State Supports 28 Historic Rehabilitation Projects

Today, the Ohio Development Services Agency (Development) awarded $28,033,063 in Ohio Historic Preservation Tax Credits for the rehabilitation of 49 historic buildings. Together, the projects are expected to leverage approximately $280 million in private investments in 13 communities. The awards include projects in three new communities (Coshocton, Bellefontaine, and Miamisburg), bringing the total number of Ohio communities with historic preservation tax credit projects to 71.

“The historic preservation tax credit is another way we’re investing in our communities,” said Governor Mike DeWine. “These investments can spur development in a neighborhood or downtown.”

“Partnering with communities and developers across Ohio, we’re preserving historic sites that make Ohio unique,” said Lydia Mihalik, director of the Ohio Development Services Agency. “We’re creating new opportunities for small businesses and housing.”

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.

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 22 Ohio Historic Preservation Tax Credit recipients are:

**CENTRAL REGION**

**Holland Theatre** (Bellefontaine, Logan County)
*Total Project Cost: $1,433,900*
*Total Tax Credit: $235,000*
*Address: 127 E. Columbus Ave., Bellefontaine, 43311*

The Holland Theatre is an outstanding example of the “atmospheric” theater style. It has architectural and design features created to mimic historic Dutch landscapes. Inside the theater visitors will find replica building facades, a real rotating windmill and starry lights across the ceiling. New systems, seating, concession area, dressing rooms and offices are planned for the building. Former retail spaces will be used for event space with second-floor spaces leased to an
office tenant. This is the first project in Bellefontaine to apply for Ohio Historic Preservation Tax Credits.

**L. Hoster Brewing Co.** (Columbus, Franklin County)

- **Total Project Cost:** $70,000,000
- **Total Tax Credit:** $5,000,000
- **Address:** 477 S. Front St., Columbus, 43215

Located in Columbus' Brewery District, the buildings included in this project were part of the L. Hoster Brewing Company operations beginning in the 1830s and ceasing during prohibition in the 1920s. Over time, the site served other warehouse and industrial uses and finally was the home to a restaurant equipment company. Now completely vacant, the complex will be redeveloped as a mixed-use project that will include a hotel, brew pub, office and retail spaces, and event spaces.

**539 Main Street** (Coshocton, Coshocton County)

- **Total Project Cost:** $300,000
- **Total Tax Credit:** $62,500
- **Address:** 539 Main St., Coshocton, 43812

This is the first project in Coshocton to be awarded historic preservation tax credits. The building is located in the newly designated National Register historic district whose nomination was supported with a Development Pipeline Initiative grant. The ground floor contains four retail spaces, and 14 apartments occupy the upper floors. The building is partially occupied, but the rehabilitation allows for these units to be improved so the building can be fully utilized.

**NORTHEAST REGION**

**Bristol Apartments** (Cleveland, Cuyahoga County)

- **Total Project Cost:** $1,860,000
- **Total Tax Credit:** $245,000
- **Address:** 2928 S. Moreland, Cleveland, 44120

The Bristol Apartments project will renovate a 20-unit apartment building for a mix of market-rate and affordable units targeted to Cleveland participants in the Teach for America program. Built in 1929, the building will retain many original features, such as wood windows and doors, historic layouts and wood trim.

**Byron W. Robinson Residence** (Akron, Summit County)

- **Total Project Cost:** $1,595,500
- **Total Tax Credit:** $250,000
- **Address:** 715 E. Buchtel Ave., Akron, 44305

Built as a home for the Robinson family in 1906, this Akron mansion served a variety of functions after 1936. Vacant since the mid-1990s, the home will be rehabilitated for office use, and the carriage house's two original apartments will return to housing. Extensive historic fabric remains on the home's interior and exterior that will be repaired and retained, including floors, windows, woodwork and doors. The Robinson family worked in the clay pipe and tile industry, and the original clay tile roof will be repaired.

**Medusa Portland Cement Company Central Offices** (Cleveland Heights, Cuyahoga County)

- **Total Project Cost:** $21,965,648
- **Total Tax Credit:** $1,248,083
- **Address:** 3008 Monticello Blvd., Cleveland Heights, 44118

Constructed in 1957 for the Medusa Portland Cement Company, this office building was built in the modernist style of architecture and was used by the company until 1998. Vacant for several years, the building was in danger of demolition, but the city of Cleveland Heights designated it as
a local landmark, and the rehabilitation plan emerged. After the project is complete, the original office building will contain 13 apartments and will retain the unique mid-century design features. New buildings will be added to the site and will contain additional apartments and enclosed parking for residents.

