

SHAWNEE, OHIO



Priority Property Asset Report



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Acknowledgements

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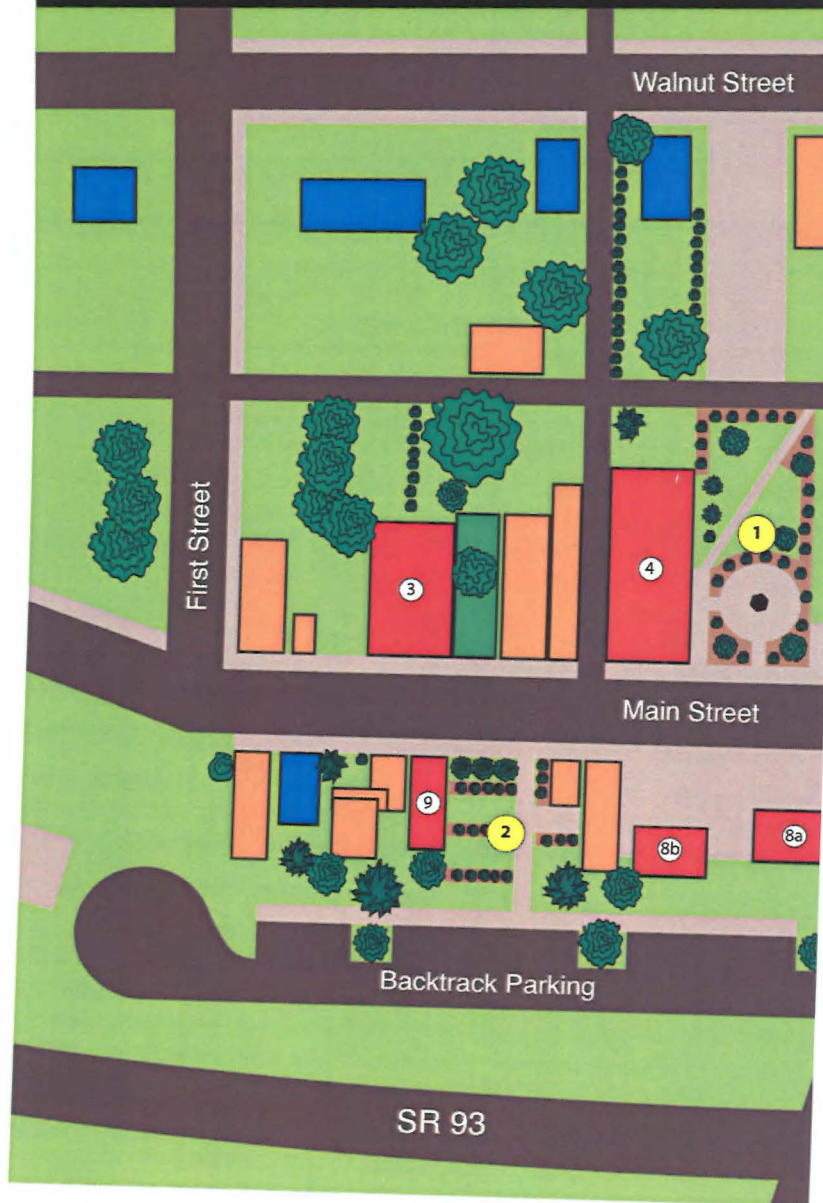
The Village of Shawnee assures that it complies with the non-discrimination policies and procedures consistent with the Federal requirements for this Preserve America Planning Grant.

2011

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Shawnee Historic



Introduction

Shawnee, Ohio: 35 Years of Recovery and Progress

The Shawnee Historic District was listed in the National Register of Historic Places in 1976 in recognition of its importance as a unique physical reminder of the Coal Boom Era in the Hocking Valley Coal Fields between 1870 and 1920. Since that National Register listing, further study has shown that Shawnee is of national and not just local importance among the historic resources of the bituminous coalfields of the eastern United States.

Following the collapse of the local coal industry in the 1920s, Shawnee and other communities of the Little Cities of Black Diamonds region fell into a slow economic and physical decline. In Shawnee, the beginnings of the effort to arrest that decline and to preserve the region's distinctive heritage began with saving a single building: in the mid-1970s a small group of local citizens acquired the Tecumseh Theatre building on Main Street to prevent its imminent demolition.

That building stands today as the heart of the village of Shawnee and of its Historic District. However, this one building does not tell the whole story of what has taken place in Shawnee over the last three-and-a-half decades. The broader story is one of both successes and failures that, on balance, have shown that Shawnee today still has forward momentum, is a place worth investing in, and that the community's careful, incremental approach is the surest way to succeed.

This does not ignore the fact that Shawnee has suffered significant losses. Fire, physical deterioration, and demolition have cost the Historic District several important buildings; others still stand but remain threatened. Local businesses have failed, and traditional employment opportunities are fewer than in the past. The Postal Service closed the post office, and the local branch library also closed. And, sadly, individuals who long were important members of Shawnee's heritage preservation efforts have moved away or passed on.

However, even with the losses it has endured, the Shawnee Historic District retains a high level of integrity with distinctive architecture that tells a compelling story of the Coal Boom era. The community's problems are far outweighed by its many strengths and a growing list of successes. Growing also has been the appreciation of and confidence in the value of the Historic District. It is increasingly viewed as a living district, not a museum, with real economic assets. The old image of the coalfield region (and of Appalachian Ohio generally) as an area with only needs is fast disappearing.

This has been a coordinated public-private effort. The Village of Shawnee has done much to improve formerly inadequate infrastructure, the most significant accomplishment being the completion of modern water supply and sewage treatment facilities. Commercial broadband Internet access will soon be a reality, further enhancing the village's economic viability.

The successful long-term rehabilitation and stewardship of the Tecumseh Theatre building has introduced newly-renovated commercial and public spaces, as well as a modern residential unit. Other private efforts also have benefited Shawnee. The former drugstore for many years has housed a successful retail business, as well as a renovated upper-floor apartment. A local furniture store has long used several Shawnee buildings, providing careful maintenance and retaining their historic character. Private financial donations have enabled acquisition and stabilization of other buildings threatened by deterioration.

Future preservation efforts could take advantage of two significant investment incentives: the federal Historic Rehabilitation Tax Credit and the Ohio Historic Preservation Tax Credit. In effect since 1982, the federal HTC has preserved thousands of historic buildings; the OHPTC was recently renewed permanently. Both can provide an economic incentive to undertake historic building rehabilitation by effectively discounting the cost of construction and thus reducing the risk level of a rehabilitation project. These credits could significantly strengthen the economics of investment in Shawnee. Two

projects in particular are excellent candidates for use of the two HTC's: the Original Town Hall/Garage, located on Walnut Street in the upper part of the historic district, and the Knights of Labor building at the corner of Main and Second streets. Both could be adapted to new commercial and/or residential uses in ways that preserve their historic character.

Although both buildings would require significant investment, they still would be considered small projects in today's real estate world. However, one of the great benefits of the HTC is that the application process is sufficiently simple that it is worth pursuing for even relatively modest tax credits. That is, the time spent seeking the HTC is worth it in terms of the dollar value of the credit. (Examples include a \$17,000 rehabilitation of a house in Columbus and another in Granville that cost \$165,000; both were undertaken by couples who significantly reduced their federal income tax liability in return for rehabilitating those buildings.)

Because HTC projects can be structured in ways that can bring in small investors, and also because these projects can be undertaken by non-profit building owners, Shawnee buildings can be attractively-scaled investments for individuals and small businesses. Absent sources of large amounts of capital in the region, such smaller-scale and lower-risk rehabilitation projects can make effective use of even modest levels of investment dollars.

A non-profit entity has been responsible for much of the historic preservation activity in Shawnee. Sunday Creek Associates (SCA) owns six historic district properties, including the Tecumseh Theatre building, the Harrop house, the Harrop storefront, a former tavern, the former auto dealership and garage (circa 1923), and the best example of the mixed use, two story frame buildings with overhanging porches that shape the streetscape in the district. Like-minded individuals working cooperatively with SCA have acquired other buildings for preservation.

The Little Cities of Black Diamonds Council (LCBDC), functions as the history and heritage arm of SCA. Housed in the heart of Shawnee, the Council has been equally hard at work preserving the written and visual record of Shawnee's and the region's heritage. LCBDC sponsored and contributed significant effort to publication of an Arcadia Publishing Company pictorial history called "Little Cities of Black Diamonds"; it maintains and continually

adds to a Miners' Registry of those who worked in the coalfield; it has published a series of books and monographs on local history, the importance of the region in the formation of national labor organizations, and an environmental history of the region. The Council also hosts the Little Cities Archive, history conferences, guided tours, and Little Cities of Black Diamonds Day, an annual celebration of local history and heritage, that is nearly 20 years old.

Organizations and institutions from outside Shawnee are partners with SCA and LCBDC on various heritage-based initiatives. More than a decade ago, an Ohio Arts Council project to evaluate the region's arts-, heritage- and culture-based assets led to formation of Ohio's Hill Country Heritage Area (OHCHA), which today coordinates heritage preservation and heritage and cultural tourism efforts in all of Appalachian Ohio and has its office in the Shawnee Historic District. Citizens and organizations in Shawnee are significant contributors to this effort. Other partners with whom Shawnee is working include the Wayne National Forest ("Little Cities of the Forest" initiative and welcome center), which serves as a gateway to the Forest and the region. Ohio University and Hocking College are active partners, using the Little Cities as a real-life classroom and practicum settings.

Other partners include two long term watershed restoration projects working to reverse the mine-waste-damaged watersheds in the region. And plans are going forward to designate Shawnee a Trail Town as the North Country National Scenic Trail and Ohio's Buckeye Trail, and their administrative offices are located in Shawnee.

Shawnee's long experience and skilled, efficient management of various projects have brought it significant outside funding. The Ohio Humanities Council has funded workshops on labor history and civic tourism; the Ohio Arts Council provides support for a variety of heritage tourism efforts. The Ohio Environmental Protection Agency funded *At The Glacier's Edge*, an environmental history of the region and associated educational programs; and the national Save America's Treasures program provided major rehabilitation funding for the Tecumseh Theatre building. Other funding support has come from such varied programs as a Preserve America Planning Grant, the Ohio Governor's Office of Appalachia, the Finance Fund (Economic Development Grant), and the National Endowment for the Humanities (Planning

Grant). An application for an Implementation Grant from NEH is pending. This opportunity will help fund the development of an audio tour through the region focused on the three stories of national significance that the region reveal: early labor organizing, early environmental restoration, and breaking ethnic and racial barriers in early 20th century development.

Looking forward, Shawnee sees opportunities to initiate new or continue existing heritage-based efforts to bring economic opportunity to the region. As the built environment is restored to occupancy and the stories of the region are interpreted for visitors the number of businesses operating and the number of visitors increases. Local capacity to promote and host quality events is growing with experience and the development of local expertise. This results in a "re-imaging" of the community and the region as a place that contributes to the larger culture through its provocative stories, lessons learned from the boom-to-bust-to recovery experience here, its recovering environment, and a community's response to nearly a century of disinvestment.

Shawnee will be the heart and soul of much of this future effort, as it has been for so much of what has already been accomplished. It will take time; only a careful, thoughtful, incremental approach can work. There will still be losses, but these will be more than outweighed by the successes yet to come. The plans and assessments included in this document will help guide future work by identifying productive next steps and opportunities.

Jeff Darbee, Benjamin D. Rickey & Co.



Main Street, Looking West
PROPOSED VIEW



Main Street, Looking East
EXISTING VIEW

Original Town Hall & Garage
Address: 105 West Walnut Street
Owner: Village of Shawnee

- 20' frontage x 50' deep = 1,000 sq. ft./floor
- 2nd floor 20' x 36' = 720 sq. ft.
- 1,720 sq. ft. total enclosed area
- 2 stories, 26' high, plus belfry
- Stone masonry foundation walls



The original Town Hall, was erected in (circa) 1882, very early in the town's history. The building was most recently used as the town garage, and vacated in the late 1970's. The building is located on Walnut St., immediately west of the existing Town Hall building in use through spring, 2011.

Overall dimensions are approximately 20' frontage (east-west) by approximately 50' depth (north-south) = 1,000 square feet on the first floor. The building has two floor levels in the front portion. The second floor is above the front (original) section of the building, 20' wide x 36' deep = 720 square feet/floor. This portion of the building has a rough sandstone foundation, visible as the grade slopes down to the rear (south) of the property. There is a belfry tower at the front of the building, approximately 8' square in

plan, with large arched-top wood louvers on all four sides, and a flat roof. The first floor is at sidewalk grade (drive-in entrance). The second floor is approximately 10' above the first floor, roof framing bearing is 10' above the second floor and the peak of the gable roof is about 6' above the roof framing bearing height, or about 26' above the sidewalk. The belfry extends about 8' above the gable roof peak. There is a one-story addition section at the back of the building which is 19' wide x 15' long = 285 square feet. The total enclosed area of the building is 1,725 square feet. There is no stone foundation under the back addition and it is severely sagging and in very poor condition. Moss covered and rotten floor framing is visible through a gap in the west wall. There are several areas in the west stone foundation wall that are missing significant areas of stone or are badly deteriorated and covered with (warped) plywood. The roofing is slate (assumed original) with a pitch of about 4 in 12. The median height of the roof is 22' above the grade of the front sidewalk. The second floor is accessed by way of an exterior steel stair along the east side of the building. Due to the deteriorated conditions of the floors and stair and the large amount of stored items, it was not practical to observe the second floor or belfry. Observation of the first floor was difficult as well.

The building is wood frame construction above the stone foundation. The building façade is located immediately adjacent to the sidewalk on the north side. The site grade elevation at the rear (south) wall is approximately 7' below first floor level. The grade at the south property line is approximately 10' below first floor level. The main entries (3' wide man door and 12' wide vehicle door) to the building are located on the Walnut St. (north) side. Along the east side of the building is a vacant space between this building and the adjacent Town Hall building, approximately 8' wide.

The first floor is wood plank on wood joist framing over a shallow crawl space. There is no basement as such but there is a crawl space with a door at the south end of the original building (under the later one-story addition) in the sandstone foundation wall

The first floor is currently not in use, except for storage of miscellaneous items.

The at-grade wood entry doors are likely allowing storm water run-off to enter the building during hard rain.

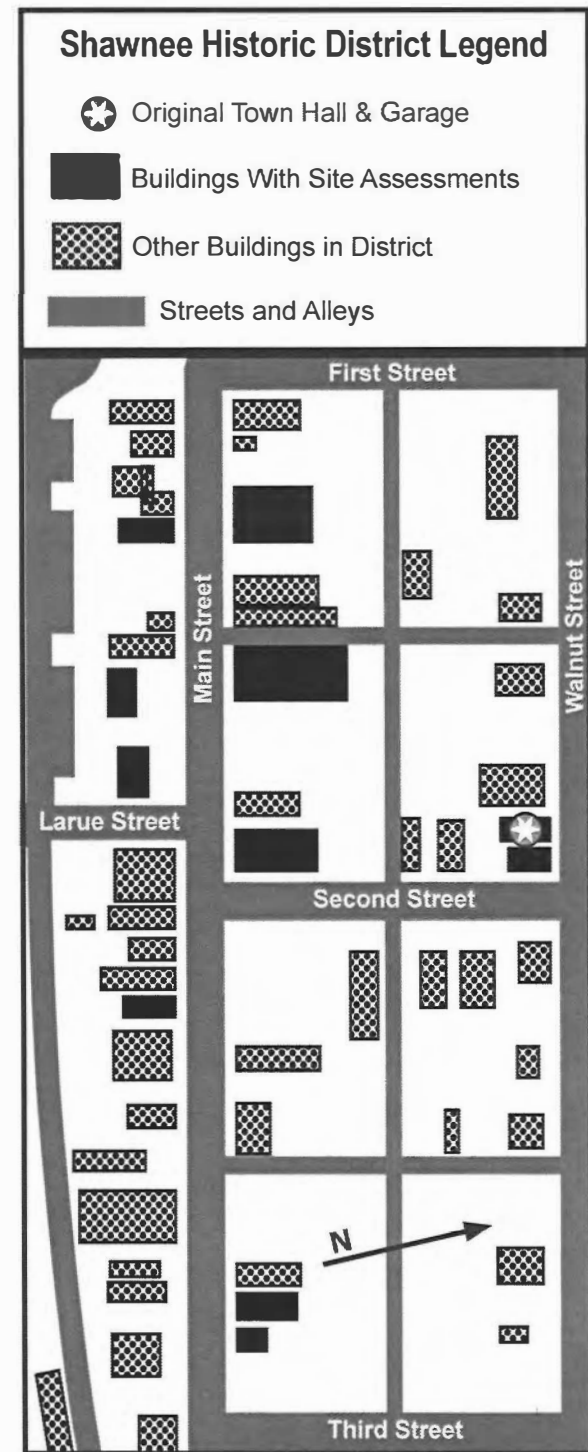
The exterior of the building is covered with a profiled horizontal wood lap siding. The condition of the siding varies from fair (needing cleaning, sanding and new paint) to poor (warped, bent, cracked, due to the settlement of the building). A considerable amount of the siding material is badly damaged or missing, especially in the one-story portion.

