



**MIKE DEWINE**  
GOVERNOR OF OHIO

Projects in the **Southwest Ohio Region** receiving a tax credit as part of the 29th round of the Ohio Historic Preservation Tax Credit Program are listed below. Project summaries were compiled by the Ohio Department of Development on December 20, 2022. Questions related to specific projects should be directed to Public Information Officer Megan Nagy at [megan.nagy@development.ohio.gov](mailto:megan.nagy@development.ohio.gov).

**56 E. McMicken – Front (Cincinnati)**

*Total Project Cost:* \$1,506,593

*Total Tax Credit:* \$247,000

*Address:* 56 E. McMicken Ave.

This four-story, brick Italianate building was constructed in 1879 in Cincinnati's Over-the-Rhine neighborhood. Originally utilized as a tailor shop, with residential units on the upper floors, the upper floors have fallen into disrepair in recent years. Historic preservation efforts will maintain the building's Italianate features and add a bar on the first floor with eight residential units on the upper floors.

**56 E. McMicken – Rear (Cincinnati)**

*Total Project Cost:* \$1,152,238

*Total Tax Credit:* \$226,000

*Address:* 56 E. McMicken Ave.

Originally constructed around 1865, this building is tucked away behind other neighboring buildings. Historically a multi-family residential building, the building will be rehabilitated to again house residents in Cincinnati's Over-the-Rhine neighborhood. The property has been vacant and neglected for decades, destroying much of the historic fabric. The project will preserve what remains and create five one- and two- bedroom residential units in the historic structure.

**312 W. Fourth St (Cincinnati)**

*Total Project Cost:* \$1,501,562

*Total Tax Credit:* \$186,627

*Address:* 312 W. Fourth St.

Built in 1886, 312 W Fourth St. has provided Cincinnati with a variety of services over the years, including clothing production, an art gallery, and a photography studio. The first floor is currently utilized as retail space, while the upper floors have been vacant for years. After rehabilitation, the building will house seven residential units on the upper floors and preserve the retail space on the ground floor. The rehabilitation project will retain historic features such as windows and wood floors.



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### **521 Dandridge Street (Cincinnati)**

*Total Project Cost: \$950,606*

*Total Tax Credit: \$186,500*

*Address: 521 Dandridge St.*

Located in the Pendleton/Over-the-Rhine neighborhood in Cincinnati, this building currently houses four residential units and will be preserved as its historic use. Historic rehabilitation will preserve and maintain quality, affordable housing in the area and make critical repairs and updates to the building. Remaining historical features will be preserved on the interior and exterior of the building.

### **610 Church (Cincinnati)**

*Total Project Cost: \$1,129,293*

*Total Tax Credit: \$242,236*

*Address: 610 Church St.*

Located in Cincinnati's Lower Price Hill district, 610 Church St, is part of a larger 19-building project to bring affordable living spaces to the area. This unique residential building will once again host five apartment units while maintaining the original historic facade.

### **635 Main St (Cincinnati)**

*Total Project Cost: \$1,676,256*

*Total Tax Credit: \$167,000*

*Address: 635 Main St. Building*

Located in downtown Cincinnati's Main Street Historic District, the building has been vacant since 2019. Originally developed to host businesses and their accompanying office space, the rehabilitation effort looks to preserve the building's historical features. The rehabilitation project will reactivate the vacant building, housing a law firm and associated businesses and four, short-term rental units.

### **661 Neave (Cincinnati)**

*Total Project Cost: \$1,129,293*

*Total Tax Credit: \$242,236*

*Address: 661 Neave St.*

661 Neave St. is a brick building located in Cincinnati's Lower Price Hill. Part of a larger 19-building project to bring affordable living spaces to the area, this 3 ½ story residential building will once again host five apartment units while maintaining the original historic façade.

### **720 State Ave (Cincinnati)**

*Total Project Cost: \$904,167*

*Total Tax Credit: \$193,789*

*Address: 720 State Ave.*

720 State Ave. is a brick building within Cincinnati's Lower Price Hill. Part of a larger 19-building project to bring affordable living spaces to the area, this residential building will host four new apartment units while maintaining the original decorative window arches.



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### **1121 Dayton Street (Cincinnati)**

*Total Project Cost:* \$879,925

*Total Tax Credit:* \$211,731

*Address:* 1121 Dayton St.

1121 Dayton St., originally built in 1867, is a brick building in the Dayton Street Historic District, formerly known as "Millionaire's Row". Previously inhabited by carpenters, lithographers, and coachmen, this currently vacant building will once again house four residential units.

### **1609 Pleasant Street (Cincinnati)**

*Total Project Cost:* \$712,955

*Total Tax Credit:* \$139,700

*Address:* 1609 Pleasant St.

1609 Pleasant St., a staple of the Over-the-Rhine Historic District within Cincinnati, is a brick building built in the 1800's. Originally a residential building, the recent resurgence of the neighborhood has created significant demand for housing. The rehabilitation process is part of an 18-building project to create apartment complexes and will maintain existing stairways, brick masonry, and tile.

### **2133 St. Michael (Cincinnati)**

*Total Project Cost:* \$1,356,250

*Total Tax Credit:* \$249,999

*Address:* 2133 St. Michaels St.

Originally built in 1900, 2133 St. Michael St. is a brick building within Cincinnati's Lower Price Hill. Part of a larger 19-building project to bring affordable living spaces to the area, this four-story residential building will once again host six apartment units while maintaining the original historic facade.

