



Projects included are receiving a tax credit as part of the 35th 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, Chief Communications Officer 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

#### **Clock and Boyd** (Madison)

**Project Address:** 31-33-35 S. London St., Mount Sterling

**Total Project Costs:** \$2,150,000

**Total Tax Credits Requested:** \$350,000

The Clock and Boyd project in Mount Sterling includes two historic buildings, and one non-historic structure in the downtown historic district. Previously home to various commercial uses, the buildings will be rehabilitated to provide space for businesses and residents. The developer anticipates a restaurant/coffee shop tenant and six apartments in the project, marking the first historic tax credit project in the Mount Sterling community.

#### **Former Knights of Columbus Building/Salesians Building** (Franklin)

**Project Address:** 80 S. Sixth St./306 E. State St., Columbus

**Total Project Costs:** \$22,433,424

**Total Tax Credits Requested:** \$2,233,000

Built in 1926 to provide recreational and residential space for young men, this building more recently served charitable organizations before becoming vacant in 2017. The rehabilitation will transform the upper floors into 70 apartments, preserving the building's unique historic character.

#### **Marysville Light & Water Company Plant** (Union)\*

**Project Address:** 409 N. Main St., Marysville

**Total Project Costs:** \$25,163,172

**Total Tax Credits Requested:** \$3,000,000

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. The building's new owners plan to redevelop the property into a vibrant mixed-use campus, including coworking office space, a spa, fitness facility, and a 72-unit apartment building.

**Second Presbyterian Church (Franklin)****Project Address:** 132 S. 3rd St., Columbus**Total Project Costs:** \$22,804,718**Total Tax Credits Requested:** \$2,255,134

Completed in 1860, this former church in downtown Columbus will be rehabilitated by Columbus Association for the Performing Arts (CAPA), a performing arts organization that manages a number of other venues in Columbus, including the Ohio Theater. The sanctuary space will be preserved as a performance venue, and the building will include a kitchen and banquet facilities. New, accessible entrances, and modernized safety and HVAC systems will be added.

**NE Ohio Region****Case Building (Cuyahoga)\*****Project Address:** 1450-58 W. 25th St., Cleveland**Total Project Costs:** \$6,829,407**Total Tax Credits Requested:** \$960,000

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.

**Cleveland Milling Company (Cuyahoga)****Project Address:** 1646-1656 Merwin Ave.; 1645 Merwin Ave., Cleveland**Total Project Costs:** \$61,595,107**Total Tax Credits Requested:** \$5,000,000

Located along the Cuyahoga River in Cleveland's Flats district, this former flour mill complex includes a milling building, warehouse, and large grain elevators. The currently vacant site will be rehabilitated into a mixed-use development featuring hotel accommodations and commercial tenants. The project is designed to complement ongoing riverfront development efforts by the Cleveland Metroparks and private developers.

**Holiday Inn (Cuyahoga)****Project Address:** 3614 Euclid Ave., Cleveland**Total Project Costs:** \$33,050,360**Total Tax Credits Requested:** \$3,300,000

Located in the Cleveland's Midtown Historic District, the Holiday Inn was constructed in 1965 in the International Style and has operated as a hotel since its opening. The planned rehabilitation project will convert the building into 198 residential units with dedicated amenity spaces. All mechanical systems will be upgraded, including new elevators to improve accessibility and functionality.

**Lakewood Baptist Church** (Cuyahoga)**Project Address:** 14321 Detroit Ave., Lakewood**Total Project Costs:** \$6,173,289**Total Tax Credits Requested:** \$1,502,141

Built in 1917 and expanded through the 1960s, this former church in Lakewood will be rehabilitated into a daycare and early childhood learning center. The building's existing spaces are well-suited for classroom and recreation spaces. The original stained glass and woodwork will be preserved alongside upgrades to safety and mechanical systems.

**McKinley School** (Cuyahoga)**Project Address:** 3349 W. 125th St., Cleveland**Total Project Costs:** \$18,261,445**Total Tax Credits Requested:** \$1,820,000

Built in 1921, the McKinley School will be rehabilitated to continue serving Cleveland's youth as the home of the Global Ambassadors Language Academy, a K-6 language immersion charter school. Renovations will address water damage and reconfigure interior spaces to include a new cafeteria.

**Miller Building** (Cuyahoga)**Project Address:** 1281 West 9th St. Cleveland**Total Project Costs:** \$1,300,000**Total Tax Credits Requested:** \$312,500

Constructed in 1886 in Cleveland's warehouse district, the Miller Building showcases Eastlake-style brick and stone masonry. The existing bar and restaurant on the ground floor will remain while the long-vacant upper three floors will be converted into five apartments.

**New England Building** (Cuyahoga)**Project Address:** 629 Euclid Ave., Cleveland**Total Project Costs:** \$41,477,350**Total Tax Credits Requested:** \$3,250,000

Constructed in 1896, the New England Building has housed offices, a bank, and later a hotel. The building will be renovated for continued hotel use under new management, with upgrades to the lobby and restoration of historic storefronts to enhance its downtown presence.