Double hung wood windows are similar to the windows in the adjacent Town Hall, but with simple wood trim. Some of the windows are either missing entirely, missing sash, glass or frames. The windows appear to be original and are in poor to fair condition, where present.

The attic/roof space was not accessible but roof framing can be assumed to be wood rafters or trusses spanning east-west (20'). The slate roof shows a lot of staining. There are no gutters remaining on the building so no means of intercepting roof run-off. There are old downspout leader brackets remaining in some places on the building. This has likely contributed to the deterioration of the stone foundation and settling. This is not a good situation especially on this hillside site, as drainage may undermine foundations on this property and other downhill properties.

Statement of current condition:

Overall the building is in poor condition. Floors are not level and walls not plumb. As noted previously there are areas of concern that should be addressed soon to prevent further decay that may make the building more difficult and/or more expensive to repair at a later date.



The at-grade wood entry doors are likely allowing storm water run-off to enter the building during hard rains. The previously mentioned lack of gutters only adds to this concern.

Accessibility could be an issue if use of the second floor for public use is desired. *For the purposes of this assessment/estimate providing an elevator is not considered because of negative impact on historic fabric and costs.*

Significant structural repairs will be required before any occupancy of the building would be allowed or appropriate.

Suggested reuse phasing, re-use options and budget cost estimates:

Building stabilization (a prerequisite for the following future options)

The intent of this phase is to make the building safe structurally and attractive on the exterior. No provisions for interior improvements are included in this phase, and no human occupancy of the building is expected to be allowed at the conclusion of this phase.

Demo rear addition. Repair stone foundations. Repair/replace windows. Salvage, clean, paint, re-install lap siding and trim. Provide new roof. Provide new gutters and downspouts and run out to acceptable discharge point. Repair belfry shutters, trim, etc.

Demolition of back addition	\$ 1,500
Interior clean out, including bird/bat droppings	5,500
Window repair/replacement	17,500
Stone foundation repair/replacement allowance	16,000
First floor framing underpinning near foundation wall bearing	12,000
Stone foundation tuck pointing	5,000
Roof covering and decking replacement (simulated slate heavy/duty shingles)	7,500
Provide gutter and downspouts	2,500
Repair and paint soffits	2,800
Repair and paint belfry siding, louvers, soffits and roof	8,400
Re-furbish/repair, paint and re-install wood lap siding	14,000
Cistern for rainwater collection/detention	8,000
Repair exterior stair up to second floor	3,000
Repair/ replace vehicle door allowance	6,000
Repair/replace (2) man doors	<u>1,500</u>
 SUBTOTAL	 \$ 111,200
20% Design contingency	<u>\$ 22,300</u>
 Building stabilization construction budget estimate	 \$ 133,500
A/E design fee budget allowance	\$ 20,000

Option 1: Interpretive exhibits

The garage building could be re-purposed as an interpretive exhibit of an earlier period of Shawnee history, prior to that of the adjacent Old Town Hall.

It served as the first fire dept/garage on the first floor and the town hall on the second floor.

The antique fire truck (currently stored in another building) could be moved to this location with appropriate replacement/ reinforcement of the first floor structure. Or a less intensive renovation could be done allowing various exhibit possibilities (but not a fire truck).

First floor:

The ground floor could become an interpretive exhibit of the old Town Hall or firehouse experience with relatively modest repairs and renovation work. Suspended ceilings, etc., if present, would be removed. Renovate with salvaged materials from the building as much as possible, remove modern lighting, etc.

New electric service, appropriate (historically and comfort wise) MEP systems.

Depending on the details of the proposed interpretive exhibit, toilets for the public may not be required.

Second floor:

The second floor could remain as is, contain support activities (administration) for the ground floor, or contain other exhibits. Accessibility limitations possible.

Depending on the details of the proposed interpretive exhibit, toilets for the public may not be required.

The cost for first floor renovations to prepare the space for exhibits, etc, would be similar to the Option 2, first floor portion costs listed below.

Option 2: Re-purpose as a craftsman live-work space with work shop/studio on ground floor and living space on the second floor.

First floor:

The first floor could be renovated with salvaged materials from the building. New electric service, appropriate (historically and comfort-wise) HVAC system and plumbing. Building insulated and finishes repaired or replaced.

Second floor:

The Second floor could be renovated as a "studio" apartment residential space: new mechanical, electrical and plumbing systems required.

First floor improvements

Demo "modern" finishes	\$ 1,400
Patch / repair interior finishes	
Flooring	\$ 4,000
Walls	\$ 5,600
Ceilings	\$ 3,600
Interior doors allowance	\$ 2,000
Provide insulation in walls and floor	\$ 6,000
Provide new electric service connection	\$ 3,000
Provide sewer and water service connection	\$ 5,000
Toilet room partitions and finishes allowance	\$ 3,000
Provide new MEP	
allowance for heat and ventilation	\$ 5,000
toilet room and service sink plumbing and fixtures	\$ 5,000
wall outlets at 12' c/c max.	\$ 2,100
general lighting allowance	\$ 3,500
smoke detectors/alarm system	\$ 1,000

Second floor improvements

Demo "modern" finishes	\$ 1,400
Patch / repair interior finishes	
Flooring	\$ 8,000
Walls	\$ 5,600
Ceilings	\$ 3,600
Interior doors allowance	\$ 2,000
Provide insulation in walls and ceiling/attic	\$ 7,000
Kitchenette counter and cabinet allowance	\$ 4,000
Full bath partitions and finishes allowance	\$ 5,000

(MEP service connections in first floor)

Provide new MEP	\$ 21,600
allowance for heat/AC unit and duct work	\$ 5,000
full bath room and kitchenette rough in and fixtures	\$ 8,000
wall outlets at residential standards	\$ 2,000
general lighting fixture allowance	\$ 2,000
smoke detector / alarm system	<u>\$ 1,000</u>
 SUB TOTAL	 \$ 126,400
20% Design contingency	<u>\$ 25,000</u>
 Town Garage construction budget estimate	 \$ 151,400
A/E design fee budget allowance	\$ 22,000

NOTE ON ESTIMATED COSTS:

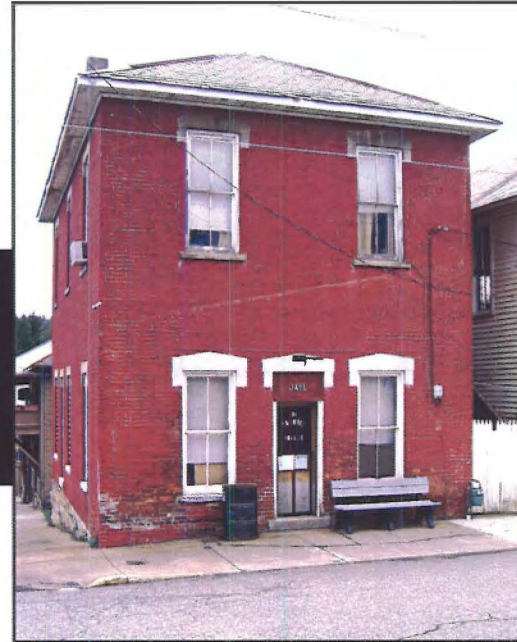
The estimated construction costs are preliminary and conceptual in nature, and are based on a walk-through of the properties. No invasive testing or opening of concealed spaces was performed. Appropriate contingencies have been indicated where prudent, reflecting possibility of concealed conditions that could affect design and construction costs. Detailed structural investigations must be provided prior to development of renovation construction documents. Actual costs can be determined through a formal bid process based on detailed construction documents with qualified contractors bidding.

Shawnee Town Hall

Address: 101 West Walnut Street

Owner: Village of Shawnee

- 22' frontage x 36' deep = 792 sq. ft./floor
- 1,584 sq. ft. total enclosed area
- 2 stories, 24' high
- Stone masonry foundation walls
- Brick masonry bearing wall construction
- Wood floor and roof framing



The Town Hall, erected in 1889. The building is located on the southwest corner of 2nd St. and W. Walnut St., fronting on Walnut St.

Overall dimensions are approximately 22' frontage (east-west) by approximately 36' depth (north-south) = 792 square feet per floor. The building is two stories tall. The second floor is approximately 12' above the ground floor. The roof height at the front eave is approximately 24' above the front sidewalk grade. The roof is a simple hipped gable form with the hips facing north and south. The roofing is slate (assumed original) with a pitch of 4 in 12. The median height of the roof is 26' above the grade of the front sidewalk.

The building is masonry bearing wall construction, 2-stories above grade. The building façade is located immediately adjacent to the sidewalk on the east and north sides. The site grade elevation at the rear (south) wall is approximately 5' below first floor level. The grade at the south property line is approximately 10' below first floor level. There is an open space of approximately 30 feet to the south of the building. The main entry to the building is located on the Walnut St.(north) side. There are other door openings no longer used as doors, as the door sills are several feet above adjacent sidewalk or grade, on the east and south side. Along the west side of the building is a vacant space between this building and the adjacent original Town Hall/garage building, approximately 8' wide.

The first floor is wood plank on wood joist framing over a shallow crawl space. Each floor has two rooms. Newer floor finishes are in place (vinyl tile and carpet) There is no basement as such but there is a crawl space accessible from an opening on the south side of the building in the native sandstone foundation.

The stone foundation is a significant feature of the building as the individual rough stones are in the range of 18" high by 5' long—quite large for a building of this

modest size. This may have been a conscious effort of expressing the importance of the building to the community, or just the most expedient method of foundation construction on a sloped site at the time.

The building is currently occupied by the Shawnee Police (one officer).

A framed property plat map of the town of Shawnee is particularly informative and interesting and should be safely stored. This could be a significant exhibit piece helping to tell the history of Shawnee.

The first floor has a small jail cell in the back (south) room. Suspended ceilings have been added in most of the spaces. Some have water stains suggesting (intermittent) roof leakage problems. Some windows have been covered with polyethylene plastic material, apparently for energy conservation reasons.

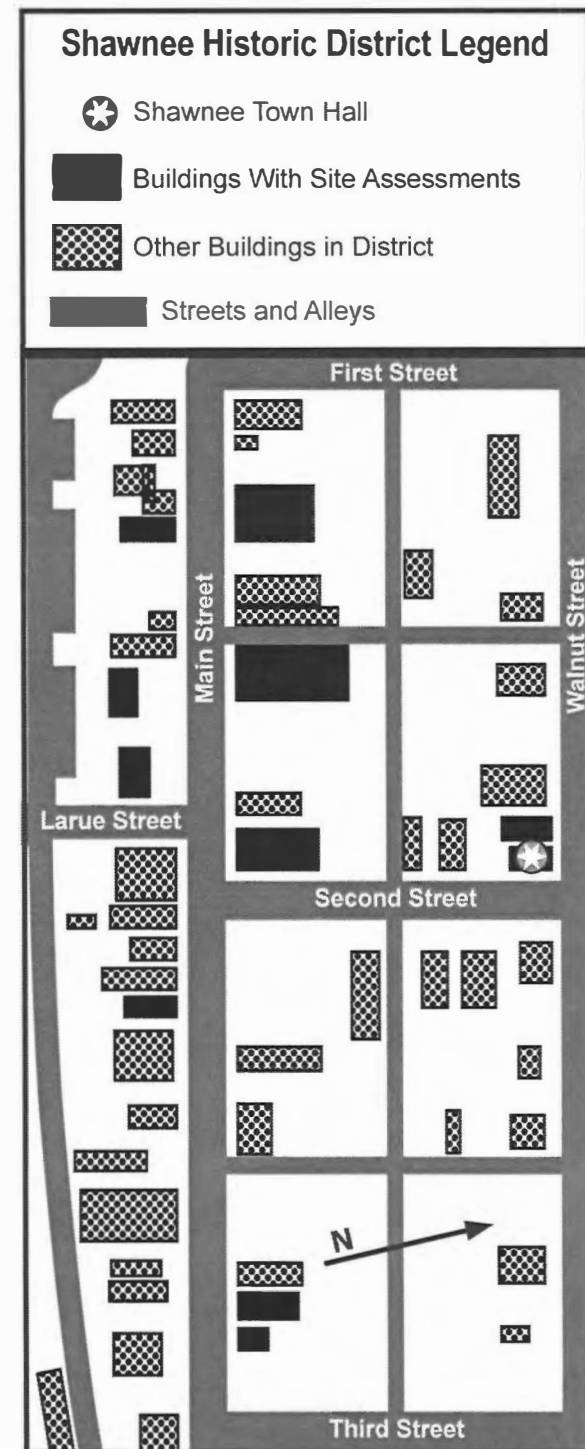
There are floor mounted gas unit heaters and window air-conditioners in place. A toilet room is on the second floor.

The building interior is dry, secure and fairly clean.

The exterior of the building is brick painted dark red. The brick is generally in good condition with no large areas of missing mortar, etc. The west side of the building was difficult to observe and should be looked at more closely.

Double hung wood windows have sandstone lintels, some peaked, some flat, and jamb drops. Some lintels have been painted white, some are exposed sandstone, similar to the lintels on the K.of P. Hall. The windows in the jail room have closely spaced iron bars over the openings on the outside. Some are painted white. The windows appear to be original and are in fair condition. As to be expected, deteriorated exterior frames (especially the sills) are evident. Each sash is glazed with two panes of glass, side by side. Some glass is broken or missing and has been covered for weather protection.

The attic/roof space was not accessible but roof framing can be assumed to be wood rafters or trusses spanning east-west (20'). The slate roof covering is not clearly visible but the hip ridges appear to be missing flashing in some areas. It appears that the soffit has been modified at some point and the original box gutter removed, leaving no means of intercepting roof run-off. Existing downspouts are not connected. This is not a good situation especially on this hillside site as drainage may undermine foundations on this property and other downhill properties.



Statement of current condition:

Overall the building is in fair to good condition. Floors are generally level and walls plumb. As noted previously there are areas of concern that should be addressed soon to prevent further decay that may make the building more difficult and/or more expensive to repair at a later date.

Accessibility could be an issue if use of the second floor for public use is desired.

For the purpose of this assessment/cost estimate the addition of an elevator has not been considered because of negative effects on historic fabric and cost limitations.

Building stabilization (a prerequisite for any future interior improvements)

The intent of this work would be to improve the exterior appearance of the building and to make necessary building envelope and structural repairs (if necessary) to prevent further deterioration of the building.

Window repair/replacement	\$ 17,000
Stone foundation repairs (minor) cleaning and tuck pointing allowance	\$ 2,300
Brick masonry (minor) repairs, cleaning and tuck pointing	\$ 14,000
First floor framing underpinning near foundation wall bearing	\$ 12,000
Roof covering and decking replacement (simulated slate heavy/duty shingles)	\$ 7,500
Provide gutters and downspouts	\$ 2,500
Repair and paint soffits	\$ 2,800
Cistern for rainwater collection/detention	\$ 8,000
Repair/replace (3) man doors	<u>\$ 2,000</u>
 SUBTOTAL	 \$ 68,100
20% Design contingency	<u>\$ 14,000</u>
Building stabilization construction budget estimate	\$ 72,100
A/E design fee budget allowance	\$ 10,000

Suggested future re-use/improvements options:

First floor:

The ground floor could become an interpretive exhibit of the old Town Hall/Jail experience with relatively modest repairs and renovation work. "Modern" finishes and furnishings should be replaced with period appropriate elements. Suspended ceilings removed, windows should be repaired, wood plank flooring uncovered, modern lighting replaced, etc.