### **2155 Loth Street (Cincinnati)**

*Total Project Cost:* \$1,188,258

*Total Tax Credit:* \$233,000

*Address:* 2155 Loth St.

Built in the late 1800s, 2155 Loth St. originally provided the Cincinnati's historic Over-the-Rhine neighborhood with affordable multi-tenant housing. Working to provide safe, affordable housing to the area as demand rises, the historic brick building will once again honor the neighborhood's unique character while providing five housing units.

### **3104 Warsaw Ave. (Cincinnati)**

*Total Project Cost:* \$2,146,800

*Total Tax Credit:* \$210,000

*Address:* 3104 Warsaw Ave.

Built in the late 19<sup>th</sup> century, 3104 Warsaw Ave. is a brick building in Cincinnati's East Price Hill within the historic Warsaw Ave Community Business District. Part of the Warsaw Creative Campus initiative, this property will be home to nine housing units and a barbershop on the first floor and once again contribute to the historic neighborhood.



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### **Algonquin Hotel (Dayton)**

*Total Project Cost:* \$39,000,000

*Total Tax Credit:* \$3,800,000

*Address:* 11 S. Ludlow St.

The Algonquin Hotel in downtown Dayton served as a hotel to travelers to the area for more than 100 years. In recent years, the building has sat vacant and began to deteriorate. Through rehabilitation, the empty hotel will be turned into a vibrant multi-use building with a restaurant, bowling alley, and a bar on the lower floors and 106 residential units on the upper floors in an effort to once again become a focus of the Dayton community.

### **Gwynne Building\* (Cincinnati)**

*Total Project Cost:* \$125,058,830

*Total Tax Credit:* \$2,120,000

*Address:* 602-610 Main St. 216 E. 6<sup>th</sup> St.

Located in downtown Cincinnati, the circa 1913 Gwynne Building held a variety of office users and commercial tenants over the years and was once home to some of Procter & Gamble's offices. The mostly vacant building is poised to be converted into a 174-room boutique-lifestyle hotel and spa.

### **Longfellow School Complex\* (Dayton)**

*Total Project Cost:* \$32,642,000

*Total Tax Credit:* \$1,393,572

*Address:* 245 Salem Ave.

Located in Dayton's Grafton Hill neighborhood, the former Longfellow School was constructed beginning in the 1880s with numerous additions in later years. Vacant since 2017, the school complex will be rehabilitated into 54 senior apartments. A new building will be constructed on an adjacent lot that will hold an additional 72 units. Performance spaces in the school will be used by a local theater group. Original features of the school will be incorporated into the residential reuse such as pressed metal ceilings, terrazzo floors, and broad hallways.

### **Mercantile Redevelopment (Cincinnati)**

*Total Project Cost:* \$60,153,103

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

*Address:* 414 Walnut St., 115 E. 5<sup>th</sup> St.

Located in the Fountain Square district of downtown Cincinnati, the Mercantile Redevelopment project includes a pair of buildings, the Mercantile Library Building and the Formica Corporation Building. The project will rehabilitate the vacant portions of the building, creating three new commercial spaces and 140 residential units, in addition to the expansion of the institutional space on the upper floors of the Mercantile Library Building.



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### **Mietenkoetter House (Cincinnati)**

*Total Project Cost:* \$638,450

*Total Tax Credit:* \$125,000

*Address:* 2008 Colerain Ave.

Constructed in 1890, the Mietenkotter House is a brick building in the Dayton Street Historic District, formerly known as "Millionaire's Row". Originally a single-family residence, the building was transitioned into a multi-family home before vacancy. After rehabilitation, the building will once again house 3 multi-family residential units. Rehabilitation efforts will preserve the historic fabric, such as stone windowsills, pocket doors and fireplace mantels.

### **O.P. Boyer and Sons Funeral Home (Dayton)**

*Total Project Cost:* \$1,254,156

*Total Tax Credit:* \$125,300

*Address:* 609 W. Riverview Ave.

Constructed in 1925, the O.P. Boyer and Sons Funeral Home is a brick building located in Dayton's Grafton Hill Neighborhood. Commonly known as the Boyer Mortuary, the site was known for hosting famous processions including that of Orville Wright. The property has been vacant since 1979 and has fallen into disrepair. After rehabilitation, the building will house multiple office spaces and one residential unit.

### **Second National Bank (Hamilton)**

*Total Project Cost:* \$11,168,141

*Total Tax Credit:* \$1,830,842

*Address:* 219 High St.

Second National Bank was built in 1931 in downtown Hamilton, and previously housed a banking hall and office space. Sporting a historic sandstone exterior, future uses will utilize the unique layout of the building, including the reuse of the building's historic vaults as private dining rooms and a dining area in the former banking hall. Upper floors will house co-working space, meeting rooms, and a new roof deck, while the adjacent pedestrian plaza will be utilized for outdoor dining.

### **United Brethren Publishing House\* (Dayton)**

*Total Project Cost:* \$87,670,626

*Total Tax Credit:* \$3,675,000

*Address:* 40 S. Main St.

The United Brethren Publishing House is a 21-story building constructed in downtown Dayton between 1903 and 1924. Over the years the building has housed a variety of commercial and office tenants prior to vacating more than 10 years ago. The upper floors still retain many interior historic features that will be retained as the project is revitalized. The building will be rehabilitated to include 200 residential units and more than 53,000 square feet of commercial space in Dayton's urban core. Exterior historic windows will be retained, and the building's decorative features will be repaired.

\*Project has been awarded a tax credit in a previous round and has reapplied for increased credits under Senate Bill 225 changes.