

Ohio Historic Preservation Tax Application- # 0032163

Section A - Eligibility Criteria

Project Information Summary	
Trade Secret Information	false
Name of Building/Project	Castle Hall
Address	57-59 E Market St
City	Akron
Zip	44308-2024
County	Summit
Parcel Number(s)	6809090
Permanent Jobs Created	16.00
Construction Jobs Created	80.00
Project Square Feet	61,214
Residential Units	28
Start Date	March 1, 2024
End Date	May 1, 2025
Total Project Investment	\$6,714,880.00
Remaining Investment to Complete Project	\$6,714,880.00
Estimated Qualified Rehabilitation Expenditures	\$1,250,000.00
Ohio Historic Preservation Tax Credit Requested	\$250,000.00

Applicant Information	
Applicant Company	
Applicant Name	Anthony Troppe
Applicant Title	Member
Mailing Address	1300 E 9th, suite 910
City	Cleveland
State	Ohio
Zip	44114
Telephone	(330) 697-4619
Email	tnt_everettgrp@yahoo.com
Ownership Status	Fee Simple Owner
Tax Class (LLC, S-Corp, C-Corp, Partnership, Individual, Other)	Limited Liability Company
Ohio Secretary of State Charter Number	

Project Contact Information	
Contact Name	Lauren Burge
Contact Title	historical architect
Mailing Address	1300 E 9th, suite 910
City	Cleveland
State	Ohio
Zip	44114
Telephone	(330) 351-5201
Email	lburge@perspectus.com

Description and Scope of Project

Project Overview and Goals

The Castle Hall and Lane-Dodge Buildings are contributing buildings to the Main-Market Street Historic District in downtown Akron, Ohio. The buildings represent the commercial development of the city in the mid and late 19th century. The proposed project will address underutilized spaces in the building and provide for a new and expanded mixed use. The first floor, a vacant restaurant space will be revitalized with new support space, and new finishes. The second floor, which has 3 rental units, will be retained. The third floor, which has a remarkable and rare Eastlake style hall, will be adapted for a performing arts center, with new pre-function space, green room, and restrooms. The largest part of the project is a new six-story building on an adjacent lot, which will provide much-needed stairways and an elevator. The first floor of the new building will house additional support space for the restaurant and a lobby for the Hall. The upper floors will have 25 new market-rate apartments.

History of Project Property

This project involves two adjacent and connected contributing buildings to the Main-Market Historic District. The three-story masonry Eastlake Castle Hall building, constructed in 1877, is the only one of its style in the Main-Market Historic District. Castle Hall is a significant building in the historic district because it represents the most significant building of the Eastlake period still in existence in Akron. This architecture represents the influence of the 1876 Philadelphia Centennial Exhibition. The three-story Greek Revival Lane-Dodge Building, built in 1863, is the only building left from that period on Market Street. The brick structure reflects the scale and proportions of this early architectural period in Akron. It was built by T.G. Lane and E. D. Dodge as investment property. The Main-Market area was planned as a commercial center of the expanded industrial canal town of North Akron. The 110-foot-wide Market street was the market square, where the commercial, market, cultural and civic activities took place. The buildings represent the significant new commercial growth which coincided with the establishment of Akron as a city in 1865.

Economic and Community Benefits

The proposed project will help combat the increased office and retail vacancy rates in the downtown area that have grown exponentially since 2020. It will make the rehabilitation of the upper floors of the buildings viable for commercial use. The upper floor new use will be leveraged by the construction of the new building with additional egress stairways, and an elevator. With a performing arts venue on the third floor, the first-floor restaurant space will gain additional draw. According to a market study conducted by the Downtown Akron Partnership, the supply of market rate housing has not kept pace with demand. "From 2011 to 2022, there was an increase of around 6,000 renter households earning more than \$50,000 annually, but fewer than 2,000 market rate apartments were delivered. Downtown could support around 1,200 new units over the next ten years." The entire mixed-use development will help support a 24-hour downtown.

Anticipated or Secured Tenants

[REDACTED]

Project Scope

The Castle Hall Building, 57 E Market St, and the Lane-Dodge Block, 59 E Market St, are located on the north side of East Market Street in downtown in Akron, Ohio. Both buildings fully fill their sites and share a party wall between the two structures. There is a vacant lot to the west of the Castle Hall. The Lane-Dodge building sits at the northwest corner of Market and High Streets. Prior to 1980, a doorway was cut in the party wall between the two buildings at all levels so that the Lane-Dodge Building could make use of the stairway in the Castle Hall Building and the two first floor retail spaces could be leased together. In 2004, the first floor of both buildings were rehabilitated for restaurant use, and more punched openings were cut in the party wall. The second floor of Castle Hall has two apartments, and the third floor, a former lodge hall, has been adapted for both office and apartment use in recent years. The first floors and third floor are currently vacant. The second floor and third floors of the Lane-Dodge Building have office spaces off of a single loaded corridor, that have been adapted for residential use in recent years.

