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## 13 Ohio Communities Receive State help to Save Historic Buildings

Today, the Ohio Development Services Agency awarded \$37.7 million in Ohio Historic Preservation Tax Credits to rehabilitate 35 historic buildings in 13 communities across the state. The projects are expected to leverage nearly \$250 million in private investments. Our partners at the State Historic Preservation Office reviewed each project proposal to ensure that the rehabilitation work undertaken will protect the integrity of each historic building.

The awards will assist private developers in rehabilitating historic buildings in downtowns and neighborhoods across Ohio. Many of the buildings sit vacant today, but once rehabilitated, they will drive further investment in their surrounding neighborhoods.

“The Ohio Historic Preservation Tax Credit leads to investment in both small towns and big cities,” said David Goodman, director of the Ohio Development Services Agency. “These projects strengthen local communities and create construction jobs during the renovation and permanent jobs once the building reopens.”

According to a Cleveland State University study, \$1 million in Ohio Historic Preservation Tax Credits generates \$8 million in construction spending, \$40 million in total economic activity and nearly 400 jobs from construction and operations.

### The Round 12 Ohio Historic Preservation Tax Credit Recipients are:

#### NORTHWEST REGION

##### **Davis and K of C Buildings** (Findlay, Hancock County)

*Total Project Cost:* \$2,400,000

*Total Tax Credit:* \$325,000

Address: 316 Dorney Plaza; 320 South Main Street; and 322 South Main Street, 45840

The Davis and K of C Buildings sit directly adjacent to the Hancock County Courthouse in downtown Findlay. Together with 322 South Main Street, a group of local business and civic leaders known as FD Main Street Ltd. are planning a major mixed-use redevelopment project. When complete, the properties will house commercial office space and six market-rate apartments, including lofts and townhomes. The project is the second in Findlay and Hancock County to leverage the Ohio Historic Preservation Tax Credit program.

#### NORTHEAST REGION

##### **Akron Soap Company** (Akron, Summit County)

*Total Project Cost:* \$2,266,000

*Total Tax Credit:* \$448,000

Address: 237-243 Furnace Street, 44304

Completed in 1893, the Akron Soap Company factory was constructed to manufacture “Grand and Electric Grip Soap.” The building was later used by the Pioneer Cereal Company and Pockrandt Paint Company, but has sat vacant for a number of years. Whitespace Creative, an Akron-based marketing and public relations firm, has purchased the property to accommodate its growing workforce. The company estimates 54 permanent jobs will be located in the building after rehabilitation is complete.

**Falls Stamping and Welding** (Cuyahoga Falls, Summit County)

*Total Project Cost:* \$1,328,754

*Total Tax Credit:* \$241,261

*Address:* 1701 South Front Street, 44221

The Falls Stamping and Welding building was constructed in 1928 and has served various manufacturing and warehouse uses over the years. Now vacant, the industrial structure will be transformed into commercial office space for TRIAD Communications/Next Generation Interactive. The advertising company is currently based in Cuyahoga Falls and expects to have up to 15 jobs at the property after rehabilitation. The project is the first project in the city of Cuyahoga Falls to use the Ohio Historic Preservation Tax Credit program.

**Firestone Triangle Building** (Akron, Summit County)

*Total Project Cost:* \$25,527,223

*Total Tax Credit:* \$5,000,000

*Address:* 1200 Firestone Parkway, 44301

One of Akron's historic tire manufacturers, the Firestone Tire & Rubber Company, hired architects Harpster and Bliss in 1910 to design a modern, efficient factory. Now mostly vacant, the property is being redeveloped in multiple phases. The Firestone Triangle Building, named for the shape of its triangular footprint, is the first phase of redevelopment and will be repurposed from industrial to office space. Summit County will relocate its Departments of Job & Family Services and Environmental Services into the building to act as an anchor for revitalization of the larger complex.

**Garfield Building** (Cleveland, Cuyahoga County)

*Total Project Cost:* \$31,544,326

*Total Tax Credit:* \$5,000,000

*Address:* 1965 East Sixth Street, 44114

The Garfield Building was completed in 1893 and occupied by National City Bank in 1921. National City eventually expanded into the connected New England Building and occupied much of both structures until the bank was acquired by PNC in 2008. Now empty, the building will be redeveloped by Millennia Companies into 167 market-rate apartment units and three separate restaurant spaces.

**Guernsey Apartment Building** (Cleveland, Cuyahoga County)

*Total Project Cost:* \$1,738,417

*Total Tax Credit:* \$248,375

*Address:* 2836 Franklin Boulevard, 44113

Located at Franklin Boulevard and West 29<sup>th</sup> Street, the Guernsey Apartment Building is a contributing component of Cleveland's Ohio City Preservation District. The four-story apartment building will receive a substantial rehabilitation, including new electrical, plumbing and roofing systems. Finishes will be updated to create contemporary living spaces. The project will retain the building's 25 apartment units.

