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Ten Ohio Communities Benefit from the Restoration of Historic Buildings

Today, the Ohio Development Services Agency awarded \$33 million in Ohio Historic Preservation Tax Credits to rehabilitate 31 historic buildings in 10 communities across the state. The projects are expected to leverage nearly \$400 million in private investments.

“The Ohio Historic Preservation Tax Credit strengthens local communities by restoring a piece of its history,” said David Goodman, director of the Ohio Development Services Agency. “These projects help enrich cities across Ohio, preserving the character and charm of buildings that may have otherwise been demolished.”

The awards will assist private developers in rehabilitating buildings in downtowns and neighborhoods. Many of the buildings sit vacant today, meaning they will drive further investment in their surrounding neighborhoods once new businesses and residents move in.

The Round 11 Ohio Historic Preservation Tax Credit recipients are:

NORTHEAST

264 Broadway Avenue (Youngstown, Mahoning County)

Total Project Cost: \$477,000

Total Tax Credit: \$93,200

Address: 264 Broadway Avenue, 44503

Located in Youngstown's historic Wick Park neighborhood, 264 Broadway was historically known as the Heedy Mansion. Most recently used as a mental health facility, the property has been vacant since 2007. Development plans call for transforming the former mansion into five market-rate apartments, placing the 10,000-square-foot home back into productive use. This is the first Ohio Historic Preservation Tax Credit project located outside of downtown Youngstown.

Akron Masonic Temple (Akron, Summit County)

Total Project Cost: \$47,954,105

Total Tax Credit: \$4,997,737

Address: 103 South High Street, 44308

Faced in grey terra cotta, the former Masonic Temple was erected circa 1917. The landmark is now included in a plan to bring a full-service hotel to downtown Akron by constructing a 161 room hotel addition to the structure. Former lodge rooms will be repurposed for the hotel's banquet, meeting and food-service facilities.

Hoover West Factory Complex (North Canton, Stark County)

Total Project Cost: \$51,621,490

Total Tax Credit: \$5,000,000

Address: 101 East Maple Street, 44305

Consisting of 19 buildings encompassing half-a-million-square feet, the Hoover West Factory Complex is the central landmark of downtown North Canton. The complex, once the home of the nation's leading vacuum manufacturer, will be transformed into a mix of retail, office and residential space. The

rehabilitation project will create 132 market-rate residential units. Hoover West Factory Complex is the first project in North Canton to utilize the Ohio Historic Preservation Tax Credit Program.

Johnson Court (Cleveland, Cuyahoga County)

Total Project Cost: \$30,125,800

Total Tax Credit: \$5,000,000

Address: 629-728 Johnson Court, 44113

Historically known as the George Worthington Company Warehouse, the Johnson Court complex is one of the last properties to be rehabilitated in Cleveland's Warehouse District. The 200,000-square foot structure is proposed to house 73 market rate apartments, indoor parking and commercial space. A rooftop penthouse will be added, creating 13 condominiums. Rehabilitation will allow plans for a pedestrian conversion of Johnson Court Alley to move forward.

May Company Apartments (Cleveland, Cuyahoga County)

Total Project Cost: \$128,539,578

Total Tax Credit: \$5,000,000

Address: 158 Euclid Avenue, 44114

Prominent Chicago Architect Daniel H. Burnham designed the mammoth May Company Building in 1912. Enlarged in 1932, the glazed terra cotta building housed one of Cleveland's leading department stores until its closure in 1992. Almost completely vacant today, more than 700,000 square feet of the structure will be rehabilitated to create 353 residential units and several floors of interior parking.

CENTRAL

130-38 North Prospect (Granville, Licking County)

Total Project Cost: \$981,500

Total Tax Credit: \$178,750

Address: 130-38 North Prospect, 43023

The commercial block on North Prospect was the birthplace of two Central Ohio businesses- Callander's Cleaners and Whit's Frozen Custard. Now the building needs a fresh start of its own, as major structural concerns have required all businesses to vacate. Upon rehabilitation, the building will retain first floor retail and restaurant use, with 5,000 square feet of office space on the upper floor. Construction and operation of the building is expected to create more than 100 jobs. The project is the first in the Village of Granville to use the Ohio Historic Preservation Tax Credit program.

