



On June 26, 2024, Ohio Governor Mike DeWine, Lt. Governor Jon Husted, and Ohio Department of Development Director Lydia Mihalik announced the projects receiving a tax credit as part of the 32nd 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, 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 (Columbus, Newark)

Columbus Carriage Manufacturing Co. Building (Columbus)

Total Project Costs: \$19,420,027

Total Tax Credit: \$1,900,000

Address: 2050 S. High St., Columbus, OH 43207

The Columbus Carriage Manufacturing Co. building was built in 1895 as a carriage manufacturer in Columbus' bustling industrial center known as Steelton Village. The building operated in its original use through 1919. Following the closure of the company, the building maintained its industrial use through the twentieth century by housing the distribution center for the Ohio Sheep and Wool Growers Association and, eventually, the Welch Plastics Manufacturing company. Since 1977, the building has been occupied by various smaller businesses. The partially vacant building will be rehabilitated into multiple commercial spaces, including restaurants, retail, office, and event spaces. Plans include restoring original brick, wood floors, and ceiling joists.

Home Building Association Bank (Newark)

Total Project Costs: \$12,528,292

Total Tax Credit: \$1,240,425

Address: 1 N. 3rd St., Newark, OH 43055

Designed by renowned architect Louis Sullivan, known as "the father of the skyscraper," the downtown Newark building is one of eight "jewel boxes" in the United States. The buildings are known for their ornate details and intricate mosaics. Originally home to the Home Building Association Company, and later a butcher shop, jewelry store, and ice cream shop, the building will be restored as a community landmark as the home of Licking County Foundation's Tourism Advocacy offices and a visitor center for Explore Licking County. Much of the restoration work will focus on

restoring historic features such as the mosaic tiles, exterior signage, exterior terra cotta, and interior painted murals.

***Kroger Bakery Complex** (Columbus)

Total Project Costs: \$171,888,364

Total Tax Credit: \$10,000,000

Address: 427-457 Cleveland Ave., Columbus, OH 43215

Located north of downtown Columbus, The Kroger Bakery complex encompasses the former Kroger baker and warehouse building and the historic Ford Motor Company Assembly Plant. Bakery operations ceased in the buildings in 2019, and the site has been vacant since. Rehabilitation plans include a large residential development in the existing buildings and newly constructed apartments on site. The historic industrial nature of the buildings will be retained while all new systems and finishes will be added.

Ohio National Bank (Columbus)

Total Project Costs: \$14,648,967

Total Tax Credit: \$1,455,000

Address: 167 S. High St., Columbus, OH 43215

The Ohio National Bank building, constructed in 1911, is one of the prime examples of the Neo-Classical Greek Revival style in downtown Columbus. The bank operated in the building for nearly nine decades before closing in 1999. For 20 years, the building has been vacant. Despite water damage and neglect, much of the historic finishings, including the breathtaking lobby, are in remarkable condition. Developers plan to convert the lower main floor into a fine dining restaurant and entertainment space while utilizing the upper three floors for seven residential units.

NE Ohio Region

(Akron, Cleveland, Cleveland Heights, Youngstown, Warren)

1220 Old River Road (Cleveland)

Total Project Costs: \$19,215,721

Total Tax Credit: \$1,919,000

Address: 1220 Old River Rd., Cleveland, OH 44113

Located in the Old River Road Historic District in Cleveland, this project will help revitalize the area along the Cuyahoga Riverfront. The Italianate-style building was built in 1870 and used as the offices for a Great Lakes shipping chandler and marine supply store. The building is well preserved but has been vacant for a decade. A new waterfront restaurant and bar will fill the space and is part of a larger project that includes the development of adjacent greenspace and new construction.

2621 Lorain Avenue Building (Cleveland)

Total Project Costs: \$1,525,000

Total Tax Credit: \$250,000

Address: 2621 Lorain Ave., Cleveland, OH 44103

Built in 1866, the Lorain Avenue Building operated as a residence and shoe retail space until 1887. It was later occupied by a bank, realty office, restaurant, art gallery, and boutique. Located in the Lorain Avenue Historic District, the building will remain a mixed-used commercial space with eight market-rate residential units. This project will involve the construction of five new residential units, as well as the repair and replacement of clapboard siding and windows at the front of the building.