**Murphy Hall** (University Heights, Cuyahoga County)

*Total Project Cost:* \$36,683,809

*Total Tax Credit:* \$1,907,300

*Address:* 1 John Carroll Boulevard, 44118

Designed in 1962 with Collegiate Gothic and Gothic Revival architectural influences, Murphy Hall is located in the John Carroll University North Quad National Register Historic District. The building originally housed 400 sophomore and junior male students, and was the first dormitory to house females when they were welcomed to campus in 1969. Upgrades will modernize the building interior, including accessibility accommodations, while maintaining historic features.

**Near West Lofts Storefront** (Cleveland, Cuyahoga County)

*Total Project Cost:* \$1,109,497

*Total Tax Credit:* \$180,499

*Address:* 6710 Detroit Avenue, 44102

Seated in the heart of the Gordon Square Arts District in Cleveland's Detroit-Shoreway neighborhood, the Near West Lofts was rehabilitated eight years ago. The building's first floor storefront, however, has

remained unimproved and vacant. With occupancy in surrounding commercial spaces at 95 percent, plans are now moving forward to rehabilitate the commercial space for a restaurant tenant.

**Ogilvie Block** (East Liverpool, Columbiana County)

*Total Project Cost:* \$6,520,112

*Total Tax Credit:* \$1,130,336

*Address:* 127-129 East Fifth Street

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 1980's, 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. This is the first project in East Liverpool and Columbiana County to access the Ohio Historic Preservation Tax Credit Program. It is estimated the project will create more than 20 permanent and 12 part-time jobs.

**Our Lady of Mercy** (Cleveland, Cuyahoga County)

*Total Project Cost:* \$5,136,282

*Total Tax Credit:* \$1,015,000

*Address:* 2425 West 11<sup>th</sup> Street, 44113

Closed as a Catholic parish in 2009, Our Lady of Mercy includes church, school and rectory buildings. The structures, built between 1926 and 1958, are located directly on Lincoln Square in Cleveland's Tremont National Register Historic District. MCM Companies will now lead redevelopment of the vacant property into commercial office space. The historic sanctuary and balcony will remain undivided as open office space in order to preserve the historic character of the church.

**Stambaugh Building** (Youngstown, Mahoning County)

*Total Project Cost:* \$25,477,950

*Total Tax Credit:* \$5,000,000

*Address:* 44 East Federal Plaza, 44503

Noted Detroit Architect Albert Kahn designed the Stambaugh Building in 1907 with eight stories. Just five years later, an additional four stories were announced for the fully-leased building. Today, however, all but a small portion of the first floor is without tenants. Due to increased demand for hospitality space in the area and the need for a hotel in downtown Youngstown, NYO Property Group has acquired the property and plans to convert the building into a full-service hotel with 120 rooms.

**CENTRAL REGION**

**94 East 3<sup>rd</sup> Avenue** (Columbus, Franklin)

*Total Project Cost:* \$1,200,000

*Total Tax Credit:* \$140,124

*Address:* 94 E. 3<sup>rd</sup> Street, 43201

The building at 94 East 3<sup>rd</sup> Avenue in Columbus may look like just another house in the Italian Village neighborhood, but it was originally constructed as the Northside Day Nursery. Later known as Northside Early Learning Center, the property was closed in 2013. Rehabilitation plans call for the handicap ramp and other learning center amenities to be removed in order to retrofit the building into seven one- and two-bedroom apartment units.

**1379 North High Street** (Columbus, Franklin County)

*Total Project Cost:* \$4,409,162

*Total Tax Credit:* \$249,999

*Address:* 1379 North High Street, 43201

The property at 1379 North High Street was constructed in 1951 and designated as a local landmark by the city of Columbus in 2013. Along with several other historic properties in the vicinity, the building will be rehabilitated as part of Homeport's Victorian Heritage project. When complete, the building will house 34 affordable housing units for senior citizen residents.

**Julian and Kokenge Company** (Columbus, Franklin County)

*Total Project Cost:* \$21,358,161

*Total Tax Credit:* \$5,000,000

*Address:* 272 South Front Street, 43215

Once home to more than 1,000 employees, the historic Julian and Kokenge Company Building in Columbus was originally a shoe factory. After closing in 1974, the building was converted for self-storage use and its windows filled with concrete block. The property was eligible for listing on the National Register of Historic Places after the original window configurations were reinstated, allowing its redevelopment to move forward. CASTO Development and partners will lead conversion of the property into 90 market-rate apartments.

