



Projects included are receiving a tax credit as part of the 33rd round of the Ohio Historic Preservation Tax Credit Program are listed below. 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](mailto:Mason.Waldvogel@development.ohio.gov). For questions about specific projects, contact the entity receiving the tax credit.

### Central Ohio Region

(Columbus, Marion)

#### **Ohio Opera House** (Marion)

Total Project Costs: \$2,715,000

Total Tax Credit: \$550,000

Address: 130 S. State St., Marion, OH 43302

Designed by Columbus architect Edward Elford, the Ohio Opera House was built in 1913 and experienced a storied history throughout its tenure as a theater. Known as the Grand Theater, Marion Theater, and New Ohio, the theater itself was simple in style, featuring yellow paint with stenciling, green velvet carpet, and white decorations. The theater underwent many renovations, name changes, and ownership changes until it closed in 1973 due to the rise of television. The new ownership plans to rehabilitate the space into a multi-use event center and lease out commercial space and six residential apartments.

#### **Pythian Temple & James Pythian Theater** (Columbus)

Total Project Costs: \$6,600,000

Total Tax Credit: \$814,000

Address: 867 Mt. Vernon Ave., Columbus, OH 43203

Built in 1926 by architect Samuel Plato, the Pythian was a Black arts and culture hub. The building housed a ballroom for dances and other large gatherings and a theater with 650 seats that screened movies until 1957. Other uses included a commercial space on the first floor with a barbershop and drug store, and the second floor was leased as office space. The building will be rehabilitated into a multi-use arts space and again be home to arts and culture in Columbus.

## NE Ohio Region

(Akron, Barberton, Cleveland, Cuyahoga Heights, Niles, Steubenville, Youngstown, Wellington)

### **Beerbower Building** (Steubenville)

Total Project Costs: \$350,000

Total Tax Credit: \$87,500

Address: 147 N. 4th St., Steubenville, OH 43952

The Beerbower Building sits along Steubenville's Commercial Historic District. Built in 1890, the three-story Italiante building was owned and operated by the Beerbower family as a novelty and variety store until the 1920s. Retail and office tenants continued to use the building on the first floor, and residential units comprised the second and third floors. Currently unoccupied, this project aims to return this building to its original mixed-use purpose with commercial and residential space while maintaining its historic integrity and repairing historic windows and hardwood floors.

### **Broadview Savings & Loan Co.** (Cleveland)

Total Project Costs: \$5,022,764

Total Tax Credit: \$373,000

Address: 4221 Pearl Rd., Cleveland, OH 44109

Part of the South Brooklyn Historic District in the Old Brooklyn neighborhood of Cleveland, the Broadview Savings & Loan Co. began operations in 1919 in this colonial revival style building, designed by Cleveland architects Dalton – Dalton Associates. The bank quickly became one of the country's top 100 savings and loan banks, and a second floor was added in 1955 to accommodate growth. The bank was acquired in the 1990s and renovated, removing much of the historic fabric of the building. However, the two bank vaults remain. The renovation plans include the conversion of the building into 22 studios and one- and two-bedroom residential units.

### **Cedar Branch YMCA** (Cleveland)

Total Project Costs: \$8,775,000

Total Tax Credit: \$1,700,000

Address: 7515 Cedar Ave., Cleveland, OH 44103

Built in 1941, the Cedar Avenue YMCA played an important role in advancing equity in Cleveland's Black community as the only branch that accepted African American members at the time. The site hosted various social and educational activities for the community and civil rights groups like the Future Outlook League and the NAACP. It will soon be converted into a mixed-used building, including office space, apartments, an event center, and a commercial kitchen. The rehabilitation will include brick repointing, repairing the historic windows and doors, and updating the mechanical and electrical systems.

**Central Tower** (Youngstown)

Total Project Costs: \$20,200,250

Total Tax Credit: \$2,000,000

Address: 1 W. Federal St., Youngstown, OH 44503

Built in 1929, the Central Tower in Youngstown remains the city's tallest building. The Art Deco style tower originally served as the headquarters for the Central Savings and Loan Company. The upper floors have continued to serve as office space but have struggled with significant vacancies in recent years. The project will rehabilitate the tower into a mixed-used building with 64 apartment units on the upper floors and office space on the lower floors, helping to add much-needed housing to Youngstown's downtown district.