**Renkert Building** (Stark)**Project Address:** 306 Market Ave., Canton**Total Project Costs:** \$53,312,143**Total Tax Credits Requested:** \$5,000,000

Constructed in 1914 as Canton's first skyscraper, the Renkert Building originally housed a department store and offices. Vacant since 2017, the building will be rehabilitated into a 111-room hotel with a ground floor restaurant, restoring its role as a downtown anchor.

**S.N. Nelson Block (Cuyahoga)\*****Project Address:** 1468-72 W. 25th St., Cleveland**Total Project Costs:** \$6,757,462**Total Tax Credits Requested:** \$813,000

Built in 1868 by S.N. Nelson, this Italianate-style commercial building is 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.

**State Chemical Manufacturing Co./ Superior St. Baptist Church (Cuyahoga)****Project Address:** 2435-41 and 2445-51 Superior Ave., Cleveland**Total Project Costs:** \$11,101,166**Total Tax Credits Requested:** \$1,100,000

This project includes two vacant neighboring buildings in downtown Cleveland's Superior Avenue Historic District, originally built in the early 20th century. The structures were connected in the 1940s as the church moved out and the chemical company next door incorporated the building into its operations. After rehabilitation, the buildings will feature restaurant, event, gallery, and office spaces, contributing to the area's ongoing revitalization.

**Wadsworth Central School (Medina)****Project Address:** 151 Main St., Wadsworth**Total Project Costs:** \$10,996,250**Total Tax Credits Requested:** \$1,098,000

Opened in 1908, this former school served as Wadsworth's high school and later its intermediate school. After the school relocated, the building has housed a variety of tenants and remains in relatively good condition. The rehabilitation will preserve the auditorium and community spaces for events, while former classroom spaces will be adapted for commercial use.

**West Side Market (Cleveland)****Project Address:** 1979 W. 25th St., Cleveland**Total Project Costs:** \$71,338,365**Total Tax Credits Requested:** \$5,000,000

Cleveland's iconic public market, built in 1912, features a large vaulted market hall, a clock tower, and adjacent exterior market stall arcade. Renovation plans will enhance infrastructure, accessibility, and building systems while activating underutilized spaces. New event spaces, a courtyard, and food hall will be added.

**Young Women's Christian Association (Summit)\*****Project Address:** 146 S. High St., Akron**Total Project Costs:** \$45,506,060**Total Tax Credits Requested:** \$5,000,000

Built by the YWCA in downtown Akron, this facility originally included a large auditorium, chapel, gym, swimming pool, and lounge and club spaces for young women. After its sale in 1982, the building was converted into office space and later vacated. The planned rehabilitation will transform the property into 114 apartments, repurposing the original amenity spaces for residential use.

## NW Ohio Region

### **Manville House** (Wood)

**Project Address:** 416 W. Wooster St., Bowling Green

**Total Project Costs:** \$1,235,060

**Total Tax Credits Requested:** \$202,443

Constructed in 1888 as a doctor's residence, the Manville House is the first project to be awarded in Bowling Green. The building later served as his office and was eventually converted into a community hospital and finally a nursing home before becoming vacant in the 1990s. The rehabilitation will convert the building into two market-rate apartments, preserving original features such as historic staircases, trim, and the building's traditional layout.

### **The Toledo Club** (Lucas)

**Project Address:** 235 14th St., Toledo

**Total Project Costs:** \$6,800,000

**Total Tax Credits Requested:** \$1,658,500

Since its construction in 1915, the Toledo Club has served as a social and community hub. As part of the reinvestment effort by current members, the building will undergo renovations including roof replacement, masonry, and window repairs as well as updates to finishes, kitchens, and mechanical systems to ensure continued use and preservation.

## SW Ohio Region

### **33 W 4th Street** (Hamilton)\*

**Project Address:** 33 W. Fourth St., Cincinnati

**Total Project Costs:** \$17,340,000

**Total Tax Credits Requested:** \$2,840,000

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.

### **629 Main Street** (Hamilton)

**Project Address:** 629 Main St., Cincinnati

**Total Project Costs:** \$1,362,444

**Total Tax Credits Requested:** \$136,150

Built circa 1875, this downtown Cincinnati building housed numerous commercial and residential uses over the years. It has been vacant for years and has suffered significant deterioration. The rehabilitation will include full mechanical upgrades, masonry repairs, restoration of historic storefronts, and preservation of remaining trim, staircases, and other historic features.

**Air City Garage (Montgomery)\*****Project Address:** 27 S. Jefferson St., Dayton**Total Project Costs:** \$21,333,757**Total Tax Credits Requested:** \$3,000,000

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.

