



Projects included are receiving a tax credit as part of the 31st round of the Ohio Historic Preservation Tax Credit Program are listed below. The Ohio Department of Development compiled the project summaries below in December 2023. Questions from the media related to specific projects should be directed to Public Information Officer Megan Imwalle at megan.imwalle@development.ohio.gov.

Central Ohio Region

(Columbus, Somerset)

145 South Front Street (Columbus)

Total Project Cost: \$73,246,230

Total Tax Credit: \$7,252,101

Address: 145 S. Front St., Columbus, OH 43215

Originally constructed as a state office building 145 South Front Street in downtown Columbus has sat empty for several years. The building will be rehabilitated as a mixed-use property including, two levels of indoor parking, a first-floor café with a terrace overlooking the Scioto River, office space on the first and second floors, and 100 market-rate apartments on the top four floors.

Hotel Swisher (Somerset)

Total Project Cost: \$4,245,601

Total Tax Credit: \$250,000

Address: 117, 119 E. Main St., Somerset, OH 43783

Hotel Swisher is located in downtown Somerset's historic district. Once a Swisher Cigar Factory, the building also housed grocery, hardware, and auto sales over the years. Currently vacant, the property will be rehabilitated into a boutique hotel to serve the region's heritage tourism market with 15 guest rooms.

The Edna (Columbus)

Total Project Cost: \$4,700,000

Total Tax Credit: \$520,000

Address: 879 Long St., Columbus, OH 43203

The Edna Building, in Columbus' East Long Street neighborhood, is significant in the city's African American story. Built in 1905, the building and its surrounding neighborhood became a key place during the Great Migration in the early 20th century. During these years, the building held the offices of an African American insurance company, a newspaper, and a social club. After years of vacancy and neglect, the building will be rehabilitated to serve the neighborhood again with office spaces and will be key in revitalizing the area.

NE Ohio Region

(Akron, Berea, Cleveland, East Liverpool, Mansfield, Salem, Steubenville, Youngstown)

4517 Lorain Ave. (Cleveland)

Total Project Cost: \$2,630,258

Total Tax Credit: \$250,000

Address: 4517 Lorain Ave., Cleveland, OH 44102

This vacant two-story commercial building in Cleveland's Lorain Avenue Historic District will be rehabilitated to once again serve the needs of multiple commercial tenants in the music and bookselling industries. The exterior will receive a new storefront and windows.

4601 Lorain Ave. (Cleveland)

Total Project Cost: \$2,511,107

Total Tax Credit: \$250,000

Address: 4601 Lorain Ave., Cleveland, OH 44102

Separated from 4517 Lorain Ave by a parking lot, this two-story building has distinctive bay and arched windows on the second floor. Home to a theater space hidden for decades, the building will again host performances in conjunction with a bookstore/cafe. The second floor will hold offices and support spaces. Damage from fire and water infiltration on the second floor will be remediated.

Akron Beacon Journal Building (Akron)

Total Project Cost: \$54,134,482

Total Tax Credit: \$5,360,000

Address: 44 E. Exchange St., Akron, OH 44328

The former home of the *Akron Beacon-Journal* newspaper, this large building occupies most of a city block in downtown Akron. Built in 1930, the Art Deco-influenced building has undergone several expansions in the 1950s and 1980s. As business needs changed, paper vacated the building in 2019. Rehabilitation plans call for the construction of 197 new residential units. The building will also host tenant space for offices, retail, and restaurant uses.

Akron Soap Company Building (Akron)

Total Project Cost: \$1,350,000

Total Tax Credit: \$250,000

Address: 237-241 Furnace St., Akron, OH 44304

This project in downtown Akron includes two historic buildings plus a new construction component on an adjacent vacant lot. The historic buildings will be rehabilitated for a restaurant, apartments, a performing arts center, and auxiliary spaces. The new building will house support spaces, elevators, stairs, and 25 new apartments. Castle Hall was built in 1877 and retains unique and whimsical Eastlake architectural features on the exterior, including window hoods, cornice, and decorative stone and brick details.