**Cleveland State University - University Tower** (Cleveland)

Total Project Costs: \$91,573,155

Total Tax Credit: \$5,000,000

Address: 1860 E. 22nd St., Cleveland, OH 44114

Completed in 1971, the Brutalism-style 21-story tower was once the largest academic building in the state and the physical and symbolic center of Cleveland State University's campus. Initially used for classrooms and office space, the building is now mostly vacant and in need of new mechanical, electrical and plumbing systems, and abatement. The preservation of the tower includes rehabilitation into over 500 new student residences and amenity space as well as a new main library and classroom space on lower floors.

**Columbia Savings and Loan Co.** (Cleveland)

Total Project Costs: \$1,155,022

Total Tax Credit: \$250,000

Address: 5601 Broadway Ave., Cleveland, OH 44127

Constructed in 1891, this three-story Romanesque Revival building now sits vacant in the heart of Cleveland's Slavic Village and Broadway Avenue Historic District. The building was home to numerous businesses throughout the years, including a drug store and cleaners. Rehabilitation efforts will restore the terra cotta and brick façade, as well as the terrazzo floors and marble wainscot interior. Once completed, the project will be transformed into a mixed-use property, including a local coffee shop in the first-floor space and office suites on the second and third floors.

**E. F. Hauserman Administration Building** (Cuyahoga Heights)

Total Project Costs: \$2,303,000

Total Tax Credit: \$250,000

Address: 5711 Grant Ave., Cuyahoga Heights, OH 44105

The E.F. Hauserman Administration Building was constructed in 1958 and housed the headquarters, offices, research, and engineering for the E.F. Hauserman Company. The building also served as a showcase for company products, including movable interior walls for offices, factories, schools and hospitals. The rehabilitation project will restore the building to continue to be used as an office space, with much of the work focused on fixing windows and replacing mechanical systems.

**ES Tripp House (Wellington)**

Total Project Costs: \$528,500

Total Tax Credit: \$103,000

Address: 210 S. Main St., Wellington, OH 44090

Built in 1848, the iconic E.S. Tripp House site is in the center of the Wellington Historic District. The house is named after prominent town carriage maker E.S. Tripp. The house was a single-family residence until 1950, when it was converted into seven small apartments. The building has since fallen into significant disrepair. After rehabilitation, the house will continue to be used as a residential space, creating two rental units. All mechanical systems need to be replaced, and historic fabric will be repaired or replaced.

**Herald/Powell Buildings (Barberton)**

Total Project Costs: \$11,631,565

Total Tax Credit: \$1,905,000

Address: 459 and 467 Tuscarawas Ave., Barberton, OH 44203

Located in Barberton's downtown neighborhood, the Powell and Herald Buildings are iconic structures in the historic district. Previously home to the Barberton Herald Newspaper, a commercial auto sales company, and a residential apartment building, the buildings now sit vacant. Project highlights include restoring the first floor into a commercial space and adding residential units on the second floor. Other site work will include redeveloping the outdoor concrete paved area into patio spaces.

**Homeier- Universal Motor Company Building (Akron)**

Total Project Costs: \$12,258,581

Total Tax Credit: \$2,000,000

Address: 816 E. Market St., Akron, OH 44304

The Homeier-Universal Motor Company Building, a circa-1920 landmark in Akron's historic Middlebury neighborhood, stands prominently along a bustling urban corridor. Originally constructed as a fireproof warehouse, the three-story structure gained a one-story office and showroom addition in 1930. Now vacant, the building will be rebuilt into a multi-tenant food hall. Plans include a food court, retail stores, flexible event space, on-site parking, and both indoor and outdoor seating. Historic preservation efforts will include masonry repairs and the installation of historically-accurate windows.

**Kerns Hall (Cleveland)**

Total Project Costs: \$20,684,475

Total Tax Credit: \$596,903

Address: 2604 Garden Ave., Cleveland, OH 44109

Constructed in 1890, Kerns Hall is a three-story mixed-use building in Cleveland's historic Brooklyn Centre. Kerns Hall primarily served to host "secret society" meetings and socials for the National Protective Legion, a fraternal order of Masons, with more than 4,000 members. The rehabilitation of Kerns Hall will allow room for local retail and restaurant space, as well as a community space on the upper floors. In addition, a vacant lot to the north of the hall will be utilized for the ground-up construction of 39 apartment units.

