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Awards will benefit 34 Historic Preservation Projects

Today, the Ohio Development Services Agency awarded \$37.8 million in Ohio Historic Preservation Tax Credits to 34 applicants planning to rehabilitate 55 historic buildings. The projects are expected to leverage approximately \$285.3 million in private investments in 13 communities.

“This is public-private money coming together,” said David Goodman, director of the Ohio Development Services Agency. “Saving historic buildings strengthens Ohio’s communities which attracts businesses and visitors to the state.”

The awards will assist private developers in rehabilitating historic buildings in downtowns and neighborhoods. Many of the buildings are vacant and generate little economic activity. Once rehabilitated, they will drive further investment and interest in adjacent properties. Developers are not issued the tax credit until project construction is complete and all program requirements are verified.

The Ohio Historic Preservation Tax Credit program is administered in partnership with the Ohio History Connection’s State Historic Preservation Office. The State Historic Preservation Office determines if a property qualifies as a historic building and that the rehabilitation plans comply with the United States Secretary of the Interior’s Standards for Rehabilitation.

Round 15 Ohio Historic Preservation Tax Credit recipients:

NORTHEAST REGION

Cleveland Athletic Club (Cleveland, Cuyahoga County)

Total Project Cost: \$53,236,776

Total Tax Credit: \$5,000,000

Address: 1118 Euclid Avenue, 44115

The Cleveland Athletic Club was constructed in 1911 as a downtown sports club. The building housed a swimming pool, gym, bowling alley, billiards and card rooms, dining rooms and overnight guest rooms atop six floors of office space and first floor retail. Located in the Euclid Avenue Historic District, this building has been vacant since 2008 and has deteriorated significantly since then. The property will be rehabilitated into 175 apartments over a first-floor restaurant. The unique club spaces will be retained as amenity space for residents after rehabilitation.

Forest City Bank and Seymour Block (Cleveland, Cuyahoga County)

Total Project Cost: \$64,820,145

Total Tax Credit: \$2,000,000

Address: 2513-2519 Detroit Avenue, 44113

As a gateway to Cleveland’s westside neighborhoods, this project includes development on both the northwest and southwest corners of the intersection of West 25th and Detroit Avenue. On the southwest corner, the historic Forest City Bank and Seymour Buildings will house 38 apartments, office space, and retain Massimo da Milano restaurant. Across the street, a new mixed-use structure will be constructed to house additional commercial and residential space.

Heyse Apartments (Cleveland, Cuyahoga County)

Total Project Cost: \$5,298,750

Total Tax Credit: \$572,000

Address: 1702 West 28th Street, 44113

One of Cleveland's first documented apartment buildings, the Heyse Apartments, were built on Franklin Circle in the Ohio City neighborhood in 1897. The property was converted to office space in 1982, but has been vacant for the last 10 years. Rehabilitation plans call for the building to be converted back to 31 market rate apartment units.

Lake Shore Bank and Public Library (Cleveland, Cuyahoga County)

Total Project Cost: \$1,727,488

Total Tax Credit: \$249,999

Address: 5410 St. Clair Avenue and 1368 East 55th Street, 44103

Located on a prominent corner in the St. Clair-Superior neighborhood of Cleveland, the former Lake Shore Bank and Public Library building has been vacant for several years. Last home to a neighborhood center, the building will be repurposed as a restaurant in the bank building and office space in the library space. The building is a city of Cleveland designated landmark.

Ogilvie Block (East Liverpool, Columbiana County)

Total Project Cost: \$8,626,057

Total Tax Credit: \$1,565,314

Address: 127 and 129 East 5th Street, 43920

The Ogilvie Block housed the storied Ogilvie Department and 5&10 Stores, once the largest retailer in Downtown East Liverpool. After Ogilvie ceased operations in the late 1980s, the buildings served various other tenants, but are now completely vacant and deteriorated. Pennsylvania-based New Castle School of Trades plans to bring its vocational training programs to the building, including commercial/industrial maintenance, welding and commercial drivers' license programs.

