

---

*Projects in the Southwest Ohio Region receiving a tax credit as part of the 30th round of the Ohio Historic Preservation Tax Credit Program are listed below. Project summaries were compiled by the Ohio Department of Development in June 2023. Questions from the media related to specific projects should be directed to Public Information Officer Megan Imwalle at [megan.nagy@development.ohio.gov](mailto:megan.nagy@development.ohio.gov).*

**1015 Dayton St. (Cincinnati)**

*Total Project Cost: \$2,275,900*

*Total Tax Credit: \$250,000*

*Address: 1015 Dayton St.*

Located in the historic West End neighborhood of Cincinnati, this townhouse and its two-story carriage house was constructed around 1870 in the Italianate style. The buildings are a part of the Dayton Street National Register Historic District, once a fashionable residential enclave for Cincinnati's wealthiest residents in the late 19<sup>th</sup> century. Once renovations are complete, the property will feature one residential unit and two short term hospitality units.

**1221 Jackson St. (Cincinnati)**

*Total Project Cost: \$1,089,757*

*Total Tax Credit: \$194,090*

*Address: 1221 Jackson St.*

Part of a larger reinvestment project known as the Community & Pendleton Apartments; 1221 Jackson Street is one of 18 buildings in the Pendleton/Over-the-Rhine neighborhood of Cincinnati slated for redevelopment. This four-unit historic building will be redeveloped to preserve its historical features and to retain its historical residential use. Once completed, the project will offer affordable housing units for neighborhood residents.

---

**137 W. McMicken Ave. (Cincinnati)**

*Total Project Cost:* \$925,000

*Total Tax Credit:* \$118,750

*Address:* 137 W. McMicken Ave.

This four-story mixed-use masonry building was originally constructed in 1858. Located in the Over-the-Rhine Historic District in Cincinnati, the property will undergo rehabilitation efforts to restore the building to its former state. Once completed, the property will house four residential units with a common area at the top of the building.

**1625 Vine St. (Cincinnati)**

*Total Project Cost:* \$2,528,500

*Total Tax Credit:* \$250,000

*Address:* 1625 Vine St.

1625 Vine Street is a four-story historic building located in the Over-the-Rhine Historic District. Despite a partial renovation in 2003, the building has retained much of its historical integrity. The first-floor commercial space has sat empty for a number of years and updates are needed on the upper floors to retain quality of life for residents. After rehabilitation, the 25,000 square foot project will house 14 new apartments on the upper floors and a restaurant in the first-floor commercial space.

**1719 Vine St. (Cincinnati)**

*Total Project Cost:* \$2,518,500

*Total Tax Credit:* \$250,000

*Address:* 1719 Vine St.

This three-story building is located in the historic Over-the-Rhine Historic District. The now-vacant building will be rehabilitated while preserving interior and exterior historical features. Once completed, the building will house six new affordable

apartments, including studios and efficiency units. The first-floor commercial space will be renovated to accommodate a new restaurant.

**1729 Vine St. (Cincinnati)**

*Total Project Cost: \$2,578,500*

*Total Tax Credit: \$250,000*

*Address: 1729 Vine St.*

Located in the Over-the-Rhine Historic District in Cincinnati, this 9,000 square foot, three-story building will be renovated for mixed-use. Renovations include four new multi-bedroom units, which are in high demand for the area, to accommodate households with children, mobility issues, and aging in place. The first-floor commercial space will be converted to house a restaurant.

**1740 Brewster Ave. (Cincinnati)**

*Total Project Cost: \$1,640,156*

*Total Tax Credit: \$250,000*

*Address: 1740 Brewster Ave.*

1740 Brewster is located in Cincinnati's Evanston Historic District, a streetcar neighborhood that was once the commercial and social hub of the African American community in the mid-twentieth century. The rehabilitation project will preserve the historical integrity of the building and create 10 new housing units. On the first floor, one commercial space will be added and another currently occupied commercial space will be renovated.

### **3570 Montgomery Rd. (Cincinnati)**

*Total Project Cost: \$1,535,050*

*Total Tax Credit: \$250,000*

*Address: 3570 Montgomery Rd.*

Located in Cincinnati's Evanston Historic District, the Hollenbeck Building at 3570 Montgomery Rd. is a mixed-use project that will restore one vacant and blighted historic building. Situated on a 24-hour bus route, the project will bring six new studio, one-, two-, and three-unit housing apartments to the neighborhood featuring in-unit laundry with new heating, cooling, electric, and plumbing systems.