**Niles Masonic Temple (Niles)**

Total Project Costs: \$4,958,000

Total Tax Credit: \$1,160,000

Address: 22 W. Church St., Niles, OH 44446

The Masonic Temple was constructed in 1922 and used by the Mahoning Lodge No. 394. The restoration of the temple's architecture will allow it to transform into a multipurpose space for the community. The project aims to transform the space into a mixed-use facility focused on meeting social and community engagement as well as economic activity.

**Project Scarlet (Rose/Sloan Buildings) (Cleveland)**

Total Project Costs: \$100,150,000

Total Tax Credit: \$5,000,000

Address: 2060 E. 9th St., 819-823 Prospect Ave. E., Cleveland, OH 44115

The Rose and Sloan buildings, in Cleveland's Lower Prospect-Huron Historic District, play a significant role in the city's commercial industry. Constructed and completed in 1900 and 1916 respectively, early tenants of the buildings included Lerder Furniture, Cleveland Gas & Electric Fixtures, the Cleveland Athletic Club, Superior Photo Plays and restaurant, Hector Boiardi's. The two buildings are attached by interconnected stairwells and elevators. The project aims to convert the 378,000 square feet of the two vacant buildings into mixed-use, including 154 residential units, a hotel, retail, restaurant, and office space, while maintaining historic integrity of the buildings.

**Samsel Building (Cleveland)**

Total Project Costs: \$37,952,071

Total Tax Credit: \$2,667,238

Address: 1235-1285 Old River Rd., Cleveland, OH 44113

Samsel building is located on the east bank of the Flats in downtown Cleveland. The area was known for warehouse and marine-focused retail, a small portion of which exists in the building today. The project will transform a five-story building and a three-story building into mixed-use space, housing 113 apartment units, a common area, amenity space, a rooftop pool, and 114 parking spaces for residents.

**South Brooklyn Savings Loan & Co. (Cleveland)**

Total Project Costs: \$1,368,938

Total Tax Credit: \$180,000

Address: 4209 Pearl Rd., Cleveland, OH 44109

The South Brooklyn Savings and Loan Company building was constructed in 1930 with a dual storefront to provide space for the South Brooklyn Savings and Loan Company and a dry goods company. In 1963, the Broadview Savings and Loan Co. acquired the building for additional space and connected it with a basement tunnel to its main building to the south at 4221 Pearl Rd. The rehabilitation will convert the space into eight residential units while maintaining the historic classic pilasters and the façade window openings.

**Steubenville U.S. Post Office & Courthouse** (Steubenville)

Total Project Costs: \$1,250,000

Total Tax Credit: \$245,000

Address: 200 N. 4th St., Steubenville, OH 43952

Aligning with the population growth of Steubenville in the 1920s, the completion of the U.S. Post Office and Courthouse in 1924 showcased the city as a regional center for commerce, industry, and law. In the late 1980s, the post office moved to a new location along 3rd Street. The project aims to rehabilitate the second floor, historically used as a federal courthouse, into a library, classrooms, and offices for a local college, and a current first-floor tenant will remain. Significant restoration will be done to wood floors, plaster walls, and other historic elements that will be repaired and retained.

**Vitrolite Building** (Cleveland)

Total Project Costs: \$2,993,636

Total Tax Credit: \$250,000

Address: 2915 Detroit Ave., Cleveland, OH 44113

The 1926 Italian Renaissance Palazzo style building, served as a primary showroom, design facility, distribution, manufacturing and installation source for "Vitrolite," an opaque, pigmented structural glass. The Cleveland company, Vitrolite, originally produced and used the glass for a wide range of commercial advertising signs. The rehabilitation includes basement and second-floor improvements along with window and façade repair. Once completed, the building will maintain its historic use as commercial space.

