



Projects included are receiving a tax credit as part of the 34th round of the Ohio Historic Preservation Tax Credit Program and are listed below. The Ohio Department of Development compiled short summaries of each project awarded a tax credit. An asterisk (*) denotes that a project has been awarded a tax credit in a previous round and has reapplied for increased credits.

For general questions about the Historic Preservation Tax Credit, contact Mason Waldvogel, deputy chief of media relations for the Department of Development, at Mason.Waldvogel@development.ohio.gov. For questions about specific projects, contact the entity receiving the tax credit.

Central Ohio Region

Marysville Light & Water Company Plant (Union)

Total Project Costs: \$21,161,844

Total Tax Credits: \$2,000,000

Project Address: 409 N. Main St., Marysville, Ohio 43040

Constructed in 1891 as Marysville's first waterworks facility, the Marysville Light and Water Company Plant has been serving the community for more than a century, providing water and, until 1923, electricity. The plant was acquired by the City of Marysville in 1991. New owners plan to redevelop the property into a vibrant mixed-use campus, including co-working office space, a spa, fitness facility, and a 72-unit apartment building.

NE Ohio Region

A. Vargo Building (Cuyahoga)

Total Project Costs: \$1,628,862

Total Tax Credits: \$250,000

Project Address: 11914-16 Buckeye Rd., Cleveland, Ohio 44104

Located in the heart of Cleveland's historic Buckeye-Shaker neighborhood, the A. Vargo Building reflects the area's early 20th century development as a hub for Hungarian immigrants. Once home to various retail businesses, the two-story building now stands vacant. Local community development corporation Burton, Bell, Carr, Inc. plans to rehabilitate the building into five live/work residential units.



Broadview Savings & Loan Co. (Cuyahoga)*

Total Project Costs: \$5,022,764

Total Tax Credits: \$916,000

Project Address: 4221 Pearl Rd., Cleveland, Ohio 44109

Located in Cleveland's Old Brooklyn neighborhood, this colonial revival-style building was designed by prominent local architects Dalton-Dalton Associates and opened in 1919 as the Broadview Savings and Loan Company. The bank quickly grew to become one of the nation's top 100 savings and loan institutions, prompting a second-floor addition in 1955. The bank was acquired and renovated in the 1990s, and many original features were removed or obscured, though two original bank vaults remain intact. The planned rehabilitation will convert the structure into 22 studio, one-, and two-bedroom apartments.

Case Building (Cuyahoga)

Total Project Costs: \$6,829,407

Total Tax Credits: \$682,540

Project Address: 1450-58 W. 25th St., Cleveland, Ohio 44113

Situated within Cleveland's West 25th Street-Detroit Ave. National Register Historic District, the Case building has housed a wide array of commercial tenants over the decades—from showrooms and rug sellers to utility companies and an auto parts distributor. The current owner will rehabilitate the building for law office use, while retaining the historic windows and constructing a compatible new storefront that respects the building's architectural character.

Chamberlain/Johnson/Jobbers Building Block (Cuyahoga)

Total Project Costs: \$17,081,790

Total Tax Credits: \$2,000,000

Project Address: 1352-1362; 1366-1378; 1384-1388 West Sixth St., Cleveland, Ohio 44113

Spanning three adjoining buildings at the corner of W. Sixth St. and St. Clair Ave., the Chamberlain/Johnson/Jobbers Building was constructed between 1851 and 1854 as industrial space. Over the years, the buildings transitioned to commercial restaurant space with the upper floors serving as offices. The upcoming rehabilitation will convert the second through fourth floors into 54 market-rate apartment units while retaining the active ground-floor commercial tenants. The project includes exterior restoration and interior improvements to ensure long-term use in downtown Cleveland's historic Warehouse District.



F. Smetana Building (Cuyahoga)

Total Project Costs: \$1,677,945

Total Tax Credits: \$250,000

Project Address: 11905-11 Buckeye Rd., Cleveland, Ohio 44104

Built in 1915 by Frank Smetana for his hardware business, the F. Smetana Building stands as a legacy of Buckeye Road's early commercial development. Now vacant, the two-story structure will be rehabilitated by Burten, Bell, Carr, Inc. (BBC) into a brewery on the first floor, and three residential apartments above. BBC, a longtime advocate for community-driven development in the Buckeye neighborhood, aims to use the project as a catalyst for further revitalization of the corridor.