Alcazar Hotel (Cleveland Heights)

Total Project Costs: \$16,245,848

Total Tax Credit: \$2,000,000

Address: 2450 Derbyshire Rd., Cleveland Heights, OH 44106

The Alcazar Hotel was built in 1923 as a residential apartment hotel, making it one of the earliest suburban hotels in the Cleveland area. Designed to resemble hotels constructed in St. Augustine, Fla., the hotel features a red tile roof with Spanish baroque details and Moorish tiles. It is set to be converted into 125 apartments. The first-floor lobby and historic public spaces will be preserved, and the majority of the renovation work will focus on repairing the exterior masonry and ensuring that the interior meets current building safety codes.

Brennan – Hogan Co. Building (Cleveland)

Total Project Costs: \$4,322,339

Total Tax Credit: \$410,000

Address: 2061 Gehring Ave., Cleveland, OH 44113

Located in Ohio City's Market Square Historic District, the circa 1946 building, formerly known as the De Soto- Plymouth Car Dealership, is one of the last remaining landmark buildings in the district. Vacant for over a decade, the interior structure is in a state of disrepair. The historic preservation of the building will restore the historic storefront and masonry. After renovation, the site will be turned into a mixed-use building with restaurants, commercial space, and four residential units.

***Heller – Keller – Kohn Buildings** (Cleveland)

Total Project Costs: \$50,023,763

Total Tax Credit: \$5,000,000

Address: 2202-10, 2212-30 Superior Ave., Cleveland, OH 44114

This project is comprised of two former industrial buildings east of downtown Cleveland in the Superior Avenue Historic District: the Heller Building and the Keller-Kohn Building. Both were once associated with the area's garment industry and housed manufacturing operations until the latter part of the 20th century. The rehabilitation plan calls for the buildings to be converted into 134 residential units, parking, and some commercial spaces on the first floor.

***Mahoning National Bank** (Youngstown)

Total Project Costs: \$12,954,724

Total Tax Credit: \$2,000,000

Address: 26 Market St., Youngstown, OH 44503

The Mahoning National Bank building, built in 1910, is located along historic Market Street in downtown Youngstown. This 13-story building will be rehabilitated into 71 residential units while maintaining commercial spaces on the first four floors. Historic wood paneling, decorative brass doors, and Grecian-style marble will be preserved.

Peoples – Evans Savings Bank (Akron)

Total Project Costs: \$6,158,080

Total Tax Credit: \$1,500,000

Address: 333-335 S. Main St., Akron, OH 44308

The classical revival style structure was built in 1916 in downtown Akron's Main-Exchange Historic District. It was the first high-rise building in the area. The nearly vacant building will be transformed into a mixed-use space, complete with a restaurant, conference space, and 35 residential apartments on the upper floors. Much of the historic material will remain, such as the terrazzo and marble floors, wood trims, and doors, as well as the historic plaster ceilings, which will return to their original height.

***St. Mark's Presbyterian Church** (Cleveland)

Total Project Costs: \$9,040,772

Total Tax Credit: \$2,000,000

Address: 1319 East Blvd., Cleveland, OH 44108

The St. Mark's Presbyterian Church, built in the late Gothic Revival style in 1912, was home to three different church communities before it was vacated in 2014. The current owners plan to use the rehabilitated building for their offices, community-focused events, and meeting spaces. The rehabilitation will include extensive repairs to the unique historic features of the stone building, stained glass windows, and a staircase.

The Electric Building (Cleveland)

Total Project Costs: \$46,420,000

Total Tax Credit: \$4,050,000

Address: 700 Prospect Ave. E., Cleveland, OH 44115

This Neo-Classical, nine-story building in the Lower Prospect/Huron Historic District in Cleveland was constructed in 1900 as office space. Its construction utilized new practices, allowing the building to rise higher than many other structures. The building will be rehabilitated to a mixed-use commercial and residential space, with 120 studio, one- and two-bedroom market-rate apartments. While the building has undergone modifications over the years, it retains historic pink marble and stairwells with marble floor landings that will be preserved. The historic barrel-vaulted ceiling, taken down by the previous owner, will be replicated in the main floor lobby. Restoration of the historic appearance of the main and second-level storefront system will also occur.

