



Projects listed below are receiving a tax credit as part of the 36th round of the Ohio Historic Preservation Tax Credit Program. 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

Downtown Forward – Mansfield Phase I (Richland)

Project Address: 117-123 N. Diamond Street, 147 N. Diamond Street, 96-104 N. Main Street, 106-108 N. Main Street, 137 N. Main Street, 116-122 N. Main Street, 124-126 N. Main Street, 130 N. Main Street, 134-136 N. Main Street, 138-140 N. Main Street, 15-21 E. Temple Court, 25-27 E. 4th Street, 29 E. 4th Street, 31 E. 4th Street

Total Project Costs: \$50,409,357

Total Tax Credits Requested: \$5,000,000

This downtown Mansfield project encompasses 14 historic buildings. Rehabilitation plans will retain first-floor commercial space while creating 102 residential units on upper floors, many of which have been vacant for decades. The buildings historically served a variety of community functions, including an Eagles Lodge, furniture store, manufacturing facilities, and mixed-use commercial and residential space.

Franklin Park Conservatory (Franklin)

Project Address: 1777 E. Broad St., Columbus

Total Project Costs: \$48,329,6449

Total Tax Credits Requested: \$4,785,114

Originally constructed in 1895, the Victorian glasshouse will be renovated to continue serving visitors while supporting the Conservatory's mission. The project includes replacing non-historic features with historically appropriate elements, adding accessibility improvements, upgrading mechanical, electrical, and plumbing systems, and enhancing the outdoor terrace.

Great Southern Hotel and Theatre (Franklin)

Project Address: 310 S. High St., Columbus

Total Project Costs: \$29,472,444

Total Tax Credits Requested: \$2,944,287

Constructed in 1896, the Great Southern Hotel and Theater is one of Columbus' few remaining 19th-century hotels. The rehabilitation project will help ensure the hotel continues serving guests for generations to come. Work includes repairs to windows, the roof, and exterior masonry; updates to interior finishes; and installation of a new fire sprinkler system.

Railroad Employes Building & Loan Co. (Franklin)

Project Address: 60 E. Broad St., Columbus

Total Project Costs: \$5,252,327

Total Tax Credits Requested: \$576,000

The Railroad Employes Building & Loan Co. building in downtown Columbus was constructed to serve the organization that provided loans to railroad employees seeking to build or purchase homes. The five-story commercial building, located across from the Ohio Statehouse, will be converted to include commercial space on the first floor and seven apartments on the upper floors.

Wyandotte Building (Franklin)

Project Address: 21 W. Broad St., Columbus

Total Project Costs: \$17,615,980

Total Tax Credits Requested: \$3,450,000

Completed in 1898, the Wyandotte Building was Columbus' first steel-frame skyscraper. The rehabilitation project will renovate the upper floors into office space while preserving the building's historic character. The first floor will remain in commercial use.

Northeast Ohio Region

Central Tower (Mahoning)*

Project Address: 1 West Federal Street

Total Project Costs: \$21,661,990

Total Tax Credits Requested: \$4,250,000

Youngstown's tallest building, Central Tower, was designed by architect Morris Scheibel and completed in 1929. The Art Deco landmark originally served as headquarters for the Central Savings and Loan Company and featured a grand banking hall, mezzanine, and executive offices. The project will convert the tower from office use into a mixed-use development featuring 64 apartments on the upper floors and office space on the lower levels. Masonry and storefront repairs are also planned..

Cleveland Club/Tudor Arms (Cuyahoga)

Project Address: 10660 Carnegie Avenue, Cleveland

Total Project Costs: \$51,022,078

Total Tax Credits Requested: \$3,350,000

The Cleveland Club/Tudor Arms Building currently operates as a 157-room hotel. The rehabilitation project will reconfigure portions of the building and add six guest rooms while preserving its historic public and event spaces. Originally constructed as a private membership club in the 1920s, the building has also served as a hotel, dormitory, and educational facility. A previous rehabilitation was completed in 2011.

Diamond Shamrock Building (Cuyahoga)

Project Address: 1100 Superior Avenue, Cleveland

Total Project Costs: \$52,195,567

Total Tax Credits Requested: \$5,000,000

Located in Cleveland's Erieview Historic District, the Diamond Shamrock Building was designed by the architectural firm Skidmore, Owings & Merrill and completed in 1971. Originally built entirely for office use, the project will convert a portion of the building into 176 residential units while retaining office and retail space throughout the remainder of the structure.

First National Bank Tower (Summit)**Project Address:** 106 South Main Street, Akron**Total Project Costs:** \$68,801,475**Total Tax Credits Requested:** \$4,550,000

The 28-story First National Bank Tower, the tallest building in downtown Akron, was completed in 1931 and features a distinctive terra cotta and limestone exterior. Although the banking institution occupying the building has changed over time, it has consistently served as a bank and office tower. The project will convert former office floors into 200 apartments while creating additional office, commercial, and retail space.