Akron Soap Company and Federal Warehouse Buildings (Summit)*

Total Project Costs: \$13,998,049

Total Tax Credits: \$3,135,131

Project Address: 237-243 Furnace St., Akron, Ohio 44304-1284

Constructed in 1893, the Akron Soap Company Building once housed a thriving soap manufacturing business. The building was previously rehabbed in 2016 for office use. With market demands shifting, the building will now be converted into 11 residential units. Adjacent to it, the Federal Warehouse will be transformed into additional apartments on the upper floors and a new performance space on the first floor.

Bloomberg Building (Stark)

Total Project Costs: \$3,998,500

Total Tax Credits: \$929,875

Project Address: 47 Lincoln Way W, Massillon, Ohio 44647

Constructed in 1920 over the former Ohio and Erie Canal bed, the Bloomberg Building sits in downtown Massillon's central business district. Originally home to a clothing store run by the Bloomberg brothers, Polish immigrants, the building featured ground-floor retail space, with a work room and leasable offices above. It was later occupied by J.C. Penney and dental offices but is now mostly vacant. The rehabilitation will create 17 new residential units on the upper floors and expand the existing retail tenant into the full first-floor space.



Goodrich Building 10 (Summit)

Total Project Costs: \$17,975,000

Total Tax Credits: \$4,375,000

Project Address: 530 South Main St., Akron, Ohio 44311

The B.F. Goodrich Company District encompasses 32.51 acres in Summit County of Akron. Goodrich Building 10, and its adjoined building 17, were constructed in 1915 and supported the company's manufacturing operations as a machine shop, carpentry areas, and pattern storage. Attempts to maintain commercial offices in the building have faltered, leading to high vacancy. The proposed rehabilitation will convert the building into 46 market-rate housing units.

Goodrich Building 17 (Summit)

Total Project Costs: \$30,325,000

Total Tax Credits: \$4,970,000

Project Address: 530 S. Main St., Akron, Ohio 44134

Connected to Building 10, Goodrich 17 was used to support Akron's rubber manufacturing industry. It is part of the B.F. Goodrich Company Historic District, a collection of early 20th-century brick industrial buildings utilized for business, manufacturing, and storage. Currently vacant, the building will be rehabilitated into 82 market-rate housing units. As demand for residential space in the area outpaces supply, this project will help address the need while preserving the structures' historic features.

Home Savings & Loan Co Building (Stark)

Total Project Costs: \$16,745,126

Total Tax Credits: \$3,150,000

Project Address: 313-339 Tuscarawas St. W, Canton, Ohio 44702

Located in downtown Canton, the Home Savings & Loan Co. Building features a prominent brick façade with limestone detailing and recessed four-story entry. After 1970, the building was created by combining the Crile and Elk buildings to revitalize downtown commerce. Now vacant, the structure will be rehabilitated into a mixed-use development with retail or restaurant space on the basement and first floor with residential units above.



Midtown (Cuyahoga)

Total Project Costs: \$3,297,100

Total Tax Credits: \$250,000

Project Address: 2728 Euclid Ave., Cleveland, Ohio 44115

Constructed in 1956, the Midtown Building was built to meet post-war demand for office space following the construction of Cleveland's innerbelt freeway. It once housed large insurance companies, but occupancy has fallen sharply with the rise of remote office work. The project will convert the building into 33 market-rate apartments.

National Town and Country Club (Cuyahoga)

Total Project Costs: \$50,362,204

Total Tax Credits: \$5,000,000

Project Address: 2401 Euclid Ave., Cleveland, Ohio 44115

Constructed in the early 1930s, the National Town and Country Club, later known as Fenn Tower, was originally constructed to be a private club. The club featured ballrooms, club activities, and bedrooms until it closed in 1937. It was later acquired by Fenn College to serve as classrooms, bedrooms, dining rooms, gyms, and more. The College evolved into Cleveland State University in the 1960s, but the historic tower still stands out amongst the more modern CSU developments. The rehabilitation will convert the building into updated student housing while preserving its historic character, offering a more modern residential experience within a celebrated architectural landmark.

Ruth Building (Cuyahoga)

Total Project Costs: \$1,564,219

Total Tax Credits: \$250,000

Project Address: 12001-11 Buckeye Rd, Cleveland, Ohio 44104

Constructed in 1924, the Ruth Building has served various commercial tenants on Buckeye Road for nearly a century. Currently vacant, the building will be transformed by developer Burten, Bell, Carr, Inc. into a mixed-use space with a live music event company on the first floor and seven apartments above.



S.N. Nelson Block (Cuyahoga)

Total Project Costs: \$6,637,462

Total Tax Credits: \$660,000

Project Address: 1468-72 W. 25th St., Cleveland, Ohio 44113

Built in 1868 by S.N. Nelson, this Italianate-style commercial building is located in Cleveland's historic Ohio City neighborhood. The rehabilitation will convert the upper floors into five residential units and the ground floor into commercial space. Three new townhouses will also be added to the parcel.

