

Local Advantage  
National Acclaim

# Ohio Historic Preservation Tax Credit Program

2012 Annual Report



Development  
Services Agency

John R. Kasich, Governor  
David Goodman, Director



OHIO HISTORICAL SOCIETY



Ohio

Historic Preservation  
Tax Credit



April 2013

**Honorable Keith Faber, President, Ohio Senate**  
**Honorable William G. Batchelder, Speaker, Ohio House of Representatives**

Dear President Faber and Speaker Batchelder:

We are pleased to present the 2012 Annual Report of the Ohio Historic Preservation Tax Credit Program.

The Ohio Historic Preservation Tax Credit Program was created in 2006 and provides tax credits for the rehabilitation of historic buildings in Ohio. To date, \$327 million in tax credits have been approved for projects in 34 Ohio communities. That represents 156 projects and 229 historic buildings.

This report highlights success stories from all across the state, and will also showcase the national attention Ohio has received for bringing new life to old buildings. You will quickly see how neighborhoods and businesses are thriving from rehabilitation projects.

The Ohio Development Services Agency, the Ohio Historical Society and the Ohio Department of Taxation are proud to administer this program as partners. Together, we thank the Ohio General Assembly for their shared vision of bringing new life and prosperity to the treasured buildings, architecture and landmarks central to communities in Ohio.

Sincerely,

David Goodman  
Director  
Ohio Development Services Agency

Joseph W. Testa  
Ohio Tax Commissioner  
Ohio Department of Taxation

Burt Logan  
Executive Director and State Historic  
Preservation Officer  
Ohio Historical Society



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## 2012 Accomplishments

*Panoramic view from the East Ohio Building in Cleveland*

**63**

Projects Completed Statewide Have Led To...

Total Project Investments

**\$780  
Million**

**67**

Historic Buildings Rehabilitated

Permanent Jobs Housed in the Buildings

**7,120**

**5,369**

Construction Jobs Created

Housing Units Created

**1,893**

**18**

Communities with Completed Projects

## Program Overview

The Ohio Historic Preservation Tax Credit Program provides a tax credit to owners and long-term lessees of historic buildings to complete rehabilitation projects. The Ohio General Assembly enacted the Program on December 13, 2006 in substitute House Bill 149 and amended it on June 12, 2008 under the Ohio Bipartisan Job Stimulus Plan. The Program was renewed on June 30, 2011 in House Bill 153. Ohio is one of approximately 30 states nationwide to offer a historic preservation tax credit program.

The Program provides a tax credit equal to 25 percent of Qualified Rehabilitation Expenditures incurred as part of historic rehabilitation projects. Qualified Rehabilitation Expenditures include both hard and soft costs, generally consisting of improvements made to the building structure, interior and systems, as well as design and engineering services.

A building is eligible if it is individually listed on the National Register of Historic Places; contributes to a National Register Historic District, National Park Service Certified Historic District or Certified Local Government historic district; or is listed as a local landmark by a Certified Local Government. Rehabilitation work must meet the U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Properties.

The Program is highly competitive and receives applications bi-annually in March and September. Applications are evaluated with an objective scoring system measuring each project's economic impact, community benefit and return on investment to state and local governments.



*Conference Room inside the Market Block Building in Warren*

# Local Advantage: 2012 Completed Projects



## OBERLIN – Apollo Theatre

A destination of Oberlin residents and Oberlin College students for decades, the projectors will continue to run at the Apollo Theater. Opened in 1928, the theater has been rehabilitated to continue showing first-run and independent films. Additionally, front portions of the building have been adaptively reused to house Oberlin College's Cinema Studies program.



## LIMA – Metropolitan Block (Stage 2)

Standing prominently across from the Allen County Courthouse, the Metropolitan Block is an anchor of Downtown Lima. The second stage of the Metropolitan Block project adapted the remaining storefront space in the building into The Met, a full-service wine bar and restaurant. Future stages will include office space and corporate apartments on the upper floors.



## DELAWARE – Stuyvesant Hall

Located at the edge of Ohio Wesleyan University's campus, Stuyvesant Hall was completed in 1931. Comprehensive improvements to the building included modern life safety systems, energy efficient electrical and HVAC systems, accommodations for those with disabilities and expanded amenity space for residents and staff.



## COLUMBUS – Born Capital Brewery Bottle Works

The last of the bottling buildings in Columbus's Brewery District to be retrofitted for a new purpose, the bottle works was originally constructed in 1895. Renaissance Revival in design, the industrial building is now known as the 570 Lofts and contains 47 market-rate apartments that have been fully leased.



## CINCINNATI – Metropole Building

Located at the heart of Downtown Cincinnati's arts and entertainment district, the Metropole Building had become a tired apartment building by the late 2000s. The property has been reborn for its original use as a hotel under the 21c Museum Hotel banner. The hotel offers 160 art-filled rooms, a full-service restaurant, meeting space and a spa and employs 140 people.



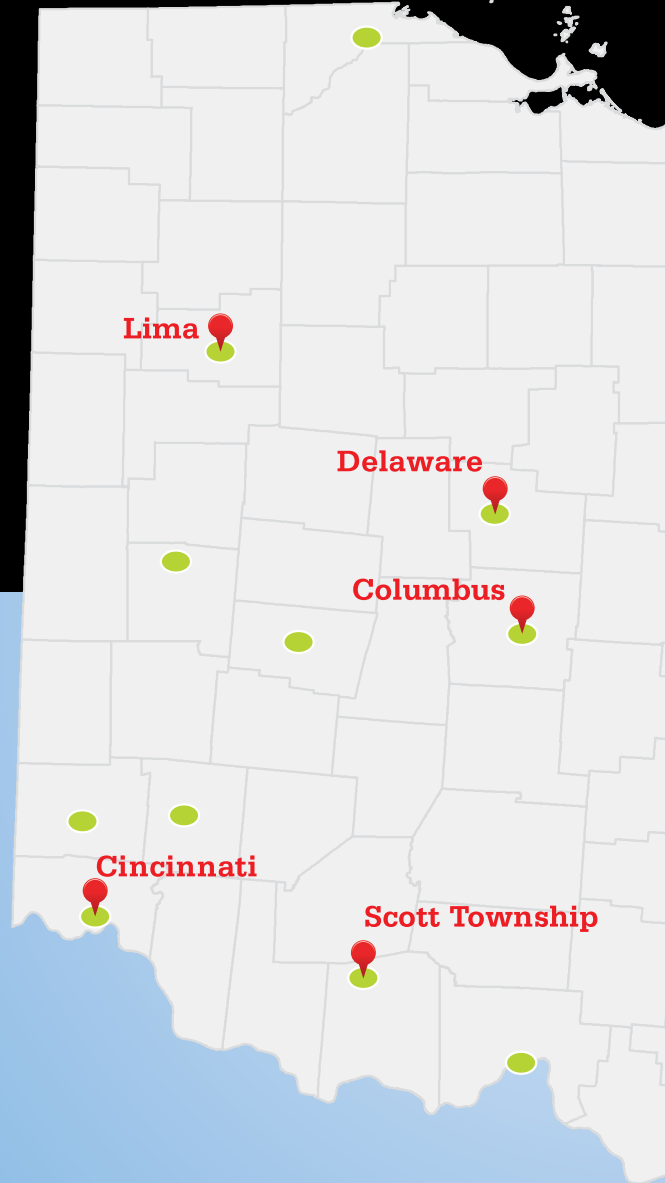
## CINCINNATI – Federal Reserve Building

Once occupied by the Cincinnati branch of the Federal Reserve Bank of Cleveland, the 16-story Federal Reserve Building is located in the West Fourth Street Historic District. Redevelopment of the building included conversion of the upper floors into 88 market-rate apartment units and upgrades to the commercial office and retail spaces located on the lower four floors.



## CINCINNATI – Cincinnati Color Building

Located along Vine Street in the Over-the-Rhine National Register Historic District, the Cincinnati Color Building is recognized for its iconic "PAINT" blade sign. Rehabilitation transformed the building into a mixed-use complex containing Kaze, a Japanese restaurant, and office space for CORE Resources, Inc., a private contracting and development outfit.