Castle Hall (Akron)

Total Project Cost: \$6,714,880

Total Tax Credit: \$250,000

Address: 57-59 E. Market St., Akron, OH 44308

This project in downtown Akron includes two historic buildings plus a new construction component on an adjacent vacant lot. The historic buildings will be rehabilitated for a restaurant, apartments, and a performing arts center and auxiliary spaces. The new building will house support spaces, elevators, and stairs and 25 new apartments. Castle Hall was built in 1877 and retains unique and whimsical Eastlake architectural features on the exterior including window hoods, cornice, and decorative stone and brick details.

Commercial Building (Cleveland)

Total Project Cost: \$3,495,100

Total Tax Credit: \$250,000

Address: 2056 E. 4th St., Cleveland, OH 44115

This project is located in downtown Cleveland's Fourth Street Corridor commercial district. It was rehabbed in a tax credit project around 20 years ago and will undergo a sensitive rehabilitation to update the interiors of the 35 apartments and common areas within. Building systems will be upgraded to meet new energy efficiency standards.

Heller-Keller-Kohn Buildings (Cleveland)

Total Project Cost: \$50,023,763

Total Tax Credit: \$4,000,000

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

This project is comprised of two former industrial buildings east of downtown Cleveland: the Heller Building and the Keller-Kohn Building. Both were once associated with the area's textile industry; they 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.

McCauslen's Florists Building (Steubenville)

Total Project Cost: \$400,434

Total Tax Credit: \$130,192

Address: 171, 173 N. 4th St., Steubenville, OH 43952

This project is the first to be awarded in Steubenville and Jefferson County. Long home to McCauslen's Florist on the ground floor, the building's upper floors and rear spaces have long been underutilized or vacant. The rehabilitation project will maintain the first-floor commercial spaces, existing artist studios, and will activate a large residential unit on the upper floors. Additionally, the building will host a commercial kitchen that will be leasable by local food truck businesses. The work to the building will include repairing historic windows, upgrading building systems, and repairing and preserving original woodwork, stairs, floors, and doors.

McCrorry/Frederick/Graves Bldgs. (Cleveland)

Total Project Cost: \$3,473,266

Total Tax Credit: \$250,000

Address: 2041-2071 E. 4th St., Cleveland, OH 44115

This project is located in downtown Cleveland's Fourth Street Corridor commercial district and includes three adjacent buildings. It was rehabbed in a tax credit project around 20 years ago and will undergo a sensitive rehabilitation to update the interiors of the 35 apartments and common areas within. Building systems will be upgraded to meet new energy efficiency standards.

Mechanics Bank 10-14 S Main Street (Mansfield)

Total Project Cost: \$812,761

Total Tax Credit: \$242,538

Address: 10-14 S. Main St., Mansfield, OH 44902

This small building in downtown Mansfield will be rehabilitated to accommodate the expansion of Mechanics Bank. Dating to the 1880s, the brick building held a saloon, hardware store, and other businesses on both floors. Though the storefront has been altered, it retains original cast iron columns. The bank will rehabilitate second-floor spaces for additional offices while the first floor is already in use in that capacity.

Mechanics Bank 16 S Main Street (Mansfield)

Total Project Cost: \$289,739

Total Tax Credit: \$86,461

Address: 16 S. Main St., Mansfield, OH 44902

Part of a larger project with the neighboring building, this property will be rehabilitated by Mechanics Bank for the expansion of their downtown Mansfield offices. Built in the 1880s as a store, it was later turned into a pool hall. The bank already uses the first floor but this project will address the second floor and convert the open spaces into six offices.

