



**MIKE DEWINE**  
GOVERNOR OF OHIO



**JON HUSTED**  
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**Department of  
Development**

*Projects in the Northeast 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).*

### **138-146 S. Broadway (Salem)**

*Total Project Cost: \$733,500*

*Total Tax Credit: \$156,274*

*Address: 138-146 S. Broadway*

Located in downtown Salem's Historic District, this property was originally constructed in 1924, with the 146 Broadway building added in 1956. The buildings served as the Schwartz Department Store until the 1990s. The buildings will be rehabilitated for specialty retail on the first floor with an apartment on the second floor.

### **Avenue Building (Cleveland)**

*Total Project Cost: \$10,758,873*

*Total Tax Credit: \$1,072,000*

*Address: 4400-4500 Euclid Ave.*

Part of Cleveland's Midtown Historic District, the Avenue Building was part of the transformation of Millionaire's Row to commercial use from the 1910s through the 1920s. The building once housed the Ford Motor Company and Repair Shop and other various tenants. The project will rehabilitate the building for commercial use once again as the headquarters for The Centers for Families and Children, housing administrative offices, a wellness center, and educational facilities.



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### **Federal Warehouse & Storage Company Building (Akron)**

*Total Project Cost:* \$7,707,308

*Total Tax Credit:* \$1,875,000

*Address:* 243 Furnace St.

Located just north of downtown Akron, this building has long been underutilized. It has undeveloped warehouse spaces on the upper floors that will be rehabbed for apartments while the first floor will be utilized for a theater performance space.

### **Harter Bank Building/KeyBank Annex (Canton)**

*Total Project Cost:* \$7,500,000

*Total Tax Credit:* \$1,449,493

*Address:* 126 Central Plaza N.

Vacant since 2016, the Harter Bank Building has been a contributing resource to the Upper Downtown Canton Historic District since 1922. The building will be rehabilitated to house a food and small business market by the city of Canton with 30 market-rate apartments on the upper floors.

### **Lakewood BOE Phase 2 (Lakewood)**

*Total Project Cost:* \$7,837,209

*Total Tax Credit:* \$965,000

*Address:* 1470 Warren Rd.

The Lakewood Board of Education Building is an early example of American Schoolhouse Architecture, originally consisting of five structures constructed from 1879 to 1986. The Board of Education took control of the property in 1950s and occupied it through 2019. Phase 2 of this project will redevelop the Grant School and Grant School Addition buildings into a mixed-use site with office space on the main level and three residential apartments on the upper floor.



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### **Monmouth Building (Cleveland)**

*Total Project Cost:* \$14,770,521

*Total Tax Credit:* \$1,457,710

*Address:* 11619 Euclid Ave.

Constructed in 1915 as a commercial apartment block, the Monmouth Building is located in Cleveland's University Circle. Now vacant, the building will be rehabilitated to house three commercial spaces on the first floor with 12 apartments on the upper floor and contribute to retail, restaurant, and housing options in the growing neighborhood. A new, mixed-use building will be constructed on an adjacent parcel.

### **Rauch & Lang Carriage Company Building (Cleveland)**

*Total Project Cost:* \$63,404,868

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

*Address:* 2168 W. 25th St.

Located in Cleveland's Ohio City neighborhood, the Rauch & Lang Carriage Company building was constructed in 18 separate phases, dating from the late 1870s into the early 2010s, with the majority constructed by the early 1920s. The site consists of 240,000 square feet of space where the company manufactured automobile bodies and industrial trucks through 1947. The now-vacant site will be rehabilitated to house retail, restaurant, assembly, and office space, parking, and 92 apartments.

### **Park Synagogue (Cleveland Heights)**

*Total Project Cost:* \$ 143,669,643

*Total Tax Credit:* \$10,000,000

*Address:* 3300 Mayfield Rd.

The proposed project involves rehabilitating the 1945-50 Park Synagogue in Cleveland Heights. The classroom wing of the synagogue will become home to 26



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residential units and 304 new residential units will be constructed on an adjacent parcel. Non-residential spaces in the building will be rehabilitated for event space.

### **Temple Israel (Akron)**

*Total Project Cost: \$1,248,563*

*Total Tax Credit: \$250,000*

*Address: 133 Merriman Rd.*

The Akron Temple Israel Building was constructed in 1911 to serve Northeast Ohio's growing Jewish population. Now vacant, the building will be revitalized to serve the community once again. The project includes the adaptive reuse of the worship space for performing arts, the social hall as an event center, and the building's classrooms into 14 apartments.

### **Variety Store Building & Theatre (Cleveland)**

*Total Project Cost: \$11,917,356*

*Total Tax Credit: \$1,430,853*

*Address: 11801-11825 Lorain Ave.*

Located in Cleveland's Westown neighborhood, the Variety Store Building and Theatre has undergone several redevelopment attempts. The building will be rehabilitated to serve in its historic use, as a live music and performing arts venue. Several of the site's storefronts will be rehabilitated for office, retail, and restaurant use while 12 apartments on the second floor will be renovated to serve as housing once again.

### **Willoughby Union High School (Willoughby)**

*Total Project Cost: \$21,387,009*

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

*Address: 25 Public Sq.*

Originally constructed in 1915, Willoughby Union High School grew in increments over the years with a significant addition in 1929. Now vacant, the buildings will be



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renovated into 35 fully furnished market-rate residential units. The project also includes the construction of 19 townhouses on the site.