Union Trust Company (Catalytic) (Cleveland, Cuyahoga County)

Total Project Cost: \$270,345,574

Total Tax Credit: \$25,000,000

Address: 925 Euclid Avenue, 44114

Since the time of its construction in 1924, the Union Trust Company building has been one of the most prominent buildings in Cleveland. The building was designed by famed Chicago architects Graham, Anderson, Probst and White. Inside, its massive banking hall was promoted as the largest in the world. Today, the 1.4 million square foot property is mostly vacant. Rehabilitation plans by Hudson Holdings will transform the property into a complex with 673 apartments (floors 7 and 11-20), a 279 room hotel (floors 8-10), office and business incubator space (floors 2-6), and retail and event space (basement and floors 1 and 21). The grand banking hall will be reopened for public use as the hotel lobby and event space. The redevelopment of the property is anticipated to have a catalytic impact on the continued revitalization of downtown.

Variety Theater (Cleveland, Cuyahoga County)

Total Project Cost: \$14,715,556

Total Tax Credit: \$1,456,985

Address: 11801-11825 Lorain Avenue, 44111

Constructed in 1927, the Variety Store Building and Theater is an iconic mixed use structure in Cleveland's Westown Neighborhood. The complex is listed on the National Register. The theater closed in the mid-1980s and the retail and apartments in the building are now also vacant. The project will rehabilitate the historic theater space into a restaurant and entertainment venue and upgrade the apartments and the retail spaces for renewed use.

CENTRAL REGION

390-392 East Town Street (Columbus, Franklin County)

Total Project Cost: \$1,135,000

Total Tax Credit: \$113,400

Address: 390-392 East Town Street, 43215

Built in the 1890s, this grand brick duplex at 390-392 Town Street in Columbus' East Town Street Historic District was converted to office space in the 1920s. After standing vacant for seven years, the owner proposes to return it to residential use with four townhome units.

Brunswick Club (Newark, Licking County)

Total Project Cost: \$300,000

Total Tax Credit: \$58,500

Address: 26 South 3rd Street, 43055

Located in Newark's Downtown Historic District, this small commercial building was built in the 1880s as the Brunswick Club, a billiards club. Over the years it housed various commercial interests and upper floor apartments, but has been vacant for several years. The building will be rehabilitated to house commercial space on the first floor and a residential unit on the second and third floors.

Drexel Theatre (Bexley, Franklin County)

Total Project Cost: \$2,626,312

Total Tax Credit: \$249,999

Address: 2254 East Main Street, 43209

The 1937 Drexel Theatre is an example of an art deco neighborhood theater and has retained much of its original interior and exterior architectural details. The building, listed on the National Register, has served the Bexley community as a theater since it opened and is currently operated by CAPA. Rehabilitation plans will update the marquee, concession stand, mechanicals, restrooms, projection, sound and seating to continue to serve new generations of theater goers.

Micro Living at Long Street (Columbus, Franklin County)

Total Project Cost: \$18,777,353

Total Tax Credit: \$1,378,067

Address: 31-55 West Long Street and 56-62 East Long St, 43215

This project includes two historic buildings and two non-historic buildings clustered at the corner of Front and Long Streets in Downtown Columbus. Additionally, the parking garage at 52 E. Long Street will be completely rehabilitated, including installation of glass curtain-walls that will enclose the upper garage floors. In addition to retail and restaurant space, the project will include 40 new apartments that will be "micro" sized. The buildings formerly housed light industrial uses, office space, and the Gaetz Music House wholesale and instrument repair business.

Worthington Masonic Lodge (Worthington, Franklin County)

Total Project Cost: \$4,396,497

Total Tax Credit: \$250,000

Address: 634 High Street, 43085

This project will adapt the current Masonic Lodge and Museum (oldest part of which was built in 1820) into commercial space and residential units, and will add on garages and new residential units. Located in the Worthington Historic District and listed on the National Register of Historic Places, this is the first project in Worthington to utilize the Ohio Historic Preservation Tax Credit program.

