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**For Immediate Release:**  
December 18, 2014

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## 35 Historic Buildings Rehabilitated with Help from State

Today, the Ohio Development Services Agency awarded \$41.8 million in Ohio Historic Preservation Tax Credits to 31 applicants planning to rehabilitate 35 historic buildings. Together, the projects are expected to leverage approximately \$600 million in private investments in 12 communities.

“These projects transform vacant and underutilized properties into viable places for business and living,” said David Goodman, director of the Ohio Development Services Agency. “This program has been a valuable tool for community revitalization.”

The awards include projects that will create new office, hotel, retail, and event spaces. Residential projects will create 792 new market-rate housing units, including 287 apartments adjacent to Cleveland Public Square in the Standard Building and 18 apartments in Downtown Youngstown’s Gallagher Building. Additionally, 279 affordable housing units will be preserved or newly built, including 91 expanded apartments in the Griswold Memorial YWCA in Columbus.

The awards will assist private developers in rehabilitating historic buildings in downtowns and neighborhoods. Many of the buildings sit vacant today and may be a drain on the local community. Once rehabilitated, they will drive further investment in their surrounding neighborhoods. Developers are not issued the tax credit until project construction is complete and all program requirements are verified.

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

### The Round 13 Ohio Historic Preservation Tax Credit recipients are:

#### **NORTHWEST REGION**

**Hensville** (Toledo, Lucas County)

*Total Project Cost:* \$18,799,712

*Total Tax Credit:* \$3,979,978

Address: 3, 9, and 28 St. Clair Street, 43604

The Hensville project includes the rehabilitation of three deteriorated structures in the St. Clair Street National Register Historic District in Toledo. Undertaken as part of the Toledo Mud Hens long-time goal to revitalize the larger Warehouse District, the buildings at 3, 9, and 28 St. Clair Street will provide additional retail, restaurant, event and office space for the ballclub. Outside the buildings, upgrades to the streetscape and creation of a new park will provide space for community events.

## **NORTHEAST REGION**

### **1023 Bridge Street** (Ashtabula, Ashtabula County)

*Total Project Cost:* \$355,000

*Total Tax Credit:* \$69,000

*Address:* 1023 Bridge Street, 44004

Located in the Ashtabula Harbor Commercial District, 1023 Bridge Street opened its doors in 1896 as H.D. Cook Boots and Shoes. Partially destroyed by fire in 1967, it's one of the last buildings in the core of the district to sit vacant and requires substantial investment for modern use. The current owners plan to convert the structure into a wine bar and gift shop to compliment the tourist draw of the surrounding harbor area.

### **1736 Columbus Road** (Cleveland, Cuyahoga County)

*Total Project Cost:* \$1,089,358

*Total Tax Credit:* \$209,281

*Address:* 1736 Columbus Road, 44113

Located in the new Cleveland Centre National Register Historic District, the unassuming 1736 Columbus Road Property has a long Industrial history. The brick building is currently vacant and will receive upgrades to adapt the structure for use as office space. A local architecture firm has already signed on to occupy the entire property.

### **Broadway Building** (Lorain, Lorain County)

*Total Project Cost:* \$10,046,640

*Total Tax Credit:* \$440,203

*Address:* 301 Broadway, 44051

Closed for nearly a decade, the Broadway Building most recently functioned as a hotel. Prior to being a hotel, it was built as an office building in 1925. Development plans for the building call for 55 new market-rate apartments, including a roof-top deck for residents. Upgrades will also be made to the adjacent parking garage. The project is eligible for additional tax credit allocation, up to the requested \$1,980,000, as it becomes available through withdrawn applications or project savings.

### **Cleveland Board of Education Building** (Cleveland, Cuyahoga County)

*Total Project Cost:* \$52,049,921

*Total Tax Credit:* \$5,000,000

*Address:* 1380 East 6<sup>th</sup> Street, 44114

Walker & Weeks designed the Cleveland Board of Education Building in 1930 as part of the Cleveland Mall Group Plan. Now that the Cleveland Metropolitan School District has vacated the property, Drury Hotels plan to convert the Beaux-Arts structure into a 180-room Drury Plaza Hotel. The property is directly adjacent to the new Cleveland Convention Center and is projected to open in 2016.

### **Gallagher Building** (Youngstown, Mahoning County)

*Total Project Cost:* \$5,904,000

*Total Tax Credit:* \$1,325,000

*Address:* 23 North Hazel, 43503

With wings facing both Commerce and Hazel Streets in Downtown Youngstown, the Gallagher Building appeared on Sanborn Fire Insurance maps as early as 1907. The upper floors of the building have been underutilized for decades and are envisioned as 18 apartment units by the Gatta Group that completed the rehabilitation of the Federal Building in the same block. The first floor will reopen as a restaurant and brew pub.

