

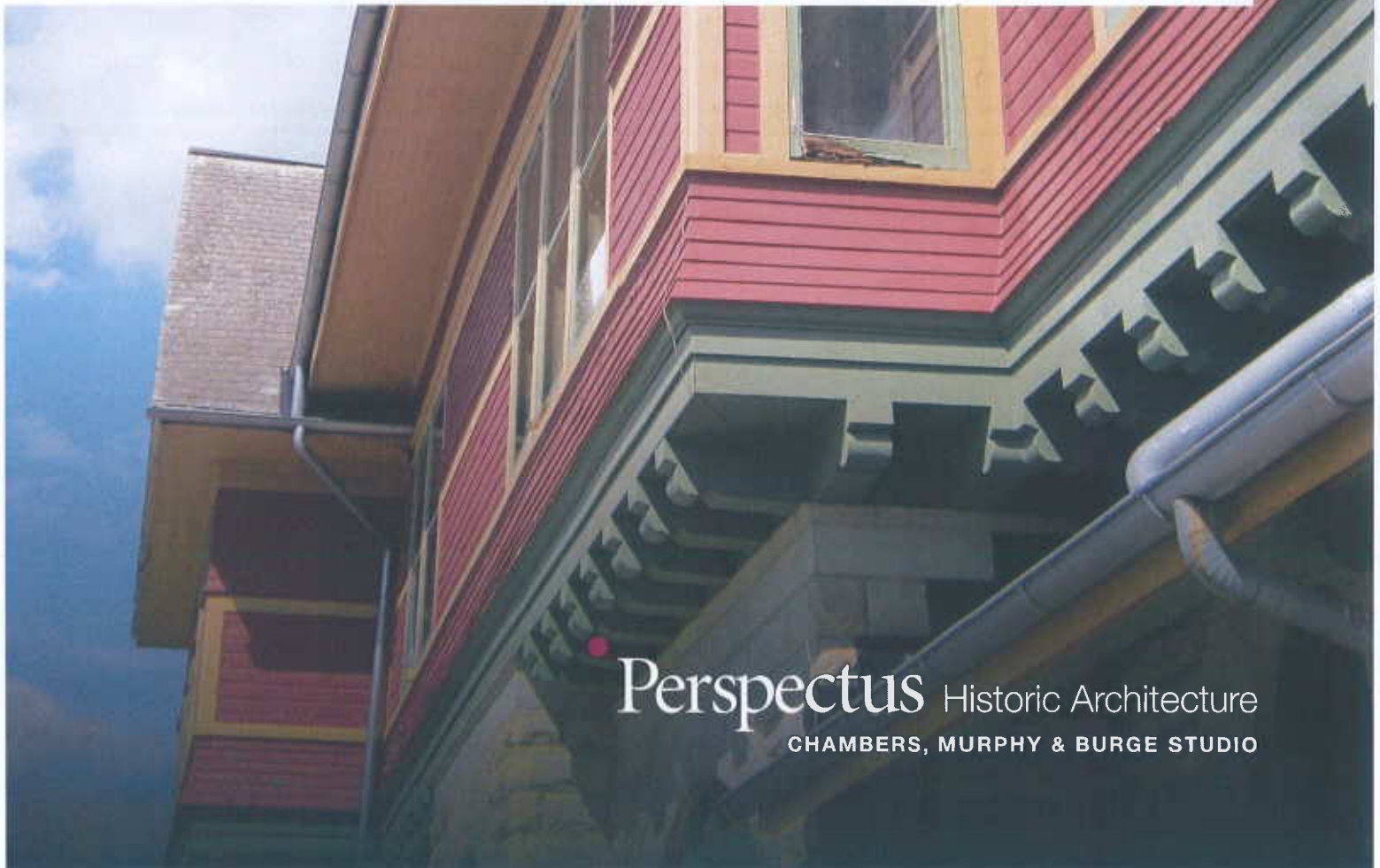


Big Four Depot Master Plan Options

for the City of Galion, Ohio

JULY 20, 2018

Big Four Depot | 127 North Washington St., Galion, Ohio 44833



Perspectus Historic Architecture
CHAMBERS, MURPHY & BURGE STUDIO

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This document has been prepared Perspectus Historic Architecture, Chambers, Murphy & Burge Studio exclusively for the City of Galion.