**Union Block East** (Newark, Licking County)

*Total Project Cost:* \$4,965,292

*Total Tax Credit:* \$1,209,073

*Address:* 21-31 West Church Street, 43055

Union Block East encompasses two historic buildings directly adjacent to the historic arcade in Newark. The Stewart Brothers & Alward Company Building at 21-27 West Church Street will be rehabilitated to house 15 apartments over commercial space. Next door at 29-31 West Church Street, the Assembly Hall building will retain its use as a ballroom and music venue. Reinvestment in both of the vacant buildings will help advance the ongoing revitalization of downtown Newark.

**WESTERN REGION**

**1505 East 4<sup>th</sup> Street** (Dayton, Montgomery County)

*Total Project Cost:* \$327,985

*Total Tax Credit:* \$46,155

*Address:* 1505 East 4<sup>th</sup> Street, 45403

1505 East 4<sup>th</sup> Street sits in the St. Anne's Hill National Register Historic District of Dayton. Built of red brick in 1875, the property is one of the oldest buildings on the street and currently sits vacant.

**Hollencamp House** (Xenia, Greene County)

*Total Project Cost:* \$192,000

*Total Tax Credit:* \$19,750

*Address:* 339 East Second Street, 45385

Erected in 1871, the Bernard Hollencamp House once anchored a small brewery complex operated by the family. In the early days of baseball, the Cincinnati Reds would stop by the house to enjoy the Hollencamp Ale manufactured and bottled in adjacent, now-demolished structures. Today, the house is not occupied. Following rehabilitation, the property will house four residential apartments. This is the first property in Xenia and Greene County to use the Ohio Historic Preservation Tax Credit.

**Huffman Block** (Dayton, Montgomery County)

*Total Project Cost:* \$20,038,614

*Total Tax Credit:* \$4,301,964

*Address:* 115 East Third Street, 45423

The Huffman Block, also known as the David Building, is located in the Fire Blocks National Register Historic District in downtown Dayton. Designed by Frank Hill Smith, a prominent Dayton architect, the commercial building was built following the Great Flood of 1913. The project entails the rehabilitation of the structure into the Third Street Lofts and will contain 127 affordable apartment units. This tax credit award replaces a prior Ohio Historic Preservation Tax Credit allocation granted to the same property in Round 9 of the program.

## **SOUTHWEST REGION**

### **412 – 414 East 13<sup>th</sup> Street** (Cincinnati, Hamilton County)

*Total Project Cost:* \$831,314

*Total Tax Credit:* \$150,000

*Address:* 412-414 East 13<sup>th</sup> Street, 45202

412 - 414 East 13<sup>th</sup> Street is a modest, three-story structure in the Pendleton section of Cincinnati's Over-the-Rhine neighborhood. Now in very poor condition, plans call for the property to be rehabilitated into five residential apartment units. Model Group's Brickstone Properties will manage the units, which are anticipated to be in high demand given the current rental market in the vicinity.

### **433 East 13<sup>th</sup> Street** (Cincinnati, Hamilton County)

*Total Project Cost:* \$1,495,029

*Total Tax Credit:* \$245,000

*Address:* 433 East 13<sup>th</sup> Street, 45202

The property at 433 East 13<sup>th</sup> Street contributes to the Over-the-Rhine National Register Historic District in Cincinnati. Although the building was rehabilitated several decades ago, the structure is in a decayed state and requires substantial rehabilitation. When complete, the building will house eight apartment units and 1,200 square feet of commercial retail space. Although parking is not immediately adjacent, the building will feature a bike storage facility with a spot for each tenant.

### **501 East 13<sup>th</sup> Street** (Cincinnati, Hamilton County)

*Total Project Cost:* \$834,055

*Total Tax Credit:* \$136,500

*Address:* 501 East 13<sup>th</sup> Street, 45202

501 East 13<sup>th</sup> Street stands four stories tall and is located in Cincinnati's Over-the-Rhine neighborhood. Located directly across the street from the funded project at 433 East 13<sup>th</sup> Street, the property will be redeveloped into residential and commercial space. Four apartments will be located over 903 square feet of first floor commercial office space to be leased by Sol Design & Consulting, a green building certification firm.