### **Goodyear Headquarters** (Akron, Summit County)

*Total Project Cost:* \$189,156,643

*Total Tax Credit:* \$5,000,000

*Address:* 1200 Market Street, 44305

Encompassing more than 1.4 million-square-feet, the former Goodyear Headquarters complex was vacated when Goodyear built a new headquarters building. Now owned by Industrial Realty Group (IRG), the building will be redeveloped into a mix of uses as part of the larger East End project. The Goodyear Headquarters portion of the project will include office, institutional and residential space with interior and exterior parking constructed. A small restaurant will also be created in the original entryway along Market Street.

**Hubbard Cooke Building** (Cleveland, Cuyahoga County)

*Total Project Cost:* \$4,474,290

*Total Tax Credit:* \$555,000

*Address:* 2220 Superior Viaduct, 44113

The Hubbard Cooke Building was completed in 1892 as the first of two sister buildings designed by Lehman and Schmidt architects. A mixed-use redevelopment is now planned for the structure and will incorporate 13 market-rate apartments and space for four commercial tenants, including a restaurant.

**LaSalle Theatre** (Cleveland, Cuyahoga County)

*Total Project Cost:* \$3,248,742

*Total Tax Credit:* \$249,999

*Address:* 819-829 East 185<sup>th</sup> Street, 44119

A centerpiece in the East 185th Street Business District bordering the cities of Cleveland and Euclid, the LaSalle Theatre opened in 1927 with a single screen, storefronts and three apartments. Northeast Shores Community Development Corporation purchased the property several years ago and intends to convert the building into the LaSalle Arts and Media Center. The theater space will be used for community and private events. Storefront and residential spaces will be used for their original purposes.

**Mentor Village Hall** (Mentor, Lake County)

*Total Project Cost:* \$1,283,300

*Total Tax Credit:* \$220,075

*Address:* 8383 Mentor Village Hall, 44060

Marking the original center of Mentor, the old Village Hall was constructed in 1888 in Queen Anne style. The city of Mentor discontinued use of the property in 1976 and the building was subsequently used for event space. Upon completion of the rehabilitation, the property will function as the Mentor office of NMS Inc., an accounting firm, creating up to 15 jobs at the building.

**National Terminal Warehouse** (Cleveland, Cuyahoga County)

*Total Project Cost:* \$32,067,125

*Total Tax Credit:* \$1,999,999

*Address:* 1215 West 10<sup>th</sup> Street, 44113

National Terminal Company occupied their Cleveland warehouse from the 1920's to the 1980's. In 1996, the building was converted to residential lofts and office space, but the building has not been well maintained and apartments are difficult to rent despite a strong residential rental market in Cleveland's core neighborhoods. The rehabilitation will upgrade finishes and address code deficiencies.

**Standard Building** (Cleveland, Cuyahoga County)

*Total Project Cost:* \$61,397,482

*Total Tax Credit:* \$5,000,000

*Address:* 1370 Ontario Street, 44113

Clad in ornamental glazed terra cotta, the 21-story Standard Building was erected in 1924 and takes its name from Standard Trust Bank, an early tenant. Always used as an office building, the structure is now more than 55 percent unoccupied. All floors above the ground level are planned for conversion to residential use, adding 287 market-rate apartments less than a block from Cleveland's Public Square.

**Wagner Awning** (Cleveland, Cuyahoga County)

*Total Project Cost:* \$17,553,000

*Total Tax Credit:* \$1,739,311

*Address:* 2658 Scranton Road, 44113

A simple commercial style manufacturing plant, the Wagner Awning building has been used for industrial purposes since 1895. The Ohio Awning Company, a successor to Wagner, still operates in a small portion of the building and plans to relocate to a more efficient site. The relocation will allow comprehensive redevelopment of the building into 54 apartments and retail space. As part of the project, vacant property across Scranton Road will be used for construction of 16 three-story townhomes.

## **CENTRAL REGION**

### **Barrett School** (Columbus, Franklin County)

*Total Project Cost:* \$27,343,663

*Total Tax Credit:* \$3,275,416

*Address:* 345 East Deshler Avenue, 43206

Opened in 1898 as South High School, Barrett School is one of the largest structures in the Merion Village neighborhood of Columbus. After a new South High was constructed in 1924, the building became a junior high and middle school, but closed in 2009. Columbus City Schools sold the historic school building and site for private redevelopment. In addition to rehabilitation of the school building into 53 apartments, the project will include eight new apartment buildings and 22 single-family homes.