## SCOTT TOWNSHIP –

### John T. Wilson Home and Farm

Among the rolling hills and fertile fields of rural Adams County lies the storied estate of John. T. Wilson. Constructed between 1832 and 1844, his historic farmstead has been completely rehabilitated and will serve as a bed and breakfast. The property contains four overnight suites, a formal dining room and a mini museum.



### CLEVELAND – Boulevard Terrace Apartments

Containing one of the longest row house buildings in the Midwest, Boulevard Terrace Apartments is composed of six two-story multi-family residential buildings. The project included reconstruction of the front porches, installation of new windows, safety improvements and comprehensive upgrades to finishes throughout the property's 116 units.



Cleveland

Oberlin

Warren

Youngstown

### CLEVELAND – Gifford House and Carriage House

Constructed on Prospect Avenue, once Cleveland's second most prestigious residential street, the Gifford House was erected in 1901 in Tudor Revival Style. Most recently occupied by a fraternity, the house has been converted to commercial office space and one apartment. The office space is anchored by Ziska Architecture, a commercial and residential architecture firm.



### CLEVELAND – Neal Terrace Apartments

The Neal Terrace Apartments are located in Cleveland's Cudell Neighborhood and were rehabilitated in coordination with Boulevard Terrace. Neal Terrace contains twin-row buildings flanking a central linear courtyard that account for a total of 48 townhouse style apartments.



### CLEVELAND – St. Luke's Hospital

One of the most prominent landmarks on the east side of Cleveland, the mammoth St. Luke's Hospital was constructed in the 1920's and closed in 1999. A three-phase strategy has been implemented to redevelop the vacant building. The tax credits assisted with the rehabilitation of the exterior and conversion of the central wing into 72 apartments for senior citizens.



### CLEVELAND – Union Building

The Union Building boasts an ornate white terra cotta façade and is seated directly across from Cleveland State University. Fully vacant prior to redevelopment, the upper floors of the building function as modern office and classroom space. Cleveland State and the Northeast Ohio Medical Institute have leased a portion of the space as part of their partnership to train urban doctors.



### YOUNGSTOWN – Erie Terminal Building

The Erie Terminal Building takes its name from its original purpose as an office building and passenger terminal for the Erie Railroad. Dating to 1925, the six-story building has been successfully converted to first floor retail space and upper floor apartments targeted at young professionals and students at Youngstown State University.





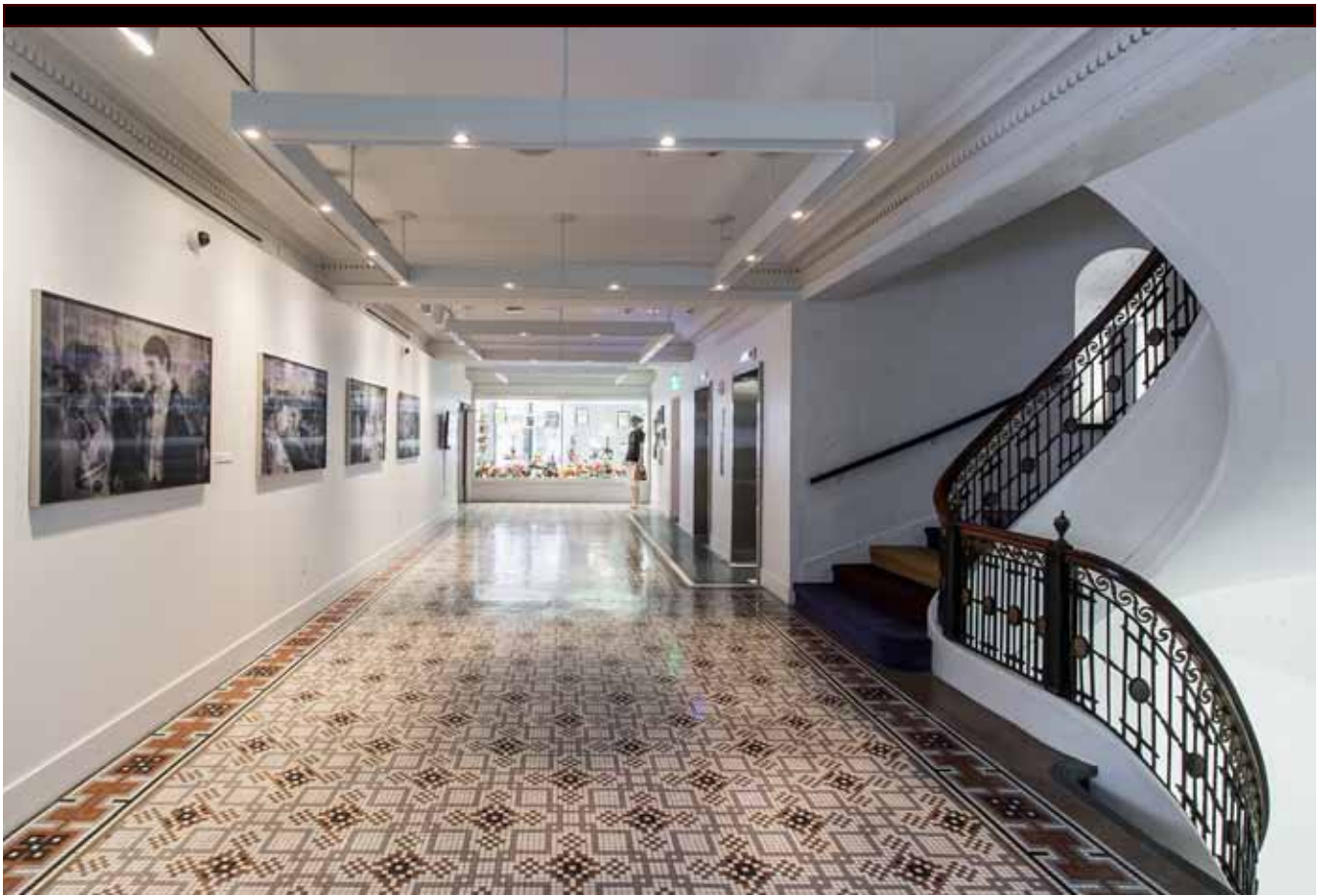
### WARREN – Market Block Building

Once a vacant commercial block on Warren's Courthouse Square, the Italianate Market Block Building has been repurposed as the home of the Raymond John Wean Foundation. The property includes office space for the foundation, a large community room for public events and a basement incubator space for start-up community organizations.



#### Key

-  Locations of Completed projects, 2012
-  Locations of Completed projects, 2009–2012



*Rotating art on display inside the 21c Museum Hotel*

## Project Spotlight: Metropole Building

Built at the peak of grandiose hotel expansion in Cincinnati's Central Business District, the Hotel Metropole first opened to the public in 1912. Built of steel and concrete and faced with brick and terra cotta, the Neo-Classical Revival building stands 10 stories. The property was expanded in 1924 and renovated several times, including a substantial alteration in 1971 to convert the property to apartments after hotel business was lost to more modern facilities.

Fast forwarding to more recent times, the Metropole Building was well-positioned at the center of the Backstage District, an arts and entertainment district just a block from Fountain Square. Across the street from the building sits the Aronoff Center for the Arts. To the south of the Metropole is the newly constructed Contemporary Arts Center. Redevelopment of the building lent itself to an arts or entertainment focus.

Exactly 100 years after its original grand opening, the Metropole Building opened again as a hotel in 2012. But not just any hotel. Reborn under the 21c Museum Hotel flag, the property is a boutique arts-themed hotel featuring curated contemporary art exhibition space, unique art on every floor and within every room, and a full-service restaurant and bar known as Metropole. The \$53 million rehabilitation was leveraged with \$2.5 million through Ohio New Markets Tax Credits and created 140 new jobs. The project brought about the best of the old and new, restoring the building to its original use while adapting it to the contemporary theme of the surrounding Backstage District.



## “Another tool in Cincinnati’s arsenal.”

Restored historic buildings often act as a competitive amenity for communities, helping them create an environment that is attractive to job creation and economic growth. In Cincinnati, the 21c Museum Hotel is both a hospitality and a cultural amenity for the city to boast.