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Chapter 1 Introduction

Chambers, Murphy & Burge Historical Architecture, A Studio of Perspectus Architecture (CMB) was engaged by the City of Galion to provide architectural and historic preservation services for the Big Four Depot in Galion, Ohio to assess immediate facility conditions concerns as well as long term preservation, use and planning. The project involves master plan design concepts to improve usage and marketability of the facility, while conserving the historic character of the building. The historic character of the Depot is a key asset of the property. Any proposed changes must maintain and respect the value added by its history.

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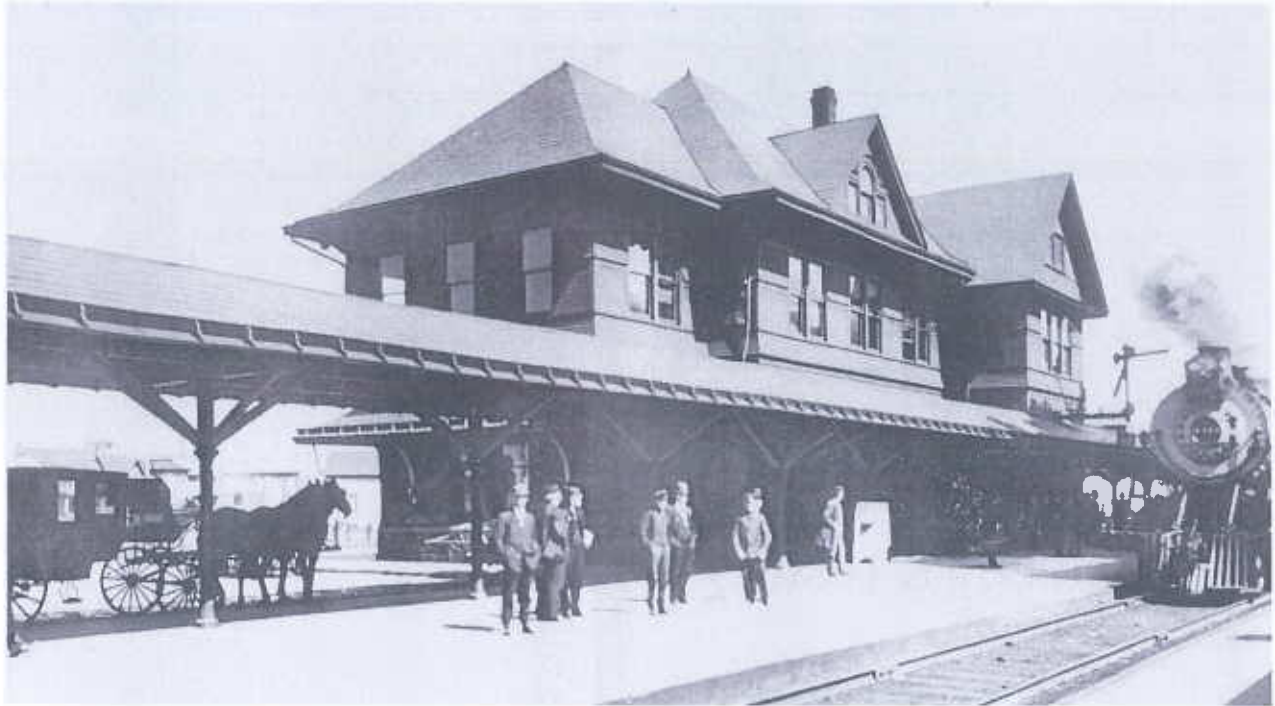
Chapter 2 Methodology & History

Methodology

The project began with a site visit and assessment of the existing conditions. On November 29th, 2017 a team of three personnel from the Chambers, Murphy & Burge, A Studio of Perspectus Architecture made a full day site visit to review the interior and exterior conditions of the Depot Building. Using base drawings, pre-prepared in AutoCAD from drawings provided by the City, the team reviewed and recorded the existing conditions, both with photographs, and with notes in the schedule. No new measured drawings were prepared, nor were measurements field verified. The plans prepared included a numbered key for both a window and door schedule. Rooms were also numbered in the plans. A detailed conditions survey was not under taken at this time.

Brief meetings were conducted with both the City of Galion representatives, and potential building tenants. A list of needed spaces and functions was developed from these meetings; this type of list is typically referred to as "Program of Requirements". The Program of Requirements is used to guide the development of adaptive reuse plan options for the building. One plan option is included in the scope of the project.

This report documents the conditions observed, outlines design concepts for reuse, and establishes a prioritized scope of work for repairs. Three levels of priority are recognized and represented in a tabular format with a brief description. The priorities are set according to seriousness of the distress, needs, and ease of execution.