Record Rendezvous (Cleveland)

Total Project Cost: \$1,606,935

Total Tax Credit: \$250,000

Address: 300 Prospect Ave. E., Cleveland, OH 44115

Located in downtown Cleveland, this commercial building dates to around 1908. "Record Rendezvous" occupied the building from the 1940s to 1980s. The company played an important role in Cleveland's rock music history. Rehabilitation work will repair the building's masonry, windows, and storefront as well as all of the building's systems so that it can once again host a commercial tenant.

St Mary's School (Berea)

Total Project Cost: \$21,533,142

Total Tax Credit: \$2,000,000

Address: 227 Front St., Berea, OH 44017

The St. Mary's School project in Berea will rehabilitate a historic Catholic school building for housing and construct a new residential building on an adjacent parcel. In addition, a commercial tenant will utilize the event/performance space in the historic school building. Built beginning in 1925 with several subsequent additions, the school is now entirely vacant. One hundred thirteen new market-rate apartments will be added to Berea's housing inventory.

St. Mark's Presbyterian Church (Cleveland)

Total Project Cost: \$9,040,772

Total Tax Credit: \$700,000

Address: 1319 E. Blvd., Cleveland, OH 44108

Dating to 1912, the St. Mark's Presbyterian Church was built in the Late Gothic Revival style and was home to three different church communities before it was vacated in 2014. The current owners, the Famicos Foundation, plan to use the rehabilitated building for their offices and for community-focused events and meeting spaces. Unique historical features of the stone building, including stained glass windows, will be retained and repaired.

Strouss-Hirshberg Company Building (Youngstown)

Total Project Cost: \$82,137,690

Total Tax Credit: \$10,000,000

Address: 14-28 Federal Plaza W., Youngstown, OH 44505

A fixture in downtown Youngstown, the Strouss Hirshberg Department Store operated in this building from its construction in 1926 until 1987. After that, the building was converted for smaller retail tenants and offices on the upper floors. Work will be undertaken on the exterior to reinstate the historic storefront configuration, repair the masonry, and replace the windows. The former arcade will be reinstated on the interior. After the project is complete, there will be 157 residential units above first-floor retail, second-floor office, and parking space in the basement.

The Sibyl Block (Salem)

Total Project Cost: \$1,028,500

Total Tax Credit: \$250,000

Address: 182-184 S. Broadway, Salem, OH 44460

Located in Salem's downtown historic district, The Sibyl Block was built with commercial space on the first floor and offices above during the latter half of the 19th century. The façade features decorative brick, terra cotta, and sandstone detailing. After the rehabilitation is complete, the building will have ground floor commercial spaces and residential units on floors two and three. The windows and storefront will be replaced based on the original design. While much of the original historic detailing was lost on the interior, where it remains, it will be repaired.

Thompson Block (East Liverpool)

Total Project Cost: \$2,179,500

Total Tax Credit: \$414,105

Address: 522 Market St., East Liverpool, OH 43920

The Thompson Block sits at a prominent intersection in downtown East Liverpool. Notable for its unique rounded corner tower, the three-story building was built in 1892. Now vacant and in disrepair, the mixed-use building once had commercial spaces on the ground floor with apartments above. This configuration will be reactivated after the project is complete with a mix of retail, office, and five apartments above.

NW Ohio Region

(Toledo)

Burt's Theater (Toledo)

Total Project Cost: \$10,118,703

Total Tax Credit: \$1,983,670

Address: 719-723 Jefferson Ave., Toledo, OH 43604

Vacant for more than ten years, the theater in downtown Toledo exhibits an ornate façade inspired by a Venetian palace. After a fire the building was converted to a parking garage and hosted several bars. After rehabilitation, the building will be converted to residential use with 15 apartments on the upper floors and a restaurant tenant on the ground floor. The unique exterior masonry details will be repaired and retained.

Hoppe & Strub Bottling Company (Toledo)

Total Project Cost: \$4,435,403

Total Tax Credit: \$250,000

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, and warehouse uses until the restaurant moved in in 1987, but the upper floors were not utilized. The renovation plans will reactivate the second and third floors as an event center for weddings, parties, and other events and will include a commercial kitchen, bridal suites, ballrooms, and bar area.