And few people spend as much time boasting about Cincinnati as Dan Lincoln. As President and CEO of the Cincinnati USA Convention and Visitors Bureau, Lincoln constantly works to promote the city in national and international spotlights. He has learned what makes Cincinnati competitive with other cities and saw what it took to land large events, such as the World Choir Games, in the Queen City.

Lincoln calls the new 21c Museum Hotel “another tool in Cincinnati’s arsenal” in selling the city, both for one-time events and permanent business growth. “It is a competitive advantage because if you look at many other cities, they took out many of their older buildings; Cincinnati is an American city that kept their heritage, kept their architecture, kept their cultural amenities.”

Local leaders believe the new hotel will help tie together the ongoing redevelopment of Cincinnati’s riverfront and the revitalization of the Over-the-Rhine Historic District just north of downtown. As represented by the reborn Hotel Metropole, Cincinnati is creating a city attractive for growth by relying on its historic foundations and carrying forward a contemporary vision.



*Exterior of the transformed Metropole Building*



*Erie Terminal Place in Youngstown*

## Project Spotlight: Erie Terminal Place

Looking at the Erie Terminal Building, it appears to be just a normal office building. If you look a little closer, however, you may notice clues that suggest its unique past as a passenger train depot. The six-story building opened in 1922 to provide both a passenger station and office space for the Erie Railroad. The rear of the building was set along railroad tracks, allowing passengers to catch trains to New York, Chicago and major Midwest destinations until service was discontinued in 1976.

Train stations functioned as a place to greet incoming guests or say goodbye to a family member. Dave Murdoch's dad remembers boarding trains at the terminal to attend Cleveland Browns games. Murdoch's grandfather recalls seeing his brother for the last time at the depot, when his brother boarded a train destined for a World War II battle from which he would never return. And now Murdoch makes his home in the apartments above the old terminal lobby.

Reborn as Erie Terminal Place after a \$12 million rehabilitation, the upper five floors of the property have been converted into 40 apartment units for up to 65 young professionals working in the Mahoning Valley and students at the adjacent Youngstown State University. The property's lower floors offer several commercial storefronts to serve as amenities for the residents and to Downtown Youngstown, creating 40 jobs inside the building. Trains may no longer stop, but the Erie Terminal Building is bustling again.

## **“I’ve never looked at Youngstown with a brighter light.”**

For some young professionals, leaving their hometowns after college is all they can imagine. Revitalized downtowns and diverse living opportunities, however, can make the decision to come back home both easier and attractive.

Erie Terminal residents Danny Buccino, 25, and Dave Murdoch, 31, embody the types of young talent Ohio communities want to retain. Both grew up in the suburbs of Youngstown, but did not see themselves living in the city after college. Buccino attended the University of Toledo and most recently lived in Connecticut. Murdoch attended Youngstown State and planned to leave the area after graduation.

Today, Buccino is a component engineer with Delphi Automotive in Warren. Murdoch is running his family business, an industrial garage door

supplier that is seeing unprecedented growth because of the oil and gas industry. Both are thrilled to be part of the rebirth of Downtown Youngstown and were attracted to Erie Terminal Place because of its proximity to restaurants, nightlife and civic amenities within walking distance, something they note as one of the reasons their friends are attracted to other cities.

Buccino and Murdoch believe Erie Terminal has helped change attitudes about the potential for Downtown Youngstown. “This project has uplifted the area from a place no one wanted to be, to a showplace for the region. I’ve never looked at Youngstown with a brighter light,” Murdoch said.



*Youngstown State is directly adjacent to Erie Terminal Place*



*Rhea Perlman (center) joins local dignitaries at the Apollo Theatre reopening*

## **Project Spotlight: Apollo Theatre**

Residents of Oberlin saw a new building, the Hobbs Block, rise in 1913. At the rear of the Hobbs Block sat the Apollo Theatre, destined to bring live musicals and vaudeville to Oberlin's citizens and students at Oberlin College. Thor, Lord of the Jungle was shown at the theatre's silent premiere. It was not until 1928 that talkies, films with sound, would be shown. Between 1928 and 2009, the movie house was owned and operated by one family and was a mainstay in the community.

In 2009, the long-time owners were in search of a new steward for the Apollo. The worn out theatre was purchased by a subsidiary of Oberlin College, with grand plans for its redevelopment. Not only did the college have a desire to preserve a cherished institution within the local community, but also a new educational component was planned.

The result is remarkable. After a \$10 million rehabilitation, the theater space itself has been refreshed with new seats and equipment and depression era chevron-patterned panels were replicated on the walls. The front of the Hobbs Block now houses the Danny DeVito and Rhea Perlman Cinema Studies Center for Media Education and Production. The center includes labs, animation studios, recording areas and projection screening rooms for use by local high schools and Oberlin College's Department of Cinema Studies. The renovated facility created 30 permanent jobs and means that Oberlin's biggest star remains bright.

## “Not too many places like the Apollo left.”

The slogan of Josef Bomback’s Oberlin ice cream shop is “Lick Local,” and just like his ice cream, he has his pulse on the local community. Bomback’s retail shop, Cow Haus Creamery, is located just a block from the Apollo and is supplied by his factory in nearby Elyria. Growing up in Lorain County, Bomback has seen many movies at the downtown Oberlin theater, and watched it change over the years.

When describing the community’s feeling for the Apollo, Bomback reflected that “there’s a heck of a lot of community pride and that’s a very good thing. There are not too many places like the Apollo left, and people are grasping for that special thing.” He could not imagine Oberlin without the Apollo and believes it acts as a gathering place for the generations.

Bomback is excited about the renewed theater and looks forward to seeing how his retail operation is impacted when both businesses are open during the summer months. Discussions with the Apollo management have already begun about the potential for cross-promotional events.

Strong downtowns and gathering places such as the Apollo help create competitive communities in which people are excited to live and work. Thankfully, this landmark got its encore.



*Replicated chevron-patterned panels in the Apollo auditorium*

# National Perspective

Ohio has long been a leader at utilizing the Federal Historic Preservation Tax Credit since the Program's inception in 1976. Through the end of 2012, the Ohio Historic Preservation Office has certified 1,581 federal rehabilitation projects with an estimated total investment of \$2.4 billion (without adjustment for inflation). To date, federal projects have been located in more than two-thirds of Ohio's 88 counties.

Creation of the Ohio Historic Preservation Tax Credit has propelled historic rehabilitation in Ohio as well as the use of the federal program. Since the Ohio Program certified its first projects in 2009, Ohio climbed from being in the top 15-20 states nationally in use of the Program, to fifth in the nation in both the number of completed projects and the total project expenses certified in 2012, as detailed in the charts to the right. In 2012, Ohio had the highest number of new projects proposed nationally, as measured by federal Part 2 application form submissions.

A 2012 study of the federal program conducted by Rutgers University estimated that the \$295.7 million in rehabilitation projects completed during federal fiscal year 2011 in Ohio created 5,313 jobs and \$210.6 million in income (wages, salaries and proprietor's income).

## Interest in Ohio Program

The Ohio Historic Preservation Tax Credit Program is gaining interest nationally from developers. To date, applications have been approved for 13 projects led by non-Ohio developers, representing nearly \$300 million in outside investment in the state. This represents approximately 7 percent of the overall Program. Projects have been approved and/or completed by developers headquartered in California, Indiana, Kentucky, Michigan, Minnesota, Missouri, New York and North Carolina.

## Federal Historic Preservation Tax Credit in Ohio



\*Data Source: National Park Service, U.S. Department of Interior, Technical Preservation Services

# National Acclaim

Since the Program's inception in 2006, three projects have been recognized nationally by the National Trust for Historic Preservation. The National Trust's awards represent the nation's highest preservation honor and are a significant distinction for the projects and development teams that are awarded.

## Preservation Honor Award 2009

### Fort Piqua Plaza, Piqua

One of the first projects completed through the Ohio Historic Preservation Tax Credit Program, the long-vacant Fort Piqua Hotel received a \$21 million rehabilitation and now houses a conference center, library and retail shops. The rehabilitated complex houses more than 60 permanent employees.