History of the Big Four Depot

The 10,000 SF Big Four Depot was dedicated December 27, 1900 and is listed in the National Register of Historic Places (#75001350, 7/7/1975). The stonemason for the building was Homer Longstreth.

The depot was division headquarters for the Cleveland, Chicago, Cincinnati, and St. Louis Railroad until 1929 when the

New York Central bought the Big Four and moved the headquarters to Bellefontaine. In use until 1969, the building was originally home to the engineering corps, division superintendent, trainmaster, clerks, and stenographers. After 1974, the building was privately owned and used for a variety of purposes until 2000, when the City of Galion purchased the property.

ABOVE: BIG FOUR DEPOT,
C. 1900

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Chapter 3 Historic Development and Plans

**RIGHT: BIG FOUR DEPOT,
C. 1930'S**

Historic Development Narrative

The building and property have seen a number of alterations over its 118 year history. Changes in wall materials, altered doorways, and lowered ceilings are noted throughout the building. Although many of these alterations are difficult to date precisely, they can be categorized in two major time periods.

The first alterations may have been made during the period (1929-1964) of most active use by the New York Central (NYC) Railroad. The NYC acquired the property along with its acquisition of the Big Four in 1929, and ceased operations in 1969. Passenger use ceased in the mid-1960's.

The National Register Nomination for the structure cites interviews with the son of the original mason, and a former employee as its sources of information. This document dates the majority of the alterations to 1948, which may be related to damage to the building after a freight train derailed and struck the canopy at the south end of the building in 1947. The

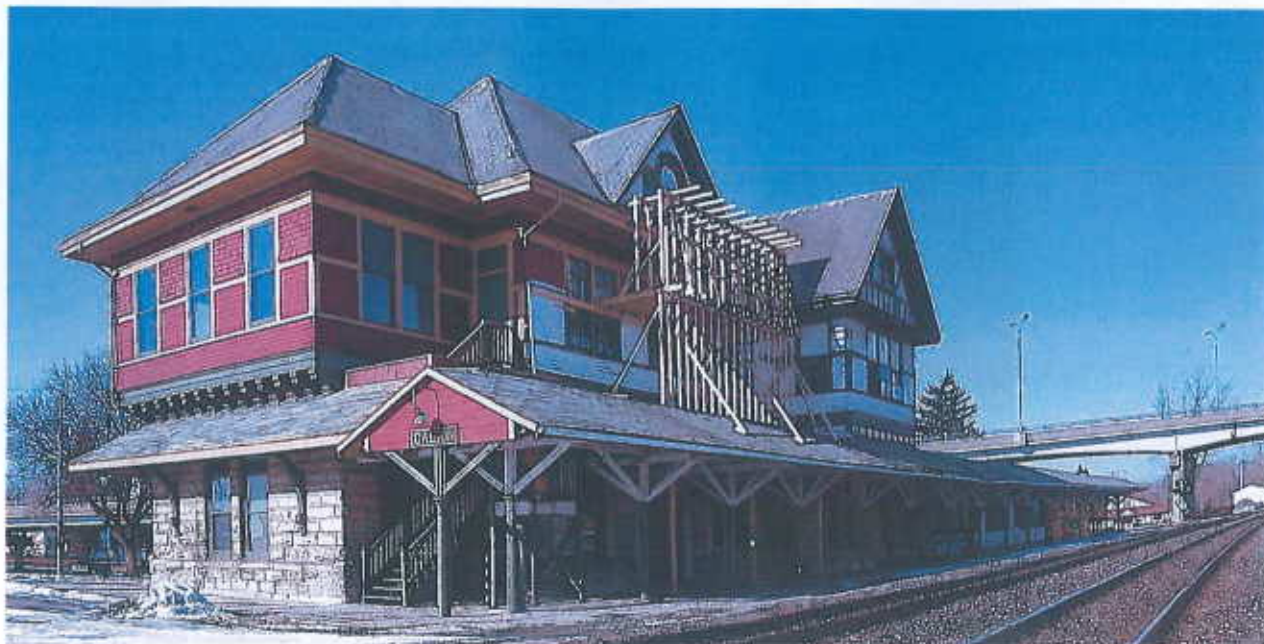


Big Four Depot, Galion, Ohio

crash destroyed 200 feet of canopy, which was never rebuilt.