**Alkemeyer Commercial Building (Hamilton)****Project Address:** 23 W. Court St., Cincinnati**Total Project Costs:** \$4,961,625**Total Tax Credits Requested:** \$545,000

Built circa 1885 in downtown Cincinnati, the Alkemeyer Building originally housed a clothing and dry goods store. Now vacant, the building will be rehabilitated to include a bar and restaurant on the ground floor and 12 residential units on the upper three floors. Restoration work will preserve the building's Queen Anne façade and add a new elevator to improve accessibility.

**Cincinnati Club (Hamilton)\*****Project Address:** 30 Garfield Place, Cincinnati**Total Project Costs:** \$49,231,390**Total Tax Credits Requested:** \$4,757,000

Designed in 1924 by local architects Garber and Woodward, the Cincinnati Club was built as an annex to the Phoenix Club and featured social and meeting rooms along with guest accommodations. Though once connected to the Phoenix Club via 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 into 99 market-rate apartments, while the basement through the second floor will be used as an event venue.

**Citadel at 8th (Hamilton)****Project Address:** 114 E. 8th St., Cincinnati**Total Project Costs:** \$2,500,000**Total Tax Credits Requested:** \$247,500

The Citadel Building, an early 20th-century commercial structure in downtown Cincinnati, is known for its distinctive architecture design befitting its name. The rehabilitation will retain office space on the first two floors and convert the upper floors into eight new apartments offering one-, two-, and three-bedroom units.

**Fairbanks Building (Clark)****Project Address:** 4 W. Main St., Springfield**Total Project Costs:** \$27,902,510**Total Tax Credits Requested:** \$5,000,000

Constructed in 1905 as Springfield's first skyscraper, the Fairbanks Building served as a bank and office building before becoming vacant in 2022. The nine-story structure will be rehabilitated into 90 market-rate apartments with commercial spaces on the ground floor, contributing to the revitalization of downtown Springfield.

**Longfellow School Complex (Montgomery)****Project Address:** 245 Salem Ave., Dayton**Total Project Costs:** \$38,966,000**Total Tax Credits Requested:** \$4,265,000

Located in Dayton's Grafton Hill neighborhood, the Longfellow School was constructed beginning in the 1880s with multiple additions over time. Vacant since 2017, the site will be rehabilitated into 54 senior apartments, while a new building on an adjacent lot will add 72 more units. Historic features such as pressed metal ceilings, terrazzo floors, and broad hallways, and the original auditorium and gym will be preserved in the residential conversion.

**Reid Flats OTR (Hamilton)\*****Project Address:** 1524-26 Republic, 1711 Elm, 1713 Elm, 212 W. Liberty, 214 W. Liberty front and rear, Cincinnati**Total Project Costs:** \$18,341,005**Total Tax Credits Requested:** \$3,000,000

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)\*****Project Address:** 211 W. Fourth St., Cincinnati**Total Project Costs:** \$18,324,550**Total Tax Credits Requested:** \$3,000,000

Built in 1868, this five-story commercial structure was named for and originally home to a saddlery business. 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.

**Reid Flats - 1519 Vine (Hamilton)\*****Project Address:** 1519 Vine St., Cincinnati**Total Project Costs:** \$2,862,596**Total Tax Credits Requested:** \$400,000

This three-story building has served for many years as communal living space for a social service organization that provides supportive housing. A new facility is being constructed for those residents, and this building will be converted back to its historic configuration of first floor commercial and four apartments on the upper two floors. Even though it was reconfigured during the 1990s renovation, some historic elements remain on the interior such as mantels, trim, and wood flooring. Those features will be repaired and retained along with the historic elements of the building exterior.

**Reid Flats - 1522 Republic (Hamilton)\*****Project Address:** 1522 Republic St., Cincinnati**Total Project Costs:** \$2,479,468**Total Tax Credits Requested:** \$400,000

Adding to a group of buildings funded in an earlier round, this small building will bring four additional housing units to the market in Over the Rhine. A rehab project in the 1990's was not sensitive to the historic character of the building, but this project will repair and retain the historic fabric that is left and the layout will be returned to its historic configuration.

**Reid Flats - 1530 Republic (Hamilton)\*****Project Address:** 1530 Republic St., Cincinnati**Total Project Costs:** \$2,461,719**Total Tax Credits Requested:** \$400,000

Part of a larger project to rehabilitate a number of other nearby buildings, this project on Republic Street in Over the Rhine has served continuously as apartments since its construction circa 1880. The front of the building has a pair of distinctive dormers with decorative trim set into the mansard roof. Following a rehab in 2004, the interior configuration was altered to provide for congregate living, but the current project will restore the four apartment layouts and provide new kitchens, baths, and finishes throughout.

**Sears, Roebuck & Company (Montgomery)\*****Project Address:** 5200 Salem Ave., Trotwood**Total Project Costs:** \$25,364,227**Total Tax Credits Requested:** \$3,550,000

Designed in the 1960's 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.