Huron-Ninth (Cuyahoga)**Project Address:** 834 Huron Rd and 840-852 Huron Rd, Cleveland**Total Project Costs:** \$19,466,538**Total Tax Credits Requested:** \$1,787,000

This downtown Cleveland project includes two historic buildings and will convert vacant office and retail space into 28 apartments while allowing an existing restaurant and bar to remain in operation. One building was constructed in 1895 as a furniture store, while the second dates to 1925 and originally featured retail space on the first floor with offices above. The project includes residential conversion, extensive exterior repairs, and installation of a new elevator.

IOOF Building (Stark)**Project Address:** 144 East Main St., Alliance**Total Project Costs:** \$1,150,000**Total Tax Credits Requested:** \$400,000

This project will rehabilitate the historic IOOF Building by restoring its masonry, windows, storefront, and roof while renovating the interior for retail space on the first floor and small offices on the second floor. Historic features will be preserved, and the basement will be upgraded. The investment supports ongoing revitalization efforts within Alliance's East Main Street Historic District and provides high-quality tenant space to help reactivate the downtown corridor.

Peter J. Peters Building (Cuyahoga)***Project Address:** 2621 Lorain Ave., Cleveland**Total Project Costs:** \$2,100,000**Total Tax Credits Requested:** \$400,000

Dating to 1866, the Peter J. Peters Building is a wooden commercial structure featuring a false-front façade. Originally occupied by a shoe store, the building later housed offices, a restaurant, and an art gallery. Upper floors have consistently served residential tenants and will be rehabilitated to continue that use.

Quaker Oats Cereal Factory Silos (Summit)**Project Address:** 120 E. Mill St., Akron**Total Project Costs:** \$40,658,420**Total Tax Credits Requested:** \$5,000,000

This project will rehabilitate the historic Quaker Square Silos into a mix of hotel rooms, residential units, and public entertainment spaces. Work will preserve the silos' distinctive concrete form while addressing deteriorated materials and modernizing building systems. The redevelopment will reactivate a long-vacant landmark while helping meet Akron's housing and hospitality needs.

REA Depot (Summit)**Project Address:** 120 E. Mill St., Akron**Total Project Costs:** \$3,246,874**Total Tax Credits Requested:** \$400,000

This project will rehabilitate the historic REA Depot Building by updating finishes, restrooms, kitchen facilities, and roofing systems while preserving its historic structure. All work will maintain the building's historic character while improving functionality. The property will continue operating as a conference and banquet venue, supporting ongoing redevelopment efforts in the surrounding area.

Renkert Building (Stark)***Project Address:** 306 Market Ave, Canton**Total Project Costs:** \$53,312,143**Total Tax Credits Requested:** \$9,777,400

Constructed in 1914, the Renkert Building became Canton's first skyscraper, housing a department store and office space until it became vacant in 2017. The building will be rehabilitated into a 111-room hotel with restaurants occupying the lower levels.

This project was awarded a tax credit exceeding the \$5 million cap under a provision included in HB184.

Samsel Building (Cuyahoga)***Project Address:** 1235/1285 Old River Road, Cleveland**Total Project Costs:** \$51,773,797**Total Tax Credits Requested:** \$5,000,000

Built between 1895 and 1917, the Samsel Building reflects the industrial heritage of Cleveland's Flats. The project will transform the structures into a mixed-use development featuring new residential and commercial space while incorporating modern building systems. This reinvestment will activate an underutilized riverfront property and support ongoing revitalization within the Old River Road Historic District.

Schaefer Wagon Co. (Cuyahoga)**Project Address:** 4166-80 Lorain Ave., Cleveland**Total Project Costs:** \$4,004,956**Total Tax Credits Requested:** \$400,000

Originally constructed for wagon manufacturing in the early 20th century, the Schaefer Wagon Co. building later served automobile and truck-related businesses before accommodating a variety of manufacturing operations. The rehabilitation project will reconfigure the entire building for use by an arts-focused retail tenant.

Wellman-Seaver-Morgan Co. (Cuyahoga)**Project Address:** 7000 Central Ave., Cleveland**Total Project Costs:** \$25,690,093**Total Tax Credits Requested:** \$2,560,000

Built in 1901, this industrial complex spans more than 200,000 square feet and will be rehabilitated to continue serving industrial users. The project includes repairs and replacement of historic materials where necessary, along with improvements to roofs, windows, doors, and exterior panels. Modern mechanical, electrical, and plumbing systems will also be installed to support continued industrial use.