313-15 Chittenden Avenue (Columbus, Franklin County)

Total Project Cost: \$397,167

Total Tax Credit: \$74,142

Address: 313-15 Chittenden Avenue, 43201

Located in the New Indianola Historic District, 313-15 Chittenden was one of the more than 90 properties constructed in the 1910's and 20's in developer Charles Johnson's New Indianola housing development. Today, the building sits vacant after a failed rehabilitation attempt. New owners have acquired the property and plan to rehabilitate the building's six apartment units for student housing.

36-38 South Third (Newark, Licking County)

Total Project Cost: \$789,695

Total Tax Credit: \$121,425

Address: 36-38 South Third Street, 43055

The three-story Victorian commercial block at 36-38 South Third Street in downtown Newark has housed dozens of businesses, from groceries to china shops. Today the building is only partially occupied by Argyle Photography. Rehabilitation plans include creating four market-rate apartment units and improving the commercial spaces in the building.

Citizens Building (Columbus, Franklin County)

Total Project Cost: \$34,862,319

Total Tax Credit: \$3,126,600

Address: 51 North High Street, 43215

Seated at the bustling intersection of High and Gay Streets in downtown Columbus, the Citizens Building was constructed by the Citizens Savings and Trust Company in 1918. Additional floors were added to the structure in 1960 with growth of Citizen's successor, Ohio National Bank. Now mostly vacant, the antiquated office building will become 65 high-quality apartments under plans from the Edwards Company. As part of the project, an adjacent surface parking lot will be developed into connected parking and additional residential units.

Clark, Dennison, and the Hamlet (Columbus, Franklin County)

Total Project Cost: \$3,878,233

Total Tax Credit: \$249,999

Address: 66-72 Clark Place, 1338-1346 Dennison Avenue, 138-166 East 5th Avenue, 1193-1195 Hamlet Street; 43201

A component of the larger Victorian Heritage housing rehabilitation in urban Columbus, this project includes two four-unit townhome buildings at Clark and Dennison; a 16-unit row house on 5th Avenue; and an adjacent duplex on Hamlet Street. The 25 family apartment units that comprise the properties will be fully-rehabilitated by Homeport to provide quality, affordable housing.

Stoddart Block (Columbus, Franklin County)

Total Project Cost: \$3,050,172

Total Tax Credit: \$249,275

Address: 260 South Fourth Street, 43215

Originally constructed as a furniture store, the five-story Stoddart Block now operates as a 52 unit apartment building with first floor commercial and restaurant space. The rehabilitation will retain the current unit configuration, but improve all finishes and fixtures to create small but comfortable micro apartments.

WESTERN

59 ½ West Main (Wilmington, Clinton County)

Total Project Cost: \$65,000

Total Tax Credit: \$13,825

Address: 59 ½ West Main Street, 45177

Known today as the Horace Gallup Building, 59 1/2 West Main is a two-story commercial building at the center of downtown Wilmington. The structure was completed in 1876 and still maintains commercial use on the first floor. The rehabilitation project will convert the building's second floor into a one-family, loft-style apartment. This project is the first in Wilmington to leverage the Ohio Historic Preservation Tax Credit program.

Centre City Building (Dayton, Montgomery County)

Total Project Cost: \$17,987,561

Total Tax Credit: \$2,881,581

Address: 40 South Main Street, 45402

Dayton's Centre City Building was constructed in the Chicago style between 1903 and 1924. Currently shuttered, the structure has been tapped for conversion to residential use. A total of 159 apartment units are planned in the 244,000-square-foot building, bringing more than 200 new residents to the core of downtown Dayton.