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## National Trust/HUD Secretary's Award for Excellence in Historic Preservation 2012

### St. Luke's Manor, Cleveland

Abandoned in 1999, St. Luke's Hospital in Cleveland's Buckeye-Shaker neighborhood has been transformed into affordable senior housing and space for nonprofits. Completed through an innovative public-private partnership, the project was awarded the prestigious HUD award. The first phase of the project totaled \$21 million in rehabilitation costs and created nearly 200 construction jobs.



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## Preservation Honor Award 2012

### ASM Headquarters and Geodesic Dome, Russell Township (Geauga County)

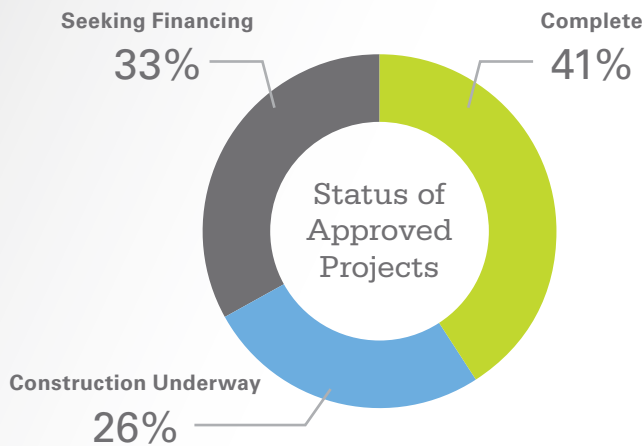
The American Society for Metals (ASM) is able to continue calling its mid-century modern headquarters in rural Northeast Ohio home because of a \$6 million rehabilitation leveraged through historic preservation tax credits. More than 80 employees are housed below a Buckminster Fuller-inspired geodesic dome.



# Projects Portfolio

The current Ohio Historic Preservation Tax Credit project portfolio includes 156 approved projects to rehabilitate 229 historic buildings in 34 different jurisdictions across Ohio. Collectively, the \$327 million in Ohio Historic Preservation Tax Credits approved are projected to leverage more than \$2 billion in private investment and federal tax credits. Thus, every dollar of state tax credit will leverage \$6.25 in investment.

Completed projects range from \$400,000 to \$75 million in total project investment, representing the wide range of project size. In terms of end use, 35 percent of total square feet rehabilitated through the program is commercial office or manufacturing, 17 percent is retail or hotel, 4 percent is institutional and 44 percent is residential. The average project size is 88,064 square feet, although the median is 47,324 square feet.



*LaVeque Tower in Columbus*

Round	Calendar Year Approved	Total Projects Approved	Completed Projects	Total Estimated Tax Credit	Total Estimated Project Cost	Leveraged Investment
Round 1	2007–2008	37	21	\$117,981,642	\$639,049,111	5.42
Round 2	2008	31	26	\$52,371,319	\$323,426,257	6.18
Round 3	2009	11	7	\$16,540,518	\$136,024,142	8.22
Round 4	2010	12	6	\$30,218,312	\$201,196,638	6.66
Rounds 5 & 6	2011	12	2	\$23,058,518	\$155,769,476	6.76
Round 7	2011	12	1	\$15,138,635	\$100,059,738	6.61
Round 8	2012	18	0	\$35,885,332	\$237,557,099	6.62
Round 9	2012	23	0	\$35,990,075	\$252,526,562	7.02
<b>Total</b>	–	<b>156</b>	<b>63</b>	<b>\$327,184,352</b>	<b>\$2,045,609,023</b>	<b>6.25</b>



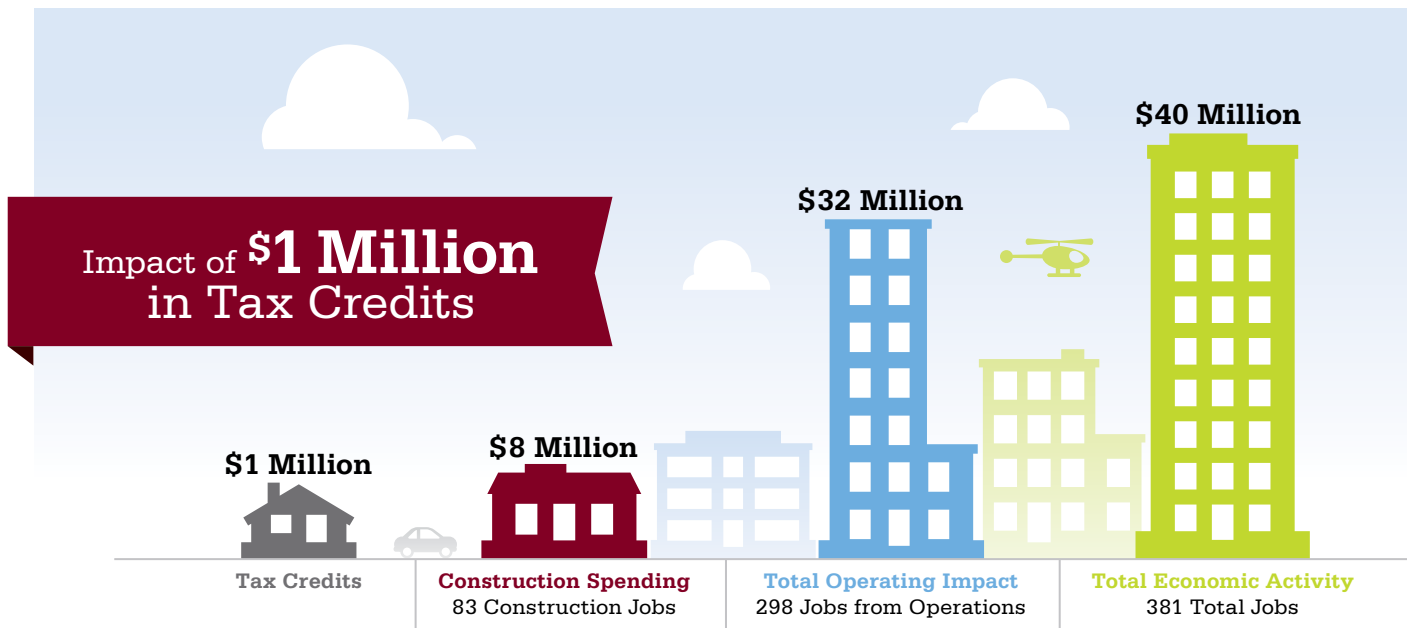
## Economic Impact

In May 2011, Cleveland State University completed an economic impact study of construction and selected operating impacts of the first four rounds of the Ohio Historic Preservation Tax Credit Program. The study found that during the construction period alone, the \$246 million in tax credits approved will lead to nearly \$10 billion in economic activities in the state between 2007 and 2025.

This economic activity drives significant job creation as well. In fact, the construction and

operation of the rehabilitation and reoccupied buildings creates an estimated annual average of 6,976 jobs over the 19-year period, representing more than \$5.4 billion in wages.

Recognizing the economic impact and job creation of the Ohio Historic Preservation Tax Credit Program, the Ohio General Assembly renewed the Program in the state's FY2012-13 Budget. The legislation, House Bill 153, provides authorization for \$60 million in tax credits annually.



## Legislative Update

Two pieces of legislation approved by the Ohio General Assembly during 2012 impact the Ohio Historic Preservation Tax Credit Program. Known as the DSA Bill, Senate Bill 314 became effective on September 28, 2012 and allows long-term lessees to participate in the program as an applicant. Prior to this change, only the fee simple owner of the historic building could apply.

Signed by Governor Kasich on December 20, 2012, House Bill 510 created the financial institutions tax (FIT) to replace corporate franchise and dealer in intangibles taxes. The legislation includes a provision to allow the Ohio Historic Preservation Tax Credit to be taken against liability for the FIT. Currently, the credit can be taken against the corporate franchise and dealer in intangibles taxes, which will be phased out at the end of 2013.

