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State Supports 25 Historic Rehabilitation Projects

Today, the Ohio Development Services Agency awarded \$26,523,083 in Ohio Historic Preservation Tax Credits for the rehabilitation of 51 historic buildings. Together, the projects are expected to leverage approximately \$259 million in private investments in 11 communities.

“Twenty-four rounds of this program have proven that historic preservation is a catalyst for investment in our downtowns and neighborhoods,” said Lydia Mihalik, director of the Ohio Development Services Agency. “These historic buildings will be a part of our recovery, providing homes for Ohioans and job opportunities during the rehabilitation and long after, when new businesses move into the buildings.”

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 25 Ohio Historic Preservation Tax Credit recipients are:

CENTRAL REGION

F.E. Avery and Sons Garage (Columbus, Franklin County)

Total Project Cost: \$3,000,000

Total Tax Credit: \$250,000

Address: 1199 Franklin Ave., Columbus, 43205

This small commercial building in Columbus' Franklin Park neighborhood once housed one of the city's first automobile dealerships and garages. After the rehabilitations, the first floor will house office, retail, and restaurant tenants with a coworking space on the second floor. Original industrial features of the building, including storefronts, fire doors, and some windows, will be retained and repaired.

Lanman-Ingraham House (Marble Cliff, Franklin County)

Total Project Cost: \$12,997,973

Total Tax Credit: \$498,957

Address: 2015 W. 5th Ave., Marble Cliff, 43212

The first project awarded in the village of Marble Cliff, near Columbus, the Lanman-Ingraham House was designed by architect Frank Packard in 1908. Later converted to office use, the mansion maintained many of its character-defining historic features, such as stained-glass windows, fireplaces, and woodwork. After the rehabilitation project is complete, the home will contain four apartments while new construction on site is expected to add new residential units.

NORTHEAST REGION

2104 Superior Ave. (Cleveland, Cuyahoga County)

Total Project Cost: \$4,726,464

Total Tax Credit: \$582,500

Address: 2104 Superior Ave., Cleveland, 44114

Part of a larger project on Cleveland's Superior Avenue, this portion includes one historic industrial building. Once home to metalwork companies, the building was converted to office space in later years before it was vacated in 2015. A part of this project was funded last funding round, and the remaining two parts are funded this round. After the rehabilitation project is completed, the first floor will house a restaurant tenant, and the upper floors will contain residential units.

2152-2160 Superior Ave. (Cleveland, Cuyahoga County)

Total Project Cost: \$39,403,800

Total Tax Credit: \$3,900,976

Address: 2152-2160 Superior Ave., Cleveland, 44114

Part of a larger project on Cleveland's Superior Avenue, this portion of the project includes a large former industrial building that will be converted to office space for approximately 600 new workers. Once home to textile and appliance manufacturing operations, the historic industrial features of the building will be retained while new systems will be added. A part of this project was funded last round, and this is one of the remaining two parts that are funded this round.

Fidelity Building (Cleveland, Cuyahoga County)

Total Project Cost: \$23,393,014

Total Tax Credit: \$2,000,000

Address: 1900-1940 E. 6th St., Cleveland, 44114

Built and used as offices for nearly 100 years, the mostly vacant building will become a new boutique hotel in the heart of downtown Cleveland. This project is a reapplication for the building that was awarded credits a few rounds ago. Awarded as a hotel redevelopment project, the owners plan to increase their investment and will give up the previous award in exchange for this new, larger award.

Moreland House (Cleveland, Cuyahoga County)

Total Project Cost: \$1,578,752

Total Tax Credit: \$250,000

Address: 2804 S. Moreland Blvd., Cleveland, 44120

Located in Cleveland's Shaker Square Historic District, this 23-unit apartment building was built in 1930. The building has long been abandoned and the site of illicit activity, but the applicant plans to restore it to its original use as apartments affordable to local residents. Historic floor plans will be maintained along with historic features, such as wood trim, wood and tile floors, and windows.

Young Women's Christian Association (Akron, Summit County)

Total Project Cost: \$27,925,774

Total Tax Credit: \$3,068,766

Address: 146 S. High St., Akron, 44308

Built in 1930 as the large downtown branch of the Young Women's Christian Association, this 10-story building once held a large auditorium, gym, pool, meeting rooms, and several floors of small residential spaces. In recent years, those spaces were converted to offices, and the athletic areas were used as a public fitness club. Now the club is closed, and most of the offices are vacated. Plans call for the building to be converted to 95 apartments with office tenants on the first three floors.