The second period of alterations is related to adaptively reusing the property for a butcher shop and cold deli use. The building is listed as vacant in the 1974 National Register Nomination. The former ticket office was converted into a butcher shop in the late 70's. In the late 80's, the lobby was adaptively reused for a cold deli.

Records indicate that the owner of the building in 1996 applied for a certificate of appropriateness to paint the building. During this period, (1974-1996) electrical



and gas service was likely upgraded, and a commercial kitchen was installed in the building.

The City of Galion purchased the building in 2000. From 2000 to the present day the city has undertaken several major repair projects, including roof repairs, window and door repairs, exterior painting, and 100% repointing of the sandstone exterior. In 2002 the city applied to paint the building the current red-green-gold color scheme.

There are isolated locations of non-original walls at the first and second floors. The curved walls forming vestibules labeled Rooms 110 and 114 were reportedly added in the 1948 renovation when the lobby ceiling was lowered. Walls on the south

side of Room 102 were added at some point as well, as was a wall separating Rooms 112 and 113.

Additional non-original walls include the wall separating Room 102 from 103, dividing 108 from 109, 104 from 105, and additional walls in Room 106. Newer doors, numbers 109B and 106D, have been cut into the existing walls. Non-original walls on the second floor include the walls separating corridor 214 from Room 213, the wall between the restroom 204 and room 203, and a small section of wall enclosing the stairway to the attic level

Color-coded development plans follow, illustrating the changes over time.

ABOVE: BIG FOUR DEPOT,
C. 2000'S

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Chapter 4 Existing Conditions-Exterior

Site

The Big Four Depot building is an exceptionally handsome structure, on a site just east of the downtown center of the City of Galion Ohio. The site is a triangular parcel, bounded by North Washington and East Church Streets and the rail lines of CSX. The site is partially paved and part open lawn area.

There are three structures on the site; the main depot, consisting of a main structure, a freight wing, and a platform canopy; the railway express building, built about 1920; and a pavilion structure built in 2017. All three structures are owned by the City of Galion.

The City currently leases the railway express building to a mercantile user, and the pavilion is available for rent for parties and events. The main depot structure and its freight wing are currently vacant. According to the National Register Nomination, the site is 1.2 acres. There is a concrete walk around the entire building

perimeter. The west elevation has an areaway with a grate at the protruding bay.

Building Description

The Depot is roughly t-shaped in plan, two stories high with an attic and partial basement. The west façade has a two and a half story projecting bay. The exterior envelope is composed of a sandstone base the height of the first floor, and the base is topped with wood siding on the upper floors.

Windows are double hung wood and of various shapes and configurations. There are five sets of exterior doors; two sets are double doors, and the other three locations are currently single doors. Roofs include hipped roofs and gable roofs and are composed of replacement transite shingles and asphalt shingles. A small area of low slope roof occurs between the depot and the canopy at the north end. There are half round metal gutters and metal downspouts.

The National Register of Historic Places Nomination identifies the building as a mix of styles, but predominately Queen Anne Style. The Queen Anne Style was popular for both commercial and residential structures from 1880-1910. Influences of the Shingle Style (1880-1900) and Richardsonian Romanesque Style (1880-1900) can also be seen in the form and detail of the building.

Roofing & Downspouts

The roofing and gutters appear to be in serviceable condition with isolated locations of distress at the canopy ridge cap, the west elevation gable ridge cap, and the top roof ridge cap. Isolated transite shingles are missing. Close-up, hands-on survey of the roof was not part of the scope of work.

Windows (Storms and Sash)

The windows, including storm sashes, are in fair (31) to poor (49) condition with isolated panes of glass that are broken or missing and isolated windows with broken sash cords. On the east elevation of the depot, the first floor windows and most of the second floor windows are boarded. While some art glass remains in the sidelights and transoms of the first floor arched window openings, much of it is missing.

Isolated attic windows are also boarded. Isolated windows at the attic are missing or have broken glass and exhibit rotten wooden elements. Isolated attic windows have been replaced in kind, reportedly matching the historic configuration.

Notches in the first floor window frames align with the adjacent stone coursing,

indicating that while cutting out the stone joints for repointing, the window frames were also cut.

Doors

There are five sets of exterior doors in arched openings; two sets are double doors with corresponding vestibule double doors, and the other two locations are currently single doors. The single doors are replacement doors in fair condition. The exterior double doors appear to be altered historic doors and are in fair condition: at the east elevation, glass has been infilled with wood panel, and the hardware has been retrofitted; at the west elevation, the doors retain vision glass, but the hardware has been retrofitted. There were once doors located on the north elevation, but the arched opening has been infilled and utility meters have been placed here. There is also a single exterior replacement door with transom at the stair foyer.