**\*Young Women's Christian Association** (Akron)

Total Project Costs: \$42,970,833

Total Tax Credit: \$4,254,537

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

Construction by a branch of the National Young Women's Christian Association (YWCA) in downtown Akron to provide assembly and athletic facilities for young women, the building once comprised a large auditorium, lounge and club spaces, a chapel, gym, swimming pool, and locker area. This property was owned by the YWCA until 1982 when it was sold and converted into office space and eventually vacated. The building will be converted into 114 apartments that will utilize old amenity space from the YWCA. The rehabilitation plans are to repair all masonry work, install new historically compatible windows, and retain all historic decorative plaster ceilings where they remain.

## **NW Ohio Region**

(Toledo)

### **Riverview Tower (Fiberglas Tower) (Toledo)**

Total Project Costs: \$16,981,470

Total Tax Credit: \$3,878,198

Address: 200 N. St. Clair St., Toledo, OH 43604

The 28-story Fiberglas Tower, designed by New York City firm Harrison and Abramovitz, was completed in 1969 for the headquarters of the Owens-Corning Corporation. The company moved to a new headquarters in 1996, and the building became vacant until new ownership took over in the late 2010s. Rehabilitation will take place on floors 2-13 and take on a multi-use functionality. Floors 2-4 will be for commercial use, while floors 5-11 will be converted into 84 micro-unit residential apartments, filling a housing need in downtown Toledo. Floors 12 and 13 will be adapted for residential amenities and commercial tenant space. Most travertine and aluminum paneling on the columns, walls, and terrazzo flooring remain in place and will be preserved.

### **Stein Building (Toledo)**

Total Project Costs: \$8,039,330

Total Tax Credit: \$1,868,047

Address: 602- 604 Adams St., Toledo, OH 43604

The Stein Building, centrally located within the Toledo Central Business Historic District, was constructed in 1932 as home to Stein's Women's Wear department store. The Modern, Art Deco style building was converted into offices in 1976 and underwent additional renovations in 1984 and 1992. The building will be converted into two commercial spaces, allowing the historic storefronts to remain. The upper four floors will be renovated into 16 residential units. The windows will be taken back to their original size and the limestone façade will be gently cleaned and minimally tuckpointed.

## SW Ohio Region

(Cincinnati, Dayton, Hamilton, Middletown)

### **1st National Bank** (Cincinnati)

Total Project Costs: \$174,713,000

Total Tax Credit: \$5,000,000

Address: 105 E. Fourth St., Cincinnati, OH 45202

One of the few buildings in Ohio designed by architecture Daniel Burnham, this 19-story building was originally built in 1905 with two additions added in 1938 and 1963. The building was home to the First National Bank of Cincinnati, then later Clopay Corporation and Huntington Bank on the first floor. The currently vacant building will soon see new life as a luxury hotel with 16 residential units and office space in a key downtown location. Many historic features will be restored such as the iron stairs with marble treads and wainscots and the former bank vault will be converted into a private dining space

### **1531 Vine** (Cincinnati)

Total Project Costs: \$2,499,200

Total Tax Credit: \$250,000

Address: 1531 Vine St., Cincinnati, OH 45202

Built in 1878, 1531 Vine is a vacant four-story building that sits at the corner of Vine and Liberty Streets in Cincinnati's Over-the-Rhine neighborhood. The building will be rehabilitated into six apartment units and a new commercial storefront. The storefront will be utilized as a restaurant or retail space. New mechanical and HVAC systems will be installed, and construction crews will keep most of the historic features.

### **1546 Elm** (Cincinnati)

Total Project Costs: \$2,498,9700

Total Tax Credit: \$250,000

Address: 1546 Elm St., Cincinnati, OH 45202

1546 Elm lies near the corner of Liberty and Elm streets in Cincinnati's Over-the-Rhine neighborhood. The four-story building was built in 1900 and now sits vacant. The project will transform the building into 11 residential units, including studio and one-bedroom options. New mechanical systems will be installed, and the building will retain its historic materials.

### **210 Charles** (Cincinnati)

Total Project Costs: \$2,499,020

Total Tax Credit: \$250,000

Address: 210 Charles St., Cincinnati, OH 45202

210 Charles is a vacant four-story building constructed in 1900. The building has been vacant for several years and is located just a few blocks from Cincinnati's historic Washington Park, Music Hall and Findlay Market. The project aims to turn this building into eight residential units and help jumpstart the once thriving commercial corridor. New mechanical and HVAC systems will be installed, and the building will retain its historic features.