Second floor:

The second floor could contain support activities (administration) for the ground floor at relatively minor cost. Necessary repairs could be as simple as a thorough clean-up and window repairs. Removal of the suspended ceiling could help locate roof leak locations.

The existing second floor toilet room would suffice for administrative use. Depending on the details of the proposed interpretive exhibit, toilets for the public may not be required.

Estimated costs of design and construction/improvements:

The intent of these improvements would be to remove non-original elements, to re-furbish existing original building fabric, insulate the building, and improve HVAC systems in a non-obtrusive manner, assuming a low intensity future use. The estimate does not include providing "period" historic elements or museum quality historic displays, audio/visual systems, etc.

First floor improvements:	
Demo "modern" finishes	\$ 2,400
Patch / repair / replace interior finishes	
Flooring	\$ 4,000
Walls	\$ 2,600
Ceilings	\$ 3,000
Interior doors allowance	\$ 2,000
Provide insulation in walls and floor	\$ 6,000
Provide new MEP	
allowance for heat and ventilation	\$ 5,000
general lighting allowance	\$ 3,500
smoke detectors/alarm system	\$ 1,000
Second floor improvements:	
Demo "modern" finishes	\$ 2,400
Patch / repair interior finishes	
Flooring	\$ 4,000
Walls	\$ 2,600
Ceilings	\$ 3,000
Interior doors allowance	\$ 2,000
Provide insulation in walls and ceiling/attic	\$ 7,000
(Existing MEP service connections to remain)	
Provide new HVAC and lighting	
allowance for heat/AC unit and duct work	\$ 5,000
general lighting fixture allowance	\$ 2,000
smoke detector / alarm system	<u>\$ 1,000</u>
SUBTOTAL	\$ 58,500
20% Design contingency	<u>\$ 11,700</u>
Town Garage construction budget estimate	\$ 70,200
A/E design fee budget allowance	\$ 14,000

NOTE ON ESTIMATED COSTS:

The estimated construction costs are preliminary and conceptual in nature, and are based on a walk-through of the properties. No invasive testing or opening of concealed spaces was performed. Appropriate contingencies have been indicated where prudent, reflecting possibility of concealed conditions that could affect design and construction costs. Detailed structural investigations must be provided prior to development of renovation construction documents. Actual costs can be determined through a formal bid process based on detailed construction documents with qualified contractors bidding.

Harigle Garage

Address: 126 West Main Street

Owner: Sunday Creek Associates



- 50' frontage x 60' deep = 3,000 sq. ft./floor
- 6,000 sq. ft. total enclosed area
- 2 stories, 32' high
- **Brick bearing wall construction with concrete on steel beams also supporting the second floor**
- **Wood secondary floor framing assumed**
- **Wood truss roof framing**

Overall dimensions 50' frontage (east-west) by approximately 60' depth (north-south) = 3,000 square feet on the first floor and 50' wide by 48' deep on the second floor (2,400 square feet). The floor to floor height is approximately 13'-5". The roof height immediately behind the front wall parapet is approximately 35'-6" above first floor height. The "flat" roof slopes to the rear of the building. The roof over the western portion (apartment tenant) is a gable roof.

The building is masonry bearing wall construction, 2-stories above grade. The building façade is located immediately adjacent to the sidewalk. The site grade elevation at the rear of the property is close to the second floor level. To the east there are remnants of the bearing wall of a previously existing brick building. The property to the west of the

building is vacant. There is evidence visible on the exterior west wall that there was once a one-story building built against this wall.

The second floor is divided into two tenant spaces running from front to back of the building. There is separate access to these spaces by way of enclosed stairways, located at the east and west ends of the building, which open to sidewalk level. Both spaces have access to grade at the rear of the building as well.

The second floor east tenant space is approximately 30' wide x 48' deep (1,440 square feet). This tenant space is currently partially occupied. The rear portion of this tenant space is used as an office and is divided into small rooms including a restroom/locker room and an office. There is also a small dark room with light-proof revolving door in this area that was part of an earlier youth arts center, which occupied the larger front room of the east tenant space. This large room has two unique interesting features: the site-built wood trusses, with 1" diameter steel rods reinforcing the bottom chords (a variation on the "hog-back" truss style), which clear span the 30' wide space, and the remains of overhead rotating shaft machinery, left over from when this space was used as a machine shop, located along the west wall.

The second floor west tenant space is approximately 20' wide x 60' deep (1,200 square feet). The interior of this space was not available for inspection but it is known to contain a currently occupied two-bedroom apartment. There is a wood-framed enclosed porch at the rear portion of the tenant space.

The first floor is a concrete slab on grade. There is a large centrally-located multi-door opening in the front façade approximately 12 feet wide by 9 feet high (large enough for large vehicle access). There are large windows, which include multi-pane colored glass transom sections on either side of the vehicle door.

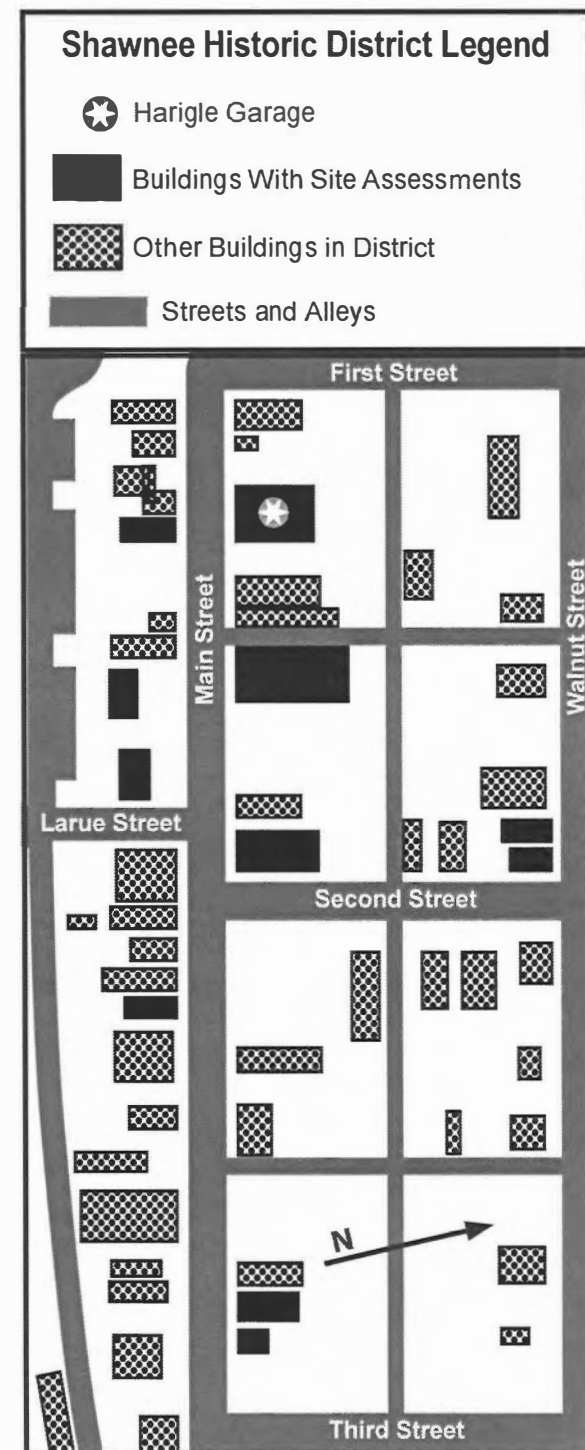
The first floor is, to a large degree, one open space approximately 50' wide by 48' deep. The back 12' of the space is divided into smaller spaces. Portions of this back area extend beyond the back wall of the second floor. The concrete "roof" over this area is visible in the rear yard and is close to the rear yard grade level. A separate room in the northwest corner has a floor level 5'-2" above the main first floor level which is accessed by a ships ladder stair.

The main open space ceiling has two different heights whose division line corresponds with the demising line between the two second floor tenant spaces. The eastern ceiling is 12'-4" above the first floor, with concrete beams running east-west that are 10'-4" above the floor, thus the clear height throughout the main space is 10'-4". The western ceiling is 10'-4" above the first floor. The ceiling is exposed concrete and has exposed conduit runs to surface mounted light fixtures and other mechanical systems. There is a steel pipe column on the dividing line between the ceiling heights which supports a 2' deep steel beam running in the north-south direction. Aligned with this beam line in the rear section of the space is a brick bearing wall which the steel beam bears upon.

While the first floor space is equipped with existing lighting, (4) wall-mounted gas heaters, and water service for both tenants on the second floor, there are no existing restrooms on the first floor.

Statement of current condition:

An area of concern is the condition of the back portion of the first floor which extends beyond the back wall of the second floor, thus the ceiling in this area is also a roof. Over time water infiltration and ground moisture has caused the steel beams to rust. A section of steel form decking (installed to allow placement of the concrete roof) is hanging down into the space. Portions of the back wall have been replaced or braced with newer concrete masonry unit construction. There is an area of about one square foot where daylight is visible through the roof/ceiling. A window in the room in the northwest corner of the first floor has earth up against it.



On the front façade there is a noticeable bulge in the brick at the second floor line towards the west end door leading to the stairs up to the apartment. It appears that the brick mortar in this area has been replaced/repared as all joints appear tight. On the inside of the first floor the masonry wall separating the main space from the stair to the apartment has extensive cracks at mortar joints and evidence of some settling or displacement of about 1-1/2". The stairway side of this wall is faced with plaster and has no cracks.

The roof of the eastern portion of the building is a rubber membrane installed within the last 3 years and is in good condition. The apartment portion roofing is shingles and was not effectively visible from the ground. It is reported to have been installed 15 years ago.

The ceiling in the eastern portion of the second floor consists of a black plastic vapor barrier, presumably fastened to the bottoms of 2 x wood purlins spanning between the wood trusses. While this arrangement allows the unique "hog-back" trusses to remain visible, the plastic sheeting detracts from the overall character of this large space.

Overall condition: Good (with the exception of the rear portion of the first floor).

Suggested reuse options:

First floor:

The first floor could continue to serve as garage/storage space "as is". Still the rear area water infiltration and structural concerns should be addressed, possibly by isolating the rear section with a new concrete masonry wall added underneath the east-west beam line. While this would subtract about 600 square feet of area, these back area spaces are not currently used and are significantly deteriorated.

The large south-facing storefront windows provide abundant daylight and good visibility for any retail use.

The ceiling height is appropriate for public type uses such as a community room, game room, or health/exercise club.

A gallery or museum could display larger items than is currently possible elsewhere in Shawnee.

Light industrial uses could be accommodated as well. Ideally this type of use could combine an artistic element with studio/sales space (such as unique metal, stone or woodworking products or artworks). A possible problem with a light industrial use is that, depending on the specific use, additional mechanical systems for special ventilation, acoustic control, etc., may be necessary and could affect existing tenants. Those issues could be addressed as part of the Landlord/Tenant negotiations and are not addressed in the preliminary cost estimate section. For the purpose of this design scope/cost estimating exercise an 'M' Use Group ("mercantile") is assumed.

Improvement and expansion of the current farmer's market to accommodate several retail vendors would be possible with improved facilities.

The size of the space and the arrangement of existing doors can accommodate sub-division of the space for multiple tenants without the need for additional exits.

Regardless of the future use some necessary support systems would be required. The listed items can be considered "white-box" improvements for the benefit of tenants. These assumptions are listed in the preliminary cost estimate section.

- Provide, at a minimum, one unisex handicap accessible restroom. If possible, plumbing design and rough-in should anticipate future need for two toilets and one sink each in separate men's and women's toilet rooms.
- "Back-of-house" uses: mop sink, housekeeping storage closet, storage and trash collection rooms.
- There is no ventilation system currently. Natural ventilation currently is provided by opening the large front doors, which may be adequate for nice weather months, but for year round uses like those listed above, improved HVAC systems will most likely be required. Occupancy quantity and type of use, types of activities, equipment, etc. have significant effects on HVAC requirements and costs. Location and size of interior space for system components should be identified.
- The existing concrete ceiling is rough and existing steel beams and column are rusted. A thorough cleaning and painting would make the space more attractive and presentable.

- Items currently stored in this space should be removed, which would allow the floor to be inspected and cleaned (and the floor patched if necessary).
- Repair, replacement, or infill with fire-rated material of the doors between the main space and the stairwells at the east and west ends should be made to insure the integrity of the exits from the second floor uses.

Second floor:

The eastern tenant space could be developed as a loft studio/residence, open office space, or for hostel type lodging. Whatever the use, care should be taken to prevent the subdivision of the large open space in a way that would conceal the span of the existing wood trusses. The preference for future use assumes a studio apartment and a hostel lodging space on the east portion of the second floor.

The character of the large open space could be improved greatly if the plastic vapor barrier was covered with a solid plank or panel material such as a light colored wood or gypsum board.

The existing bathroom would need the addition of a shower/bath unit.

The existing stairway could be greatly improved with a cleaning, paint and better lighting.

The following improvements would be needed for an apartment ('R-3' Use Group) use:

- Installation of a full bathroom. (This may require some re-working of partitions to provide space).
- Smoke detectors/alarm system.
- The character of the large open space could be improved greatly if the plastic vapor barrier was covered with a solid plank or panel material such as a light colored wood or gypsum board.
- The introduction of a residential use may require that the entire building have a sprinkler system; however, existing historic buildings may be granted certain exemptions or the use of Chapter 34 of the Building Code may offer means of avoiding the sprinkler requirement. A quick run-thru of the Chapter 34 scoring indicates that a sprinkler system may be avoided, however the local Building Official will have the final say.

The following improvements would be needed for a hostel-type residential ('R-1' Use Group):

- A manual fire alarm system
- Smoke detectors/alarm system.
- Provide a new bathroom with toilet, lavatory and bath/shower.
- Provide lockers/lockable storage areas as may be required by hikers, equestrians and other visitors seeking inexpensive short-term lodging.
- Provide individual sleeping niches/areas with some degree of privacy from semi-public areas without losing the character of the existing space.
- Provide an improved kitchen area
- Provide a table and chairs near kitchen for eating.
- Provide comfortable seating area "living room" area.
- Alter lighting fixtures and controls to suit the needs of the new use of the space. (for example night lights, residential type lighting in semi-public areas.
- Provide emergency and exit lighting (if not already in place)

The existing apartment in the west side of the second floor will remain as is.

Estimated costs of design and construction/improvement:

First floor:

Clean-up and "white-box" improvements for a flexible multi-tenant use which could include workshop/studio, expanded farmer's market, gallery space, etc.

General clean-out of space	\$ 1,000
Clean-up/paint/patch concrete floor	\$ 2,000
Clean-up and paint ceiling, beams, column	\$ 2,000
Repair/replace doors to stairways to 2nd floor	\$ 1,800
Allowance for wall repair/reinforcement at cracked west wall	\$ 4,000
Allow. for masonry wall at east back of space deteriorated area	\$ 5,000
Allowance for removing exterior debris and providing steps from rear exit door up to back yard area	\$ 6,000
Allowance for stabilization/bracing of existing Elaine's garden walls	\$ 6,000
Patch concrete floor and re-route water service entry	\$ 1,200
Provide two accessible restrooms complete w/ fixtures, finishes, etc.	\$ 10,000
Storage/trash room w/janitor sink. Conc block constr)	\$ 3,000
Mech /utility meter room 75 sq. ft. w/ ventilation	\$ 3,000
"Prep room" w/ 3-compartment sink	\$ 1,000
HVAC forced air system heating and cooling w/ ductwork (separate common area and tenant area systems)	\$ 24,000
Bathroom/trash room exhaust system	\$ 1,500
Provide additional surface mounted conduit and wall outlets, and provide j-boxes/conduit for future tenant lighting capability, provide exit and emergency lighting, allowance for increased service amperage included	\$ 13,800
Common area and emergency/exit lighting allowance	\$ 7,000
Vestibule storefront system	\$ 14,500
Refurbish large sliding door to garden space	\$ 2,500
Doors, frames and hardware	<u>\$ 4,200</u>
 SUBTOTAL	 \$113,500
Contingency 10%	<u>\$ 11,300</u>
Estimated construction cost:	\$124,800
Estimated A/E fees	\$ 18,700

NOTE ON ESTIMATED COSTS:

The estimated construction costs are preliminary and conceptual in nature, and are based on a walk-through of the properties. No invasive testing or opening of concealed spaces was performed. Appropriate contingencies have been indicated where prudent, reflecting possibility of concealed conditions that could affect design and construction costs. Detailed structural investigations must be provided prior to development of renovation construction documents. Actual costs can be determined through a formal bid process based on detailed construction documents with qualified contractors bidding.