Cornices and Soffits

The cornice and soffits exhibit peeling paint, especially on the south and east elevations. There are isolated holes in the soffits (south) along with isolated vent locations (south and east). There is evidence that brackets once existed under the overhangs, due to the change in paint color and wear at these soffits. Historic photos also show brackets at the soffits.

Foundations & First Floor Stone

The coursed rusticated stone base (the first floor) with smooth-faced arches is in fair to good condition and was recently repointed 100%. There are isolated locations of deteriorated stone, such as on the north elevation. There is also evidence of salt

damage to the masonry, such as on the south elevation and northwest corner of the building from the level of the window sills to the ground.

The National Register Nomination states that the sandstone is likely sourced from the quarries near Amherst, Ohio, which supplied stone for many Big Four bridges. Sandstone is a sedimentary rock composed of mostly quartz and feldspar with silica iron, oxides, calcite, and/or other clay cementing agents. Because sandstone retains numerous inter-connected voids, it is said to have high permeability, which enables water to easily travel within the stone.

Sandstone typically also has a high porosity, making the stone susceptible to water infiltration. This combination of high permeability and high porosity affects the durability of sandstone if “face-bedded,” when the sandstone is set with its bedding planes parallel to the wall. Face-bedded stones, such as many of the stones on the depot, are especially susceptible to delamination when set close to pavement that accumulates water and de-icing salts.

Exterior Walls/ wood siding

The exterior of the second floor and attic are comprised of painted wood. From the bottom band to the window sills is clapboard siding with steel corners; the next band is wood novelty board; the upper portion of the wall is wood shingle. Wood shingle is also located in the gables throughout the building.

The most pronounced peeling paint is located on the east elevation northern section. At this northern section, there is deteriorated plaster/stucco in the half-

timbered gable, revealing the wood lath beyond. At the southeast corner is a non-original exterior stair. Where the railing of this exterior stair meets the building, the area adjacent to the interface has been left unfinished: the wood outriggers formerly supporting a flared detail are left exposed, as the wood siding is missing here.

Deterioration of wood is caused by long-term exposure to moisture, sun, and freeze-thaw cycles. Once the protective paint coating over the wood has weathered due to any number of paint failure modes (such as peeling and blistering), the wood is susceptible to water infiltration and deterioration. Years of exposure to rain and snow, freezing and thawing, and the shrinkage and swelling resulting from the wood's fluctuating moisture content weakens the wood to the point that it is past its useful service life; therefore, it is important to maintain paint on wooden elements. Further, there is a lack of access to the east elevation to perform maintenance.

Exterior Paint and Color Scheme

The building was partially repainted in 2003. Prior to this recent repainting the building had been painted in a white with blue-green trim color scheme. Early photos of the building indicate that the main color of the wood shingles and siding was darker than the stone. This indicates that the white and blue-green color scheme was not original, and may have been a change either in 1929, when NYC acquired the property, or during the 1948 remodeling.

In the recent repainting, a deep red color was selected, with tan and green trim and sash. If it was not undertaken when selecting the current colors, an analysis of

the original colors should be undertaken using values in historic images, and microscopic analysis of samples taken from the building.

Canopy

The wood, 15-foot wide canopy extends 115 LF beyond the north elevation and features 17 round cast iron posts supporting a gable roof of asphalt shingles. The rear of the canopy has been reconstructed without a ceiling, therefore exposing the soffits and fascia, keeping it open for nesting birds. The columns and gable at the canopy exhibit peeling paint.

Exterior Lighting

No historic exterior light fixtures were noted. Newer, utilitarian type, security lights are mounted under the canopy, supplied by surface mounted conduit and junction boxes. The few decorative fixtures that exist above doorways are non-historic.

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Chapter 5 Existing Conditions-Interior

Basement

The partial basement is approximately located at the center of the footprint and extends from east to west under rooms 103, 108, and 109. The basement is unfinished with exposed stone walls. The wood first floor framing is exposed. The condition of the basement is fair to poor with water infiltration evident.

First Floor

The first floor has 14 rooms, including a main waiting room, two vestibules, a stair foyer to the second floor, and two sets of bathrooms. The main historic items will be addressed in this narrative, while the secondary historic items and the non-historic items will be addressed in the spreadsheets in the Appendix.