### **3604-08 Montgomery Rd. (Cincinnati)**

*Total Project Cost: \$1,685,203*

*Total Tax Credit: \$250,000*

*Address: 3604-08 Montgomery Rd.*

Located in the Evanston Historic District, 3604-08 Montgomery Rd. has provided Cincinnati with a variety of services over the years, including a tailoring company, furnace company, market, and a branch of the Cincinnati Public Library. After rehabilitation, the project will provide 10 new housing units to the neighborhood.

### **519 Dandridge St. (Cincinnati)**

*Total Project Cost: \$1,089,757*

*Total Tax Credit: \$194,090*

*Address: 519 Dandridge St.*

This four-story residential building is located in the Pendleton neighborhood of Cincinnati's Over-the-Rhine Historical District. Part of a larger reinvestment effort in the neighborhood, the building will be rehabilitated to preserve and maintain the affordable rental housing on site. Remaining historical features will be retained as the building's four units are renovated.

**523 Dandridge St. (Cincinnati)**

*Total Project Cost: \$817,318*

*Total Tax Credit: \$145,567*

*Address: 523 Dandridge St.*

This project includes the renovation of a three-unit residential building in Over-the-Rhine's Pendleton neighborhood. One of 18 buildings in the Community & Pendleton Apartments project, the building underwent rehabilitation in 2003, but is once again in need of critical repairs and updates. The renovation will make much needed improvements to the building while preserving the three affordable units and retaining remaining interior and exterior historical features.

**527 Dandridge St. (Cincinnati)**

*Total Project Cost: \$1,089,757*

*Total Tax Credit: \$194,090*

*Address: 527 Dandridge St.*

Part of the Community & Pendleton Apartments project in Over-the-Rhine, this project will rehabilitate this four-story building to retain housing in the neighborhood. Renovations will make critical repairs and updates to the building while preserving the remaining historical features. Once completed, the building will continue to provide four affordable housing units in the community.

**Findlay Parkside (Cincinnati)**

*Total Project Cost: \$47,325,299*

*Total Tax Credit: \$4,640,000*

*Address: 1829 Vine St.*

The Findlay Parkside project includes the redevelopment of 20 predominantly vacant buildings in Cincinnati's Over-the-Rhine Historic District. Comprised of small

scale, mixed-use commercial and residential structures, buildings range in size from one to four stories and are in varying states of disrepair. Once completed, the project will house 65 residential units, restoring each building to its historic use with first-floor commercial space with residential upper floors or full residential use.

### **La Ventura Apartments (Cincinnati)**

*Total Project Cost:* \$1,286,702

*Total Tax Credit:* \$240,750

*Address:* 700 Chalfonte Pl.

Located in Cincinnati's Avondale neighborhood, this property has been vacant for 15 years and has fallen into disrepair. After rehabilitation, the project will house 23 apartments, while retaining building's unique Mediterranean architectural style and features.

### **Middletown Building & Deposit Association (Middletown)**

*Total Project Cost:* \$8,272,870

*Total Tax Credit:* \$1,622,131

*Address:* 11 S. Main St.

The Middletown Building and Deposit Association project will rehabilitate a prominent, vacant high-rise building in downtown Middletown. Built in 1930, the Art Deco building is one of the city's important landmarks. The former bank building will be rehabilitated into 21 market-rate apartments on the upper floors with office space on the first floor. Many of the historical architectural features remain in the banking hall on the first floor and distinctive exterior features, including ornamental metalwork, lighting, and stonework, will be repaired and retained.

### **St. Mark's Church (Cincinnati)**

*Total Project Cost: \$21,833,623*

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

*Address: 3500 Montgomery Rd.*

Originally constructed in 1914, with the rectory addition completed in 1950, the St. Mark's Church is now vacant and in a state of decline. The rehabilitation project will restore the ornate architecture of the church and provide the Evanston neighborhood with a communal area for event and business space, and a teaching laboratory to enhance the skillset of the local community.

### **Well House Hotel (Hamilton)**

*Total Project Cost: \$16,456,033*

*Total Tax Credit: \$1,645,000*

*Address: 10 S. Monument St.*

Located just off the east bank of the Great Miami River in downtown Hamilton, this circa 1927 building was originally home to the Anthony Wayne Hotel. Later repurposed as affordable senior housing, this colonial revival structure is underutilized and in poor condition. The rehabilitation project will restore the building to its former use, turning the 51,000 square foot property into a 54-room boutique hotel and restaurant.