Northwest Ohio Region

Feilbach Building (Lucas)

Project Address: 23-25 S. Superior Street, Toledo

Total Project Costs: \$23,344,729

Total Tax Credits Requested: \$4,999,999

Located in Toledo's Warehouse District, the Feilbach Building has served a series of companies' warehouse needs since 1909. The rehabilitation project will convert floors two through six into 40 apartments while creating three commercial spaces on the first floor. Exterior improvements include window restoration, storefront work, and masonry repairs. Interior work will create modern residential and commercial space with all new building systems and finishes.

Southwest Ohio Region

43 E. Clifton Avenue (Hamilton)

Project Address: 43 E. Clifton Avenue, Cincinnati

Total Project Costs: \$1,186,410

Total Tax Credits Requested: \$146,000

Located in Cincinnati's Over-the-Rhine Historic District, this late-19th-century building has housed generations of residents. The rehabilitation project will create eight apartments while preserving the building's historic character. Work includes masonry repairs, window replacement, installation of new building systems, and preservation of remaining historic features.

45 E. Clifton Avenue (Hamilton)

Project Address: 45 E Clifton Avenue, Cincinnati

Total Project Costs: \$1,433,250

Total Tax Credits Requested: \$176,500

Adjacent to another awarded project by the same developer, this building will be rehabilitated to once again provide residential housing through the creation of eight apartments. Historic exterior elements, including the cornice, storefront, and window hoods, will be repaired, while new building systems and interior finishes will be installed throughout.

211 Schiller Street (Hamilton)

Project Address: 211 Schiller Street, Cincinnati

Total Project Costs: \$532,730

Total Tax Credits Requested: \$87,000

Located in Cincinnati's Over-the-Rhine Historic District, 211 Schiller Street will be rehabilitated to create new residential units. The project will modernize an outdated interior while preserving the building's historic character and providing flexible housing options. The redevelopment will bring new residents to the neighborhood and support continued investment in the district.

259-263 W McMicken Ave (Hamilton)

Project Address: 259-263 W McMicken Ave, Cincinnati

Total Project Costs: \$5,599,500

Total Tax Credits Requested: \$525,000

The West McMicken project will rehabilitate these historic properties into 27 units of transit-accessible workforce housing. The redevelopment supports community planning priorities and aligns with Cincinnati's efforts to expand affordable housing opportunities. The project will strengthen the local economy while preserving the historic character of the Mohawk Place Historic District.

825 Main St. (Hamilton)

Project Address: 825 Main Street, Cincinnati

Total Project Costs: \$992,924

Total Tax Credits Requested: \$162,000

Located within Cincinnati's Historic Main Street District, this project will focus on rehabilitating the long-vacant ground-floor commercial space for restaurant use. Returning the space to active use will revitalize a contributing historic building while generating economic activity and community benefits for the surrounding neighborhood.

1214 Race Street (Hamilton)*

Project Address: 1214 Race Street, Cincinnati

Total Project Costs: \$2,335,019

Total Tax Credits Requested: \$328,500

Constructed in 1865 and located within Cincinnati's Over-the-Rhine Historic District, 1214 Race Street historically served residential purposes. The rehabilitation project will return the building to residential use while preserving its historic character. The redevelopment will support ongoing revitalization efforts by bringing a once-vacant property back into productive use.

1300 Main (Hamilton)

Project Address: 1300 Main Street, 1312-1316 Main Street, 124 E 13th Street, Cincinnati

Total Project Costs: \$11,071,442

Total Tax Credits Requested: \$1,555,000

Located within Cincinnati's Over-the-Rhine Historic District, this project encompasses three properties that will be redeveloped into 24 mixed-income apartments. The redevelopment will help address Cincinnati's housing needs while preserving the historic character of the district. The project will attract new residents while continuing to support long-term neighborhood stability and investment.

1637 Hughes Street (Hamilton)

Project Address: 1637 Hughes Street, Cincinnati

Total Project Costs: \$1,590,650

Total Tax Credits Requested: \$250,000

Located in Cincinnati's Over-the-Rhine Historic District, 1637 Hughes Street will be rehabilitated to create two four-bedroom units and one five-bedroom unit. The project preserves the building's historic structure while modernizing interiors and building systems. The redevelopment will provide housing suitable for families and workforce residents while supporting neighborhood revitalization.

Alkemeyer Commercial Building (Hamilton)*

Project Address: 23 West Court Street, Cincinnati

Total Project Costs: \$4,961,625

Total Tax Credits Requested: \$813,000

Constructed around 1885, the Alkemeyer Commercial Building originally housed dry goods and millinery businesses in downtown Cincinnati. The four-story building will be rehabilitated to include a bar or restaurant on the first floor and 12 apartments on the upper floors. Historic hardwood floors will be refinished, and modern building systems and finishes will be added throughout the residential spaces.