South Brooklyn Savings & Loan Co. (Cuyahoga)*

Total Project Costs: \$1,368,938

Total Tax Credits: \$250,000

Project Address: 4209 Pearl Rd., Cleveland, Ohio 44109

Constructed in 1930, the South Brooklyn Savings & Loan Company building features classical pilasters and a dual storefront design. It originally housed the bank alongside other commercial tenants. In 1963, Broadview Savings & Loan Co. acquired the building for additional space and connected it to its main building to the south at 4221 Pearl Rd. via basement tunnel. The rehabilitation will preserve the historic façade, including its signature pilasters and window openings, and convert this building into eight residential units.

Stone Block (Cuyahoga)

Total Project Costs: \$3,058,500

Total Tax Credits: \$250,000

Project Address: 425 W. Lakeside Ave., Cleveland, Ohio 44113

Located in Cleveland's Warehouse District, the Stone Block building is a mid-rise masonry structure that previously underwent historic rehabilitation with historic tax credits more than two decades ago. While the building currently houses businesses, cafes, restaurants, and residential units, aging interior finishes are no longer aligned with current market expectations. The proposed rehabilitation will include light interior updates to preserve the building's appeal and ensure continued occupancy.



The Flatiron Building (Cuyahoga)

Total Project Costs: \$4,028,750

Total Tax Credits: \$400,000

Project Address: 800-850 Prospect Ave., Cleveland, Ohio 44115

Named for its distinct triangular shape, The Flatiron Building has a prime location between Cleveland's entertainment district and sports venues. The building once housed a restaurant on the first floor with nonprofit offices above. Today, more than 85% of the building is vacant. The rehabilitation will convert a portion of the first floor into a new restaurant/bar and reestablish the second floor as office space. The remaining commercial tenant, Bank of America, will continue operations on the first floor.

YMCA Building (Trumbull)*

Total Project Costs: \$19,901,165

Total Tax Credits: \$3,500,000

Project Address: 210 High St., NW, Warren, Ohio 44481

Built in 1928 in the second Renaissance Revival style, the YMCA Building in Warren's Commercial Historic district was once a bustling community hub including lounges, classrooms, a swimming pool, locker rooms, and 68 dormitory rooms. The building will be converted into 42 residential units while retaining and reusing several of its historic athletic facilities, the gym, and basketball court as resident amenities. Masonry repair and weatherization are also planned to preserve the building's exterior character.

NW Ohio Region

Crumbaugh & Kuehn Building (Lucas)

Total Project Costs: \$3,693,182

Total Tax Credits: \$696,827

Project Address: 34 S. Huron St., Toledo, Ohio 43604

Established in 1900 by the Crumbaugh and Kuehn Seed Company, this historic warehouse has served many uses over the years, including a publishing company, storage, and various produce companies. Now vacant, the building will be rehabilitated into a mixed-use development with restaurant space on the first floor and basement and four market-rate apartments on the upper levels, supporting ongoing revitalization efforts in downtown Toledo.



Hotel Secor (Lucas)

Total Project Costs: \$37,020,060

Total Tax Credits: \$3,700,000

Project Address: 425 Jefferson Ave., Toledo, Ohio 43604

Dating to 1915, Hotel Secor marked the beginning of Toledo's modern hotel era with amenities such as a grand lobby, dining rooms, billiard rooms, large meeting rooms, and 400 guest rooms. It ceased operating as a hotel in 1969 and has been underutilized since. The planned rehabilitation will transform the building into 112 market-rate apartments on the upper floors while activating the lower levels with commercial tenants.

Norwalk Theatre (Huron)

Total Project Costs: \$10,505,000

Total Tax Credits: \$2,000,000

Project Address: 57 E. Main St., Norwalk, Ohio 44857

Designed in 1940, the Norwalk Theatre stands as an important landmark for downtown Norwalk and a notable example of modern style architecture, featuring a prominent marquee with subtle nautical influence. Vacant for over a decade, the historic theatre will be rehabilitated and reopened as a 600-seat performance venue. Planned work will preserve and replicate original architectural details where needed, ensuring that the building remains a cultural anchor for downtown Norwalk and a hub for community arts and entertainment.