Second floor:

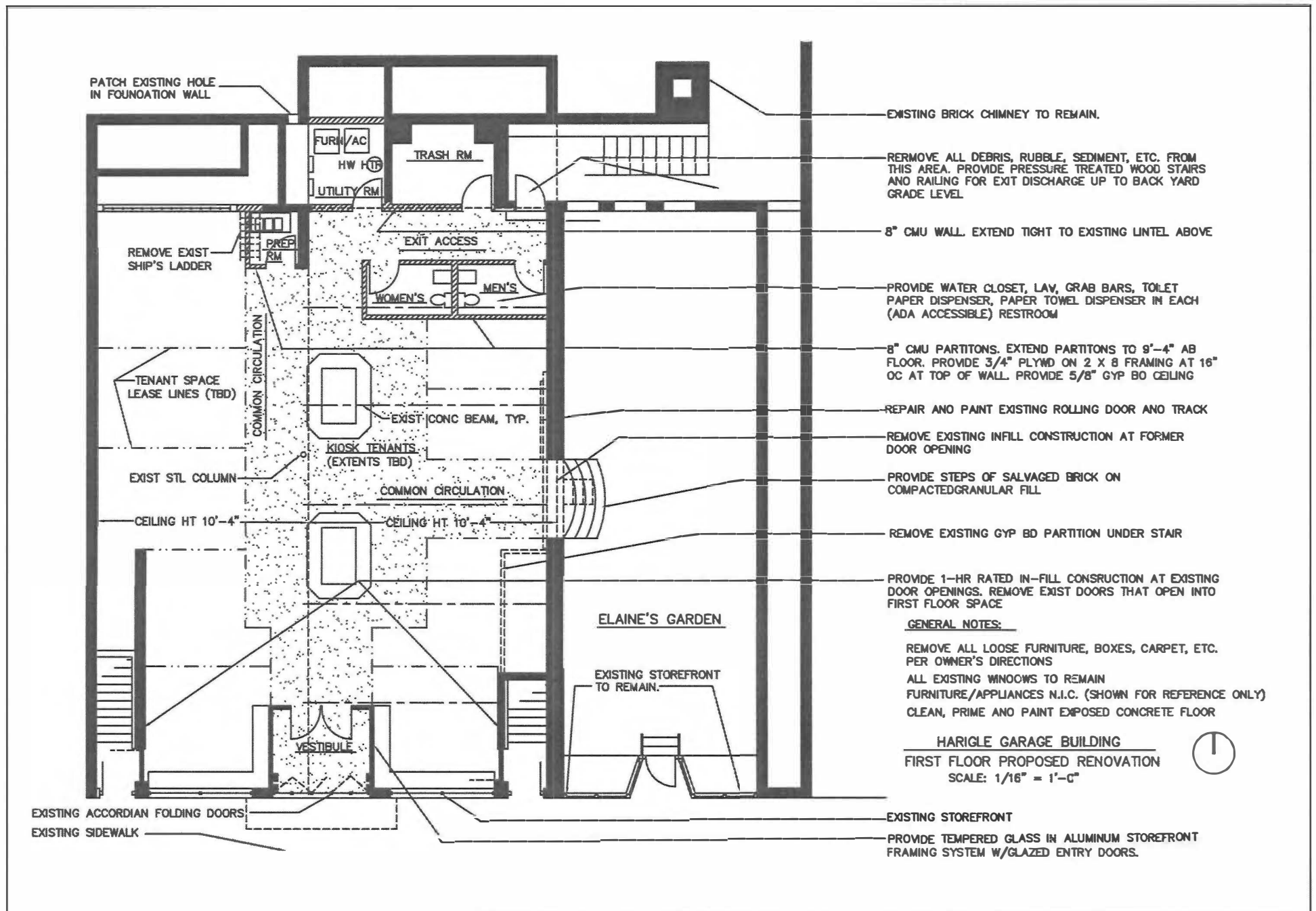
Combination of studio apartment and a "hostel"

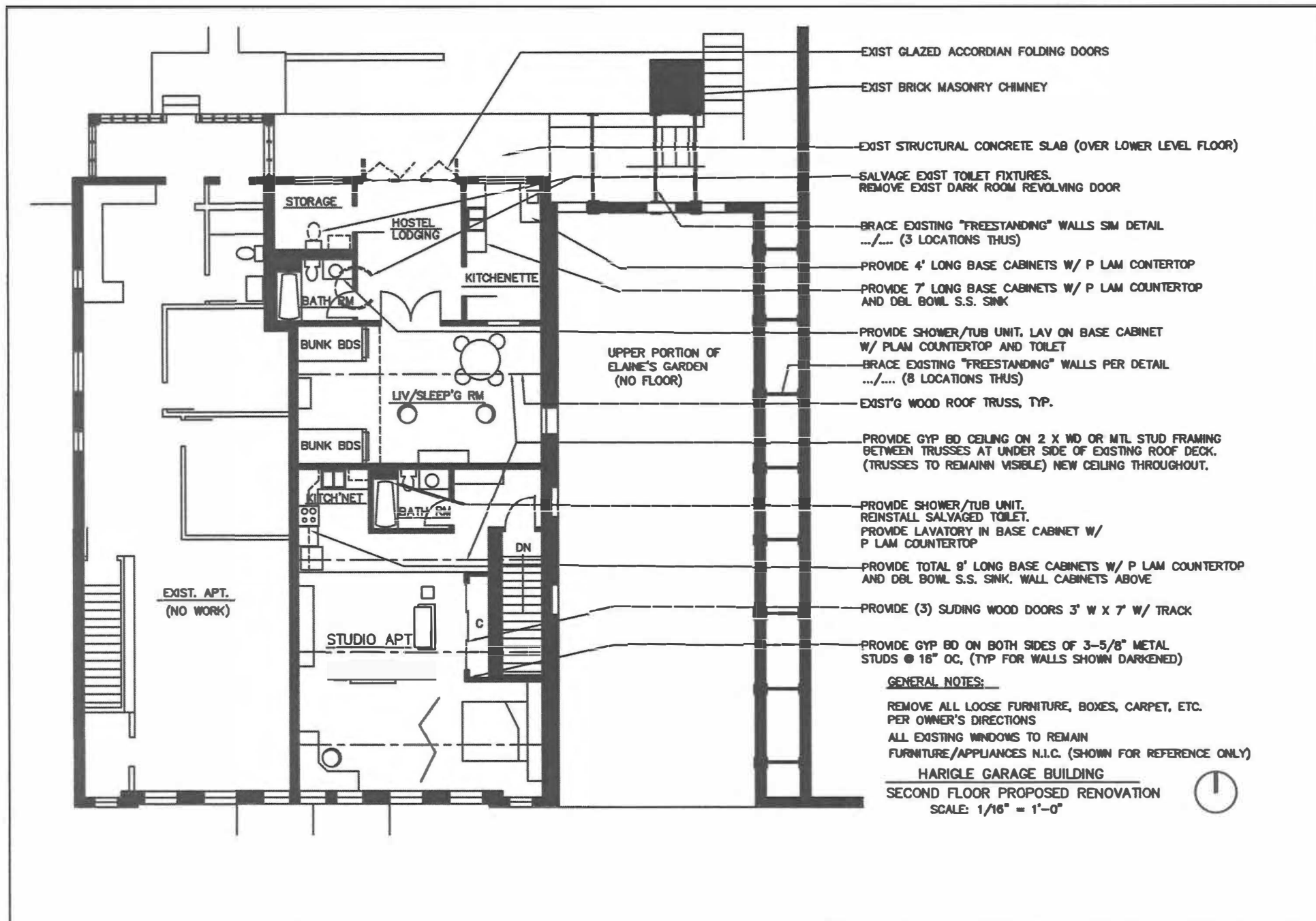
'R-3' Studio apartment use (768 sq. ft.)

Ceiling between trusses (gyp. bd.)	\$ 3,850
Add new bathroom	\$ 10,000
Smoke detector/alarm system	\$ 1,400
Kitchen equip. and countertop	\$ 3,800
Finish flooring	\$ 3,800
Partitions	\$ 2,000
Electrical/lighting	\$ 5,000
HVAC	\$ 5,000
Plumbing	<u>\$ 4,000</u>
Subtotal	\$38,850
Contingency 15%	<u>\$ 5,775</u>
Estimated construction cost:	\$44,625
Estimated A/E fees	\$ 6,700

'R-1' Residential "hostel" lodging: (741 sq. ft.)

Ceiling between existing trusses (gyp bd.)	\$ 3,850
Provide one complete new bathroom	\$ 10,000
Finish flooring	\$ 2,800
Lockers and storage closets	\$ 2,000
Kitchenette (countertop, sink, small refrigerator)	\$ 4,000
Furniture/bedding allowance	\$ 5,000
Electrical modifications, separate panel/meter	\$ 3,900
Lighting package (general, task, and emergency/exit lt'g)	\$ 3,000
Manual fire-alarm system, smoke detector/alarm system	\$ 1,200
HVAC (forced air heating and cooling)	<u>\$ 5,000</u>
SUBTOTAL:	\$40,750
Contingency 15%	<u>\$ 6,000</u>
Estimated construction cost:	\$ 46,750
Estimated A/E fees:	\$ 7,000





Tecumseh Theater

Address: 114, 116 West Main Street

Owner: Sunday Creek Associates



- 46' frontage x 130' deep = 5,980 sq. ft/ floor
- Total floor area 20,000 sq. ft.
- 3 plus stories, 57' high
- Brick bearing wall construction
- Wood framed floors with steel girder beams at second and third floor level
- Wood truss roof framing

The Improved Order of Redmen (I.O.O.R.) building was erected in 1907, saved from the wrecking ball, listed on the National Register in 1976, and renamed the Tecumseh Theater.

The building is located on the north side of Main St., fronting on West Main St. A 12' wide alley runs along the west side of the building. A vacant lot, proposed site for small park and public art installation, is located to the east.

Overall dimensions are approximately 46' frontage (east-west) by approximately 130' depth (north-south) = 5,980 square foot building foot print. The building is three+ floors in height with an average roof height of 57' above the existing sidewalk.

Building exterior:

The building walls are a yellow brick, with an iron spot glazed face used on the front facade. Other buildings in the town use this same style of brick. The side and rear walls are of a similar color, but unglazed, brick.

The first floor front windows are storefront type with extensive glass. The west half of the storefront was constructed as part of the building stabilization project after the previous (non-original) movie theater front was removed. The east half of the storefront is of earlier vintage, possibly original.

There is a cast iron column, set on a sandstone base, on each side of the storefront where the storefront angles back away from the sidewalk to entry doors and to the stairs leading up to the second floor. Brick pilasters in the storefront are accented with simple sandstone bases and capitals. There is a sandstone base and

header framing the storefront. This header is capped by a formed sheet metal cornice running the length of the building front.

The windows have been replaced or repaired as part of a building stabilization project a few years ago. The front facade windows of the upper floors were repaired and are operable. Other windows were severely damaged, or missing, and therefore were replaced with high quality double hung wood windows of similar dimensions and profiles as the original windows. The new replacement windows have insulating glass. Windows have sandstone sills and lintels. There is a sandstone cap on the brick parapet on the front facade. There is a formed sheet metal cornice with "dentil mold" accents running the full length of the front facade. This cornice extends around the corners on the side walls for a few feet. The cornice and the parapet cap were repaired as part of the recent building stabilization project.

A significant area of the existing brick was tuck pointed as part of the stabilization project. A few areas of damaged brick were repaired and the existing rubber membrane roof was patched also. The building envelope is in very good condition.

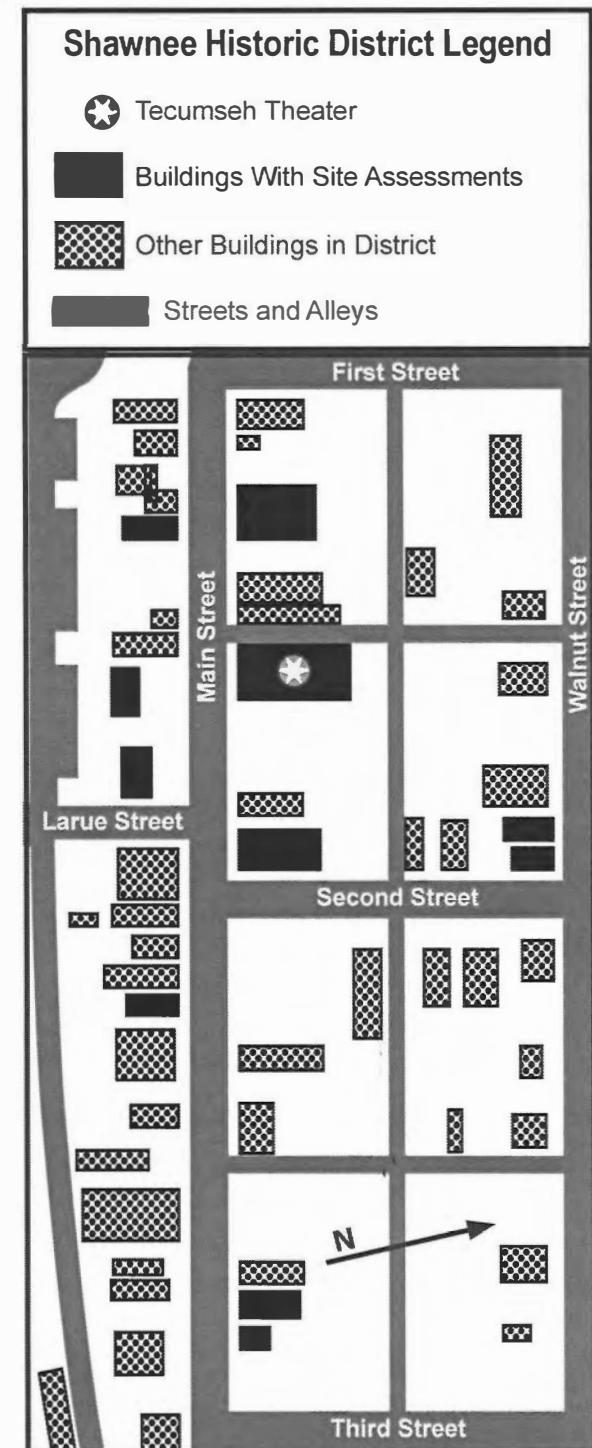
Building interior:

The first floor is several inches above sidewalk level. It is divided into two equal parts separated by a 16" wide brick masonry bearing wall that runs the length of the building (south to north). These first floor spaces most recently have been utilized as a branch library (east side), and a movie theater (west side). In the last two years the remains of the movie theater have been removed and a new multipurpose space interior renovation is under way with completion expected in June, 2011.

There is a wood stair that leads from the sidewalk at the southeast corner of the building up to double doors on a landing about 9 feet above sidewalk level. The stairway continues inside the building leading to the second floor, providing access to the assembly hall, and then continues on in the same line up to the (third) floor above the assembly hall.

The grade level rises about 8 feet from front to back of the building. Inside the building there are stairs leading up to an exit door on the east side of the building about 70' north of the building front.

The first floor is interrupted about 24 feet short of the back wall of the building. The space to the north of this interrupting brick wall is a basement on the west side, and a restroom/utility area on the east side. The restrooms are not original to the building and are divided into several spaces by concrete masonry walls. The existing restrooms are not handicap accessible.