YMCA Building (Warren)

Total Project Costs: \$18,799,572

Total Tax Credit: \$2,000,000

Address: 210 High St. NW, Warren, OH 44481

The YMCA Building in Warren's Commercial Historic District was constructed in 1928 and designed by local Warren architects in the Second Renaissance revival style. What once boasted numerous amenities, such as lounges, a swimming pool, multiple locker rooms, club rooms, educational classrooms, a kitchen and grill, a gymnasium, multiple handball courts, and 68 dormitory rooms, will be rehabilitated into 42 residential units. The project will restore some historic athletic facilities and reuse them for resident amenities, like the gym and basketball court. Other work includes masonry repair and weatherization.

Young Women's Christian Association (Akron)

Total Project Costs: \$31,752,725

Total Tax Credit: \$3,143,834

Address: 146 S. High St., Akron, OH 44308

This 10-story building in downtown Akron was constructed by a National Young Women's Christian Association branch to provide assembly and athletic facilities for young women. Owned by the YWCA until 1982, the building contained a large auditorium, chapel, gym, swimming pool, locker area, and lounge and club spaces. The building was later sold and converted into office space and eventually vacated. The project will convert the building into 114 apartments utilizing old amenity space from the YWCA. The rehabilitation plans to repair all masonry work-ins, tall new historically compatible windows, and retain all historic decorative plaster ceilings where they remain.

NW Ohio Region

(Toledo)

Himelhock Building (Toledo)

Total Project Costs: \$793,461

Total Tax Credit: \$187,700

Address: 1018 Adams St., Toledo, OH 43604

Located in the Uptown Toledo Historic District, the Himelhock Building was built during Toledo's urban evolution in the early 1900s. This space was used by a variety of commercial tenants, including a barber shop, hat cleaner, accounting school, and restaurant, but has been vacant since 2017. The space will be rehabilitated into a private lounge and retail space, complementing the area's revitalization into an entertainment district. Restoration focuses on repointing the brick, replacing missing parge coating and draining, and replacing the light wells to be opened again.

***Hoppe & Strub Bottling Company** (Toledo)

Total Project Costs: \$7,219,292

Total Tax Credit: \$891,161

Address: 42 S. Superior St., Toledo, OH 43604

Long known as the home of the Spaghetti Warehouse, The Hoppe & Strub Bottling Company building was constructed in 1895 as a mineral water bottling operation. It continued to serve industrial uses

until the restaurant moved in in 1987. The renovation plans will reactivate the second and third floors as an event center and will include a commercial kitchen, bridal suites, ballrooms, and bar area.

Okun Produce Building (Toledo)

Total Project Costs: \$5,226,882

Total Tax Credit: \$855,000

Address: 33 N. Huron St., Toledo, OH 43604

Built in 1896 for Jackson Lee & Company, a wholesale produce house, the building was later bought in 1945 by the Okun Family for their expanding produce business. The Okun Produce Building was once the largest and best-equipped establishment in the state and was the last remaining produce house in the city. The building will be converted into 14 residential apartments, office space, and first-floor commercial space. The building will retain historic features and focus on cleaning and repointing masonry work.

Spicer Manufacturing Building (Toledo)

Total Project Costs: \$11,846,692

Total Tax Credit: \$1,668,313

Address: 4100 Bennett Rd., Toledo, OH 43612

Originally constructed in 1928, the Spicer Manufacturing building was best known for manufacturing the World War II Army Jeep. The building, and its 1930 and 1972 additions, need extensive repairs due to years of neglect. The new ownership plans to restore the building to its historic use as an automotive manufacturing facility for small-part assembly. All non-historic features will be removed, and a new roof will replace the deteriorating one. Rehabilitation will ensure the building meets updated building codes and enhances safety.

Spitzer Building (Toledo)

Total Project Costs: \$91,945,581

Total Tax Credit: \$9,189,000

Address: 520 Madison Ave., Toledo, OH 43604

Located in Toledo's Central Business District, the Spitzer building was the first steel-framed building in the city and one of the earliest skyscrapers in Ohio. Constructed between 1893 and 1896, the 11-story building featured Toledo's first enclosed shopping arcade and office space on the upper floors. The Spitzer family owned and operated the building until 2009, and the building was eventually vacated in 2013 for safety reasons. It has been empty since then. The project plans to rehabilitate the space into 152 residential units and five commercial spaces. The existing penthouse will be converted into resident amenity space, and many historic features will be retained on both the interior and exterior.