Trinity Project (Lakewood, Cuyahoga County)

Total Project Cost: \$6,037,025

Total Tax Credit: \$849,000

Address: 16300, 16306, 16400 Detroit Ave., Lakewood, 44107

The Trinity Project in Lakewood includes three buildings: the former Trinity Lutheran Church and two nearby one-story commercial buildings. The church will house a mix of uses with the former classroom addition being converted to apartments and the former sanctuary and fellowship hall housing office spaces that will make use of the large open areas. The commercial buildings will be rehabilitated to continue in that use while a new construction component will add an additional residential building to the project site.

Lake County National Bank Building (Painesville, Lake County)

Total Project Cost: \$13,952,000

Total Tax Credit: \$1,918,000

Address: 30 S. Park Place, Painesville, 44077

The second project in Painesville to be awarded historic tax credits, the former Lake County National Bank building sits on the city's central square in the city's downtown historic district. An example of mid-century architecture, the building served as a bank but is now vacant. After the rehabilitation is complete, it will hold 65 dormitory-style apartments serving the students of Lake Erie College. The building will also hold amenity spaces for students as well as a small commercial space.

Ohio Mutual Insurance Co. Building (Salem, Columbiana County)

Total Project Cost: \$1,252,918

Total Tax Credit: \$250,000

Address: 525 E. State St., Salem, 44460

This project is the first to be funded in Salem and the second in Columbiana County. The 1897 building in Salem's downtown once served as offices for the Ohio Mutual Insurance Co. and held a meeting hall on the third floor. In later years, the upper floors were converted to residential use, but most recently, the building has been vacant. After the rehabilitation project is completed, the building will house a restaurant and commercial space with apartments upstairs.

SOUTHWEST REGION

123 E. McMicken (Cincinnati, Hamilton County)

Total Project Cost: \$480,536

Total Tax Credit: \$65,898

Address: 123 E. McMicken, Cincinnati, 45202

Constructed c. 1863, the building at 123 E. McMicken has a unique wrought iron balcony and retains some of its historic storefront. Converted to a single-family residence at one point, the two-and-a-half-story building will be returned to commercial use for a cafe and office space. During rehabilitation, the non-historic storefront infill will be removed, and a new storefront will be constructed compatibly with remaining historic fabric.

254 Mohawk (Cincinnati, Hamilton)

Total Project Cost: \$855,394

Total Tax Credit: \$120,470

Address: 254 Mohawk, Cincinnati, 45214

This project in Cincinnati's Mohawk Place Historic District includes front and rear buildings that have been vacant for more than 20 years. Home to numerous immigrant families and small businesses over time, the buildings will be rehabilitated to be home for eight residents. Some of the units will be small studios with rents affordable to the local workforce.

310 Perry (Cincinnati, Hamilton County)

Total Project Cost: \$1,510,647

Total Tax Credit: \$212,760

Address: 310 Perry, Cincinnati, 45202

Located in downtown Cincinnati's West Fourth Street Historic District, this four-story building has been vacant for more than five years. Originally serving commercial uses, the building over the years also was home to various stores until 2014. After rehabilitation is complete, the building will hold 12 apartments. Although much of the interior has already been lost to demolition, where it remains, the historic floors, walls, stairs, and trim will be repaired and retained.

1409 Main (Cincinnati, Hamilton County)

Total Project Cost: \$2,314,493

Total Tax Credit: \$200,000

Address: 1409 Main, Cincinnati, 45202

This small building in Cincinnati's Pendleton neighborhood is part of the final phase of a larger rehabilitation project that included 20 buildings. The first floor will house office space while the upper three floors will have 10 residential units. Historic fabric, including stairs, mantles, woodwork, flooring, and plaster, will be retained. Also included in this project is a building on the rear of the property that will be rehabilitated for three residential units.

1623 Pleasant (Cincinnati, Hamilton County)

Total Project Cost: \$1,033,818

Total Tax Credit: \$169,470

Address: 1623 Pleasant, Cincinnati, 45202

Built c. 1880, the four-story Italianate building at 1623 Pleasant was home to generations of Over-the-Rhine residents in its eight apartments, but by 2004, it was vacant and neglected. After the rehabilitation, these eight units will be reactivated for residents in the vibrant neighborhood near Findlay Market. Historic windows and doors will be repaired and retained as will historic stairs, woodwork, and mantles.

1648 Vine St. (Cincinnati, Hamilton County)

Total Project Cost: \$1,107,355

Total Tax Credit: \$152,622

Address: 1648 Vine St., Cincinnati, 45202

The building at 1648 Vine St. in Cincinnati's Over-the-Rhine neighborhood tells the story of the area's changes over generations. Built c. 1845, the building was altered numerous times but has been vacant for decades and suffered serious structural damage. The first-floor commercial space will be restored along with four apartments on the upper floors. Remaining historic fabric, such as plaster walls and wood trim, will be repaired and retained.