- Rooms 101, 111, and 113 are bathrooms and feature tile wainscoting that likely dates to the 1940s and plaster walls and ceiling. All is in fair to poor condition, with graffiti, dirt, and

isolated holes. Room 111 Rooms 111 and 113 retain historic tile flooring in fair to good condition. Room 112 was not accessible.

- Room 102 is the main waiting room and features two iron posts, a wood base, wainscot, and crown. There are plaster walls and ceiling in fair condition with some cracks, water damage, and dirt. There is a dip in the floor at the northwest corner. Previous reports state that there is a structural failure in this area related to rotted wood joist ends that have broken off at the masonry wall joist pockets.
- Room 103 reflects the historic ceiling height of 14'-10" and the room features beadboard wainscoting, wood base, wainscot, picture rail, and crown. The plaster walls and ceiling are in fair condition with isolated cracks.
- Rooms 104 and 105 are the women's and men's restrooms, respectively, with historic tile wainscoting in poor condition due to cracks and dirt, and

historic terrazzo flooring in fair condition due to a worn surface finish.

- Room 106 has been greatly altered with an added mezzanine section. The room does retain wood picture rail and crown molding, and wood bead board walls and ceiling that is in fair condition due to worn surface finish. Historically this would have served as a baggage or freight holding area.
- Room 107 is the stair foyer and features a historic wood staircase, beadboard wainscoting and plaster walls in fair condition due to worn surface finish and dirt.
- Rooms 108 and 109 have a non-historic partition wall dividing them but retain beadboard wainscoting in fair condition. The ceilings have been lowered from the original height.
- Rooms 110 and 114 are entrance vestibules and feature crown molding and plaster walls and ceilings in fair condition with hairline cracks, small holes, and peeling paint.

Second Floor

The second floor has 14 rooms including a main corridor, a secondary corridor, and a stair foyer to the attic.

- Room 201 features stained beadboard wainscoting, wood base and picture rail, and plaster walls in fair condition with isolated holes.
- Room 202 has painted bead board wainscoting and painted plaster walls in fair condition.
- Room 203 has painted bead board wainscoting, plaster walls, and exposed wood floors in poor condition due to water damage and worn surface finish.
- Room 204 is a restroom with painted bead board and painted plaster wainscoting, chair rail at the painted plaster walls, and plaster ceiling, all in fair condition. There is wood floor in poor condition due to a worn surface finish.
- Room 205 stair retains beadboard wainscoting in fair condition. It also has wood flooring in poor condition due to worn surface finish and dirt. The plaster walls and ceilings appear to have integral pigment, and cracking has rendered the condition poor.
- Room 206 has painted bead board wainscoting, wood picture rail, wood floor, and plaster wall and ceiling in fair condition due to worn surface finish and isolated nail holes.
- Room 207 has bead board wainscoting, wood picture rail, wood floor, plaster wall, all in fair condition due to worn surface finish and isolated nail holes.
- Room 208 was not accessible.
- Room 209 has bead board wainscoting, wood picture rail, wood floor, and plaster wall all in fair condition due to worn surface finish and dirt.
- Room 210 corridor has bead board wainscoting, wood floors in poor condition due to worn surface finish and dirt, and plaster walls and plaster and drywall ceiling in extremely poor condition due to the presence of mold from water damage. There is evidence of missing pairs of doors between this room and room 211 in the form of remaining door trim.
- Room 211 is in extremely poor condition and appears in an unfinished state. Wood floors in fair condition, and walls

and ceiling with exposed studs and lath and therefore in poor condition.

- Room 212 contains beadboard wainscoting, wood picture rail, wood floor with water damage and therefore in poor condition, and plaster walls in poor condition due to finish failure and dirt. The ceiling is peeling drywall in extremely poor condition with evidence of water damage and mold.
- Room 213 has beadboard wainscoting and wood picture rail. There are also clerestory borrowed light windows on two sides. The plaster walls and drywall ceiling are in extremely poor condition with peeling paint and mold from water damage.
- Room 214 serves as an L-shaped corridor to room 213, entered from its southern side. Clerestory borrowed light windows overlook the corridor from Room 213. There is historic beadboard wainscoting and a wood picture rail are in fair condition, as is the plaster.

Attic

The attic is approached from the stairs in Room 205 on the west side of the building. The wood flooring, horizontally-oriented wall beadboard, and ceiling beadboard are in fair to good condition with isolated locations of replacement sections. The wood flooring has a worn surface finish and isolated missing planks. There is a small opening into the cavity space next to the stairs. A hatch to an upper attic is located near the center of the attic space.