Nicholas Building (Toledo)

Total Project Cost: \$103,289,695

Total Tax Credit: \$10,000,000

Address: 608 Madison Ave., Toledo, OH 43604

Located at a corner of downtown Toledo where all four historic buildings still stand, the Nicholas Building will be a part of a larger redevelopment project that will reactivate residential and commercial spaces in several buildings. Built in 1906, the building was occupied by bank headquarters and offices until it was vacated in 2010. The upper floors will hold 193 residential units ranging from studio to three bedrooms.

SE Ohio Region

(Nelsonville, Zanesville)

Eagles Building (Nelsonville)

Total Project Cost: \$4,209,960

Total Tax Credit: \$420,000

Address: 61 W. Washington St., Nelsonville, OH 45764

The Eagles Building in downtown Nelsonville was built around 1890 and held various commercial interests over the years. The Fraternal Order of Eagles moved in in 1923. Neglect and water damage in more recent years led to a partial rear wall collapse. After the rehabilitation project is complete the building will be home to Nelsonville's first boutique hotel (in recent times) and will also have diner and retail spaces associated with the hotel operation on the ground floor.

Pioneer School (Zanesville)

Total Project Cost: \$5,416,257

Total Tax Credit: \$594,000

Address: 952 E. Main St., Zanesville, OH 43701

Built in 1915 on a prominent hill overlooking the city of Zanesville, Pioneer School served the city's children until 2005. The building eventually was home to a clay and pottery education, performance, and gallery center. Now vacant, it will be rehabilitated into 28 market-rate apartments. The Collegiate Gothic style building retains many of its character-defining architectural features including decorative stonework, wood floors, and chalkboards.

SW Ohio Region

(Arlington Heights, Cincinnati, Dayton)

124 East 13th Street (Cincinnati)

Total Project Cost: \$2,579,865

Total Tax Credit: \$250,000

Address: 124 E. 13th St. Cincinnati, OH 45202

This small building in Over the Rhine features classic Italianate details including decorative cornice and hood molds on the windows. The upper floor apartments will be rehabilitated, adding eight units back into Cincinnati's inventory. New historically compatible windows will be installed, and the building systems and finishes will be upgraded.

129 Elder Street (Cincinnati)

Total Project Cost:

Total Tax Credit: \$229,500

Address: 129 Elder St., Cincinnati, OH 45202

One of two projects facing Findlay Market, this project will rehabilitate the upper floors of the building that have been abandoned for decades. Built in circa 1864, the Italianate building has always had commercial space on the first floor with housing above. After the project is complete, there will be four apartments that will retain the historic fabric of the building including the historic staircase. However, most building finishes and systems have been lost over time and will be replaced with period replacements.

1300 Main Street (Cincinnati)

Total Project Cost: \$2,023,416

Total Tax Credit: \$200,000

Address: 1300 Main St., Cincinnati, OH 45202

This building in Over the Rhine will be rehabilitated to bring six two-bedroom apartments back online and allow the first floor to continue to serve commercial tenants. Noncompatible replacement windows will be replaced with more historically appropriate selections. All new systems, kitchens, and baths in the residential units will make them comfortable for tenants for years to come.

131 W. Elder Street (Cincinnati)

Total Project Cost: \$1,182,776

Total Tax Credit: \$231,500

Address: 131 W. Elder St., Cincinnati, OH 45202

The second of the pair of projects facing Findlay Market, this building's upper floors have also been vacant and derelict for years. Home to a variety of neighborhood residents over the years, the building will once again provide homes to six new households. Most of the interior historic fabric was lost over time, but the exterior will be rehabilitated and complemented by new interior systems and finishes for the new residents.

