLC
<b>Contact Information:</b>	cgreenberg@21chotels.com; 502-882-6210
<b>Executive Architect:</b>	Perfido Weiskopf Wagstaff + Goettel
<b>Design Architect/Interior Design:</b>	Deborah Berke, Deborah Berke & Partners
<b>Historic Preservation Consultant:</b>	Judith B. Williams
<b>General Contractor:</b>	Rick Zoller, Messer
<b>Legal Counsel Firm:</b>	Colleen Haas, Frost Brown Todd
<b>Accounting Firm:</b>	Kayla Gross, Reznick Group
<b>Federal Tax Credit Investment Firm:</b>	Tom Oldenburg, U.S. Bancorp Community Development Corporation
<b>State Tax Credit Investment Firm:</b>	James Rose, Fifth Third Bank

#### Economic Impact:

<b>Permanent Jobs Created:</b>	140
<b>Permanent Jobs Created (mentioned in interview):</b>	Developer could not confirm amount at the time of the interview.



<b>Construction Jobs Created:</b>	229
<b>Construction Jobs Created (mentioned in interview):</b>	Developer could not confirm amount at the time of the interview.
<b>Leveraged Investment Ratio:</b>	10.94
<b>Vacancy Rate (Pre-Rehab):</b>	75%
<b>Property Tax Valuation:</b>	5,806,610



## Grant Commons

*“The Ohio Historic Preservation Tax Credit helped transform the 11<sup>th</sup> Avenue Corridor from an area that people actively avoided to one that people publicly acclaim.”* – Joseph Williams, Partner, Wagenbrenner Development

**Location:** 361 (360-362) E. 11<sup>th</sup> Ave, Columbus, OH 43201

**County:** Franklin

### Project Summary:

Situated in the New Indianola Historic District, this two-story single-family brick home is located within the New Indianola Historic District on E 11<sup>th</sup> Avenue. The home is located within one of the largest section eight homes in Columbus featuring brick row homes. The 23 residential properties are a prime example of World War I era homes that was built between 1916 and 1921 by one developer well known for the suburbanization of Columbus, Charles F. Johnson. This development provided some of the first rental housing in Columbus and led to the movement from the central city to the outer areas of Columbus. Located in Weinland Park, the development housed workforce residents and became known as the first ‘streetcar suburb’ where residents were able to travel via streetcar to the center city. This new type of development contributed significantly to early 20<sup>th</sup> century urban history and the expansion of Columbus. The homes have maintained their historical facades to this day, but their interiors have been stripped of their historical character and have suffered greatly.

For quite a few years, the Weinland Park neighborhood suffered through a time of disinvestment due to gang activity in the nearby Short North area and properties became dilapidated along the 11<sup>th</sup> Avenue corridor. Workers of The Ohio State University had a difficult time passing through the area due to safety concerns. When the Short North area began to change for the better, Partner of Wagenbrenner Development, Joseph P. Williams and others noticed something had to be done to improve the neighborhood. They began gathering interest for investment in the area, so that the Short North could connect to the Ohio State University campus by a short ten-minute walk. Many thought the idea of investing in the area was crazy and university students would be the only people interested in living in the row homes along the 11<sup>th</sup> Avenue corridor. The properties sat vacant for two years with no investment interest until Wagenbrenner Development stepped in and additional investment interest came from Nationwide to revitalize the properties.

Today, the 23 buildings have been rehabilitated into market-rate apartments, which are currently part of a larger revitalization effort to prevent displacement in the Weinland Park area in the City of Columbus. The visual impact of the neighborhood became a substantial difference with over \$4 million dollars poured into the investment. The 11<sup>th</sup> Avenue corridor project has been a catalyst for the first low income development along Grant Avenue. In 2016, Wagenbrenner Development, The Columbus Foundation, Campus Partners for Urban Redevelopment, the City of Columbus, and Judy Williams, Historic Preservation Consultant received the 2016 State Historic Preservation Office Award for rehabilitation of 305-397 East 11<sup>th</sup> Avenue and 1499-1502 North 5<sup>th</sup> Street known as Grant Commons. *“The Ohio Historic Preservation Tax Credit helped transform the 11<sup>th</sup> Avenue Corridor from an area that people actively avoided to one that people publicly acclaim.”* *“People smile traveling down the corridor now opposed to locking their doors and windows”* – Joseph Williams.

<b>Original Construction Date:</b>	1916-1921
<b>Period of Significance:</b>	Early 20 <sup>th</sup> century
<b>Areas of Significance:</b>	Architecture, community planning
<b>Certified Historic Structure:</b>	New Indianola Historic District,
<b>Original Use:</b>	Vacant apartments
<b>Architectural Classification:</b>	N/A
<b>Period of Vacancy Before Rehabilitation:</b>	2 years
<b>Rehabilitation Period:</b>	03/31/2013 – 3/31/2015
<b>Use After Revitalization:</b>	Apartments
<b>Square Footage:</b>	1,680 square ft.
<b>Number of Housing Units Before/After:</b>	2/2
<b>Number of Low-Moderate Housing Units Before/After:</b>	2/0
<b>Number of Residential Units:</b>	90
<b>Number of Historic Buildings:</b>	Building number 10, 23 structures in the development
<b>Latest Certificate Approval Date:</b>	11/6/2015
<b>Funding Round:</b>	8
<b>Ohio Historic Preservation Tax Credit:</b>	\$2,454,341 (\$3,000,436 noted in interview)
<b>Federal Historic Preservation Tax Credit:</b>	\$1.8 million (entire development)
<b>Private Gifts/Donations:</b>	N/A
<b>Total QRE:</b>	\$9,817,362
<b>Total Project Investment:</b>	\$12,609,992
<b>Total Cost:</b>	\$11,772,165

#### Project Team:

<b>Owner:</b>	Joseph P. Williams, Manager, Weinland Park Properties, LLC
<b>Contact Information:</b>	jwilliams@wagco.com; 614-307-0526
<b>Developer:</b>	Michael Amicon, Wagenbrenner Development
<b>Historic Preservation Consultant:</b>	Judith B. Williams
<b>Architect/Structural Engineer:</b>	Architectural Alliance
<b>General Contractor:</b>	Urban Innovations

#### Economic Impact:

<b>Permanent Jobs Created:</b>	2
<b>Permanent Jobs Created (mentioned in interview):</b>	5 (for project management/leasing)
<b>Construction Jobs Created:</b>	50
<b>Construction Jobs Created (mentioned in interview):</b>	100+ (for entire development)
<b>Leveraged Investment Ratio:</b>	4.8





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