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Chapter 6

Mechanical, Electrical and Plumbing Systems

Mechanical Systems

The Depot originally was heated by steam radiators, located in each room and supplied by a central boiler located in the basement. The boiler has been largely removed, except for a few sections remaining in the basement. Radiators have been removed, but some piping remains in the original locations. The building is heated presently by gas fired unit heaters. This type of heater is used typically for industrial buildings. They are usually wall or ceiling mounted and require an exhaust vent or chimney for evacuating combustion air. They do not have an outside (fresh) air intake. The unit heaters are supplemented by electric baseboard heaters in some rooms. The gas service is located at the northwest corner of the main part of the depot. Service is set up for five separately metered tenants. Only one meter serves the building currently.

Electrical Systems

The building has a newer electrical service located at the north end of the freight wing. The service is set up for multiple tenants, with a bank of five meters and a house meter. Inside this location is a 200 amp service panel. Several other locations in the building are served by smaller, 100 amp panels. Most of the electric service, branch circuits, and distribution is newer, and generally is run in surface mounted conduit. No light fixtures dating from the period of significance of the building were noted during the survey of the building. Original lighting for the building may have been gas lights or a combination of gas and electric lighting.

Safety and Security Systems

The building is not equipped with an automatic sprinkler system. It does have illuminated exit signs on the first floor and at the top of the stairway on the second floor. Some of the exit signs are in disrepair and missing components. Emergency egress lighting also has been installed. These items are installed with surface mounted conduit. Smoke detectors observed were residential, battery operated types. No alarm system was observed.

Plumbing Systems

The building has had a number of changes of the plumbing systems over time. Possible locations of original or early restrooms were noted in the southeast corner and in the northeast corner of the main wing, evidenced by circa 1900 tile finishes. A restroom is located on the second floor on the west side of the corridor. The majority of the fixtures in the restroom date from the 1940's. The floor is raised to accommodate plumbing, which indicates that this restroom may have been added at a later date. All of the supply and waste lines run in the crawl spaces to the north and south of the basement and in basement itself. The supply and waste lines are a mix of eras and materials including newer PVC piping.

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Chapter 7

Existing Conditions Photos

The project began with a site visit and assessment of the existing conditions. On November 29th, 2017 a team of three personnel from the Chambers, Murphy & Burge, A Studio of Perspectus Architecture made a full day site visit to review the interior and exterior conditions of the Depot Building. Using base drawings, pre-prepared in AutoCAD from drawings provided by the City, the team reviewed and recorded the existing conditions, both with photographs, and with notes in the schedule. No new measured drawings were prepared, nor were measurements field verified. The plans prepared included a numbered key for both a window and door schedule. Rooms were also numbered in the plans. A detailed conditions survey was not under taken at this time.

Exterior



1. Overall site looking to the southwest. The canopy is in the front and the depot building is the rear.



2. Partial east elevation, north half.



3. Partial east elevation, south half.

Exterior

4. Overall site looking to the northwest. The modern pavilion is on the left.



5. The west and south elevations.



6. The north and west elevations.



7. Rock-faced sandstone base, north elevation.



Exterior



8. Bent ridge at canopy roof, east elevation.



9. Detail, east elevation. Boarded windows, damaged siding, peeling paint, round metal downspouts, half round metal gutters.