Lower Price Hill Thrives

Four projects in Cincinnati's Lower Price Hill Historic District funded this round (plus one funded in Round 24) are part of the larger project called Lower Price Hill Thrives. The project will include the rehabilitation of 12 historic buildings on/around St. Michael Street into more than 50 units of affordable housing plus commercial spaces. They are:

2113-2117 W. 8th and 2122 St. Michael St. - rear (Cincinnati, Hamilton County)

Total Project Cost: \$5,831,990

Total Tax Credit: \$250,000

Address: 2113-2117 W. 8th and 2122 St. Michael St. – rear, Cincinnati, 45204

Originally mixed commercial/residential use buildings, one of them later housed a church before becoming vacant. The unique round bay window with domed roof will be repaired, and although little historic fabric remains on the interior, what is left will be retained and repaired, including staircases and wood trim.

2122 St. Michael St. - front (Cincinnati, Hamilton County)

Total Project Cost: \$1,321,581

Total Tax Credit: \$163,158

Address: 2122 St. Michael St. – front, Cincinnati, 45204

Currently, the building has six abandoned apartments that will be rehabilitated for new residents. The ill-fitting replacement windows will be replaced with compatible windows that better match the historic windows.

2130 St. Michael St. and 642 Neave St. (Cincinnati, Hamilton County)

Total Project Cost: \$1,311,588

Total Tax Credit: \$161,924

Address: 2130 St. Michael St. and 642 Neave St., Cincinnati, 45204

The two buildings in this project date to the late 19th century and have been long vacant except for one commercial space. After rehabilitation, there will be five apartments, and the commercial space will be retained.

2131 St. Michael St. (Cincinnati, Hamilton County)

Total Project Cost: \$1,311,588

Total Tax Credit: \$144,131

Address: 2131 St. Michael St., Cincinnati, 45204

After many years of vacancy, this c. 1885 building will again house residents in its three apartments. Historic fabric, including the central stairs, woodwork, and exterior details, will be repaired and retained.

Barclay Building (Dayton, Montgomery County)

Total Project Cost: \$25,000,000

Total Tax Credit: \$2,450,000

Address: 137 N. Main St., Dayton, 45402

Built in the 1920s in downtown Dayton, the Barclay Building housed commercial office space until its last major tenant vacated in 2018. Slated to be converted to a 118-room boutique hotel, the project will provide hotel rooms close to all of downtown Dayton's commercial, sports, and cultural amenities.

Findlay Parkside (Cincinnati, Hamilton County)

Total Project Cost: \$31,396,909

Total Tax Credit: \$3,100,000

Address: Multiple addresses around 1804 Vine St., Cincinnati, 45202

The Findlay Parkside grouping includes 19 historic buildings in Cincinnati's Over-the-Rhine Historic District surrounding the Findlay Market. Comprised of small-scale, mixed-use commercial and residential buildings, the project will have 65 residential units when completed. Buildings in the project range from one to four stories, and many still retain original exterior details, such as cast-iron storefronts, decorative cornices, and hoodmolds. Numerous incompatible renovations were inflicted on these buildings over time, and the rehabilitation project will work to preserve remaining historic fabric.

Manchester Hotel and Snider Ford Building (Middletown, Butler County)

Total Project Cost: \$40,295,021

Total Tax Credit: \$4,000,000

Address: 1027 Manchester Ave. and 101 N. Main St., Middletown, 45042

Middletown's Manchester Hotel and Snider Ford Building have been vacant for years but will now be restored to serve as a hotel and neighboring brewery and taproom. Built in 1922, the hotel will have 91 rooms and suites and will maintain the restaurant, bar, and ballroom spaces.

The Ransley (Cincinnati, Hamilton County)

Total Project Cost: \$1,300,000

Total Tax Credit: \$125,000

Address: 2390 Kemper Lane, Cincinnati, 45206

The Ransley apartment building is in the Walnut Hills neighborhood of Cincinnati. Vacant for five years, the 1895 building will be rehabilitated to again serve its original purpose as 13 residential units plus one ground-floor commercial space. Designed by renowned architect Samuel Hannaford, the building has been listed on the National Register since 1980.

NORTHWEST REGION

Metropolitan Distributing Company Warehouse (Toledo, Lucas County)

Total Project Cost: \$10,019,305

Total Tax Credit: \$1,639,451

Address: 915 N. Summit St., Toledo, 43604

This building, in Toledo's Vistula Historic District, was a distribution warehouse in the early 1900s and included retail and other commercial tenants over time. Vacant for more than 10 years, the building will be the second part of the developer's revitalization effort in the neighborhood. Last round, the first part (located on the same block), the former Westminster Presbyterian Church, was funded. Plans call for the building to serve as office and commercial spaces.

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