The proposed project will include both the Castle Hall Building and the Lane-Dodge Building. The first floor will not have architectural changes except for new punched openings in the west wall to connect the buildings to a new six story building planned for the vacant lot. The new building, is on a separate parcel, but will provide an elevator and code compliant egress stairways for the Castle Hall Building. The first floor of the both buildings will have updated finishes for a new restaurant tenant. The third floor lodge hall will be adapted for use as a concert venue. The second floor of both buildings will remain residential use, and third floor of the Lane-Dodge Building will be adapted for support space for the adjacent Castle Hall. The first floor of the new structure will serve as a lobby and support space for the concert hall and the first floor restaurant. The upper floors of the new structure will have new residential apartments. The buildings have low slope roofs with parapets at the street façades, and a gutter at the back. The roof system is in fair condition. There is an existing roof deck on the Lane-Dodge Building that is accessed from the Castle Hall building. No work is planned for the roof system or the roof deck. The brick work will be repointed. Open and deteriorated mortar joints will be repointed with new mortar. The mortar will be specifically formulated to match the historic in color, permeability, and compressive strength. The joints that need repointing will be cut carefully without damage to the adjacent brick or widening of the joints. New mortar will be tooled to match the texture of the existing. Approximately 70% of the joints in the façades will need repointing. The stone joints will be repointed in the same manner. Work will not damage the buildings, and will match the historic appearance. Mortar will not overfill the joints or extend over the face of the brick or stone. The north elevation will be repainted.

The Castle Hall building has original historic windows at the second and third floors on the front and rear facades. There are ill fitting storm windows on the exterior that only cover the lower sash. The Lane-Dodge Building does not have any historic windows. The windows in this building are newer single pane fixed sash with aluminum frames. The historic windows will be retained and restored. The ill fitting storm windows will be removed. New narrow profile storm windows will be installed. They will be custom size aluminum with a painted finish, Allied (manufactured in Ohio) Brand. They will fully fit the openings. Divisions in the storm windows will align with those in the historic windows. Glass will be clear and non-reflective. New windows will be installed in the historic openings in the Lane-Dodge Building. They will fully fit the openings, and be installed in the same plane as they would have been historically. They will be clad wood double hung windows with a painted finish. They will be 1 over 1 sash. Glass will be clear and non-reflective. The storefronts and exterior doors date from the 2004 restaurant construction. No work is proposed for the storefront or exterior doors.

The first floor retail space was rehabilitated in 2004 for restaurant use. It retains its open plan, with only a few partitions at the rear of the space for the kitchen and restrooms. The third floor of the Castle Hall Building is a two-story open space with Eastlake style trusses at the ceiling. At the rear of this third floor the space is subdivided into smaller rooms, which have been reconfigured several times in the buildings 100 year history. At the front of the third floor hall is a low platform with a small conference room to one side of new gypsum board construction. No changes in the partitions are proposed for the first floor restaurant space, except for cutting punched openings in the west wall in order to access the stairway and elevator. The third floor hall will retain its open space and the ornate trusses. The rear spaces will be reconfigured for new restrooms to serve the assembly use of the hall space. The platform will be retained, the partition will be removed, and the steps will be relocated to the side. The third floor of the Lane-Dodge Building will be reconfigured for support space for the Hall. All new partitions will be smooth finished gypsum board, painted. New partitions will not interfere with historic window and door openings. No changes are proposed for the second floor. No changes are planned for the existing stairways. There are no historic doors on the first floor. There are newer entry doors at the second floor landing leading to the apartments. The third floor of the Castle Hall Building has two pairs of tall ornate doors at the rear of the main space. The are in good condition with a painted