The Superior Building (Toledo)

Total Project Costs: \$10,372,670

Total Tax Credit: \$1,460,939

Address: 317 N. Superior St., Toledo, OH 43604

The Superior Building was built in 1904 in Toledo's Madison Street Historic District primarily for office space. The building has undergone alternations since, including a 1959 project to clad the first floor in

granite and cover the upper floors with a metal curtain wall. Rehabilitation efforts will repurpose the building into a mixed-use space comprised of a restaurant, 19 residential units, and amenity space. The original brick façade below the 1959 metal paneling addition will be uncovered and restored.

Toledo Railways and Lighting Company Building (Toledo)

Total Project Costs: \$1,336,740

Total Tax Credit: \$250,000

Address: 325 N. Superior St., Toledo, OH 43604

This Queen Anne-style building, a part of Toledo's Central Business District, was historically used as office and commercial space. The space has been vacant since 2017 and will be converted into a mixed-use space with a restaurant and four residential units. Repairs include tuck-pointing of the exterior stone, a new storefront, and new windows and doors within historic openings.

SE Ohio Region

(Zanesville)

Baker Brother's Wholesale Grocery (Zanesville)

Total Project Costs: \$9,362,625

Total Tax Credit: \$2,000,000

Address: 8-12 Main St., Zanesville, OH 43701

Located in the western gateway to downtown Zanesville and overlooking the Muskingum River and historic Y bridge, this former warehouse and commercial space will become a mixed-use complex with office, commercial, and residential space. Constructed in 1894, 12 Main St. was used for the Baker Brothers Grocery and will serve as residential apartments with a ground floor lobby and residential amenity space. The circa-1913, four-story 8 Main building and its 1978 wing addition were also utilized by the Baker Brothers. Rehabilitation efforts will develop the first and second floors as commercial and office space, with the upper floors developed into market-rate apartments. Tin ceilings, the original, wood-framed storefront, the original freight elevator, the suspended catwalk, and the metal fire elevator door will be repaired and incorporated into the new amenity space.

SW Ohio Region

(Cincinnati, Dayton, Hamilton)

1914 Vine Street (Cincinnati)

Total Project Costs: \$890,000

Total Tax Credit: \$167,500

Address: 1914 Vine St., Cincinnati, OH 45202

Located in Cincinnati's Over-the-Rhine Historic District, this 1860s mixed-use flatiron was home to ground-floor commercial tenants including a blacksmith, horseshoer, and eventually a grocery store, as well as residential units on the upper floors. The building has been vacant for over 40 years and will be restored for use by commercial and residential tenants. Historic features will be preserved and restored. The original floor plan will also be kept.

1929 Freeman Avenue (Cincinnati)

Total Project Costs: \$937,676

Total Tax Credit: \$148,000

Address: 1929 Freeman Ave., Cincinnati, OH 45214

Located in Cincinnati's Dayton Street Historic District, this building was constructed in 1893 and used primarily as a residential building throughout its history. After more than 20 years of vacancy, it will be restored into three long-term residential units. All new systems will be installed in the building while the historic brick elements will be repaired and retained. This building is part of a larger project that includes 1931, 1935, and 1937 Freeman Ave.

***1931 Freeman Avenue** (Cincinnati)

Total Project Costs: \$1,467,852

Total Tax Credit: \$250,000

Address: 1931 Freeman Ave., Cincinnati, OH 45214

Located in Cincinnati's Dayton Street Historic District, this 1880s building housed ground-floor commercial spaces with apartments above. After more than 20 years of vacancy, the building will return to its historic use. New systems will be installed, and historic cornice and storefront elements will be repaired and retained. This building is part of a larger project that includes 1929, 1935, and 1937 Freeman Ave.

***1935 Freeman Avenue** (Cincinnati)

Total Project Costs: \$1,335,273

Total Tax Credit: \$250,000

Address: 1935 Freeman Ave., Cincinnati, OH 45214

Located in Cincinnati's Dayton Street Historic District, this building was constructed in 1889. Throughout its history, it housed ground-floor commercial spaces with apartments above. After more than 20 years of vacancy, the building will return to its historic use. All new systems will be installed in the building while the historic cornice and storefront elements will be repaired and retained. This building is part of a larger project that includes 1929, 1931, and 1937 Freeman Ave.

1937 Freeman Avenue (Cincinnati)

Total Project Costs: \$1,467,113

Total Tax Credit: \$237,000

Address: 1937 Freeman Ave., Cincinnati, OH 45214

Located in Cincinnati's Dayton Street Historic District, this building was constructed in 1885. Throughout its history, it was used primarily as a residential building with retail space on the ground floor and after more than 20 years of vacancy, it will be restored into five residential units. All new systems will be installed in the building while the historic masonry will be restored or repaired, and storefront elements will be replaced. This building is part of a larger project that includes 1929, 1931, and 1935 Freeman Ave.