### **Granville Inn** (Granville, Licking County)

*Total Project Cost:* \$14,162,920

*Total Tax Credit:* \$1,400,000

*Address:* 314 East Broadway, 43023

Designed by architect Frank Packard, the Granville Inn is a gathering place for the village of Granville. Currently in need of comprehensive upgrades, a partnership with Denison University will lead redevelopment of the historic hotel, conference center and restaurant facilities. Improvements include installation of an elevator, new fire and sprinkler systems, upgraded electrical and plumbing systems, construction of additional guest rooms on the third floor and renovation of the grand ballroom.

### **Griswold Memorial YWCA** (Columbus, Franklin County)

*Total Project Cost:* \$20,021,308

*Total Tax Credit:* \$440,202

*Address:* 65 South 4<sup>th</sup> Street, 43215-4314

The Griswold Memorial Building was erected in 1929 to house the Young Women's Christian Association of Columbus. Still in operation, the building requires significant upgrades for continued support of the YWCA organization. The most significant component to the rehabilitation will include converting the obsolete single room occupancy housing unit configuration into full apartments. When complete, the building will house 37 efficiencies and 54 one-bedroom units, in addition to office and meeting space. The project is eligible for additional tax credit allocation, up to the requested \$2,000,000 as it becomes available through withdrawn applications or project savings.

### **United States Carriage Company** (Columbus, Franklin County)

*Total Project Cost:* \$8,194,797

*Total Tax Credit:* \$1,000,000

*Address:* 309 South 4<sup>th</sup> Street, 43215

Built in 1902, the United States Carriage Company building was used to manufacture hand-crafted hearses. Today, the mostly-vacant building functions as office space. Rehabilitation plans call for retaining two existing office tenants, while rehabilitating the balance of the building into 41 one- and two-bedroom apartment units.

## **WESTERN REGION**

### **Weustoff and Getz Building** (Dayton, Montgomery County)

*Total Project Cost:* \$7,940,040

*Total Tax Credit:* \$1,925,000

*Address:* 210 Wayne Avenue, 45402

Positioned between Dayton's Oregon and Webster Station districts, the Weustoff and Getz Building was first constructed as a factory in 1868. A number of other manufacturers later occupied the property, but it was most recently used by furniture and plumbing suppliers before becoming vacant. Acquired by the city of Dayton, the property will be privately redeveloped by City Properties Group into 40 residential apartments and first-floor retail space.

## **SOUTHWEST REGION**

### **51 East Clifton Avenue** (Cincinnati, Hamilton County)

*Total Project Cost:* \$750,000

*Total Tax Credit:* \$147,000

*Address:* 51 East Clifton Avenue, 45202

Located in the northern portion of the Over-the-Rhine Historic District in Cincinnati, 51 East Clifton was built in 1890 as tenement housing for workers at surrounding breweries and other industries. Today, the vacant building is scheduled to be redeveloped into seven market-rate apartments, bringing new residents and investment to the neighborhood.

### **1200 and 1208 Main Street** (Cincinnati, Hamilton County)

*Total Project Cost:* \$3,231,129

*Total Tax Credit:* \$320,000

*Address:* 1200 and 1208 Main Street, 45202

When the Wurst & Lorentz store operated at 1200 Main Street in 1887, the company advertised themselves as a "fancy goods store." Today, after housing a host of dry goods, millinery and butcher shops, the property sits vacant. Together with 1208 Main, the two Over-the-Rhine properties will be redeveloped by Urban Sites into 19 apartments, with first-floor retail.

### **1317 Republic Street** (Cincinnati, Hamilton County)

*Total Project Cost:* \$1,494,669

*Total Tax Credit:* \$199,000

*Address:* 1317 Republic Street, 45202

Greek Revival in style, 1317 Republic Street was constructed in 1878 in the Over-the-Rhine Historic District of Cincinnati. Vacant for the past several years, Grandin Properties plans to redevelop the structure into six residential apartments on the first three floors.

### **1319 Republic Street** (Cincinnati, Hamilton County)

*Total Project Cost:* \$1,494,669

*Total Tax Credit:* \$199,000

*Address:* 1319 Republic Street, 45202

A near twin to the adjacent 1317 Republic Street structure, the building at 1319 Republic Street was also constructed in 1878 and sits vacant today. Grandin Properties will redevelop the structure into six apartment units. Both projects will complement the properties Grandin has repurposed within the block, including the former Emanuel Community Center and two buildings on 13th Street.

### **1405 Clay Street** (Cincinnati, Hamilton County)

*Total Project Cost:* \$1,101,746

*Total Tax Credit:* \$180,000

*Address:* 1405 Clay Street, 45202

Built between 1885 and 1890, 1405 Clay Street exemplifies the Italianate architecture of the Over-the-Rhine National Register Historic District. Currently vacant, plans by developer Urban Sites call for the property to receive a full rehabilitation and function as four apartments over first floor retail, including a possible bar/pub.