WESTERN REGION

Dayton Power and Light (DP&L) (Dayton, Montgomery County)

Total Project Cost: \$3,720,000

Total Tax Credit: \$687,500

Address: 617 East Third Street, 45402

The Dayton Power and Light Building Group is listed on the National Register of Historic Places and has stood vacant in Dayton's Webster Station neighborhood for nearly 20 years. Constructed to house power generation equipment for DP&L, the building will be rehabilitated as office and event spaces. Riazzi Asset Management and MODA4 Design have committed to occupy the office space.

Eaton High School (Eaton, Preble County)

Total Project Cost: \$12,342,135

Total Tax Credit: \$2,000,000

Address: 307 North Cherry Street, 45320

Once the proud home of the Eaton Eagles, Eaton High School was built in 1926 and served students until 2004. A partnership between Miller Valentine Group and the H.I.T. Foundation will retrofit the building for a mix of uses. Former classroom space will be rehabilitated into affordable senior housing. The former gymnasium and auditorium spaces will be maintained for community use. Finally, a portion of the property will also function as space for Sinclair Community College programming and a restaurant. The tax credit allocation replaces a previous award that was approved for the project in Round 14.

Wittenberg Fieldhouse (Springfield, Clark County)

Total Project Cost: \$45,471,346

Total Tax Credit: \$4,547,681

Address: 250 Bill Edwards Drive, 45504

Designed in the Collegiate Gothic style by Columbus architect Howard Dwight Smith, the Wittenberg Fieldhouse opened on the campus of Wittenburg University in 1929. The sprawling fieldhouse originally incorporated a natatorium and was expanded in 1982 with a significant rear addition. The project will fully rehabilitate the fieldhouse and incorporate additional classrooms and locker rooms, as well as include a 134,160 square foot addition for indoor practice space. The project is eligible for additional tax credit allocation, up to the requested \$5,000,000, as it becomes available.

SOUTHEAST REGION

Nelsonville High School (Nelsonville, Athens County)

Total Project Cost: \$20,200,701

Total Tax Credit: \$1,999,999

Address: 135 and 189 Fayette Street, 45764

Built in two phases between 1907 and 1925, the Nelsonville High School complex is located in the Nelsonville National Register Historic District. In 1967, the building transitioned to a middle school and in 1996, the school district discontinued educational use of the property. Now mostly vacant, the school building will be retrofitted into 33 affordable senior apartments and commercial business incubation space through a partnership between the Nelsonville High School Restoration Foundation, Rocky Brands, Inc. and the Woda Group.

SOUTHWEST REGION

100 West Elder (Cincinnati, Hamilton County)

Total Project Cost: \$1,587,987

Total Tax Credit: \$220,000

Address: 100 West Elder Street, 45202

Located across the street from Findlay Market in the Over-the-Rhine Historic District, the building at 100 West Elder once housed several apartments and first floor commercial space. Vacant by the early 2000s, the building suffered a partial collapse in 2003. The structure will now be rehabilitated into first floor retail/restaurant space with offices on the upper floors.

205 West McMicken (Cincinnati, Hamilton County)

Total Project Cost: \$375,000

Total Tax Credit: \$37,000

Address: 205 West McMicken Avenue, 45202

The modest building at 205 West McMicken Avenue in the Over-the-Rhine National Register Historic District was constructed in the 1870s and has housed barbers, conductors, shoemakers, bartenders, plasterers and other laborers over the years. Vacant for more than 20 years, the property is now planned for rehabilitation to transform the property into first-floor commercial space with one three-bedroom apartment unit located on the upper floor. The project is facilitated by OTR Adopt.