**Tinnerman Steel Range Co.** (Cleveland, Cuyahoga County)
*Total Project Cost:* $16,986,438  
*Total Tax Credit:* $1,696,947  
*Address:* 2048 Fulton Road, Cleveland, 44113  
Once home to a company that manufactured stoves, this industrial building had several uses until being vacated a few years ago. Surrounded by residences, the property will be converted to residential use to be more compatible with the neighborhood. A total of 53 new apartment units plus tenant amenity spaces and enclosed parking will be constructed in the building. Adjacent to the building, three additional small residential buildings will be rehabbed, though these buildings are not designated as historic.

**University Club** (Akron, Summit County)  
*Total Project Cost:* $15,666,312  
*Total Tax Credit:* $1,558,000  
*Address:* 105 Fir Hill, Akron, 44325  
Located on the campus of the University of Akron, the University Club once served as a social and cultural men’s club. Following the rise and fall of the rubber industry in the region, the club closed more than 30 years ago. After years of vacancy, the building will be rehabilitated as a boutique hotel and event spaces. It will serve the hospitality needs of visitors to the university and the city as well as for meetings, weddings and other events.

**NORTHWEST REGION**

**Fort Industry Square Phase I** (Toledo, Lucas County)  
*Total Project Cost:* $25,994,968  
*Total Tax Credit:* $5,000,000  
*Address:* 136-152 N. Summit St., Toledo, 43604  
Just steps from the convention center and the Mud Hens stadium, the Fort Industry Square project in downtown Toledo will rehabilitate three historic buildings along Summit Street. The block is home to one of the few complete streetscapes of historic buildings in this area of Toledo. Since the 1860s, these buildings were home to numerous commercial and retail enterprises, but they have been vacant for the past several years. After the rehabilitation project is complete, the upper floors will hold 40 residential units and the lower floors will include more than 37,000 square feet of commercial space.

**SOUTHEAST REGION**

**Daehler Building** (Portsmouth, Scioto County)  
*Total Project Cost:* $2,343,298  
*Total Tax Credit:* $545,000  
*Address:* 612 Second St., Portsmouth, 45662  
The Daehler Building is the second project to be awarded in Portsmouth. A five-story brick commercial building in downtown Portsmouth, the building has been vacant for more than six years. After starting out as a department store/furniture store/mortuary, the building had various commercial uses. Following the rehabilitation project, the first floor will be available for commercial tenants, floors 2-4 will hold 14 apartments, and the fifth floor will be utilized as event space with
great views and historic character. The building’s interesting array of arched windows will be replaced.

**Stedman/Shafer Wholesale Grocery Building** (Athens, Athens County)
*Total Project Cost: $5,000,000*
*Total Tax Credit: $639,520*
*Address: 21 N. Shafer St., Athens, 45701*
Built as a grocery distribution warehouse building in 1906, this Athens building has been home to the Stewart MacDonald Manufacturing Company since the 1980s. To accommodate continued use by the building owner, the rehabilitation project will update the building’s systems, roof, elevator and loading docks and will retain almost all historic fabric present in the building.

**SOUTHWEST REGION**

**18 E. 15th Street** (Cincinnati, Hamilton County)
*Total Project Cost: $3,379,128*
*Total Tax Credit: $250,000*
*Address: 18 E. 15th St., Cincinnati, 45202*
This building is a companion of the larger Over-the-Rhine Mixed Income project awarded separately during this round. The four-story building retains some of its original storefront details as well as the decorative cornice. Currently all residential, the building’s first-floor spaces will be converted back to commercial use. Once the rehab is completed, there will be seven apartments and 3,000 square feet of commercial space.

**112 Corwine** (Cincinnati, Hamilton County)
*Total Project Cost: $434,855*
*Total Tax Credit: $71,346*
*Address: 112 Corwine St., Cincinnati, 45202*
This building is in the northern part of the Over-the-Rhine neighborhood of Cincinnati. Three stories tall, but less than 2,000 square feet, the small residential building will be rehabbed as short-term rental property in conjunction with the developer’s nearby bar and event spaces. Built c. 1870, the Italianate building was home to numerous working-class tenants over its history but has been vacant for many years.