Ohio Theatre (Lucas)

Total Project Costs: \$3,345,000

Total Tax Credits: \$293,750

Project Address: 3112 Lagrange St., Toledo, Ohio 43608

Built in 1921, the Ohio Theatre is Toledo's last operating neighborhood theatre. Located in the city's historic Polish Village, the theatre once screened films in both English and Polish. A lightning strike in 2008 destroyed the marquee and portions of the façade, and the theatre closed in 2019. Now under the stewardship of the Children's Theatre Workshop, the building will undergo exterior restoration, including a replica of the original marquee, canopy, and glass doors and it will continue to serve as a venue for youth theatre programming.



Quality Meat Market Building (Champaign)

Total Project Costs: \$789,423

Total Tax Credits: \$153,543

Project Address: 125 S. Main St., Urbana, Ohio 43078

Constructed in 1900, the Quality Meat Market Building reflects early 20th-century public health and food standards surrounding the heightened concern for hygienic meat retailing. The building served customers fresh meat through its large built-in cooling room and large ice-storage area. Located in downtown Urbana, the currently vacant building will be rehabilitated to include a loft-style apartment on the second floor. The project will retain and restore the building's original historic windows.

Shaw Kendall Company (Lucas)

Total Project Costs: \$14,442,073

Total Tax Credits: \$2,831,224

Project Address: 124 S. Superior St., Toledo, Ohio 43604

Built in 1906, the Shaw Kendall Company manufactured steam and gas fittings in this warehouse, which has been vacant since the 1980s. Located in Toledo's Warehouse District, the building will be transformed into a market with a mix of retail and restaurant spaces and shared outdoor gathering areas.

SE Ohio Region

Riley Specialty Shoe Company / Riley Lofts (Hocking)

Total Project Costs: \$11,403,085

Total Tax Credits: \$1,850,000

Project Address: 14 Gallagher Ave., Logan, Ohio 43138

Constructed in 1914, the Riley Specialty Shoe Company building was a key employer in Logan and one of the few Columbus-based shoe manufacturers to survive the 1950s. With concrete interior structure, steel industrial windows, and brick exterior, the building has been vacant for more than 30 years. The building will be rehabilitated as Riley Lofts, a mixed-use space including apartments, retail shops, a restaurant/brewery, food hall, and event venue.



SW Ohio Region

112 Findlay Street (Hamilton)

Total Project Costs: \$2,167,116

Total Tax Credit: \$250,000

Project Address: 112 Findlay St., Cincinnati, Ohio 45202

Located near Over-the-Rhine's Findlay Market, this seven-unit building will be brought back to life with a mix of studio, one-, and two-bedroom apartments. The rehabilitation will retain and repair key architectural features, including historic woodwork, windows, and stairs. Missing historic features will be replaced with compatible new features.

301 Seitz (Hamilton)

Total Project Costs: \$703,500

Total Tax Credits: \$137,940

Project Address: 301 Seitz St., Cincinnati, Ohio 45202

This three-story Italianate-style structure stands vacant in the Over-the-Rhine neighborhood of Cincinnati. The building features historic detailing including intricate wood cornices, brick masonry, and window trim. The planned rehabilitation will restore these features and create three updated residential units.

33 W 4th Street (Hamilton)*

Total Project Costs: \$13,258,431

Total Tax Credits: \$1,635,000

Project Address: 33 West Fourth St., Cincinnati, Ohio 45202

Originally used by the George F. Otte Carpet Company for retail and manufacturing, this Beaux-Arts Classical-style building boasts a cut stone and terra cotta façade. Vacant today, the building will be rehabilitated into a boutique hotel offering 44 guest rooms and a retail and café space.

37 E. McMicken (Hamilton)

Total Project Costs: \$2,203,547

Total Tax Credits: \$250,000

Project Address: 37 E. McMicken St., Cincinnati, Ohio 45202

Located near Findlay Market, 37 E. McMicken is part of a growing wave of redevelopment in the Over-the-Rhine area. The project will convert the building into eight residential units,



while preserving key historic elements such as its brick exterior and ornamental cornices. The rehabilitation supports the neighborhood's ongoing transformation by adding quality housing while maintaining its architectural character.

Air City Garage (Montgomery)

Total Project Costs: \$14,737,445

Total Tax Credits: \$2,000,000

Project Address: 27 S. Jefferson St., Dayton, Ohio 45402

Historically known as the Mall Park Garage, the Air City Garage is a 1960s Brutalist style structure contributing to the Downtown Dayton Historic District. The parking decks and commercial spaces are part of the larger Centre City redevelopment project. The developers, an affiliate of Model Group, plan to continue renovations while keeping the building's historic use as a parking garage with street-level commercial suites.