Fromm Building (Cincinnati, Hamilton County)

Total Project Cost: \$682,394

Total Tax Credit: \$108,500

Address: 286 West McMicken Street, 45214

The circa 1865 Fromm Building is located in the newly-listed Mohawk Place National Register Historic District. The Italianate building was renovated in the early 1930s to house the offices of Doctor Fromm, from which the building now takes its name. Upon rehabilitation, the vacant property will contain seven residential units. The unit with first-floor entry will be designed for live-work space.

320-322 North Mechanic Street (Lebanon, Warren County)

Total Project Cost: \$315,993

Total Tax Credit: \$51,372

Address: 320 North Mechanic Street, 45036

The oldest portion of the Federal style structure at 320-322 Mechanic Street was built in 1826. It was enlarged in 1858 and continued to serve as a multi-family property until it was vacated several years ago. The rehabilitation project, the first in the North Broadway Historic District to utilize the Ohio Historic Preservation Tax Credit program, will transform the building into three rental units.

515 East 12th Street (Cincinnati, Hamilton County)

Total Project Cost: \$1,579,851

Total Tax Credit: \$195,000

Address: 515 East 12th Street, 45202

The Model Group is rehabilitating this small residential building in Pendleton in the eastern area of Over-the-Rhine into six market rate residential units. This project is part of a larger redevelopment effort by Model to provide high quality housing in a walkable and desirable neighborhood near Downtown Cincinnati.

1737 Elm Street (Cincinnati, Hamilton County)

Total Project Cost: \$1,200,047

Total Tax Credit: \$233,799

Address: 1737 Elm Street front and rear, 45202

The two buildings at 1737 Elm Street, across the street from Findlay Market, have been vacant for at least 10 years. Located in the Over-the-Rhine Historic District, the front building was built circa 1855 and the rear building was built around 30 years later. Over the years the buildings housed multiple small apartments and commercial uses including a grocery, laundry and cigar store. After rehabilitation, the front building will house small market-rate apartments and first floor retail; the rear building will become one apartment unit.

1737 Vine Street (Cincinnati, Hamilton County)

Total Project Cost: \$1,316,634

Total Tax Credit: \$185,000

Address: 1737 Vine Street, 45202

The three-story building at 1737 Vine Street follows the vernacular architecture of the Over-the-Rhine National Register Historic District. Housing a dry cleaner for a number of years, the building has been fully vacant for more than a decade. Following rehabilitation, the property will house seven market-rate residential units and restaurant uses.

1814 Race (Cincinnati, Hamilton County)

Total Project Cost: \$1,983,366

Total Tax Credit: \$217,000

Address: 1814 Race Street, 45202

Located in the Over-the-Rhine Historic District across the street from Findlay Market, the Model Group is working to redevelop this property which includes a front and rear building. The buildings, vacant for several years, will be rehabilitated to house five apartments plus commercial space on the first floor of the front building.

3936 Spring Grove Avenue (Cincinnati, Hamilton County)

Total Project Cost: \$504,843

Total Tax Credit: \$71,608

Address: 3936 Spring Grove Avenue, 45223

This building, located in the locally-designated Northside Neighborhood Business District, housed a small retail space on the ground floor with apartments above. After rehabilitation it will once again serve the neighborhood with two market rate apartments upstairs and space for a bar on the first floor. Vacant since the 1980s, this building is part of recent commercial and residential development momentum in the Northside Neighborhood.

Broadway Square II (Cincinnati, Hamilton County)

Total Project Cost: \$13,133,245

Total Tax Credit: \$1,300,000

Address: 1126-1211 Broadway, 405-414 East 12th Street, and 331 East 13th Street, 45202

Broadway Square II represents a phase of the multi-block redevelopment by the Model Group in the Pendleton section of Over-the-Rhine. Within this phase, 10 historic buildings on Broadway and East 13th Streets will be rehabilitated into retail space and 37 residential units. The target population for the residential units will be workforce from the adjacent casino and central business district.