**4089 Langland Street** (Cincinnati, Hamilton County)

*Total Project Cost:* \$770,760

*Total Tax Credit:* \$150,000

*Address:* 4089 Langland Street, 45223

Located in Cincinnati's Northside neighborhood, the building at 4089 Langland once housed a café and rooming house. Most recently used by a lumber company, the property has been vacant since 2005. After the project is complete, the brick structure will house Wire & Twine Design Studios and coworking space. Two residential units will also be incorporated into the project.

**Ambassador Apartments** (Cincinnati, Hamilton County)

*Total Project Cost:* \$9,410,866

*Total Tax Credit:* \$913,751

*Address:* 722 Gholson Avenue and 3415 Reading Road, 45229

Incorporating a Mediterranean Revival design, the Ambassador Apartments opened in 1929. Currently challenged with maintenance issues, the 18-unit apartment building was acquired by The Community Builders, Inc. and will be rehabilitated to continue functioning as affordable housing.

**Cincinnati Music Hall** (Cincinnati, Hamilton County)

*Total Project Cost:* \$127,500,000

*Total Tax Credit:* \$25 million, \$2.5 million from Round 13

*Address:* 1241 Elm Street, 45202

A National Historic Landmark, Music Hall was dedicated during Cincinnati's fourth May Festival in 1878. Located directly on Washington Park in the Over-the-Rhine neighborhood, the iconic building is home to performance, event and office space for the Cincinnati Symphony Orchestra, Cincinnati Opera, May Festival Chorus and Cincinnati Arts Association. The planned rehabilitation will include significant upgrades to building systems and handicap accessibility, improve operational efficiency and reopen and refresh the exterior facades. The improvements will allow all tenant organizations to increase the number of events held at this facility.

**Crescent Court Apartments** (Cincinnati, Hamilton County)

*Total Project Cost:* \$8,370,356

*Total Tax Credit:* \$249,999

*Address:* 3719 Reading Road, 45229

The Crescent Court Apartment building was constructed in 1911 with a U-shape plan that creates a deep courtyard. Recently acquired by The Community Builders, Inc., the 37-unit affordable housing property will be redeveloped as part of a larger portfolio of projects in the Avondale section of Cincinnati.

**Heberle School** (Cincinnati, Hamilton County)

*Total Project Cost:* \$11,189,704

*Total Tax Credit:* \$1,834,000

*Address:* 2015 Freeman Avenue, 45214

Closed as a public school by the Cincinnati Public School District, the former Heberle School property has been vacant for several years. One of several vacant schools in Cincinnati's West End neighborhood, the historic building is planned for residential conversion to 59 apartment units. This project is the first in the West End neighborhood to utilize the Ohio Historic Preservation Tax Credit program.

**Middletown Building & Deposit Association** (Middletown, Butler County)

*Total Project Cost:* \$3,078,000

*Total Tax Credit:* \$600,000

*Address:* 1000 Central Avenue, 45044

The Middletown Building and Deposit Association erected their seven-story Art Deco bank and office building in 1930 as a symbol of prominence and stability. Still a landmark in Middletown's skyline today, the structure sits vacant. A local partnership plans to redevelop the property into Goetz Tower, named for the original building architect, Harold W. Goetz, Sr. Following rehabilitation, the building will house 20 residential units. The grand first-floor banking space has been reopened and is envisioned as retail or restaurant space.

**Poinciana Apartments** (Cincinnati, Hamilton County)

*Total Project Cost:* \$20,279,443

*Total Tax Credit:* \$440,202

*Address:* 3522 & 3639 Reading Road; 610 & 615 Maple Avenue, 45229

The Poinciana Apartments were constructed in Cincinnati's Avondale neighborhood in 1908. The 44-unit property will be redeveloped as part of a larger portfolio controlled by The Community Builders, Inc., including three other structures at 610 Maple, 615 Maple and 3522 Reading in the same neighborhood. All properties will provide clean and safe affordable housing once rehabilitated. The project is eligible for additional tax credit allocation, up to the requested \$1,999,909, as it becomes available through withdrawn applications or project savings.

**Somerset Apartments** (Cincinnati, Hamilton County)

*Total Project Cost:* \$5,892,147

*Total Tax Credit:* \$249,999

*Address:* 802 Blair Avenue, 45229

Designed in Queen Anne style, the Somerset Apartment building was built in 1896 at the intersection of Reading Road and Blair Avenue in Avondale. Together with multiple other buildings in the neighborhood, the property will be rehabilitated to preserve its existing 30 apartment units by The Community Builders, Inc.

If you'd like pictures of the award winners to accompany your story, click [here](#).

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