## Approved Projects by Jurisdiction

City	Approved Projects	Historic Buildings	Total Project Costs	Total QRE*	Total Tax Credit	Leveraged Investment Ratio
Akron	8	13	\$31,431,119	\$26,586,248	\$6,454,567	4.87
Ashtabula	1	1	\$3,473,000	\$2,557,400	\$639,350	5.43
Berea	2	2	\$37,907,337	\$26,115,307	\$6,514,804	5.82
Cambridge	1	1	\$7,637,245	\$4,054,049	\$1,013,512	7.54
Canton	2	2	\$108,069,323	\$90,069,194	\$22,517,298	4.80
Chillicothe	1	1	\$6,552,000	\$5,642,000	\$1,410,500	4.65
Cincinnati	33	75	\$335,618,614	\$233,908,753	\$47,550,085	7.06
Cleveland	50	52	\$942,569,999	\$662,231,438	\$142,706,582	6.60
Columbus	13	35	\$127,588,772	\$82,244,569	\$20,286,143	6.29
Dayton	3	4	\$39,579,047	\$28,280,356	\$7,070,089	5.60
Delaware	1	1	\$18,319,165	\$14,997,291	\$3,749,323	4.89
Hamilton	5	5	\$25,433,584	\$23,532,779	\$5,882,961	4.32
Hayesville	1	1	\$1,239,800	\$1,004,800	\$234,400	5.29
Ironton	3	3	\$23,644,836	\$15,248,930	\$3,812,232	6.20
Kent	1	1	\$5,848,164	\$3,974,539	\$955,750	6.12
Lancaster	1	1	\$343,500	\$284,000	\$71,000	4.84
Lebanon	1	1	\$3,992,595	\$3,804,908	\$934,250	4.27
Lima	1	1	\$9,210,055	\$8,236,208	\$2,059,052	4.47
Marietta	1	1	\$10,967,983	\$9,262,457	\$2,315,614	4.74
Mount Vernon	1	2	\$28,500,000	\$18,621,297	\$4,655,324	6.12
Newark	1	1	\$2,212,094	\$1,725,042	\$431,260	5.13
Oberlin	1	1	\$9,000,000	\$8,000,000	\$2,000,000	4.50
Painesville	1	1	\$2,000,000	\$1,486,000	\$371,500	5.38
Piqua	1	1	\$20,995,232	\$17,382,963	\$4,345,741	4.83
Portsmouth	1	1	\$8,128,986	\$6,842,553	\$1,543,630	5.27
Russell Township (Geauga County)	1	1	\$6,404,745	\$6,257,950	\$1,388,496	4.61
Sandusky	2	2	\$14,783,267	\$13,905,628	\$3,476,407	4.25
Scott Township (Adams County)	1	1	\$576,715	\$247,022	\$61,756	9.34
Springfield	1	1	\$14,773,675	\$11,819,611	\$2,954,903	5.00
St. Clairsville	1	1	\$3,600,000	\$3,000,000	\$750,000	4.80
Toledo	6	6	\$138,249,955	\$101,748,006	\$17,656,838	7.83
Urbana	1	1	\$3,500,000	\$3,177,000	\$794,250	4.41
Warren	2	2	\$8,346,488	\$6,619,416	\$1,614,565	5.17
Youngstown	6	6	\$45,111,728	\$40,746,942	\$8,962,171	5.03
<b>Total</b>	<b>156</b>	<b>229</b>	<b>\$2,045,609,023</b>	<b>\$1,483,614,656</b>	<b>\$327,184,352</b>	<b>6.25</b>

\*QRE stands for Qualified Rehabilitation Expenditures

## Approved Ohio Historic Preservation Tax Credit Projects

City	Application No.	Project Name	Address	Round	Total Project Costs	Total ORE*	Total Tax Credit	Historic Buildings	Status
<b>Akron</b>	FY080071	AC&Y Building	12 East Exchange Street	2	\$663,529	\$659,449	\$150,000	1	Complete
	FY080041	Andrew Jackson Residence	277 East Mill Street	2	\$3,867,264	\$3,371,806	\$666,560	1	Complete
	FY12014	Cascade Lofts	21 West North Street	7	\$4,179,819	\$3,634,819	\$908,705	1	Seeking Financing
	FY12008	Civic Theatre Block	156-184 South Main Street	7	\$13,083,329	\$10,961,346	\$2,740,337	6	Seeking Financing
	FY080003	Gothic Building	102 South High Street	1	\$2,707,452	\$2,250,837	\$562,709	1	Complete
	FY10006	Kaiser Building	323-325 South Main Street	4	\$2,199,221	\$1,500,629	\$374,415	1	Complete
	FY080079	Metropolitan Building (Chemstress Courtyard Building)	39 South Main Street	2	\$1,000,110	\$1,000,110	\$250,028	1	Construction Underway
	FY080002	Selle Gear Company	451 South High Street	1	\$3,730,395	\$3,207,252	\$801,813	1	Construction Underway
	FY12006	Hotel Ashtabula	4726 Main Avenue	7	\$3,473,000	\$2,557,400	\$639,350	1	Construction Underway
	FY13001	Beech Street Residence Halls	63 Beech Street	9	\$20,741,678	\$11,664,648	\$2,916,162	1	Construction Underway
<b>Berea</b>	FY10068	First Congregational Church (Conservatory of Music Annex)	33 Seminary Street	4	\$17,165,659	\$14,450,659	\$3,598,642	1	Complete
	FY10029	Berwick Hotel Apartments	601 Wheeling Avenue	3	\$7637,245	\$4,054,049	\$1,013,512	1	Complete
<b>Canton</b>	FY080004	Hercules Motors Corporation Industrial Complex	101 11th Street SE	1	\$98,000,000	\$80,000,000	\$20,000,000	1	Seeking Financing
	FY080015	Hotel Onesto	221-227 2nd Street NW	1	\$10,069,323	\$10,069,194	\$2,517,298	1	Construction Underway
<b>Chillicothe</b>	FY13016	Carlisle Building	4 East Main St and 9 South Paint Street	9	\$6,552,000	\$5,642,000	\$1,410,500	1	Construction Pending
	FY080107	1346 Broadway	1346 Broadway Street	1	\$470,265	\$293,006	\$73,252	1	Complete
<b>Cincinnati</b>	FY080089	1405-1409 Vine Street	1405-09 Vine Street	2	\$2,262,255	\$1,854,031	\$434,954	1	Complete
	FY12044	1405-07 Republic	1405-07 Republic Street	8	\$3,405,702	\$3,005,447	\$751,362	1	Seeking Financing
	FY080096	1411 Pleasant Street	1411 Pleasant Street	1	\$534,858	\$446,223	\$111,556	1	Complete
	FY080088	1411 Vine Street	1411 Vine Street	2	\$2,262,255	\$849,534	\$191,066	1	Complete
	FY080087	1413 Vine Street	1413 Vine Street	2	\$2,262,255	\$637,381	\$145,609	1	Complete
	FY080086	1417 Vine Street	1417 Vine Street	2	\$2,262,255	\$641,071	\$135,682	1	Complete
	FY080085	1419 Vine Street	1419 Vine Street	2	\$2,262,255	\$760,061	\$178,858	1	Complete
	FY080095	1422 Pleasant Street	1422 Pleasant Street	1	\$401,249	\$336,641	\$84,160	1	Complete
	FY12043	1500-06 Elm	1500-06 Elm Street	8	\$3,557,880	\$2,574,405	\$643,601	3	Construction Pending
	FY12004	15th and Republic	1437 Republic & 13 West Fifteenth	7	\$5,440,000	\$3,050,000	\$762,500	2	Construction Underway
FY13015	308-316 Main Street	308, 312, 316 Main Street	9	\$9,010,659	\$7,533,107	\$1,883,277	3	Construction Pending	
FY13020	521-523 East 12th Street	521-523 East 12th Street	9	\$1,242,270	\$821,448	\$203,362	2	Construction Pending	
FY13023	961-975 East McMullan Street	961, 965 and 975 East McMullan Street	9	\$7,994,857	\$7,088,214	\$1,772,054	3	Construction Pending	
FY13022	Abington Flats	33 Green Street	9	\$3,147,033	\$2,747,458	\$501,643	1	Construction Pending	
FY080074	American Can Building	4101 Spring Grove Avenue	2	\$20,640,224	\$18,269,049	\$4,500,000	1	Complete	
FY080065	Arrow Apartments	2200 Vine Street	2	\$1,782,410	\$1,503,708	\$352,696	1	Complete	
FY12030	Central Parkway YMCA	1105 Elm Street	8	\$27,131,432	\$25,034,315	\$5,000,000	1	Seeking Financing	
FY10033	Cincinnati Color Building	1400 Vine Street	3	\$14,165,322	\$5,024,743	\$1,256,186	1	Complete	
FY080057	Cincinnati Enquirer Building	617 Vine Street	2	\$30,431,907	\$28,569,593	\$5,000,000	1	Construction Pending	
FY12010	Crown Building	205 West Elder Street	7	\$1,433,702	\$1,117,879	\$279,470	1	Construction Underway	
FY13013	Eden Park Pump Station	1430 Martin Drive	9	\$5,200,000	\$4,000,000	\$1,000,000	1	Seeking Financing	