SOUTHWEST

1121 Walnut Street (Cincinnati, Hamilton County)

Total Project Cost: \$685,639

Total Tax Credit: \$135,431

Address: 1121 Walnut Street, 45202

Currently vacant, the building at 1121 Walnut Street in the Over-the-Rhine National Register Historic District was once home to the Edward Grimm Pipe Organ Company. Redevelopment of the property will include the creation of three apartment units over first floor commercial space, bringing four to five new residents to the neighborhood.

1315 Vine (Cincinnati, Hamilton County)

Total Project Cost: \$5,201,357

Total Tax Credit: \$249,999

Address: 1315 Vine Street, 45202

The vacant property at 1315 Vine is one of three historic buildings that will be jointly rehabilitated as a startup business incubator and co-working complex. Three established incubators - the Brandery, CincyTech and Cintrifuse - in addition to the startup companies they attract and nurture will be located in the completed facility. Germania Hall at 1313 Vine will also be rehabilitated as part of the project and previously received a \$1.6 million Ohio Historic Preservation Tax Credit award.

15th and Race (Cincinnati, Hamilton County)

Total Project Cost: \$38,934,759

Total Tax Credit: \$3,001,106

Address: 1523, 1525, 1527, 1531, 1533-35 Race Street, 1530-1532 Pleasant Street, 45202

Encompassing nearly a full block of Over-the-Rhine, 15th and Race is a mixed-use development incorporating eight historic buildings, a new four-story mixed-use structure, and a 330 space parking ramp. Long-vacant, the historic properties will be fully rehabilitated for residential and retail use and the entire development will house 57 residential units.

26 West 13th Street (Cincinnati, Hamilton County)

Total Project Cost: \$1,095,600

Total Tax Credit: \$109,000

Address: 26 West 13th Street, 45202

Designed in the French Second Empire style with a prominent mansard roof, 26 West 13th Street was built in 1889. The worn apartment building will receive a complete rehabilitation to provide seven market-rate residential apartments.

28 West 13th Street (Cincinnati, Hamilton County)

Total Project Cost: \$1,095,600

Total Tax Credit: \$215,000

Address: 28 West 13th Street, 45202

Only seventeen feet wide, the striking building at 28 West 13th Street is defined by a highly decorative bay window spanning two floors. Erected circa 1885, the property has been vacant for many years and attracted vagrants. The property will be rehabilitated as multi-family housing unit with four apartments.

Hamilton County Memorial Hall (Cincinnati, Hamilton County)

Total Project Cost: \$10,011,577

Total Tax Credit: \$996,000

Address: 1225 Elm Street, 45202

A neighbor to Cincinnati Music Hall, Memorial Hall was constructed in 1908 as a speaker's hall and memorial to soldiers, sailors, marines, and pioneers. In recent years, an annual subsidy by Hamilton County has been required because the property is under-utilized. Through a unique partnership with Hamilton County, the Cincinnati Center City Development Corporation (3CDC), and the Cincinnati Memorial Hall Society, will lead a physical upgrade of the facility, aimed at increasing utilization through consistent programming.

Kirby Road School (Cincinnati, Hamilton County)

Total Project Cost: \$6,410,000

Total Tax Credit: \$600,000

Address: 1710 Bruce Avenue, 45223

Erected by Cincinnati Public Schools in 1910, Kirby Road School is a civic anchor in the Northside neighborhood of Cincinnati. After use of the property discontinued in 2012, it was sold to Bloomfield/Schon+Partners for a complete rehabilitation into 39 market-rate apartments. The property was the very first to benefit from the Pipeline Pilot Initiative, which provided a small grant to nominate the property to the National Register of Historic Places in order to be eligible for tax credits.

Pabst Bedding (Cincinnati, Hamilton County)

Total Project Cost: \$7,817,663

Total Tax Credit: \$777,877

Address: 1201, 1203, 1205, 1209 and 1211 Walnut Street, 45202

One of the last warehouse structures constructed in the Over-the-Rhine National Register Historic District, Pabst Bedding will be redeveloped into office space for the Cincinnati Center City Development Corporation (3CDC). The relocation will allow for 3CDC's continued growth and for their current office location to be filled by a new office tenant seeking highly-desired space adjacent to Washington Park.

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