1312-1316 Main Street (Cincinnati)

Total Project Cost: \$3,715,252

Total Tax Credit: \$250,000

Address: 1312, 1314, 1315 Main St., Cincinnati, OH 45202

A four-story building in Over the Rhine, this building's residential spaces are vacant and in need of repair. When the project is completed, there will be 10 apartments on the second, third, and fourth floors. Each will have new systems and finishes. Previously replaced, but incompatible, new historically-appropriate windows will be installed.

1519 Vine Street (Cincinnati)

Total Project Cost: \$1,965,655

Total Tax Credit: \$250,000

Address: 1519 Vine St., Cincinnati, OH 45202

This three-story building has served for many years as a communal living space for a social service organization that provides supportive housing. A new facility is being constructed for those residents. This building will be converted back to its historic configuration of first-floor commercial space 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 aspects of the building exterior.

1522 Republic Street (Cincinnati)

Total Project Cost: \$1,647,341

Total Tax Credit: \$250,000

Address: 1522 Republic St., Cincinnati, OH 45202

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

1524-26 Republic Street (Cincinnati)

Total Project Cost: \$2,218,327

Total Tax Credit: \$250,000

Address: 1524-26 Republic St., Cincinnati, OH 45202

This building appears to be one but is actually two distinct buildings, each with their own circulation. In a rehab project 30 years ago they were joined but will be returned to their historic configuration in this project. The project has been serving as dormitory style living space, but as those residents will move to a new facility this project will become 16 apartments on five floors.

1530 Republic Street (Cincinnati)

Total Project Cost: \$1,612,139

Total Tax Credit: \$250,000

Address: 1530 Republic St., Cincinnati, OH 45202

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 c. 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.

1628 Walnut Street (Cincinnati)

Total Project Cost: \$1,218,349

Total Tax Credit: \$121,000

Address: 1628 Walnut St., Cincinnati, OH 45202

Constructed around 1870, this four-story residential building in Over the Rhine has long been vacant. The rehabilitation plan will bring five one-bedroom apartments to the building as well as a new addition to provide more space for kitchens and bathrooms. Historic windows, stairways, flooring, and trim will be repaired and retained.

1826 Logan (Cincinnati)

Total Project Cost: \$749,988

Total Tax Credit: \$81,250

Address: 1826 Logan St., Cincinnati, OH 45202

This building was constructed around 1865, this three-story brick building has simple ornamentation. Renovations over the years have meant that much of the interior historic fabric has been lost, but original wood floors and some fireplace mantels remain. After rehabilitation, the building will again have three, two-bedroom apartments.

208 East 13th Street (Cincinnati)

Total Project Cost: \$1,645,750

Total Tax Credit: \$250,000

Address: 208 E. 13th St., Cincinnati, OH 45202

Dating to around 1870, this building exemplifies the Italianate style common in Over the Rhine with its cornice and window hoods. The project will bring the building back into service with its historic use as apartments.

219 Findlay (Cincinnati)

Total Project Cost: \$1,227,072

Total Tax Credit: \$207,781

Address: 219 Findlay St., Cincinnati, OH 45202

Vacant for over 20 years, this Over the Rhine building will be renovated to bring back the six apartments - a mix of studio, one and two bedrooms. On the exterior, noncompatible windows will be replaced with models that are historically sensitive, and masonry and cornice repaired. Inside, much of the original fabric has been lost over time, but much of the original staircase, trim, and wood floors remain and will be repaired.

938 Dayton Street (Cincinnati)

Total Project Cost: \$1,440,168

Total Tax Credit: \$250,000

Address: 938 Dayton St., Cincinnati, OH 45214

One of a pair of projects in the Dayton Street Historic District, this property was built in 1875 as a single-family home. Converted to multiple units over the years, the home and rear carriage house will again serve as apartments after decades of abandonment. Historic fabric including windows, woodwork, doors, and staircase as well as cornice and decorative window hoods and lintels will be repaired and retained.