Above these spaces is an apartment whose floor is about 8 feet above the first floor level. The apartment is tucked underneath the raised stage of the assembly hall, which occupies the second floor level. The apartment space was originally dressing rooms and backstage area for the assembly hall, however a connecting stair has been removed. The current apartment has a floor area of about 900 square feet. The apartment is accessed through a door on the north (rear) wall at grade.

The second floor assembly hall is a clear span space accomplished through the use of built-up (riveted plates) steel beams spanning in the east-west direction. The floor is hardwood strips, with some boards missing or damaged.

Nearly all of the original plaster finish has been stripped from the existing wood lath on walls and ceiling. The space is about 24 feet high allowing room for a balcony in the south end of the hall. The portion of the first floor located under the balcony is raked up to the south.

The stage has a proscenium arch. The stage curtain is still intact. The stage is about 3 feet higher than the main second floor level and extends about 28 feet back to the rear wall of the building, and spans the entire width of the building. The fly space over the stage is about 32 feet high (clear) under the roof structure.

There is a large double door in the back wall of the stage where equipment, etc was brought into the back stage area. The door sill is about 11 feet above existing grade at the back of the building. There is no current stair up to these doors and it is unclear if permanent stairs ever were in this location.

The balcony is accessed by way of a wood stair located in the southeast corner of the second floor. The balcony has a stepped floor and there is access to the wrought iron fire escape on the west side of the building. There is a "private" box seating area in the balcony along the east side. Large windows on the south and west walls allow ample daylight into the space.

The third floor stops about 24 feet short of the back wall of the building which allows the stage fly space to extend to the underside of the roof. The third floor also has a clear span arrangement accomplished with 5 foot deep wood trusses spanning east-west. The space is divided into several rooms and circulation space by wood framed walls with plaster on wood lath finish.

The most easily visible truss is in the south room and appears to have been repaired at some time in an ad hoc fashion.

The third floor is also served by the existing fire escape on the west side of the building (although the bottom section of the fire escape has been removed).

Statement of current condition:

The building envelope is in very good condition. Floors are generally level and walls plumb. The wood floors in the assembly hall and the third floor are in need of cleaning, refinishing and some replacement of broken/missing pieces. New plaster (as well as repaired lath in some areas) would be needed to make these spaces usable. Much of the floor on the third level is covered with items salvaged from the building.

There are building code issues to be contended with (as with any historic building), mainly in regards to egress and fire protection/sprinkler systems. There are some concessions available to existing and historic buildings in the Ohio Building Code. If the hall was limited to a maximum of 500 occupants, the existing interior wood stair and the existing fire escape might be acceptable as adequately sized legal means of egress. A sprinkler system would normally be required *throughout the building* for an (newly constructed) assembly hall located above the first floor.

The addition of another enclosed exit stair located along the east side of the building, which could be part of the elevator addition, could possibly be accepted in lieu of sprinkling the building and could allow the allowable number of occupants to be increased significantly. This method would have less impact on the existing historic elements of the building, and might be slightly less expensive. This scenario is the basis for the construction cost estimate that follows.

Accessibility is also an issue. While it may be possible to avoid installing an elevator (and associated costs) it is advisable to include those costs in the following conceptual construction budget estimate.

For the purposes of this assessment and associated cost estimate an addition to the building of approximately 300 square feet, to contain an exit stair and elevator, is included. The elevator would extend to the balcony level of the theater.

Suggested reuse options:

First floor:

The large south-facing storefront windows provide abundant daylight and good visibility appropriate for many uses.

The ceiling heights are pleasing and appropriate for a wide range of uses.

The nearly completed west tenant space will be able to serve as administration/classroom space for local community colleges, and could also handle small gatherings such as receptions, meetings, etc. Mercantile use would also be allowed but the need for that use is not currently as viable in the current economy.

The east tenant space would contain the assembly hall support functions—restrooms, administration, ticket sales, (small) lobby, etc.

Whatever the use some necessary support systems would be required. Assumptions are listed in the preliminary cost estimate section.

Provide, at a minimum:

Men's toilet room:

2 Water closets

2 urinals

2 lavatories

Women's toilet room:

2 water closets

2 lavatories

"Back-of-house" uses: Utility closets, mop sink, housekeeping storage closet, storage and trash collection rooms.

New MEP systems for the second floor. The upper floors are not currently heated or cooled.

The first floor has acceptable lighting. The upper floors do not have lighting. Location and size of interior space for system components should be carefully considered to avoid adverse affects on the historic fabric of the building.

The existing stairways could be greatly improved with a cleaning, paint and better lighting.

Smoke detectors/ alarm system.

A manual fire alarm system

Provide emergency and exit lighting (if not already in place)

Second floor:

To reinstate the original assembly hall as a performance venue would require more toilets. These would be incorporated into the existing building footprint on the ground floor.

There will be the need for an elevator and associated machine room space. This will be provided in a minimal addition to the building's east side set well back from the sidewalk, and will only extend to the second floor of the building to have the least impact on the existing building and to not impair or overpower the existing building fabric, scale or the intimate experience of the original hall.

Third floor:

Improvements to the third floor are not included in the scope of this assessment. Some selective demolition work, etc. on this floor may be necessary to renovate the assembly hall space. *(An allowance for repairs, finishes and MEP could be provided if necessary)*

Estimated costs of design and construction/improvements:

Re-instatement of Assembly hall:

*The intent of this phase of the work is to renovate the assembly hall space to function as a performance space. Line items with ** indicate elements that can vary greatly in cost depending on decisions that will be made later. These line item costs should be discussed with theater equipment specialists.*

Selective demolition	
Removal of existing building wall to accommodate access to new elevator	\$ 9,000
Remove existing damaged finishes	\$ 10,000
Third floor demolition, etc., as may be required for MEP installation	\$ 10,000
First floor demolition for restrooms, etc.	\$ 10,000
 New construction shell building for elevator and stair	\$ 50,000
New exit stairs	\$ 15,000
Elevator (minimum accessible required size, 3-stop)	\$ 60,000
New stair from dressing room (apartment level) to stage	\$ 20,000
New partitions and finishes on first floor	\$ 100,000
New partitions and finishes on dressing room floor	\$ 45,000
Patch/repair/replace interior (plaster) wall and ceiling finishes and paint	\$ 30,000
Patch/repair/replace/refinish interior (wood) floor finishes	\$ 50,000
Interior window trim repair/replacement/paint	\$ 9,000
Stairways repair and new finishes	\$ 8,000
HVAC systems (first and second floors)	\$ 97,000
Electric service, panel board and feeders (800 amp)	\$ 36,000
Emergency and exit lighting and alarms	\$ 10,000
General outlets and lighting	\$ 50,000
**Decorative lighting (allowance)	\$ 30,000
**Allowance for theatrical lighting	\$ 35,000
**Allowance for audio-visual systems	\$ 60,000
**Seating allowance	\$ 40,000
Plumbing (toilet fixtures, water heater, etc.)	<u>\$ 30,000</u>
 SUBTOTAL:	\$ 814,000
design contingency 20%	<u>\$ 160,000</u>
Assembly hall construction budget estimate	\$ 974,000
A/E design fee budget allowance (Architectural, Structural, MEP) (A/V theatrical design not included)	\$ 160,000

NOTE ON ESTIMATED COSTS:

The estimated construction costs are preliminary and conceptual in nature, and are based on a walk-through of the properties. No invasive testing or opening of concealed spaces was performed. Appropriate contingencies have been indicated where prudent, reflecting possibility of concealed conditions that could affect design and construction costs. Detailed structural investigations must be provided prior to development of renovation construction documents. Actual costs can be determined through a formal bid process based on detailed construction documents with qualified contractors bidding.

Knights of Labor Hall, Hannah Bros. Furniture
Address: 102 West Main Street
Owner: Hannah Brothers Furniture



- **40' frontage on Main St. x 75' = 3,000 sq. ft./floor**
- **3 to 4 stories, 45' high**
- **Brick bearing wall construction**
- **Wood truss floor and roof framing**

The Knights of Pythias Hall, erected in 1881, per the semi-circular stone emblem mounted on the front facade. Of particular interest with this emblem is evidence that the letter "P" was originally carved as an "L", signifying that this was built as one of the earliest labor union halls in the nation, the *Knights of Labor Hall*.

The building is located on a corner lot, fronting on East Main Street and 2nd Street.

Overall dimensions are approximately 40' frontage (east-west) by approximately 75' depth (north-south) = 3,000 square feet per floor. The building was originally three stories. An intermediate floor was added at some time within the original assembly hall space. The original assembly hall floor is approximately 13' above the ground floor. The

original third floor is approximately 20' above the assembly hall floor. The roof truss bearing height is approximately 11' above the third floor. The roof height at the front eave is approximately 45' above the front sidewalk grade. The roof is slate with a pitch of 4 in 12. The front section of the roof has a hipped gable. The rear section has a simple gable. The median height of the roof is 52' above the grade of the front sidewalk.

The building is masonry bearing wall construction, 3-stories above grade. The building façade is located immediately adjacent to the sidewalk. The site grade elevation at the rear of the property is approximately 7' above first floor level. The entry to the assembly hall is located at this level at the north end of the east wall. Along the west side of the building is a vacant space, approximately 10' wide between this building and the adjacent "old bank" building. Originally there was a 2-story building here connected to the K. of P. Hall.

The first floor is wood plank on wood joist framing over a shallow crawl space. There is no basement. The foundations are assumed to be stone. This floor is currently used as a furniture showroom and storage. The floor is currently covered with carpet. The space appears to be in good, clean, dry and secure condition.

The storefront facing Main St. consists of glass in wood framed windows set within an ornamental cast iron frame. There is a recessed glazed double door in the left portion of the storefront.

A heavy wood beam, supported by several cast iron columns with decorative capitals, runs down the middle of the space from front to back. There is a small storage/utility room in the northwest corner of the floor and a stair up to the assembly hall entrance landing in the northeast corner.

The second floor (assembly hall) has been divided into two floors, with the new floor suspended from the third floor framing. The added floor has a noticeable shake if jumped on and its intent is assumed to be a temporary floor probably not suitable for active use. These floor areas are currently used for furniture storage.

A narrow stair near the northeast corner leads from the second floor level to the other floors. *This is the only means of egress for these floors.* The original raised stage is intact but deteriorated. The stage is in the front of the building, with tall windows facing Main St. The top portion of the proscenium arch is visible from the added intermediate floor. The windows on the east and west sides have been covered over and hidden from view on the inside. Generally these floor areas appear clean, dry and secure.

The original third floor consists of one large clear span room above the assembly hall, with smaller rooms in the rear portion of the floor. Original decorative wall and ceiling paint features remain, although plaster on walls, and especially on the ceiling, are badly deteriorated in many locations. Original windows, although badly deteriorated, remain as well. Wood trim around windows and for wainscoat remain in some locations and are in fair condition. The windows are approximately 8' tall with the sills only 8" above the floor. The floor is assumed to be wood planks over wood truss framing (to span the full 40' width of the building). The floor is covered with deteriorated linoleum sheet material.

The roof structure consists of several heavy timber trusses (with steel tie rods at the centers connecting top and bottom chords) spanning from east to west. It is apparent that water has entered the building in some areas over time and damaged ceilings and walls. Of greater immediate concern is the ability for pigeons to roost in the building. The small windows on the upper north side are missing and unprotected. These openings should be enclosed and the bird droppings and dead birds removed.

The building exterior is brick, which has been covered with cement stucco at some time in the (not recent) past. A similar material applied over brick on other buildings in

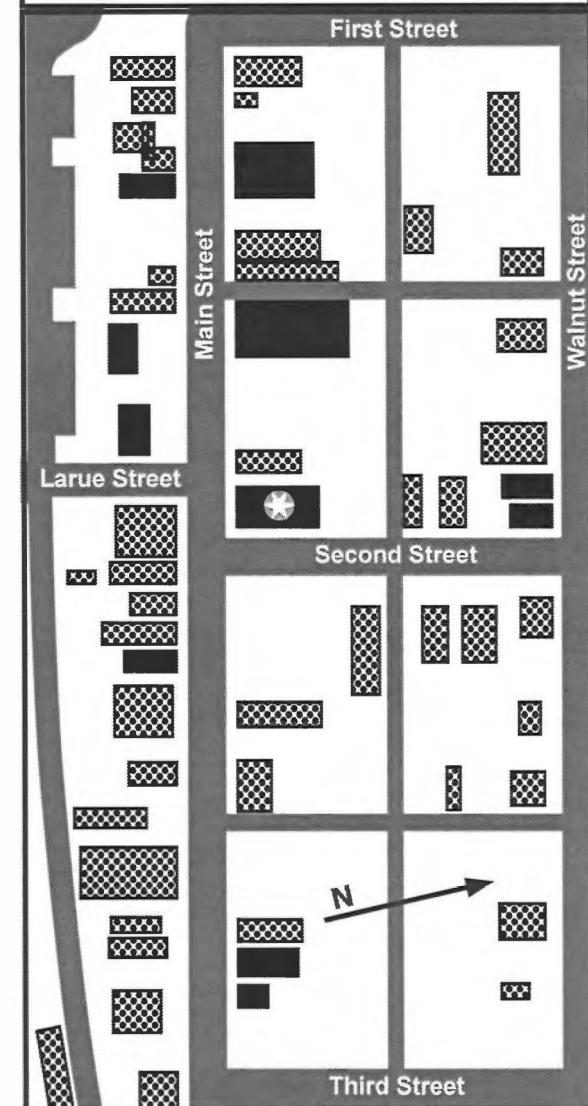
Shawnee Historic District Legend

✱ Knights of Labor Hall, Hannah Bros.

■ Buildings With Site Assessments

▤ Other Buildings in District

— Streets and Alleys



the region has been noticed, and may have been considered a “remedy” to brick/mortar deterioration. Where the brick is visible the need for spot repairs and tuck pointing is evident.

Tall narrow windows with sandstone lintels with peaked tops and extensions down the sides provide a unique appearance, although much of the sandstone is covered with the previously mentioned cement stucco. The second floor windows on the south and east sides are especially tall and unique in their triple hung arrangement.

A painted formed sheet metal cornice runs across the top of the front facade, and is partially deteriorated and rusty in some areas.

The windows are in varying condition. A few have been repaired. Most are in fair to poor (but for the most part, repairable) conditions. All exterior window frames are in poor condition especially wood sills and the lower portions of jambs. At some of the openings, sagging and displaced bricks are evident above window openings on the inside and/or outside.

Statement of current condition:

Overall the building is in fair condition. Floors are generally level and walls plumb. As noted previously there are areas of concern that should be addressed soon to prevent further decay that may make the building more difficult and more expensive to repair at a later date.

The added cement stucco coating on the brick adds difficulty to the assessment of needed masonry repairs and the materials, methods and costs to accomplish those repairs. Leaving the cement stucco in place does not fit with a desire to improve the appearance of the building and to maintain and repair the building.

There are building code issues posed by the single means of egress and lack of sprinkler system (which would be required if a functioning assembly hall was to be re-instated), and while there are some concessions available to existing and historic buildings, a single means of egress would not receive approval for any occupancy of 30 people or more above the ground floor. Accessibility could also be an issue to some uses. *For the purposes of this assessment and estimates the addition of an elevator has not been included, due to the difficulty of adding one without compromising the original historic fabric.*

The main floor of the assembly hall could be made accessible by providing a paved ramp from the sidewalk near the northeast corner of the building. See diagramatic site plan.

Suggested reuse options:

Upper floors:

The reinstatement of the original assembly hall as an interpretive experience tour, for small groups, of the workings of the early labor unions and fraternal organizations, etc. could be acceptable to building officials and would reinforce other efforts to highlight the history of the region.

The reinstatement of the assembly hall would require careful selective demolition of the added intermediate floor, and the repair of interior trim and patching/replacement of other historic finishes (possibly existing behind past renovation work), new finishes on walls, floor and ceilings.

First floor:

The ground floor could be re-purposed in many ways without much difficulty as long as the two existing means of egress are maintained, or it could be maintained as is, and not affect the operation of upper floor tours, or be revised to support and enhance the tour experience.

The large south-facing storefront windows provide abundant daylight and good visibility appropriate for many uses.