Atlas National Bank Building (Hamilton)

Total Project Costs: \$20,790,934

Total Tax Credits: \$2,079,092

Project Address: 530 Walnut St., Cincinnati, Ohio 45202

Built in 1922 as a two-story bank and later expanded to 10 stories, the Atlas National Bank Building reflects Renaissance Revival architecture in Cincinnati's central business district. The building is currently 93% vacant, with only a café occupying the ground floor. The planned rehabilitation will introduce 66 mixed-income residential units above the café.

Cincinnati Club (Hamilton)

Total Project Costs: \$49,231,390

Total Tax Credits: \$3,245,000

Project Address: 30 Garfield Place, Cincinnati, Ohio 45202

Constructed in 1924, the Cincinnati Club was designed as an annex to the Phoenix Club by Cincinnati architects Garber and Woodward. The Phoenix Club housed recreational facilities, while the Cincinnati Club had social/meeting rooms as well as bedrooms. The buildings operated jointly, connected by a three-story bridge and two subterranean tunnels. The Club was sold in 1983, and the buildings are now separately owned and operated. The upper floors of the Cincinnati Club will be converted to 99 market-rate residential units, and the basement through the second floor will be used as an event venue.



Duttenhofer Building (Hamilton)

Total Project Costs: \$31,782,904

Total Tax Credits: \$3,145,000

Project Address: 299 East Sixth St., Cincinnati, Ohio 45202-3203

Designed by Cincinnati architect Samuel S. Godley and constructed in 1916, the Duttenhofer is a 10-story stone and granite building that most recently served as an office annex to Proctor & Gamble. Vacant since 2016, the building will be transformed into a 130-room hotel featuring a restaurant, meeting space, and lobby amenities. The project will preserve the historic exterior while contributing to downtown Cincinnati's growing hospitality market.

Meador Furniture Co. Building (Hamilton)

Total Project Costs: \$8,514,875

Total Tax Credits: \$843,000

Project Address: 113 W. Fourth St., Cincinnati, Ohio 45202

Built in 1876 in the Italianate style, the Meador Furniture Company Building was one of three used by the company to produce furniture, toys, glass, chinaware, and more. It remained in commercial and office use until 2018 and is now vacant. The rehabilitation project will convert the building into 19 short-term rental units, a restaurant, bar, and self-storage space.

Reid Flats OTR (Hamilton)*

Total Project Costs: \$14,117,445

Total Tax Credits: \$2,000,000

Project Address: 214 W. Liberty St., 1606 Elm St., 1711 Elm St., 1524 Republic St., Cincinnati, Ohio 45202

This project involves the rehabilitation of seven vacant historic buildings near Findlay Market in Cincinnati's Over-the-Rhine neighborhood. The buildings will be transformed into residential units and commercial storefronts. Located near the city's streetcar line, the development will preserve many of the unique interior and exterior historic elements of each structure.



Reid Flats West Fourth Street (Hamilton)

Total Project Costs: \$13,475,599

Total Tax Credits: \$2,000,000

Project Address: 211-219 W. Fourth St., Cincinnati, Ohio 45202

Built in 1868, this five-story commercial structure was named for and originally home to John Reid's saddlery business, which sold saddles, harnesses, and trunks. The building was later adapted for manufacturing, retail, restaurants, offices, and hotel use. Now vacant, the building will be rehabilitated with ground-floor commercial space and residential units above.

Sears, Roebuck & Company (Montgomery)

Total Project Costs: \$25,364,227

Total Tax Credits: \$2,533,000

Project Address: 5200 Salem Ave., Trotwood, Ohio 45426

Designed around 1966 in the New Formalism style by Fred F. Wennlund, the historic Sears, Roebuck, and Company building represents the mid-20th-century development of retail shopping. Sears was an anchor store at the Salem Mall, which was the first fully enclosed shopping mall in the Dayton area. Vacant for years, the exterior remains in good condition. The developer plans to rehabilitate the site for mixed-use purposes, including commercial, office, government, and institutional use.

The Doctors' Building (Hamilton)

Total Project Costs: \$12,854,145

Total Tax Credits: \$1,284,000

Project Address: 19 Garfield Place, Cincinnati, Ohio 45202

Designed by local architecture firm, Tieteg and Lee, and constructed in 1923, the Doctors' Building was built to house members of the medical profession in downtown Cincinnati. Notable for its unique late Gothic revival style architecture, including decorative white stone and a glazed terra cotta tile face, the building is currently 75% vacant. The remaining 25% is currently being used as office space. The project will convert five of the eight floors into residential units, while retaining 2.5 floors for the currently operating offices.