### **1818 and 1826 Race Street** (Cincinnati, Hamilton County)

*Total Project Cost:* \$8,503,167

*Total Tax Credit:* \$1,650,500

*Address:* 1818 and 1826 Race Street, 45202

1818 and 1826 Race Street are located in Cincinnati's Over-the-Rhine National Register Historic District. The buildings, positioned directly across from Findlay Market, are planned for rehabilitation through a partnership of the Model Group and the Corporation for Findlay Market. Once rehabilitated, the buildings will include 15 apartments, more than 28,000 square feet of commercial office space and first floor retail space. Rehabilitating the vacant properties is anticipated to have a positive impact on the market area and encourage redevelopment of adjacent properties.

### **Emanuel Community Center** (Cincinnati, Hamilton County)

*Total Project Cost:* \$5,101,146

*Total Tax Credit:* \$248,017

*Address:* 1308 Race Street, 45202

The former Emanuel Community Center was completed in 1924 as a residence for women and to offer community services. Although the facility closed in 2012, it will soon take on a new use that incorporates office space while serving the community once again. The former gymnasium will be transformed to squash courts to support a new squash-based youth enrichment program. Office space at the front of the building will be targeted for tech and start-up firms. Grandin Properties will utilize the tax credits to primarily support the rehabilitation of the fourth floor of the structure.

**Globe Building** (Cincinnati, Hamilton County)

*Total Project Cost:* \$4,886,992

*Total Tax Credit:* \$540,000

*Address:* 1801-1805 Elm Street, 45202

Directly across from Cincinnati's historic Findlay Market, the Globe Building was the longtime home of the Globe Furniture Store. Following rehabilitation, the building will be home to People's Liberty, an initiative of the Haile/US Bank Foundation. First-floor retail space will also be incorporated into the project.

**Landman Building** (Cincinnati, Hamilton County)

*Total Project Cost:* \$1,140,681

*Total Tax Credit:* \$223,650

*Address:* 3929 Spring Grove Avenue, 45223

Erected circa 1926 by Adolph Landman, the Landman Building is located in Cincinnati's Northside neighborhood. Now vacant, the building was stabilized by the Northside Business Association and sold to South Block Properties, Limited. South Block plans to rehabilitate the building for a mixed-use facility, including an arcade bar concept on the first floor and four one-bedroom apartments on the second floor.

**Sorg Mansion** (Middletown, Butler County)

*Total Project Cost:* \$1,319,000

*Total Tax Credit:* \$212,500

*Address:* 200-206 South Main Street, 45044

Perhaps the most recognizable landmark in Middletown's South Main National Register Historic District, the Sorg Mansion was erected in 1887 for industrialist Paul Sorg. A 1902 renovation by Pretzinger and Musselman architects expanded the Richardsonian Romanesque mansion to its current 27 room configuration. Now vacant, the building will be fully rehabilitated to serve as an owner-occupied bed and breakfast. This is the first project in Middletown to access the Ohio Historic Preservation Tax Credit program.

**St. John's Church** (Cincinnati, Hamilton County)

*Total Project Cost:* \$4,500,000

*Total Tax Credit:* \$490,000

*Address:* 1205 Elm Street, 45202

St. John's German Evangelical and Reformed Church, a landmark on the corner of Cincinnati's Washington Park, was constructed in 1867. The empty property is planned for a full rehabilitation that will create space for a bar on the first level and a larger entertainment/event space in the sanctuary and balcony. The event space will be managed by Funky's Catering, a Cincinnati catering company, for weddings, meetings, concerts and corporate functions. The applicant estimates 40 permanent jobs will be created at the facility.

**West 7<sup>th</sup> and Race Apartments** (Cincinnati, Hamilton County)

*Total Project Cost:* \$14,656,862

*Total Tax Credit:* \$1,450,000

*Address:* 703-707 Race Street; 22-24, 26-30, and 106 West Seventh Street, 45202

The West 7<sup>th</sup> and Race Apartments project includes three buildings in Cincinnati's Race Street National Register Historic District. The historic Lancaster Building (22-24 West 7<sup>th</sup> Street), Oskamp-Nolting Building (26-30 West 7<sup>th</sup> Street) and Robertson Building (703-707 Race Street) will be jointly rehabilitated to create 75 market-rate apartment units. Retail space will continue to occupy the first floor of the buildings.

**Windsor School** (Cincinnati, Hamilton County)

*Total Project Cost:* \$9,139,567

*Total Tax Credit:* \$900,578

*Address:* 937 Windsor Street, 45206

The Windsor School site includes two buildings: the original school dating to 1888 and a detached annex building constructed in 1919. Cincinnati Public Schools operated the buildings until 2004 and later auctioned the property. Core Redevelopment of Indianapolis, Indiana, plans to redevelop the

structures into 44 market-rate apartments that will complement the ongoing revitalization of the Walnut Hills neighborhood. A three-story, 48-unit building is also planned for the now-empty southern portion of the property.

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