The ceiling height is pleasing and appropriate for a wide range of uses, including support of historic interpretive tours.

Whatever the use some necessary support systems would be required. Assumptions are listed in the preliminary cost estimate section.

Provide, at a minimum, one unisex handicap accessible restroom on the first and second floor. If possible, plumbing design and rough-in should anticipate future need for two toilets and one sink each in separate men's and women's toilet rooms.

“Back-of-house” uses: Utility closets, mop sink, housekeeping storage closet, storage and trash collection rooms.

The first floor is currently heated by a floor mounted gas unit heater. The upper floors are not currently heated or cooled. The first floor has acceptable

lighting. The upper floors have some lighting but would need to be replaced. No existing plumbing fixtures were observed. Improved HVAC systems will most likely be required. Number of occupants, type of use, types of activities, equipment, etc. have significant effects on HVAC requirements and costs. Location and size of interior space for system components should be carefully considered to avoid adverse effects on the historic fabric of the building.

Estimated costs of design and construction/improvements:

Building stabilization: *The intent of the work in this phase is to prevent further deterioration of the building and to improve the exterior appearance. No new occupancy of the building is expected to result (or be allowed by the Building Official) as a result of these improvements.*

Selective demolition	
Uncovering windows that have been boarded up on the inside	\$ 7,500
Window repair/replacement	\$ 81,000
Generally the windows on the south and east sides (street frontages) are in somewhat better condition than windows on the west and north sides. These windows should be repaired. At least some of the windows on the other elevations will need to be replaced, most notably the large, triple-hung windows on the west wall assembly hall floor. There is evidence that the west wall windows, and other openings, have been changed in size and location in connection with the former two-story addition that was against this wall, and some are completely missing.	
Removal of cement stucco on brick	\$ 16,000
Masonry repair	\$ 17,600
Masonry cleaning	\$ 24,000
Tuck pointing	\$ 60,000
Metal cornice at roof repair/paint	\$ 19,000
Roof covering and deck replacement (simulated slate heavy duty shingles)	\$ 16,800
Eave trim, gutter repair downspout improvement	\$ 7,800
Provide new roof drain discharge along west wall to outlet through face of existing street curb	\$ 1,800
Bird/bat-proof the building	\$ 500
Clean out and legally dispose of bird/bat droppings	<u>\$ 2,000</u>
 SUBTOTAL	 \$ 254,000
design contingency 20%	<u>\$ 51,000</u>
Building stabilization construction budget estimate	\$ 305,000
Design fee budget allowance	\$ 30,000

Re-instatement of Assembly hall: *The intent of this phase of the work is to renovate the assembly hall space to support an interpretive exhibit/tour of the assembly hall experience that would be limited to 30 people or less. Use of the space as an assembly hall is not the intent of this phase.*

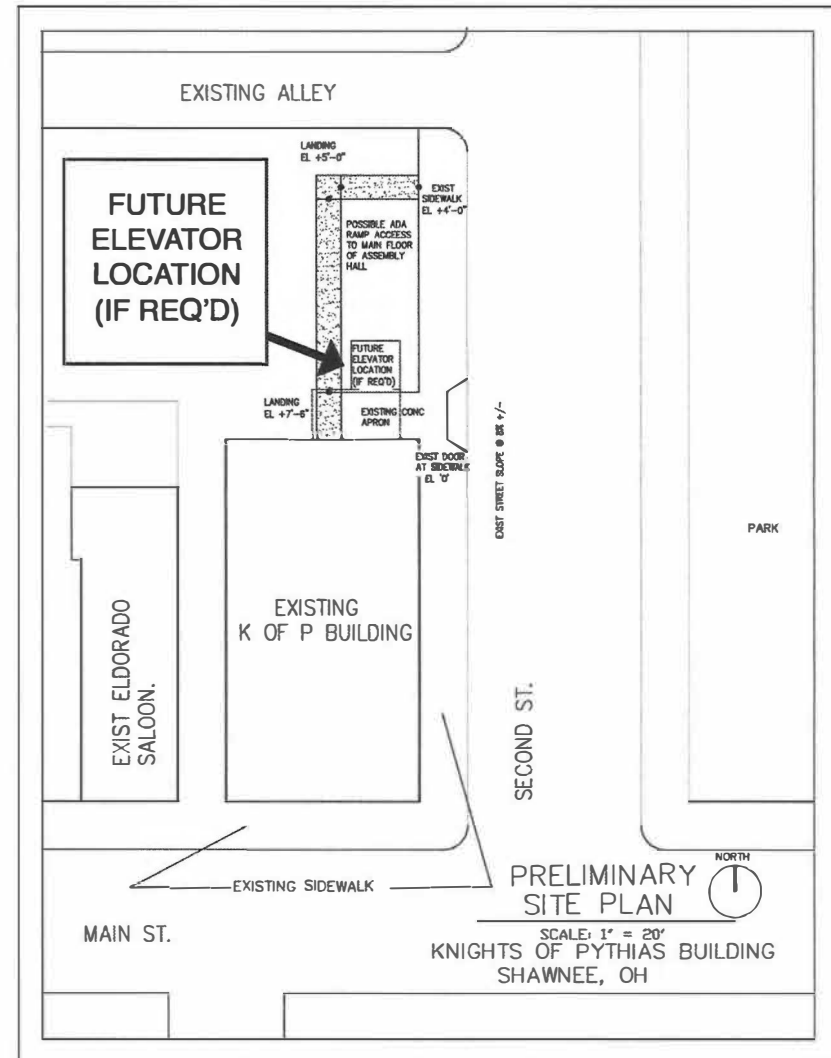
Selective demolition	
Removal of non-original intermediate floor	\$ 9,000
Remove existing damaged finishes	\$ 8,000
Patch/repair/replace interior (plaster) wall and ceiling finishes and paint	\$ 30,000
Patch/repair/replace interior (wood) floor finishes	\$ 10,000
Interior window trim repair/replacement/paint	\$ 9,000
Stairway repair	\$ 4,000
HVAC (minimal "tempering" heat and ventilation requirements)	\$ 10,000
Electric service (200 amp)	\$ 5,000
Emergency and exit lighting	\$ 5,000
Allowance for theatrical lighting in support of interpretive exhibit	\$ 35,000
Allowance for audio-visual systems	\$ 25,000
Smoke detectors/manual fire alarm	\$ 6,000
Plumbing (unisex restroom, water heater)	<u>\$ 12,000</u>
 SUBTOTAL:	 \$ 168,000
design contingency 20%	<u>\$ 33,000</u>
 Assembly hall construction budget estimate	 \$ 201,000
A/E design fee budget allowance (Architectural, Structural, MEP)	\$ 40,000
(A/V theatrical design not included)	

First floor improvements (if developed as lobby/support space for exhibit/tour)

Patch/ repair/replace interior finishes allowance	\$ 60,000
Improve stairway (up to sidewalk at northeast)	\$ 5,000
Paint storefront trim and columns	\$ 2,000
Repair and paint storefront cornice	\$ 6,000
HVAC (designed for max. 50 occupants)	\$ 12,000
Electric/lighting/alarms	\$ 30,000
Smoke detectors/manual fire alarm	\$ 6,000
New electric service (200 amps)	\$ 5,000
Façade lighting	\$ 6,000
Plumbing (2) accessible restrooms	\$ 20,000
Building signage	\$ 5,000
Furnishing, fixture, equipment allowance	\$ 25,000
SUBTOTAL	\$ 182,000
20% design contingency	\$ 36,000
First floor improvements construction budget estimate	\$ 218,000
A/E design fee budget allowance	\$ 33,000

NOTE ON ESTIMATED COSTS:

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Anna Hughes Properties
Address: 131 East Main Street
Owner: Anna Hughes



- **2 buildings**
- **#1 21' frontage x 45', 950 sq. ft./floor**
- **1,900 sq. ft. total enclosed area**
- **20' high**
- **Wood-framed construction, wood siding**
- **#2 450 sq. ft.**
- **1 floor, 12' high**
- **Wood frame, wood siding**

2-story wood framed house approximate dimensions 21' frontage by 45' long; 950 square feet per floor, 1,900 square feet total enclosed area.

A second building on the lot is a 1-story wood framed structure approximately 450 square feet floor area. There is no plumbing connection in this structure. The lot comprises 1/8 of a block and is approximately 100' square or 10,000 square feet in area.

Statement of current condition:

With the exception of a collapsed exterior stair leading up to a second floor porch the building is in fair condition. (There is an interior stair) No water infiltration/damage is

evident. The building has electricity, gas and water/sewer service and was occupied as a single family home until recently. The rear room on the first floor, which is partially below grade, has a dirt floor and affords a view of the first floor framing resting on stone piers setting on grade. There is no insulation in the floor joist spaces and the exposed dirt floor in the back room allows a damp odor in the building. The second floor of the building is offset towards the east, likely the result of uneven settlement of a non-continuous foundation.

On the west wall of the one-story building a large multi-paned window has bowed outward and some of the glass panes are broken or missing. This opening, as well as an opening on the front wall, have been boarded up.

Both buildings have slate roofing which is in fair condition. A section of gutter is missing on the west wall of the two-story building and this has caused some damage to the wood siding.

Suggested reuse options:

Hostel/bunk house type accommodations for hikers/ bikers/ equestrians with sleeping rooms, toilet rooms, kitchenette, storage/locker room

The cost of renovation most likely could not be supported by the income. It may be better to "land bank" this relatively large parcel for future development.

If funds are available relatively simple stabilization work, such as removal or repair of the exterior stair, repair of the missing gutter section and insure that rain water is directed away from the building foundations, repair of the windows on the one-story building, (or more substantial temporary protection) should be considered to prevent further damage and decay. Cleaning and painting of the siding is also recommended as part of the stabilization work.

Estimated cost of improvements:

Renovation for Hostel use:

2,350 sq. ft. @ \$75/sf	\$ 176,250
Contingency 20%	<u>36,000</u>

Total construction estimate	\$ 212,250
Estimated A/E fees	\$ 22,000

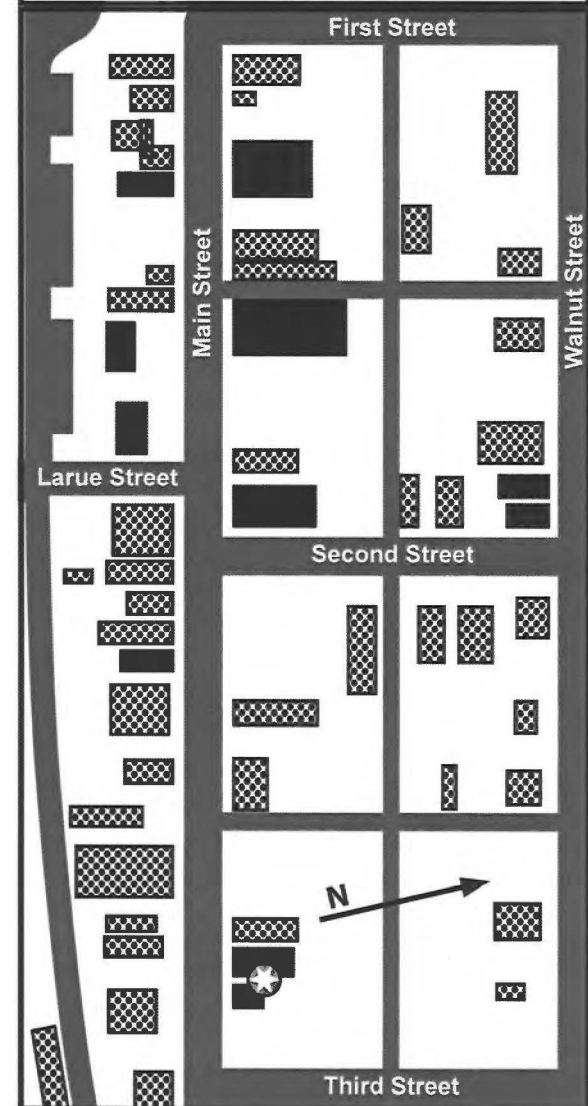
Stabilization only:	(allowance)\$ 25,000
Foundation investigation and underpinning	(allowance)\$ 20,000

NOTE ON ESTIMATED COSTS:

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Shawnee Historic District Legend

- ★ Anna Hughes Properties
- Buildings With Site Assessments
- ▨ Other Buildings in District
- Streets and Alleys



Sunday Creek Assoc. Storefront
Address: 112 East Main Street
Owner: Sunday Creek Associates

- **25' frontage x 50' deep = 1,250 sq. ft./floor**
- **2,500 sq. ft. total habitable area**
- **2 stories, 26' high (to front parapet top)**
- **Wood frame construction, wood siding**



The building is wood-framed construction, 2-stories above frontage grade and has a full basement. The building façade is located immediately adjacent to the sidewalk. The site grade elevation slopes down towards the rear of the property and flattens out at the rear of the building. There is a well maintained balcony overhanging the sidewalk. There is an extended parapet on the front elevation. The front façade is one of the best main-

tained in Shawnee. A treated lumber stair and deck/landings have been added to the rear of the building. The building has approximately 25' of street frontage and is 50' long for an area of 1,250 square feet per floor, total habitable area 2,500 square feet.

Statement of current condition:

The side walls of the building are noticeably racked and the existing horizontal lapped wood siding shows evidence of uneven settlement. It appears that the building does not have a continuous solid foundation under the side walls. The existing adjacent building to the west is of similar construction and has recently had sections of concrete underpinning foundations added. There is evidence of structural modifications on the east wall (steel rods and plates visible). Inside on the second floor there are areas of uneven floors, some tilted window casings, and separated interior paneling at one window, again indicating uneven settlement has taken place. The roof was not able to be examined as it is essentially not visible from the ground, but no evidence of roof leakage was noticed inside. Some evidence of leakage around one window on the west wall was noted. The existing gutters appear to have holes and gaps and the downspout at the southeast corner is missing the bottom section.

Overall condition: Fair

Suggested reuse options:

Current uses to remain (Retail shop on first floor, apartment on second floor).

Description of suggested improvements:

The wall framing and foundation conditions should be carefully examined and documented by a structural engineer experienced in evaluating historic buildings. This will require clearing out of the basement level to allow inspection, and some removal of interior finishes on the first and second floor may be necessary as well to determine extent of settlement and possible concealed damage to wall framing.

The condition of the roof and roof framing connection to the walls should also be examined. Amount of existing roof insulation should also be checked.

The root cause and extent of structural problems may be determined, possibly through careful, minimally-evasive means. To do a thorough job of investigation and repair, and given the deteriorated/warped condition of all of the siding material on the east and west sides, complete removal and replacement of those materials is anticipated. While this extent of repair may be more than would be minimally necessary, this will provide the opportunity to install new insulation in the stud spaces, for greatly improved energy efficiency.

Gutters and downspouts should be repaired and downspout outlets should be extended away from the exterior wall to avoid undermining of the foundation.