finish. No changes are planned to the doors on the first and second floors. The ornate doors on the third floor will be retained and incorporated in their present location in the new design. They will be prepared and given a maintenance coat of paint. New doors for the new restrooms will be simple style and rail doors with a painted finish. The first floor and the Lane-Dodge Building has no historic baseboard or trim. The third floor hall has ornate Eastlake style base, window and door trim, with a painted finish and in good condition. No work is planned for the first floor trim, or any trim in the stairway or second floor. Historic trim on the third floor will be retained. It will be prepared, primed and painted New trim will have a simple profile, that differentiates it from the historic original trim. No changes are proposed for the first-floor ceilings or soffits. Missing plaster and large areas of damage will be repaired by installing gypsum board and finishing to match the original plaster. Small cracks or losses that are sound, will be cut out to provide a clean bonding surface, repaired with new plaster and finished to match the adjacent plaster. Third floor ceilings will be maintained at their historic height. The rear wall at the third floor will be covered with new gypsum board with a smooth finish. The new gypsum board will not interfere with the historic window trim. The existing flooring on the first floor is newer and consists of a mix of original wood flooring, newer tile in the bar and restrooms, carpet in the rear dining room, and epoxy kitchen flooring. The wood floor is in good condition. The tile is in poor condition. The carpet and epoxy flooring are beyond their service life. The stairway has newer ceramic tile in fair condition with a carpet runner on the stair. The third floor hall has original wood flooring in the main space and newer wood flooring on the platform. The rear spaces have carpet. The first floor wood flooring will be retained. The tile, epoxy, and carpet areas will receive new finishes of the same type. No changes are planned for the stairway flooring. The wood flooring in the hall and on the platform will be retained. The rear carpeting on the third floor will be removed and new resilient flooring will be installed in the new restrooms. Resilient flooring will not be "wood look". There are no historic light fixtures in the building. Electrical systems were recently upgraded for the restaurant use. The third floor has residential grade newer light fixtures. No changes are planned for the first or second floor electrical systems or lighting. On the third floor, new lighting will be installed. It will include discreet LED strips, intended to highlight the trusses without showing a visible light source. No exterior lighting will be added. Plumbing systems in the building are newer, upgraded when the restaurant was built in 2004. No changes are planned for the first or second floor plumbing systems. The third floor will receive new restrooms to serve the hall. The piping will be routed above the second floor ceilings without a need for soffits and tied into the existing lines. No piping will be exposed. The has an existing HVAC system supplied by rooftop equipment located on adjacent roofs. The ductwork on the first floor is exposed. The third floor has exposed silver color ductwork. No changes are planned for the first floor or second floor. The third-floor ductwork will be removed and reconfigured in the 4' tall space between the ceiling and roof framing. New diffusers will be cut into the ceiling. They will be the same color as the ceiling to minimize visual impact. Rooftop equipment will remain.

Major Factor Information

The issuance of a tax credit is a major factor in the applicant's decision to:	Rehabilitate the historic building(s)
Please explain why the tax credit is a major factor in the decision to rehabilitate the historic building(s):	
The tax credit is a major factor in the owner's decision to rehabilitate the historic building. The project is not feasible without the financial support of the tax credits.	
Please indicate if any major rehabilitation work has commenced at the property, beyond stabilization or abatement:	
No work has commenced at the property other than cleaning out of old equipment.	

Applicant Fee

Amount of Application Fee	\$750.00
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Date Application Fee Was Mailed/Delivered	
Name on Check	Anthony Troppe

Section B – Rehabilitation Information

Rehabilitation Information	
Staging	
Type of Project	Combined State and Federal Project
Type of Historic Designation	
Name of Historic District (if applicable)	Main-Market Historic District 03000719
Building(s) have Certified Local Government (CLG) Designation?	false
Date Federal Part 1 Submitted to the State Historic Preservation Office (SHPO)	August 31, 2023
Date Federal Part 2 Submitted to the State Historic Preservation Office (SHPO)	August 31, 2023

Section C – Scoring Criteria

Regional Distributive Balance	
Jurisdictional Balance	More than 8 Projects
County Per Capita	More than \$40
Benefit to Low-Income in Jurisdiction	20 - 24.99% poverty
Benefit to Low-Income in Census Tract	50% or greater poverty
Benefit to Unemployed in County	Unemployment within 1% of Ohio rate

Potential Economic Impact	
Leveraged Investment	More than 10.0
Will other state-administered funding be awarded or sought for the project?	No
Timeliness to Completion	5
Physical Scope and Construction	60,000 to 79,999 square feet
Local Participation and Support	Financial Commitment
Vacant Property	9
Job Commitments	4

Financing Committed	
Federal Historic Preservation Tax Credit	\$250,000.00
Ohio Historic Preservation Tax Credit	
Private Sources	
██████████	██████████
Public Sources	

Other Sources	
Total Financing Committed	
Percentage of Financing Committed	100% of financing in place

Section D – Cost Benefit Analysis

Property Market Value and Proposed End Use	
Current Market Value of Property	\$413,470.00
Future Appraised Value, Post-Construction	\$7,000,000.00
School District	Akron City Schools
Will the project utilize the charitable property tax exemption?	No
End Use of Property, Post Construction Percentage (%)	
Office	
Retail	
Restaurant	26.00 %
Hotel	
Residential	74.00 %
Institutional	

Construction Jobs		
Construction Year	Full Time Employees	Hourly Wage
1		
2		
3		
4		
5		

Operations Jobs			
Operations Year	Full Time Employees	Hourly Wage	Receipts
1			
2			
3			
4			
5			

Tenant Jobs			
Operations Year	Full Time Employees	Hourly Wage	Receipts
1			
2			
3			
4			
5			

Residential Units		
Operations Year	Number	Income
1		
2		
3		
4		
5		

Hotel Rooms/Keys			
Number of Hotel Rooms/Keys			
Operations Year	Average Occupancy	Average Daily Rate	Receipts
1			
2			
3			
4			
5			

Scoring

Scoring Results	
Applicant Self Score	