## Approved Ohio Historic Preservation Tax Credit Projects

City	Application No.	Project Name	Address	Round	Total Project Costs	Total ORE*	Total Tax Credit	Historic Buildings	Status
Cincinnati – Continued	FY10056	Federal Reserve Building	105 West Fourth Street	4	\$16,061,854	\$15,786,731	\$2,496,000	1	Complete
	FY10013	Germania Hall	1313 Vine Street	3	\$7,048,860	\$6,781,986	\$1,695,986	1	Construction Underway
	FY12001	Haddon Hall Apartments	3418 Reading Road	7	\$12,095,462	\$6,121,375	\$1,150,000	1	Construction Pending
	FY10058	Meiner Flats	1434 & 1502 Vine Street	5	\$11,303,464	\$5,979,724	\$1,494,931	2	Construction Pending
	FY10035	Mercer Commons	27 Mercer Street	3	\$47,337,537	\$11,705,697	\$2,926,321	13	Construction Underway
	FY10057	Metropole Building	609 Walnut Street	4	\$54,700,495	\$36,945,578	\$5,000,000	1	Complete
	FY13021	Pendleton Apartments	1108-1218 Broadway & 404-414 East 12th Street	9	\$16,116,250	\$14,048,833	\$2,642,031	17	Seeking Financing
	FY080092	Saengerhalle	1400-04, 1406, & 1412-16 Race Street	2	\$6,778,154	\$5,031,389	\$1,091,753	3	Complete
	FY12015	St. Michael Complex	2104 St. Michael Street	7	\$5,603,527	\$5,338,527	\$1,334,632	2	Seeking Financing
	FY12033	St. Paulus Church	1429 Race Street	8	\$8,227,124	\$7,418,668	\$1,854,667	1	Construction Underway
	FY080090	Westfalen Lofts	1418, 1410, & 1422 Race Street	3	\$3,044,840	\$2,592,931	\$602,477	3	Complete
	FY080106	Allerton Hotel	1802 East 13th Street	2	\$10,103,964	\$8,905,226	\$2,223,924	1	Complete
	FY10091	Amasa Stone Home for the Aged	975 East Boulevard	2	\$10,345,000	\$6,225,000	\$1,110,443	1	Seeking Financing
	FY080026	Boulevard Terrace Apartments	10119 Detroit Avenue	1	\$18,001,263	\$12,714,036	\$3,178,509	1	Complete
	FY080033	Capitol Theater	1400 West 65th Street	1	\$6,608,101	\$5,852,280	\$1,463,070	1	Complete
	FY080048	Central National Bank / United Office Building	2012 West 25th Street	2	\$10,914,083	\$9,398,369	\$1,795,198	1	Complete
	FY080011	Cleveland Athletic Club Building	1118-1148 Euclid Avenue	1	\$23,263,900	\$16,586,400	\$4,146,600	1	Seeking Financing
	FY080047	Cleveland Club / Tudor Arms	10660 Carnegie Avenue	2	\$23,419,047	\$18,909,120	\$4,365,000	1	Complete
	FY080022	Cleveland Trust Company	900 Euclid Avenue	1	\$6,050,738	\$4,342,298	\$1,085,575	1	Seeking Financing
FY080032	Cogswell Hall	7200 Franklin Boulevard	1	\$7,689,112	\$3,944,513	\$986,128	1	Complete	
FY10022	Cowell & Hubbard Building	1305 Euclid Avenue	3	\$8,000,000	\$6,400,000	\$1,600,000	1	Near Completion	
FY13019	East Ohio Building	1717 East 9th Street	9	\$65,229,000	\$49,145,000	\$5,000,000	1	Construction Pending	
FY10090	East Ohio Gas / Rockwell Building	1403-1405 East Sixth Street	2	\$35,550,037	\$29,444,599	\$5,000,000	1	Complete	
FY12003	Euclid-71st Street Building	7012 Euclid Avenue	7	\$26,900,000	\$18,626,810	\$4,381,703	1	Construction Underway	
FY11004	FW. Woolworth Building	1317 Euclid Avenue	2	\$6,785,736	\$4,434,890	\$1,108,723	1	Near Completion	
FY080007	Ford Motor Company Cleveland Plant (Cleveland Institute of Art)	11610 Euclid Avenue	1	\$50,069,563	\$27,650,163	\$6,912,540	1	Complete	
FY12009	Gifford House and Carriage House	3047 Prospect Avenue	7	\$812,582	\$435,656	\$108,914	1	Complete	
FY13008	Globe Machine and Stamping Company	1250 West 76th Street	9	\$11,989,533	\$11,175,200	\$2,793,800	1	Seeking Financing	
FY080031	Hanna Building Complex	1400-1438 Euclid Avenue	1	\$77,302,000	\$54,269,000	\$13,567,250	1	Construction Underway	
FY080039	Higbee Building	100 Public Square	1	\$49,129,348	\$29,027,948	\$7,256,987	1	Complete	
FY080017	Higbee House	2267 West 14th Street	1	\$813,395	\$788,395	\$197,099	1	Construction Underway	
FY080009	John Hartness Brown Building	1000-1021 Euclid Avenue	1	\$27,498,200	\$23,023,200	\$5,755,800	1	Construction Underway	
FY10031	Joseph & Feiss Clothcraft Warehouse	2149 West 53rd Street	5	\$9,057,543	\$8,167,543	\$995,334	1	Seeking Financing	