940 Dayton Street (Cincinnati)

Total Project Cost: \$1,424,829

Total Tax Credit: \$250,000

Address: 940 Dayton St., Cincinnati, OH 45223

Neighbor to the project at 938 Dayton, this project will rehabilitate another of the Dayton Street Historic District's historic multi-family properties and includes a front and rear structure with seven apartments in total. While the carriage house was occupied until a few years ago, the main structure has been vacant for over 30 years. The building retains historic interior elements, including doors, trim, and staircase, that will be repaired.

Arlington School (Arlington Heights)

Total Project Cost: \$4,000,000

Total Tax Credit: \$785,000

Address: 607 Carthage Ave., Arlington Heights, OH 43215

Built during the 1930s federal Public Works Administration program, the Arlington School served students for 80 years before declining enrollment led to its closure. Vacant since that time, the current owner plans to rehabilitate the school into 15 apartment units over the building's three levels. Many of the character-defining elements of the school will be retained and incorporated into the project's design, including doors, full-width corridors, trim, and features of the gym and kitchen.

Carew Tower (Cincinnati)

Total Project Cost: \$175,149,324

Total Tax Credit: \$10,000,000

Address: 35 W. 5th St., Cincinnati, OH 45202

An iconic building in Cincinnati's skyline and story, the Carew Tower, was constructed in 1930. This project does not include the hotel portion of the development but converts the office portion on floors four to 44 into 385 apartments. Floors 45 and 46 will be resident amenity spaces. Repairing the exterior stone and terra cotta will be a large undertaking, as will replacing deteriorated steel windows.

Edward Hart House (Cincinnati)

Total Project Cost: \$875,000

Total Tax Credit: \$165,375

Address: 818 Glenwood Ave., Cincinnati, OH 45229

The Edward Hart House was listed individually on the National Register and tells the story of Avondale's large estates of the late 19th and early 20th century. Built in 1886, the grand single-family home was later divided into apartments, and the building will continue to serve residents after the rehabilitation is completed. The exterior features a distinctive circular tower with a pointed roof, while the interior retains numerous original features such as pocket doors, trim, and floors.

Engine Co. 22 Firehouse (Cincinnati)

Total Project Cost: \$1,435,202

Total Tax Credit: \$143,000

Address: 222 W. 15th St., Cincinnati, OH 45202

Constructed in the era of horse-drawn fire fighting apparatus, this 1886 firehouse remains in Over the Rhine with many of its historic features. In the interior, the original wood ceiling and firefighter's lockers are in place, and the exterior details in stone and brick will be repaired and retained. Used as a firehouse until 1917, the building was later used for various light manufacturing uses and for artists' lofts and was eventually vacated nearly seven years ago. The rehabilitation project will create four residential units with indoor parking.

Fidelity Medical Building (Dayton)

Total Project Cost: \$50,600,000

Total Tax Credit: \$4,900,000

Address: 211 S. Main St., Dayton, OH 45402

In the heart of downtown Dayton, the 11-story Fidelity Medical Building sits at a prominent corner near the Dayton Arcade. Vacant since 2009, the building once housed a savings and loan business with many medical professional offices on the upper floors. The developers plan to convert the building to 101 residential units and two food and entertainment tenants on the ground floor..

St. Paul Evangelical Lutheran Church & Parish Hall (Dayton)

Total Project Cost: \$22,009,613

Total Tax Credit: \$2,000,000

Address: 239 Wayne Ave., Dayton, OH 45402

The St. Paul ELC was constructed circa 1869 in Dayton's Oregon District. The adjacent Parish Hall was added in 1955. The church continued to serve as a home for its congregation until it was vacated in 2017. The church sanctuary will be renovated into a restaurant and event space, while parts of the parish hall will become a gallery and event space. Former classrooms and offices will become 26 hotel guest rooms. A new construction component of the project will occupy what is now an adjacent parking lot and will hold 46 additional guest rooms.