**33 West 4<sup>th</sup> Street** (Cincinnati)

Total Project Costs: \$13,258,431

Total Tax Credit: \$1,325,000

Address: 33 W. 4th St., Cincinnati, OH 45202

33 West 4th Street was built and designed in 1916 by Gustave W. Drach and served as the carpet building factory, retail and office space for the George F. Otte Carpet Company, and various other retail, office, and restaurant spaces. The building has sat vacant for several decades. The preservation project will revive the space and convert it into a boutique hotel featuring a roof penthouse and fitness center, as well as a retail and cafe space at the front entry. Historic elements such as the exterior brick and terra cotta will be cleaned, and the parapets will be restored with a new brick masonry structure and reinstalled terra cotta cladding and stone caps.

**607 Main** (Cincinnati)

Total Project Costs: \$5,455,000

Total Tax Credit: \$545,000

Address: 607 Main St., Cincinnati, OH 45202

Located in the Main Street Historic District, 607 Main Street is a six-story Italianate building with large, beautiful windows and historic charm. Built in the early 1900s, it was home to various companies in the manufacturing industry. The most notable tenant was Spatz Natural Life Health Food Store, which was established in 1931. This rehabilitation project aims to construct 13 residential units and maintain the first floor for retail and commercial spaces. The historic fabric will be saved, and new electrical, mechanical, HVAC, and plumbing systems will be updated.

**Hamilton YWCA** (Hamilton)

Total Project Costs: \$5,464,000

Total Tax Credit: \$540,000

Address: 244 Dayton St., Hamilton, OH 45011

The Hamilton YWCA is a three-story masonry building in Hamilton's German Village Historic District. It was built in 1931 and provided housing to working-class women of the day and educational, recreational, and social services to the broader community. Later, it was used as a transitional home. The building has sat vacant for two years and will be rehabilitated into 42 apartment units. Much of the historic features have been retained, such as the original patterned brickwork and ornate stone carvings on the exterior and flooring, stairs, doors, wainscoting, trim, and a fireplace on the interior. Most of the windows are original, with some featuring stained glass accent panels.

**Harry Hake Building** (Cincinnati)

Total Project Costs: \$7,290,000

Total Tax Credit: \$722,000

Address: 2400-2410, 2358 Gilbert Ave.; 2355 St. James Ave., Cincinnati, OH 45206

The Harry Hake Building, constructed in 1925 in the Renaissance Revival style, was designed, owned, and occupied on the second floor by the architecture firm of Harry Hake Sr. Located in the Peeble's Corner business district, a once hub for automobile sales, the building's first floor was leased as a showroom and service garage for the Max R. Miller Company, dealers of Willys-Knight-Overland cars. It remained an auto dealership into the late 1930s. The Harry Hake Building will soon become the headquarters for Keep Cincinnati Beautiful, Inc. The space will be repurposed to serve as offices, an art studio, equipment and tool storage, an outdoor staging area, and a community gathering and event space. The renovation project includes cleaning and repairing the exterior masonry, as well as restoring windows, doors, and the historic flooring.

**Hooper Building** (Cincinnati)

Total Project Costs: \$33,566,967

Total Tax Credit: \$3,353,340

Address: 151 W. 4th St., Cincinnati, OH 45202

Built in 1893, the Hooper Building served as a retail and manufacturing facility for the John Church Company, which made and sold music supplies. Throughout the building's history, it has served a variety of retail and office purposes but increasing vacancy rates in recent years have left the building vulnerable. Upon completion of the project, the historic office building will be renovated into 101 residential units on the upper seven floor with various commercial spaces on the ground floor. Commercial spaces include a locally owned restaurant, coffee shop, co-working area and climate-controlled storage. Additional upgrades include façade repair and mechanical updates.