## Approved Ohio Historic Preservation Tax Credit Projects

City	Application No.	Project Name	Address	Round	Total Project Costs	Total ORE*	Total Tax Credit	Historic Buildings	Status
	FY080077	Kresge Building	406 Euclid Avenue	2	\$2,364,521	\$1,789,062	\$447,266	1	Complete
	FY080113	Liberty Building	2010 Euclid Avenue	2	\$1,627,022	\$1,600,202	\$400,051	1	Complete
	FY080006	M.T. Silver Building	2320 Superior Avenue	1	\$9,680,000	\$9,005,000	\$2,251,250	1	Construction Underway
	FY080076	McCrory Building	422-424 Euclid Avenue	2	\$3,224,347	\$2,439,630	\$609,908	1	Complete
	FY11005	Middough Building	1901 East 13th Street	6	\$41,376,299	\$19,323,925	\$4,831,000	1	Construction Underway
	FY080025	Neal Terrace Apartments	8811 Detroit Avenue	1	\$8,987,137	\$6,356,064	\$1,589,016	1	Complete
	FY13007	Ohio City Post Office	2515 Jay Avenue	9	\$3,439,503	\$2,089,503	\$522,376	1	Seeking Financing
	FY080016	Olney House and Gallery	2241-2253 West 14th Street	1	\$4,861,079	\$3,921,079	\$980,270	1	Construction Underway
	FY13006	Painters Lofts	8205 Franklin Boulevard	9	\$536,587	\$536,587	\$105,213	1	Construction Underway
	FY12007	Park-Southworth Building	140 Public Square & 2013 Ontario Street	7	\$21,107,469	\$7,909,665	\$1,977,416	2	Construction Pending
	FY080078	Petrie Plus Building	416 Euclid Avenue	2	\$1,289,739	\$975,852	\$243,963	1	Complete
	FY12016	Rialto Theater	1867-1873 West 25th Street	7	\$3,930,848	\$1,936,430	\$484,108	1	Construction Underway
	FY10015	Schofield Building	2000-2030 East Ninth Street	4	\$44,000,000	\$37,000,000	\$5,000,000	1	Construction Pending
	FY080029	Scott A. Rogers Company Building	2020 Euclid Avenue	1	\$8,444,042	\$8,350,177	\$2,087,544	1	Complete
	FY080043	St. Luke's Hospital	11311 Shaker Boulevard	2	\$21,214,365	\$17,973,636	\$4,493,409	1	Complete
	FY080005	Sunshine Cloak Company Building	2310 Superior Avenue	1	\$7663,316	\$6,943,586	\$1,735,897	1	Complete
	FY080021	Swetland Building	1010 Euclid Avenue	1	\$16,547,618	\$3,585,400	\$896,350	1	Seeking Financing
	FY13002	Templin-Bradley Company Building	5700 Detroit Avenue	9	\$7790,554	\$7,301,048	\$1,825,262	1	Seeking Financing
	FY080040	Terminal Tower	50 Public Square	2	\$55,593,864	\$33,318,516	\$5,000,000	1	Complete
	FY12042	Truman Building	1020-30 Euclid Avenue	8	\$9,023,922	\$7,363,495	\$1,840,874	1	Seeking Financing
	FY10084	Union Building	1836 Euclid Avenue	4	\$18,925,787	\$13,168,415	\$3,292,104	1	Complete
	FY080023	Union Gospel Press	710 Jefferson Avenue	1	\$20,720,156	\$17,709,412	\$4,427,353	1	Complete
	FY10078	University Tower Apartments	1575 East Boulevard	6	\$23,112,929	\$18,811,765	\$2,000,000	1	Construction Underway
	FY12019	Vincent Tower	629 Euclid Avenue	8	\$17,000,000	\$6,455,000	\$1,613,750	1	Construction Underway
	FY13017	West 25th Street Lofts	1526 West 25th Street & 2711 Church Avenue	9	\$21,500,000	\$16,000,000	\$4,000,000	2	Seeking Financing
	FY13010	West Side Community House	3000 Bridge Avenue	9	\$2,977,000	\$2,522,539	\$480,790	1	Construction Pending
	FY080053	West Side YMCA	3200 Franklin Boulevard	2	\$4,156,548	\$3,324,529	\$775,000	1	Complete
	FY080008	William Taylor, Son, and Co. Department Store (668 Euclid)	668 Euclid Avenue	1	\$75,943,202	\$55,055,275	\$13,763,819	1	Complete
<b>Columbus</b>	FY12024	620-630 East Broad Street	620-630 East Broad Street	8	\$2,203,539	\$1,252,580	\$313,145	1	Construction Underway
	FY11007	Atlas Building	8 East Long Street	6	\$14,963,261	\$11,963,261	\$2,990,815	1	Construction Pending
	FY10004	Born Capital Brewery Bottle Works	570 South Front Street	3	\$10,355,250	\$5,000,000	\$1,250,000	1	Complete
	FY13024	Broadwin Apartments	1312 East Broad Street	9	\$8,846,148	\$4,442,432	\$1,110,608	1	Seeking Financing
	FY12039	Franklinton Post Office	72 South Gift Street	8	\$640,000	\$500,000	\$125,000	1	Construction Underway
	FY12022	Grant Commons	East 11th Avenue	8	\$12,609,992	\$11,866,742	\$2,966,686	23	Construction Pending

## Approved Ohio Historic Preservation Tax Credit Projects

City	Application No.	Project Name	Address	Round	Total Project Costs	Total ORE*	Total Tax Credit	Historic Buildings	Status
<b>Columbus-Continued</b>	FY13004	Lazarus House Apartments	380 East Town Street	9	\$265,860	\$184,780	\$46,195	1	Construction Underway
	FY12025	LeVeque Tower	50 West Broad Street	8	\$27,600,000	\$21,100,000	\$5,000,000	1	Construction Underway
	FY13009	Medical Science Building	717-721 N. High Street	9	\$8,500,000	\$3,750,000	\$937,500	1	Construction Pending
	FY080042	Seneca Hotel	361 East Broad Street	2	\$16,705,572	\$15,752,174	\$3,938,044	1	Complete
	FY13005	Welsh Presbyterian Church	315 E. Long Street	9	\$17,741,350	\$1,385,000	\$346,250	1	Construction Underway
FY10086	Wonder Bread Building	697 North 4th Street	4	\$3,262,100	\$2,388,000	\$597,000	1	Construction Underway	
FY12020	Yankee Trader Building	463 North High Street	8	\$3,895,700	\$2,659,600	\$664,900	1	Construction Underway	
<b>Dayton</b>	FY11010	Centre City Building	40 South Main Street	6	\$13,200,000	\$7,483,634	\$1,870,909	1	Seeking Financing
	FY13014	Huffman Block	115 East Third Street	9	\$15,379,047	\$13,346,722	\$3,336,680	1	Construction Pending
	FY12027	Rubenstein Building and Marietta Flats	1112-1148 West Third Street	8	\$11,000,000	\$7,450,000	\$1,862,500	2	Seeking Financing
	FY11008	Stuyvesant Hall	223 West William Street	6	\$18,319,165	\$14,997,291	\$3,749,323	1	Complete
	FY12034	Artspace Hamilton Lofts	222 High Street	8	\$10,209,024	\$9,330,426	\$2,332,373	1	Construction Pending
<b>Delaware Hamilton</b>	FY080014	Davis-McCrory Building	236 High Street	1	\$5,182,036	\$5,120,636	\$1,280,159	1	Complete
	FY13018	Hamilton Journal-News Building	228-234 Court Street	9	\$4,122,433	\$3,216,488	\$804,122	1	Construction Underway
	FY080013	Howell-Sohngen Building	232 High Street	1	\$4,498,104	\$4,456,420	\$1,114,105	1	Complete
	FY080012	Second National Bank Building	228 High Street	1	\$1,421,987	\$1,408,809	\$352,202	1	Complete
	FY12018	Vermillion Institute	150 East Main Street	8	\$1,239,800	\$1,004,800	\$234,400	1	Construction Underway
<b>Ironton</b>	FY10034	Berg Building	223 South Second Street	3	\$8,130,703	\$2,992,406	\$748,101	1	Construction Underway
	FY10082	Brumberg Building	222 South 3rd Street	5	\$7,279,121	\$5,928,976	\$1,482,244	1	Seeking Financing
<b>Kent</b>	FY10081	RoNa Theatre	314 South 3rd Street	6	\$8,235,012	\$6,327,548	\$1,581,887	1	Seeking Financing
	FY12021	Franklin Hotel	176 East Main Street	8	\$5,848,164	\$3,974,539	\$955,750	1	Construction Underway
<b>Lancaster</b>	FY12035	Bodenheimer-Mayer House	204 North Columbus Street	8	\$343,500	\$284,000	\$71,000	1	Construction Underway
	FY080058	Golden Lamb	27 South Broadway	2	\$3,992,595	\$3,804,908	\$934,250	1	Complete
<b>Lima</b>	FY10065	Metropolitan Block	300 North Main Street	4	\$9,210,055	\$8,236,208	\$2,059,052	1	Stages(s) Complete
	FY080027	Colony Theatre	222 Putnam Street	1	\$10,967,983	\$9,262,457	\$2,315,614	1	Construction Underway
<b>Mount Vernon</b>	FY12037	Woodward Opera House and Cooper Building	107 South Main Street	8	\$28,500,000	\$18,621,297	\$4,655,324	2	Construction Underway
	FY10072	Old Home Bank Building	1 North Third Street	5	\$2,212,094	\$1,725,042	\$431,260	1	Construction Pending
<b>Newark Oberlin</b>	FY10009	Apollo Theatre	17-21 East College Street	3	\$9,000,000	\$8,000,000	\$2,000,000	1	Complete
	FY12011	Steele Mansion	348 Mentor Avenue	7	\$2,000,000	\$1,486,000	\$371,500	1	Construction Underway
<b>Piqua</b>	FY080034	Fort Piqua Hotel	110 - 116 West High Street	1	\$20,995,232	\$17,382,963	\$4,345,741	1	Complete
	FY10032	Horizon House	700 2nd Street	3	\$8,128,986	\$6,842,553	\$1,543,630	1	Complete
<b>Russell Township (Geauga County)</b>	FY10002	ASM Headquarters and Geodesic Dome	9639 Kinsman Road	3	\$6,404,745	\$6,257,950	\$1,388,496	1	Complete
	FY10083	Feick Building	158 East Market Street	4	\$7,583,267	\$6,905,628	\$1,726,407	1	Seeking Financing
<b>Sandusky</b>	FY080018	Hotel Rieger	232 Jackson Street	1	\$7,200,000	\$7,000,000	\$1,750,000	1	Construction Underway