**526 E. 12th Street** (Cincinnati, Hamilton County)
*Total Project Cost: $1,880,500*
*Total Tax Credit: $185,000*
*Address: 526 E. 12th St., Cincinnati, 45202*
Constructed c. 1885 in the Pendleton neighborhood in Cincinnati, this residential building has been vacant for several years. Once rehabilitated, it will hold four one-bedroom and four two-bedroom apartments. Many original historic features remain on the building’s exterior, including ornate Italianate hoodmolds and cornice. Inside, original woodwork will be retained.

**1614 Walnut Street** (Cincinnati, Hamilton County)
*Total Project Cost: $1,777,976*
*Total Tax Credit: $250,000*
*Address: 1614 Walnut St., Cincinnati, 45202*
This brick Italianate mixed-use building in Over-the-Rhine was constructed in 1865 and expanded in 1875. Since then, it has served as a saloon, boarding house, wagon garage, retail space and a storefront church. Long vacant, the upper-floor residential spaces will be rehabilitated for five apartments with the corner ground-floor space finished for restaurant use. Extensive repairs are necessary, including all new mechanicals, windows, doors, roof and repair of the masonry and decorative cornice.
1704 Elm (Cincinnati, Hamilton County)
Total Project Cost: $966,627
Total Tax Credit: $186,400
Address: 1704 Elm St., Cincinnati, 45202
Like so many of its neighbors, this three-story Over-the-Rhine building has served the neighborhood as both commercial and residential space over the past 150 years. Unsympathetic rehab in the late 20th century stripped much of the historic fabric from the building, but it does retain the original staircase that will be repaired. The bricked-in storefront will be replaced with a new compatible storefront design for a commercial tenant on the first floor. Two apartments will occupy upper floors.

1707 Pleasant (Cincinnati, Hamilton County)
Total Project Cost: $683,400
Total Tax Credit: $84,400
Address: 1707 Pleasant St., Cincinnati, 45202
Constructed in the northern part of Over-the-Rhine in the 1880s, this building is a rare example of a remaining frame structure in the neighborhood. Throughout its history, it has been a residential building and will be rehabbed to continue to serve residents with four apartments. Many historic features remain and will be repaired, including original floors, wainscoting, trim, doors, staircases and cornices.

1714 Vine (Cincinnati, Hamilton County)
Total Project Cost: $1,140,480
Total Tax Credit: $223,000
Address: 1714 Vine St. and 1663 Hamer St., Cincinnati, 45202
The 1714 Vine project includes two buildings that sit back-to-back on the parcel. Each is a small brick Italianate in the common Over-the-Rhine style. Both vacant for many years and suffering from neglect and poor rehabs, the buildings still contain many original features that will be retained. Some of these features include floors, trim, lintels and sills, and staircases. After the rehab is complete, there will be 10 apartments and one small commercial space on the ground floor.

1733 Elm Street (Cincinnati, Hamilton County)
Total Project Cost: $1,513,974
Total Tax Credit: $186,500
Address: 1733 Elm St., Cincinnati, 45202
The building at 1733 Elm St., across the street from Cincinnati’s Findlay Market, tells the story of the neighborhood well. The Italianate mixed-use building was home to many businesses on the first floor and residents on the upper floors who were German and Eastern European immigrants. The commercial space has been vacant for decades, and the residential spaces have been vacant for a few years. The rehab project will preserve many historic elements, including parts of the cast-iron storefront, trim, stairways, doors and cornice.

5904 Hamilton Ave. (Cincinnati, Hamilton County)
Total Project Cost: $3,258,441
Total Tax Credit: $250,000
Address: 5904-06 and 5920 Hamilton Ave., Cincinnati, 45244
Located in the College Hill neighborhood of Cincinnati, this project includes two mixed-use buildings. First-floor spaces will be rehabilitated for commercial use while upper floors will hold 13 apartments. One of the buildings, “The Ruthellen,” is a residential building built prior to 1900 and surrounded by a 1930s addition. The other building is a c. 1930s commercial building. This project is a companion to the 5910 Hamilton Ave. project by the same developer.
5910 Hamilton Ave. (Cincinnati, Hamilton County)
Total Project Cost: $3,808,464
Total Tax Credit: $250,000
Address: 5910 and 5916-5918 Hamilton Ave., Cincinnati, 45244
Vacant for several years on the main commercial street in Cincinnati’s College Hill neighborhood, the buildings in this project will be rehabilitated as 16 units of market-rate housing and commercial spaces. This project is a companion to the 5904 Hamilton Ave. project by the same developer.