Alms and Doepke Dry Goods Company (Hamilton)

Project Address: 222 East Central Parkway, Cincinnati

Total Project Costs: \$64,289,200

Total Tax Credits Requested: \$5,000,000

Located along the edge of Cincinnati's Over-the-Rhine Historic District, this expansive building was constructed in phases between 1878 and 1906. Originally built as a dry goods store, it was converted to office space in the 1970s. The rehabilitation project will create 149 residential units while retaining commercial space on the first floor.

Atlas National Bank Building (Hamilton)*

Project Address: 530 Walnut Street, Cincinnati

Total Project Costs: \$24,331,216

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

The Atlas National Bank Building rehabilitation project will bring mixed-income housing to Cincinnati's central business district. Originally constructed as a two-story bank in 1922 and later expanded to 10 stories in the Renaissance Revival style, the building is currently 93 percent vacant, with a café occupying the ground floor. The project will create 67 mixed-income residential units on the upper floors while retaining the ground-floor commercial space.

The Brinker Building (Hamilton)

Project Address: 4030 Glenway Avenue, Cincinnati

Total Project Costs: \$1,609,218

Total Tax Credits Requested: \$315,532

Constructed in 1910 in Cincinnati's West Price Hill neighborhood, The Brinker Building will be rehabilitated into updated residential units and ground-floor commercial space. The project preserves the building's architectural character while modernizing interiors and building systems. This investment will strengthen the Glenway Avenue business district and support ongoing neighborhood revitalization.

Court View Building (Hamilton)

Project Address: 7 W. Court Street, Cincinnati

Total Project Costs: \$4,284,660

Total Tax Credits Requested: \$528,500

Built around 1908, this five-story building had a mix of commercial and office spaces over the years. The current project will convert the upper floors into 19 residential units and renew the retail and restaurant space on the first floor. The existing historic storefronts and windows will be repaired, while on the interior the grand staircase will be retained and other historic features will be repaired.

Mietenkoetter House (Hamilton)

Project Address: 2008 Colerain Ave, Cincinnati

Total Project Costs: \$1,176,608

Total Tax Credits Requested: \$145,000

Built in 1890 as a single-family home, the residence was later converted into a multi-family property. It is located in the Dayton Street Historic District, and when completed, will have three residential units. By returning a vacant structure to productive use, the project will support neighborhood revitalization and strengthen the local economy.

St. Francis Seminary (Hamilton)

Project Address: 10290 Mill Road, Springfield Township, Hamilton County

Total Project Costs: \$3,790,807

Total Tax Credits Requested: \$621,000

Constructed in 1923, St. Francis Seminary served as a seminary until 1968 before being converted into senior housing. The rehabilitation project will allow the building to continue serving seniors while adding five units, bringing the total to 78 apartments. Improvements include roof repairs and replacement of aging boiler and HVAC systems.

Tecumseh Building (Clark)

Project Address: 34 W. High Street, Springfield

Total Project Costs: \$40,736,588

Total Tax Credits Requested: \$5,000,000

Constructed in 1922, the 10-story Tecumseh Building has stood vacant in downtown Springfield for more than 35 years. The rehabilitation project will convert former office space into residential units while adding a distillery and tasting room within the commercial areas. Exterior work includes window replacement and masonry repairs, while interior rehabilitation will preserve original terrazzo floors, tilework, and decorative features. Residential units will be outfitted with modern building systems and fire suppression equipment.

The Corner, Stolz Drugstore (Hamilton)

Project Address: 4001 Hamilton, Cincinnati

Total Project Costs: \$3,241,000

Total Tax Credits Requested: \$400,000

Built in the late 19th century, 4001 Hamilton will be fully rehabilitated into four affordable apartments and a ground floor commercial storefront. This redevelopment will strengthen the Northside NBD Historic District and support broader neighborhood revitalization.

Southeast Ohio Region

The Glass Press (Washington)

Project Address: 212 Putnam Street & 217 Union Street, Marietta

Total Project Costs: \$10,550,000

Total Tax Credits Requested: \$2,575,000

The Glass Press project includes two adjacent buildings in downtown Marietta. Once home to a variety of commercial users, the buildings have been largely vacant in recent years. The rehabilitation project will create apartments on the upper floors, with a coffee shop, offices, and a food hall occupying the ground-floor commercial spaces. Work will include exterior masonry repair, installation of new compatible windows, replacement of roofing systems, and full upgrades to building systems. Interior work will focus on removal of non-historic alterations, restoration of historic materials, and reconfiguration of layouts to support contemporary uses.