Central Trust Company East Hills Branch (Cincinnati, Hamilton County)

Total Project Cost: \$1,259,939

Total Tax Credit: \$196,007

Address: 1535 Madison Road, 45206

Constructed as the East Walnut Hills bank branch for the Central Trust Company, the stately building at the corner of Woodburn and Madison Avenue was completed in 1926. The property was used by the bank until 1961. Underutilized for decades and vacant today, the building contributes to the Madison-Woodbury National Register Historic District. South Block Properties plans a full rehabilitation to convert the structure into restaurant space.

Kauffman Building (Cincinnati, Hamilton County)

Total Project Cost: \$2,775,353

Total Tax Credit: \$249,999

Address: 1725 Vine Street, 45202

Built to house brewery workers in Over-the-Rhine in 1863, the Kauffman Building has a significant presence on Vine Street. Abandoned since a fire in the 1990s, the building suffered a second fire in

2001. The property will be redeveloped into commercial spaces on the first floor, six residential units above and a new addition will house six more apartments plus parking.

Ophthalmic Hospital (Cincinnati, Hamilton County)

Total Project Cost: \$7,366,150

Total Tax Credit: \$732,950

Address: 208-214 West 12th Street, 45202

The former Ophthalmic Hospital and Free Dispensary served as a medical facility in Over-the-Rhine for nearly 90 years, but is now vacant. These buildings will be rehabbed by 3CDC into a boutique hotel with 20 guest rooms plus a bar and restaurant on the first floor.

Paramount Square (Cincinnati, Hamilton County)

Total Project Cost: \$20,093,697

Total Tax Credit: \$1,999,000

Address: 900-921 and 957 East McMillan, 2436-2454 Gilbert Avenue, and 2363 St. James Street, 45206

The Walnut Hills Redevelopment Foundation and Model Group are working together to rehabilitate six historic buildings and two non-historic buildings centered around the former Paramount Theater on the corner of Gilbert and McMillan in the Peeble's Corner National Register Historic District in Walnut Hills. End uses will include 15 commercial spaces and 44 market rate residential units.

Peters Cartridge Factory (Hamilton Township, Warren County)

Total Project Cost: \$25,366,000

Total Tax Credit: \$2,400,000

Address: 1415 Grandin Road, 45039

Located alongside the Little Miami River, the Peters Cartridge Factory was constructed between 1916 and 1919 and was used for the manufacturing of ammunition for WWI, WWII and sport. The facility was used for industrial and storage uses after the original company ceased operations after WWII, but is mostly vacant today. Developers Bloomfield/Schon and Associates now plan to convert the property into 128 residential lofts, creative office space and a restaurant.

Rutemueller Building (Cincinnati, Hamilton County)

Total Project Cost: \$1,137,569

Total Tax Credit: \$113,500

Address: 527 East 13th Street, 45202

Located in the Pendleton section of Over-the-Rhine, the Rutemueller Building originally housed a grocery store and tenement-style apartments. Now vacant, the upper floors will be upgraded for modern day living spaces. The first floor will become live/work space with living space in the rear of the building. In total, the property will house seven market-rate apartment units.

Union Central Life Annex (Cincinnati, Hamilton County)

Total Project Cost: \$75,541,592

Total Tax Credit: \$5,000,000

Address: 309 Vine Street, 45202

Completed in 1928 as an annex to the Cass Gilbert-designed Central Union Life Tower, this building has housed offices over the years, but is nearly vacant. Located in Downtown Cincinnati's West Fourth Street Historic District, Detroit-based developer Village Green will rehabilitate the building into 294 market rate apartments on the upper floors, a main floor grocery store, business incubator and office space and a roof top restaurant.

Schmitthenner Building (Cincinnati, Hamilton County)

Total Project Cost: \$671,870

Total Tax Credit: \$82,750

Address: 1527 Elm Street, 45202

Built by George Schmitthenner to house his bakery, this four-story structure was completed in 1873 in the Over-the-Rhine National Register Historic District. Vacant for more than 30 years, the property will be rehabilitated into seven market rate apartment units. The rehabilitation building will also incorporate one retail storefront.

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