**Joseph E Lowes House** (Dayton)

Total Project Costs: \$711,490

Total Tax Credit: \$159,985

Address: 136-138 Central Ave., Dayton, OH 45406

Located in the Grafton Hill Historic District, this circa 1907 duplex was built by Joseph E Lowes and helped to represent the continued rapid expansion of Cincinnati's Mill Creek valley. The goal of this project is to restore it to residential use and create apartments units. The exterior of the building is in good condition needing only localized repair to masonry, roof, sill, lintels, doors, floors, windows, and stairwell support. Interior work includes extensive repairs to the floor and some structural work.

**\*Middletown Building & Deposit Association** (Middletown)

Total Project Cost: \$12,251,890

Total Tax Credit: \$2,000,000

Address: 11 S. Main St., Middletown, OH 45044

The Middletown Building and Deposit Association project will rehabilitate a prominent, vacant high-rise building in downtown Middletown. Built in 1930, the Art Deco building is one of the city's important landmarks. The former bank building will be rehabilitated into 21 market-rate apartments on the upper floors with office space on the first floor. Many of the historical architectural features

remain in the banking hall on the first floor, and distinctive exterior features, including ornamental metalwork, lighting, and stonework, will be repaired and retained.

**Regal Theater** (Cincinnati)

Total Project Costs: \$12,856,950

Total Tax Credit: \$1,200,000

Address: 1201 Linn St., Cincinnati, OH 45203

The Regal Theatre is an excellent example of an entertainment and recreation venue that served the African American community of Greater Cincinnati and withstood various threats to urban renewal. Opened in 1914 and originally known as the Casino Theater, the building served as the performance home of nationally known African American artists such as Duke Ellington who were not allowed to perform to integrated audiences elsewhere. The theater closed in 1996 and has sat vacant since. As one of the few buildings in the vicinity that were not demolished by the public housing projects, the goal of this project is to restore the space as a multicultural arts center and event space. The theater space will have 300 seats and new stage, and lighting systems installed. Much of the historic plaster and trim will need to be recreated, as it is severely damaged.

**Shuler-Benninghofen Mill** (Hamilton)

Total Project Costs: \$29,100,000

Total Tax Credit: \$3,500,000

Address: 2350 Pleasant Ave., Hamilton, OH 45015

Construction on the Shuler-Benninghofen Woolen Mill began in 1893 and was completed in 1922, from which point it functioned as a textile mill until its close in 1967. The mill produced wool goods such as blankets and wool felt that were used in paper manufacturing. Since 1967, the building has primarily been used for warehouses, light manufacturing, and retail, but it has been largely vacant in recent years. The rehabilitation of this building will transform it into a mixed-use facility providing upscale multi-family residential units and new commercial and restaurant space. This project will enliven this part of the neighborhood and contribute positively to the community. Work on the building includes installing a new roof, tuck-pointing, and replacing missing or damaged masonry bricks.

**St. Leo the Great School** (Cincinnati)

Total Project Costs: \$5,072,000

Total Tax Credit: \$994,500

Address: 2569 St. Leo Place, Cincinnati, OH 45225

The St. Leo School Building is a three-story structure located in the Cincinnati suburb of North Fairmount. Built in 1927 by the Archdiocese of Cincinnati, the building features a prominent main entrance and stands on a larger scale compared to the surrounding church and the one- and two-story single-family houses and multi-family units. The school was designed by J.C. Grunkemeyer, an architect known for designing several Catholic churches in the Cincinnati area. After the school closed due to declining enrollment, the building was repurposed as the North Fairmount Community Center, which operated from 1979 to 2022. The planned redevelopment will transform the property into an affordable senior living community. The building's façade will be preserved and restored.

**The Bridge** (Cincinnati)

Total Project Cost: \$8,246,500

Total Tax Credit: \$903,000

Address: 1740 Brewster Ave.; 3570, 3604-3608 Montgomery Rd., Cincinnati, OH 45207

The Bridge project will restore three buildings in the streetcar neighborhood of the Evanston Historic District, a mid-20th-century commercial and social hub for Cincinnati's African American community. The buildings provided a variety of services over the years, including a tailoring company, furnace company, a market, and a branch of the Cincinnati Public Library. Upon rehabilitation, the site will be revived into a mixed-use development that will include 27 new affordable housing units and be located adjacent to a 24-hour bus station. The project will preserve the historical integrity of the buildings while providing new commercial spaces.