Estimated cost of Improvements:

Temporary structural support/jacking and new underpinning foundations	\$ 50,000
Remove and replace siding and trim, add insulation	30,000
Soffit repair, gutter and downspout replacement	7,000
Misc. flashing and trim	5,000
Allow for new roof and insulation	<u>10,000</u>

SUBTOTAL	\$102,000
Contingency 20%	<u>\$ 20,400</u>

Estimated construction cost:	\$122,400
Total estimated A/E fees:	\$ 10,000

NOTE ON ESTIMATED COSTS:

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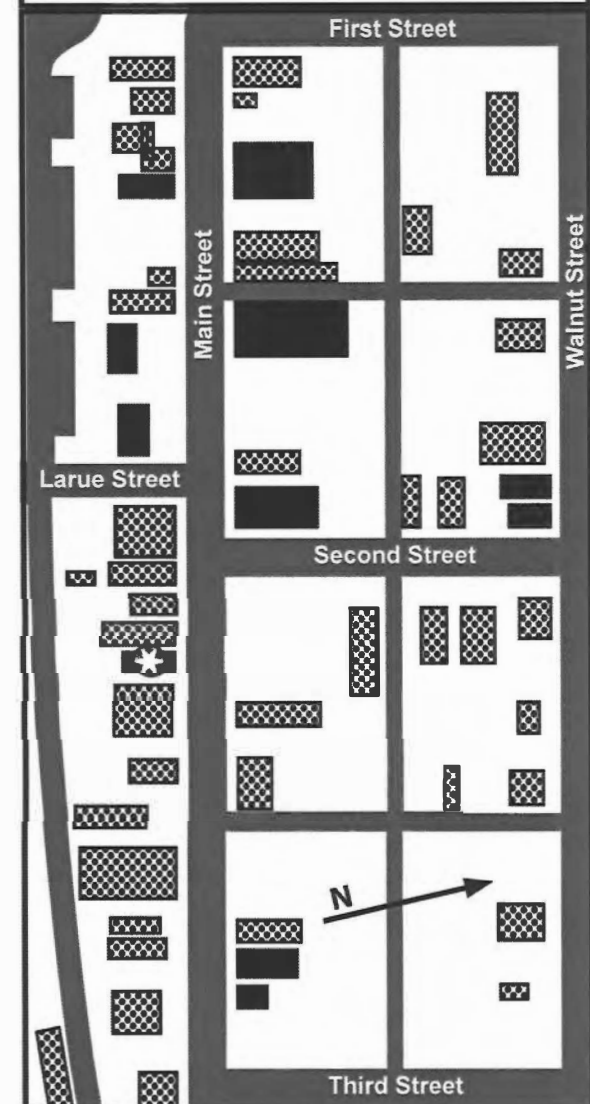
Shawnee Historic District Legend

★ Sunday Creek Assoc. Storefront

■ Buildings With Site Assessments

▨ Other Buildings in District

— Streets and Alleys



Shawnee Village Restaurant & Laundromat
Address: 107, 109, 111, 113 West Main Street
Owner: Shelia Hatfield



- 3 parcels totaling 115' frontage x 120' deep=138,000 sq. ft lot area
- 2 existing buildings
- # 1 existing restaurant 24'-8" x 42'= 1,036 sq. ft.
- One story and basement, 24' high
- Concrete masonry bearing walls. Wood framed floor and roof
- # 2 former laundromat
- 41'-4" x 34'-8" = 1,433 sq. ft./floor
- 2,866 sq. ft. total area enclosed
- Two stories, 24' high
- Concrete masonry bearing walls. Steel framed main floor.
- Wood truss framed roof

The property consists of multiple lots {3 original lots} with a total frontage dimension of 115 feet and a depth of about 120 feet (extending back to the gravel "alley" to the south). The existing grade drops approximately 20 feet from the sidewalk frontage to the alley at the south property line. There are two existing buildings on the property. One, at the corner of Main St., contains an existing, in-operation restaurant of two stories with approximate dimensions of 24'-8" (north-south) x 42'-0" (east-west) (1,036 square feet per floor).

That building was not examined on the interior. The second building, to the west of the restaurant was formerly a laundromat and is currently vacant. Details of that building are described below.

Exterior dimensions 41'-4" east-west x 34'-8" north-south. (1,433 square feet). The front (north) wall is set back 30' from the sidewalk.

The building is two stories constructed of 8" thick concrete masonry unit bearing walls with structural concrete slab first (upper) floor on steel beams supported by interior steel columns.

The gable roof is supported by wood trusses bearing on the north and south exterior bearing walls at 8'-4" above floor level. There is no existing ceiling; the roof trusses are exposed.

The roof decking is wood planks, some 6" wide, but most 12" wide. The roofing is asphalt shingles.

The lower level, which has direct access to grade near the southeast corner, has a brick floor. The north half of the floor is about 8" higher than the south half. There is a "jack post" column located at mid-span of the center north-south steel beam between the center column and the north wall. No sagging of the structure is evident. It is assumed that this was added to compensate for heavy laundry equipment formerly located on the second floor.

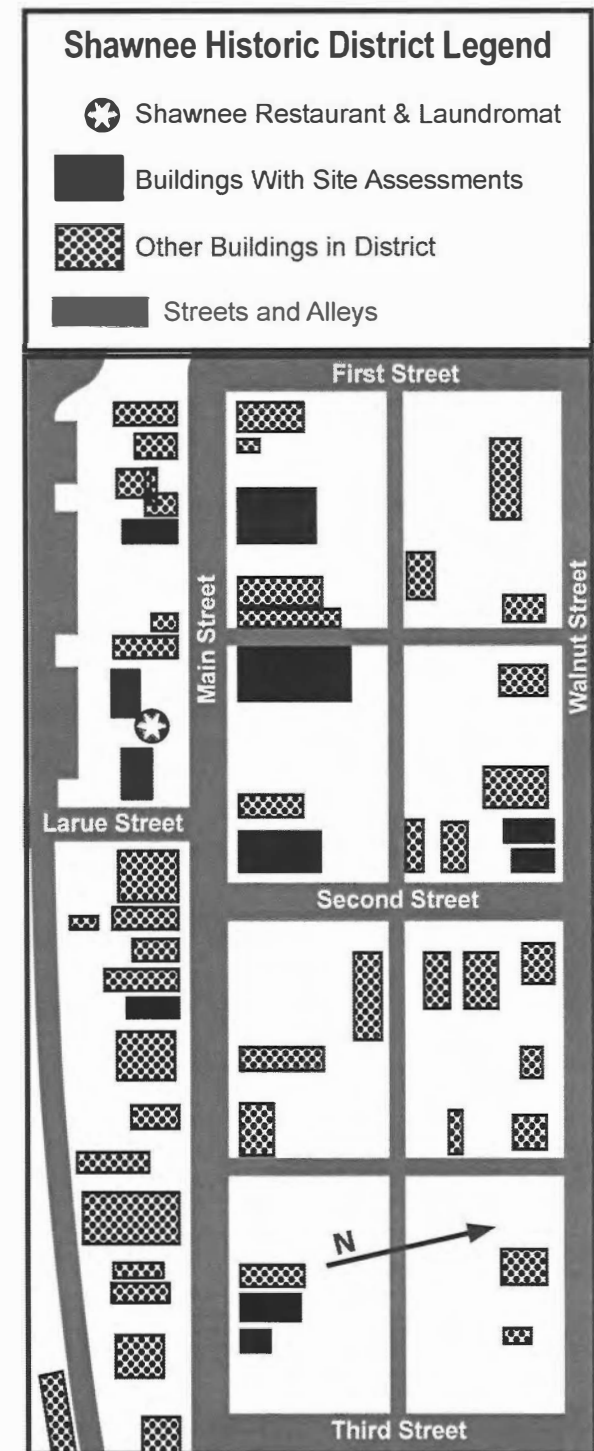
Statement of current condition:

Generally this building is in fair condition. There does not appear to be any structural problems. There are some missing panes of glass on the south wall of the upper floor that allow birds into the building as evidenced by the droppings on the floor. Most of the window openings have been boarded over and it is assumed there are no windows in those openings. There are damaged blocks in the west wall and a hole thru the east wall of about 16" x 16" area, into the lower level which should be protected/repaired to avoid water infiltration and possible damage over time.

There are currently no gutters and downspouts to direct rain water away from the building. The lower level north wall, which is below grade, shows evidence of moisture infiltration/staining. Most of the shingle roofing appears in good condition although there is a small area of damaged/missing shingles at the southwest corner. The soffit and trim boards in this area are rotten and loose and could allow entry of smaller birds and bats. Other portions of trim boards have evidence of decay. There are currently no utility services supplied to the building.

Suggested reuse options:

1. The upper floor, with frontage on Main St., could be redeveloped for retail or office use or as additional café/ restaurant space. The front set-back space could become a landscaped sidewalk seating/dining area or could allow building expansion towards the sidewalk.
2. Integrating the upper and lower floor levels is currently difficult in that there is no interior connection between floors, but the addition of an enclosed stair in the vacant space to the east of the building could be a relatively inexpensive way to connect the floors if that is essential to future uses.
3. Addition of a deck on the south side of the building could be an attractive feature if



a dining/cafe use is pursued as it could provide a new experience to Shawnee and display activity to the highway.

4. Relatively simple stabilization work, such as repair of items mentioned above (damaged roofing, soffit, trim, damaged block) and installation of gutters and downspouts are highly recommended to prevent further deterioration.
5. The extreme utilitarian appearance of the building could be improved with the introduction of new cladding materials and/or a more interesting color palette. Introduction of well-designed signage on both the north and south sides would be helpful both for aesthetic and publicity reasons.
6. The lower level might be a candidate for short-term horse boarding for equestrian visitors

Estimated cost of design and construction improvements:

Stabilization:

Board up missing windows	\$ 1,000
Repair roofing soffit and rake boards at southwest corner	\$ 1,500
Provide gutter and downspouts	2,300
Patch missing concrete blocks	<u>1,000</u>
Subtotal:	\$ 5,800

White-box preparation:

Interior clean-up	1,000
Replace lower level double door	1,000
Replace windows	<u>11,250</u>
Subtotal:	\$13,250
Contingency 20%	<u>2,650</u>
Estimated construction cost:	\$ 15,900

White-box improvements (upper level only unless noted):

Roof/truss space insulation	1,400
Ceiling (gyp, bd.)	4,000
Gyp. bd. on studs with batt insulation around perimeter	4,800
Paint exterior	3,000
Heating/cooling system for upper level and toilet rm. ventilation	11,200
Tempering heat for lower level	2,000
Electrical service, distribution, outlets, general lighting, exit and emergency lighting	14,000
Provide unisex accessible restroom with toilet and sink	10,000
Provide janitor closet with mop sink	<u>2,000</u>
Subtotal:	\$ 52,400
Contingency 20%	<u>10,500</u>

Estimated construction cost:	62,900
Estimated A/E fees:	\$ 7,000

NOTE ON ESTIMATED COSTS:

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Double R Bar

Address: 125 West Main Street

Owner: Sunday Creek Associates



- **24' frontage x 48' deep, plus 24' x 35' rear addition**
- **2,000 sq. ft/floor, 4,000 sq. ft. total enclosed area.**
- **2 stories, 24' high**
- **Brick bearing wall construction w/ wood framed floor and roof**

The building is masonry bearing wall construction, 2-stories above grade and a full basement. The building façade is located immediately adjacent to the sidewalk. The site grade elevation slopes down towards the rear of the property and is quite steep at the back section of the building.

Statement of current condition:

The building appears to have been built in two stages, with the front portion 24' wide frontage by 48' long with brick bearing walls, and the rear portion 35' long with "tile block" bearing walls, for a total area of approximately 2,000 square feet per floor.

The roof slopes down towards the rear of the building. There is a balcony overhanging the sidewalk which is in poor condition and has been modified somewhat from its original construction. The balcony is in need of bracing/repair as its structural capacity is suspect and could cause damage/injury. There is a noticeable bow in the brick at the front right (northwest) corner which suggests that the second floor framing bearing on the wall in this area has sagged or partially collapsed. A substantial amount of the exterior walls are covered with dense vine overgrowth preventing easy evaluation of the condition of the existing masonry and mortar behind. Given the holes in the roof, missing and damaged flashing and glass missing from windows it is a safe assumption that water infiltration has compromised the condition of brick and mortar.

Most of the first floor and floor framing in the back section of the building has collapsed into the basement and portions of the roof and roof framing have fallen in as well. Some windows are missing glass and some frames are damaged. Wood frames of the old storefront windows remain but the openings have been in-filled with plywood.

Overall condition: Poor

Suggested reuse options:

It is doubtful, given the current building and economic conditions, that this building could be renovated cost effectively at this time. However, if the overhanging balcony (a trademark feature of the historic Shawnee streetscape) could be protected and repaired to safe condition in the short term, and when economic conditions improve a façade/ balcony restoration or a complete building renovation might be undertaken.

If and when those favorable conditions occur the first floor might be a logical location for a campers supply outlet, catering to hikers and equestrians who use the local trails. A completely renovated second floor could house an apartment or "smart" office use.

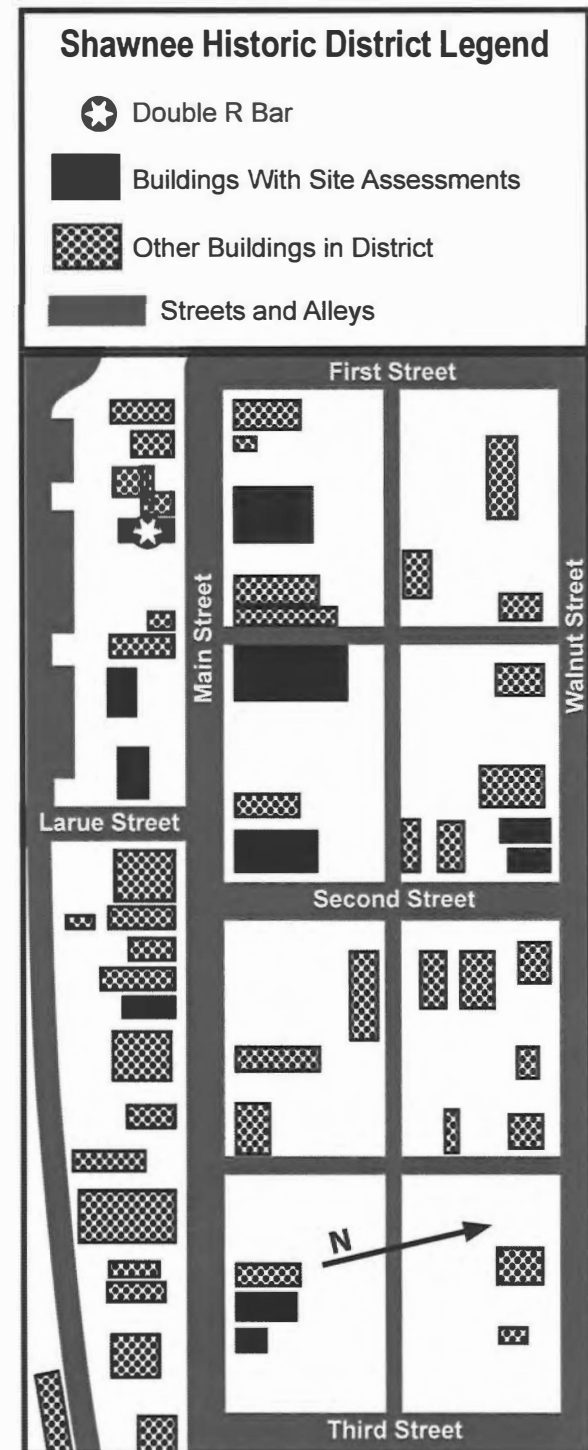
Existing pressed metal ceiling tiles in front half of the first floor may have salvage value, although would need thorough scraping and cleaning.

Estimated cost of improvements/stabilization:

(Short term stabilization of balcony/front wall)	\$ 15,000
Building stabilization & demolition removal of rear section of building	\$ 25,000

NOTE ON ESTIMATED COSTS:

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Tecumseh Commons Park
Address: 108, 110, 112 West Main Street
Owner: Sunday Creek Associates

- **Interpretive Site, no existing building**



Vacant lots fronting on West Main St. and running through to the gravel alley to the north. Dimensions from the surveyor's site plan are 75' wide frontage and 150' depth, a total of 11,250 square feet. Existing buildings are on either side to the east and west. The ground slopes up a total of about 14 feet from the sidewalk to the gravel alley at a fairly consistent slope.

Statement of current condition:

Mostly unobstructed grass and gravel covered lot. Some trees, shrubs in the northeast portion.