## Approved Ohio Historic Preservation Tax Credit Projects

City	Application No.	Project Name	Address	Round	Total Project Costs	Total ORE*	Total Tax Credit	Historic Buildings	Status
<b>Scott Township (Adams County)</b>	FY080054	John T. Wilson Home and Farm	92 Old State Route 32	1	\$576,715	\$247,022	\$61,756	1	Complete
	FY080051	Shawnee Hotel	102 East Main Street	2	\$14,773,675	\$11,819,611	\$2,954,903	1	Complete
	FY080114	Clarendon Hotel	102 East Main Street	2	\$3,600,000	\$3,000,000	\$750,000	1	Seeking Financing
	FY10070	Berdan Building	601 Washington Street	4	\$21,604,974	\$20,247,066	\$5,000,000	1	Seeking Financing
	FY12023	Fiberglas Tower	200 North St. Clair Street	8	\$65,121,320	\$44,571,058	\$5,000,000	1	Seeking Financing
	FY10001	Hannons Block	619 Monroe Street	4	\$2,765,231	\$2,515,231	\$628,808	1	Seeking Financing
FY080111	Standart-Simmons Hardware Company	34 S. Erie Street	2	\$18,246,427	\$16,388,766	\$2,521,559	1	Complete	
FY080010	Water Street Station	300 Water Street	1	\$21,943,103	\$12,551,885	\$3,137,971	1	Seeking Financing	
FY13011	Ohio Theatre	3112 Lagrange Street	9	\$8,568,900	\$5,474,000	\$1,368,500	1	Construction Underway	
<b>Urbana Warren</b>	FY080038	Douglas Hotel	24 - 27 Monument Square	1	\$3,500,000	\$3,177,000	\$794,250	1	Seeking Financing
	FY13012	Kresge Building	125 West Market Street	9	\$5,635,900	\$3,935,000	\$983,750	1	Construction Pending
	FY11013	Market Block Building	147 West Market Street	6	\$2,710,588	\$2,684,416	\$630,815	1	Complete
FY080036	Erie Terminal	112 West Commerce Street	1	\$10,462,043	\$9,407,646	\$2,351,912	1	Complete	
FY10074	Federal Building	18 North Phelps Street	4	\$3,717,995	\$3,218,239	\$445,884	1	Complete	
FY080037	Realty Building	47 Federal Plaza	1	\$8,466,196	\$8,034,357	\$2,008,589	1	Complete	
FY11011	Wells Building	201+213 West Federal Street	6	\$4,000,000	\$4,000,000	\$1,000,000	1	Seeking Financing	
FY080035	Wick Building	34 West Federal Street	1	\$8,650,000	\$8,150,000	\$2,037,500	1	Construction Pending	
FY10005	Youngstown YWCA	25 West Rayen Street	3	\$9,815,494	\$7,936,700	\$1,118,286	1	Complete	



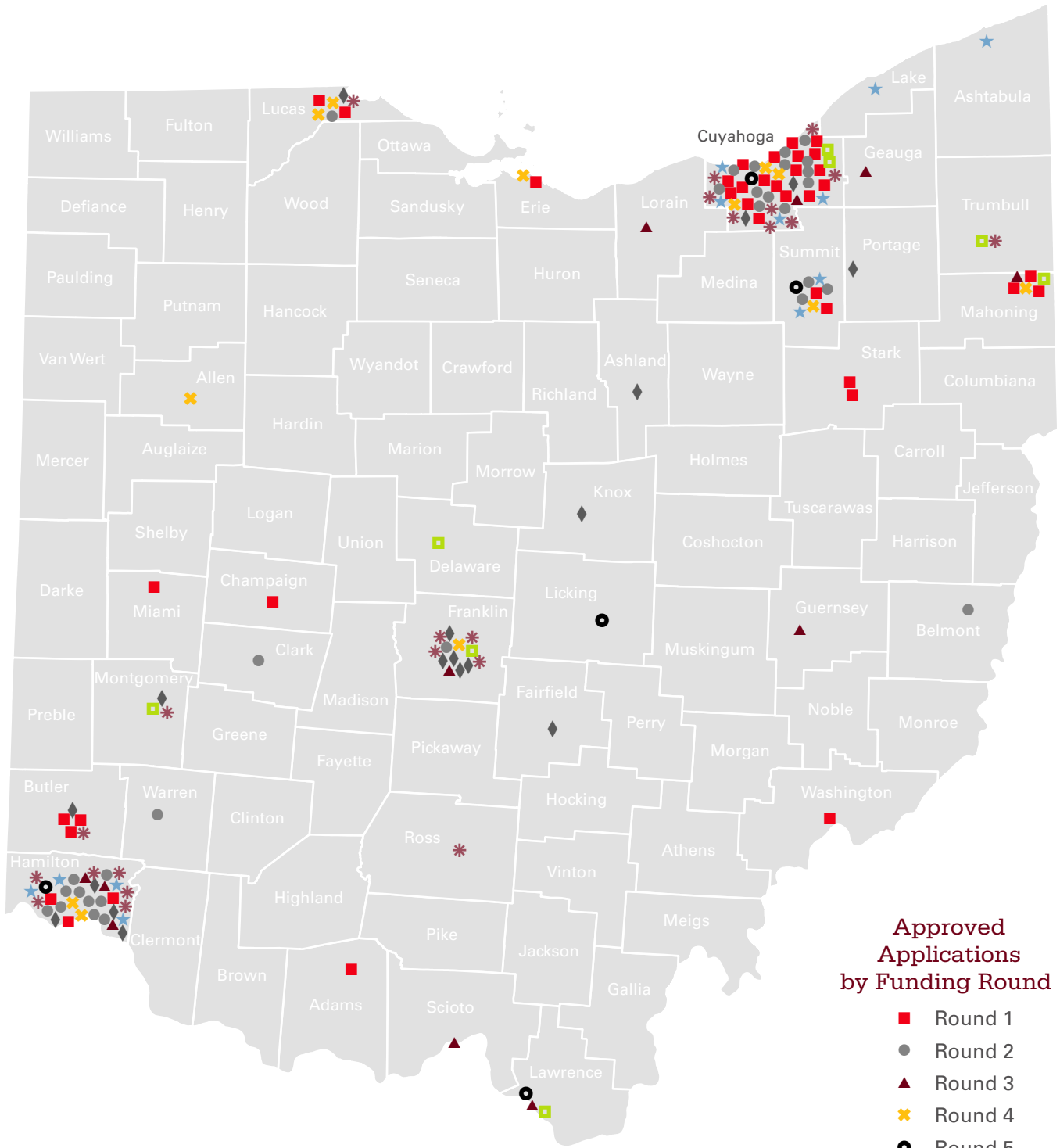
Federal Reserve Building in Cincinnati

# Ohio Historic Preservation Tax Credit

## All Approved Applications



Development Services Agency



Approved Applications by Funding Round

- Round 1
- Round 2
- ▲ Round 3
- ✱ Round 4
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- Round 6
- ★ Round 7
- ◆ Round 8
- \* Round 9