Clyffside Brewery (Cincinnati, Hamilton County)
Total Project Cost: $13,534,134
Total Tax Credit: $1,345,000
Address: 244-246 W. McMicken Ave., Cincinnati, 45214
The Hamilton Brewery first had its operations on this site in 1845 and made use of the hillside location for cool storage tunnels. Various breweries, including one called Clyffside Brewery, used and added to the complex during pre-Prohibition years, and after Prohibition, another brewing company used the space until the 1950s. The rehab plans call for the long-vacant building to again be used for brewery operations as well as event spaces with bars, catering kitchens and decks.

Manse Apartments (Cincinnati, Hamilton County)
Total Project Cost: $12,688,170
Total Tax Credit: $1,199,999
Address: 916-926 and 1004 Chapel St. and 1001 Lincoln, Cincinnati, 45206
The Manse Apartments served the Cincinnati community for many years as the Manse Hotel and Annex. It was one of very few hotels serving African American travelers, and it also served local residents with its banquet facilities. In later years, it was converted to apartments. Rehabilitation plans call for 60 affordable apartments for seniors and families in the two historic buildings and in a new building to be constructed on an adjacent parcel.

Over-the-Rhine Mixed Income Project (Cincinnati, Hamilton County)
Total Project Cost: $50,348,738
Total Tax Credit: $5,000,000
Address: (historic) 1600, 1601, 1606, 1611 and 1623 Race St., 124-128 W. Liberty St., 1445 and 1447 Walnut, 211 and 215 Woodward, 1604 and 1606 Pleasant, 1510 and 1512 Moore, 20 E. 15th; (new) 1602 Pleasant St., Cincinnati, 45202
This large multi-building project in Over-the-Rhine includes 17 historic buildings and one new building. Several of the buildings are mixed-use with commercial spaces on the ground floor and residential above. A number of the others were originally residential only and will remain that way. In all, 169 residential units will be rehabbed along with 33,000 square feet of commercial space.

WESTERN REGION

Dayton Power and Light Building (Dayton, Montgomery County)
Total Project Cost: $1,636,976
Total Tax Credit: $200,000
Address: 18 S. Jefferson St., Dayton, 45402
The Dayton Power and Light Building is located in Dayton’s Fire Blocks Historic District, where fires that followed the historic floods of 1913 destroyed most of the original buildings. This building, and many others around it, were completed between 1913 and 1917. A small commercial building, it was home to a variety of retail and office tenants over the years, with DP&L using it from 1923-1940 for retail and office space. Vacant since the mid-1990s, the building will be rehabbed to house a bar on the first two floors and event space on the third floor.
Graphic Arts Building (Dayton, Montgomery County)
Total Project Cost: $4,533,750
Total Tax Credit: $451,000
Address: 221-223 S. Ludlow St., Dayton, 45402
Individually listed on the National Register, this building tells the story of Dayton's past as an important place in the publishing industry. Vacant for several years, the building will be rehabilitated for an office tenant on the first floor and 20 residential units on the upper floors. The historic industrial features of the building, including exposed concrete structural elements will be retained in the new uses.

Legacy Place (Urbana, Champaign County)
Total Project Cost: $13,164,335
Total Tax Credit: $988,058
Address: 107-111 Miami St., 626 N. Russell St., 725 S. Main St., Urbana, 43078
Only the second project to be awarded in Urbana, this project includes three buildings: the downtown Douglas Hotel and the North Ward and South Ward Elementary Schools. All three buildings will hold affordable apartments, and the former hotel will also have commercial space on the first floor. Vacant since 2004, the hotel building was constructed c. 1870 in the Second Empire style with a mansard roof. The two schools, built in 1901 and 1921, served the city's children until they became vacant in 2018. The project is eligible for additional tax credit allocation, up to the requested $1,315,118, as it becomes available through withdrawn applications or project savings.

Silberman/Suttman Building (Miamisburg, Montgomery County)
Total Project Cost: $2,204,795
Total Tax Credit: $432,310
Address: 24-32 S. Main St., Miamisburg, 45342
This is the first historic preservation tax credit project in Miamisburg. A three-story mixed-use building in the downtown area, the building has been vacant for several years. Built in 1900, it was home to a clothing store run by the same family for more than 115 years. After the rehab is complete, the building will still contain commercial space at ground level, and the upper stories will be reactivated with eight apartments.

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