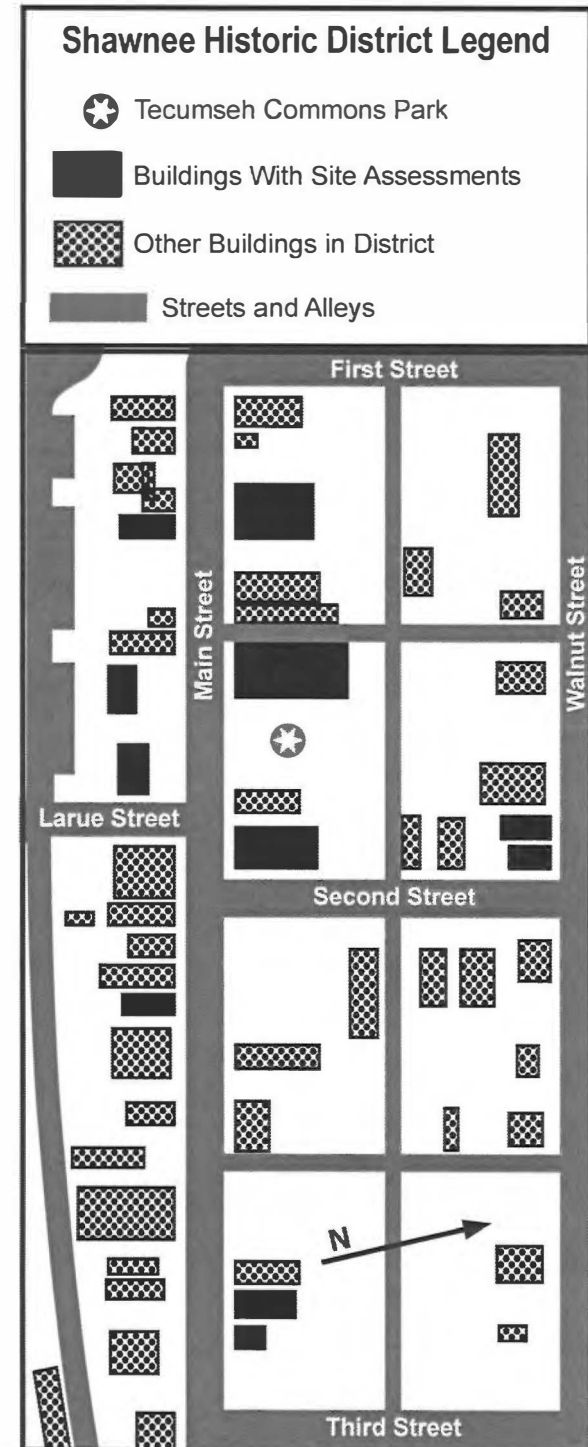
Suggested reuse options:

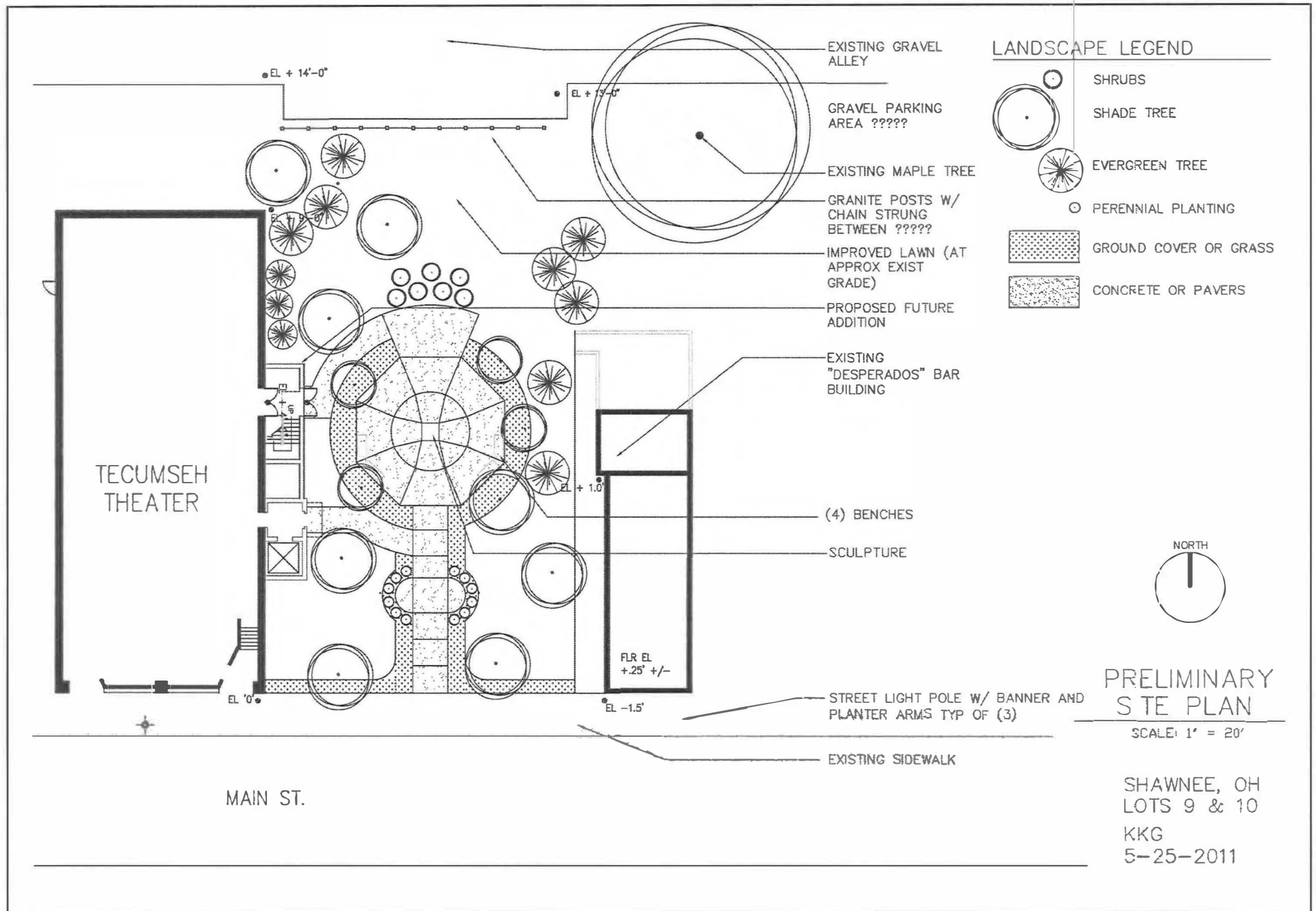
Development of this space should be designed to accommodate a small addition to the Tecumseh Theater building for elevator access to upper floors. Anticipate 600 sq. ft. adjacent to east wall at mid point for this purpose. This space is intended to serve as an Interpretive Site at Village entry and entry site for TT upper floors. It is important to design the site so that vehicles are prevented from short-cutting through the lot from the alley to the north. This could be achieved by providing granite posts with heavy chain embedded in the ground. Limited parking could be provided off the alley and a path from the alley parking to the Main St. sidewalk along the east side of the site would be convenient for customers of the tavern located in the adjacent building to the east.

An Interpretive Site plan has been developed indicating stone chip paving, brick pavers defining an area for sculpture and/or interpretive display kiosk, interpretive signage, lighting, seating and landscaping.

Estimated cost of design and construction improvements:

Site work earthmoving/excavation	\$ 2,500
Walkway form alley down to Main St. (along east side of site)	8,000
Crushed decorative stone parking area (access from Main St.)	6,500
Cut stone posts w/chain to prevent traffic cut-thru (at south edge of alley parking spaces)	5,000
Landscaping (trees, shrubs, planting beds, lawn improvement)	16,000
Brick pavers on sand setting bed (700 sq. ft.)	9,500
Curbing, low walls and edging	5,600
Site drainage	1,500
Street light poles (3) allowance	<u>15,000</u>
 SUB TOTAL	 \$ 69,600
Contingency 15%	<u>\$ 10,400</u>
 TOTAL	 \$ 80,000
Estimated Design fees	\$ 9,600





Backtrack to Main St. Greenspace
Address: 121, 123 West Main Street
Owner: Brian Givens & Sunday Creek Assoc.

- **Site with path to/from backtrack**
- **No existing building**



Vacant lots (2) fronting on West Main St. and running through to the gravel "alley" to the south. Approximate dimension is a total of 50' wide frontage and 130' depth. (6,500 square feet). Existing buildings are on either side. The ground slopes down a total of about 20 feet from the sidewalk to the alley. The slope is approximately 10% starting at

the sidewalk for the first 75' of lot depth, then increasing to more than 20% for about 30', then decreasing to about a 3% slope to the alley center line.

Statement of current condition:

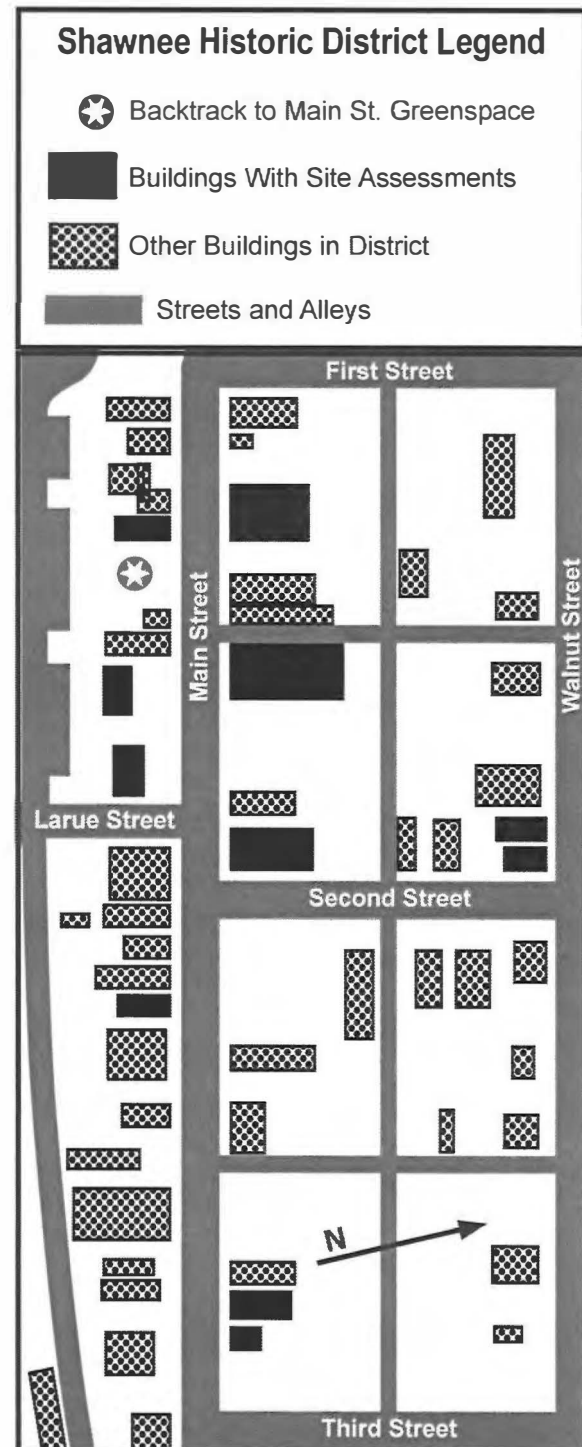
Unobstructed grass covered lots. Water meters are located near the center of the lot about 40' back from the sidewalk. No utilities at site. One of the two lots is currently privately owned, one is owned by non-profit community development organization, which intends to purchase the second lot.

Suggested reuse options:

The lots provide a good location for a walkway including either stairs and/or ramps that would connect Main Street businesses to a proposed future parking area for visitors along the alley road along the south side of the property. Some of the area close to the sidewalk [approximately 50' frontage and 60' depth] on the more level ground could be developed as a nicely landscaped plaza with interpretive elements. This plaza area provides a view south, above the two lane highway intersection, to the Tecumseh Lake entry, Wayne National Forest, and two major hiking trails: Ohio's Buckeye Trail and the North Country Scenic Trail. The most feasible interpretive elements would include cast bronze signage mounted in large boulders, detailing the variety of businesses that flourished in the Main Street district during the boom era (late 1870's-1900). The site would also include simple amenities consistent with other interpretive sites in the village and region that include lighting and seating.

Estimated cost of design and construction improvements:

Site acquisition costs	\$ 2,500.00
Architectural services	8,000.00
Landscaping installation	9,000.00
Seating/lighting	7,500.00
Interpretive elements [to be determined]	10,000.00
Stairway construction	<u>15,000.00</u>
Total estimated cost	\$ 52,000.00

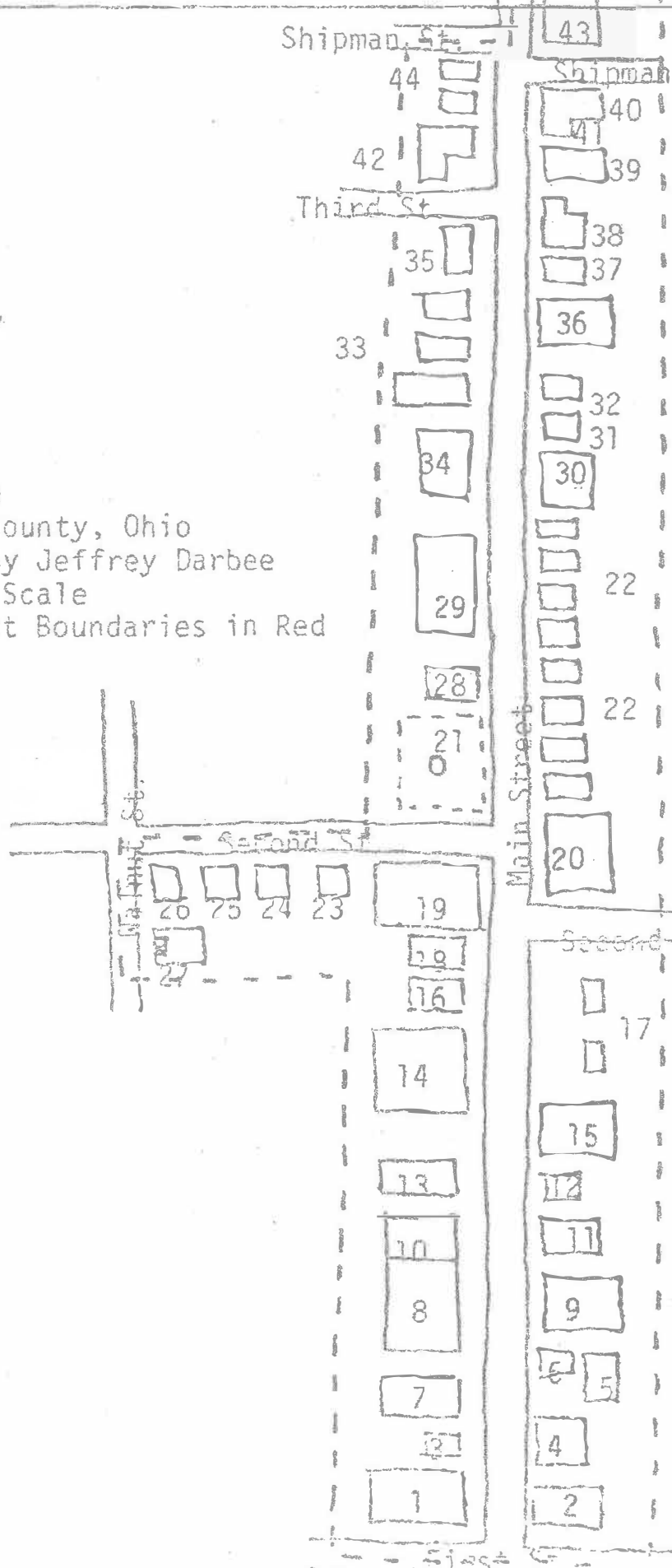


Ohio



North

Shawnee
Perry County, Ohio
Drawn by Jeffrey Darbee
Not to Scale
District Boundaries in Red



1. Masonic Temple
2. "Elody" Store
3. B&O Railroad Office
4. House
5. House
6. Library
7. Store
8. Old Garage
9. Double R Bar
10. IOOF Building
11. Beauty Shop
12. Post Office (Intrusion)
13. Frigidaire Store
14. IO of RM Building
15. Blaire Store
16. Store
17. Laundromat & Dairy Que (Intrusions)
18. Bank (now a bar)
19. Knights of Labor (Oper House)
20. American Bar
21. Park & Bandstand
22. 8 Stores
23. Store
24. House (Bellcast Roof)
25. House
26. House & Mayor's Office
27. Old Firehouse
28. Store
29. Store
30. Garage (Intrusion)
31. Store
32. Store
33. Stores
34. 2-Story Apartment Build
35. Store
36. Present Firehouse (Intr)
37. Store
38. Saltlick Township Hall
- 39 to 41. Stores
42. House
43. House (now a Garage)
44. Commercial Intrusions