2010 Colerain Ave (Cincinnati)

Total Project Costs: \$1,819,500

Total Tax Credit: \$224,630

Address: 2010 Colerain Ave., Cincinnati, OH 45214

Built in 1872 in Cincinnati's Dayton Street Historic District, 2010 Colerain Ave. includes a historic house and an attached, two-story, 1910 garage addition. The house was home to a handful of families, including the Lawrence and Rockel families. The building will remain in residential use and be rehabilitated as one residential unit and one short-term rental unit, supporting both residents and visitors. Repairs to the exterior masonry work and the interior staircase, floor, and trim will take place.

700 State Ave (Cincinnati)

Total Project Costs: \$1,564,394

Total Tax Credit: \$249,500

Address: 700 State Ave., Cincinnati, OH 45204

700 State Avenue was built as an apartment residence by the extended family of Louis Schuetz in 1904. The building was constructed on the same property as 702 State Ave. in the Lower Price Historic District in Cincinnati and was part of the rapid expansion of Cincinnati's Mil Creek Valley. This building will be transformed into six residential units and is a part of a two-building project, including 702 State Avenue, to incorporate more housing in the neighborhood. This building has seen significant damage and will need new windows, doors, and roofing to be replaced as many are missing, and other historic features, such as the flooring and the staircase, will be restored.

702 State Ave (Cincinnati)

Total Project Costs: \$1,561,972

Total Tax Credit: \$249,750

Address: 702 State Ave., Cincinnati, OH 45204

Built in 1884 as a family residence by Louis Schuetz in the Lower Price Historic District in Cincinnati, 702 State Avenue will be transformed into six residential units. This is part of a two-building project, including 700 State Avenue, to incorporate more housing in the neighborhood. This building has seen significant damage and will need new mechanical, electrical, and plumbing systems. New windows, doors, and roofing will be replaced, as many are missing, and other historic features, such as the flooring and the staircase, will be restored.

901 Dayton St. (Cincinnati)

Total Project Costs: \$2,275,500

Total Tax Credit: \$250,000

Address: 901 Dayton St., Cincinnati, OH 45214

Constructed in 1865, this building was a residential home for many wealthy families in the Dayton Street Historic District. It remained a single-family residence until 1914, when the property was divided into multiple rental units and boarding rooms. The rehabilitation project seeks to keep this property for residential use and restore three units, two residential units and one short-term rental unit. Restoration work includes cleaning and repairing exterior masonry, windows, and a roof replacement. The home's historic staircase will also be repaired and reconstructed.

***Commodore Apartments** (Dayton)

Total Project Costs: \$7,394,600

Total Tax Credit: \$2,000,000

Address: 522 Grand Ave. W., Dayton, OH 45405

This 10-story apartment building originally opened in 1924 and housed residents of the Steele Hill/Grafton Hill Historic District. The building served as an apartment building through 2018, before being vacated. The project will be rehabilitated to once again serve as apartments, housing 43 market-rate studio and one-bedroom residential units.

Municipal Building (Hamilton)

Total Project Costs: \$61,672,400

Total Tax Credit: \$6,000,000

Address: 20 High St., Hamilton, OH 45011

Designed by local architect Federick Mueller and constructed in 1935, the building initially housed all of Hamilton's municipal government services, including administrative offices, police departments, and fire department. The project includes the demolition of a non-historic addition and the construction of a new addition to provide additional guest rooms for the building's new use as a hotel. The building will also house a restaurant, lobby bar, fitness center, and event and meeting spaces. Historic windows and steel lintels will be repaired, and historic plaster will be retained.

Reid Flats (Cincinnati)

Total Project Costs: \$37,718,085

Total Tax Credit: \$3,150,000

Address: 212, 214 W. Liberty St.; 1606, 1711, 1713, 1716 Elm St.; 211 W. Fourth St.; 1524 Republic St.; Cincinnati, OH 45202

The Reid Flats project includes the renovation of nine historic buildings and the construction of one new building. The buildings were historically used as both residential and commercial spaces and will be restored to that use. The mostly vacant buildings will add 107 residential units and more than 12,000 square feet of commercial space. All buildings will see the restoration of historical features and updating building systems, ensuring they are up to code.