Exterior

10. Detail, east elevation. Deteriorated stucco and peeling paint.



11. Detail, east elevation. Boarded windows, peeling paint.



12. Detail, east elevation. Deteriorated stucco and peeling paint.



Exterior



13. Detail, east elevation. Voids in brick masonry, boarded windows, peeling paint at altered stairs.



14. Detail, east elevation. Open masonry joint.



15. Detail, west elevation. Missing shingles at uplifted ridge cap.

Exterior

16. Detail, west elevation. Uplifted ridge cap.



17. Detail, west elevation. Boarded windows and broken glass.



18. Detail, west elevation. Rotted storm window sash and different siding styles.



Exterior



19. Detail, grate at west elevation.



20. Detail, west elevation. Boarded windows, peeling paint.



21. Detail, west elevation. Saw cuts at the window frame as a result of preparing masonry joints for repointing.

Exterior

22. Detail, west elevation. Saw cuts at the window frame as a result of preparing masonry joints for repointing.



23. Detail, north elevation. Boarded and altered door and windows bay.



24. Detail, gas service at northwest corner of the main part of the depot.



First Floor



101. Room 106, historic beadboard ceiling.



102. Room 107, boarded door and window, and historic staircase.



103. Room 107, historic staircase and wainscoting.

First Floor

104. Room 108, boarded windows, and historic wainscoting.



105. Room 109, historic woodwork.



106. Room 102, historic window and stained glass sidelights and transom.



First Floor



107. Room 102, looking into room 110.



108. Room 108, historic ceramic tile flooring.



109. Room 102, original ceiling height is above the current finished ceiling.

First Floor

110. Room 101, graffiti on c.1940s tile wainscoting.



111. Room 101, hole in c. 1940s tile flooring.



112. Room 102.



First Floor



113. Room 114.



114. Room 102.



115. Room 102, sagging floor in northwest corner, bricks exposed at floor line.

First Floor

116. Room 102, peeling paint likely from water damage.



117. Room 103, three different flooring treatments layered on each other.



118. Room 103, original ceiling height is above the current finished ceiling. Damaged plaster and lath exposed.



First Floor



119. Room 103, historic wood base, wainscoting, trim, and cornice.



120. Room 103, non-historic ticket counter.



121. Room 104, historic terrazzo flooring.

First Floor



122. Room 104, historic tile wainscoting and wood door.



123. Room 105, cracked historic tile wainscoting.

124. Room 106, infilled original arched door opening.



First Floor



125. Room 106, window.



126. Room 106, infilled original arched door opening.



127. Electrical service located at the north end of the freight wing.

First Floor

128. Plumbing in early restroom, southeast corner of the main wing.



Second Floor



201. Room 201, historic interior door and wainscoting.



202. Room 201, historic 1/1 wood windows and wainscoting.



203. Room 202, historic interior door and wainscoting.

Second Floor

204. Room 203, historic wood flooring.



205. Room 203, historic wood interior door and wainscoting.



206. Room 203, water infiltration exhibited at ceiling line.



Second Floor



207. Room 203, historic woodwork.



208. Room 205, peeling paint at plaster above historic wood floor, stair, and wainscoting.



209. Room 205, historic woodwork.

Second Floor

210. Room 206, historic woodwork (floor, wainscoting, 1/1 wood windows).



211. Room 206, historic woodwork (floor, wainscoting, 1/1 wood windows, interior door frame and transom).



212. Room 207, historic woodwork (floor, wainscoting, 1/1 wood windows, interior doors and transom).



Second Floor



213. Room 209, historic woodwork (floor, wainscoting, interior door and transom).



214. Room 210, historic corridor.



215. Room 210, historic corridor is in poor condition due to damaged ceiling and mold.

Second Floor

216. Room 210, historic corridor.



217. Room 211, exposed lath at ceiling and wood studs at walls, and windows are boarded.



218. Room 211, exposed lath at ceiling and wood studs at walls, and windows are boarded.



Second Floor



219. Room 212, ceiling, walls, and flooring in poor condition.



220. Room 212, ceiling, walls, and flooring in poor condition.



221. Room 213, boarded windows and historic wainscoting.

Second Floor

222. Room 214, historic wainscoting.



223. Room 214, historic wainscoting.



224. Plumbing in second floor restroom.



Attic



301. Attic, deteriorated wood window and sill.



302. Attic, beadboard ceiling with some damage and alterations.



303. Attic, beadboard ceiling and walls, wood tongue and groove flooring.

Attic

304. Attic, stair.



305. Attic, stair railing is missing.



Basement



401. Basement, looking west.



402. Basement, looking east.



403. Basement, looking south.

Basement

404. Basement, looking north.



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Chapter 8

Existing Conditions Photokey Plans

The following annotated photokey plans illustrate the approximate locations from which the photographs were taken. The arrow indicates the direction the photographer is facing, and the number corresponds with the number of the photograph.

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Chapter 9 Code Analysis / Life Safety

The Ohio Building Code (OBC) 2017 governs the adaptive re-use of the Depot. This code is the same for every community in the State of Ohio and is based on the International Building Code (IBC, 2018). It is administered through the building permit process by local building departments.

Change of Use and Mixed Use

The first building code issue to be addressed with the adaptive reuse of the Depot is a “Change in Occupancy.” The OBC places buildings into categories according to how they are used. The building, constructed as a train depot but, according to the Crawford County Auditor website, subsequently remodeled for “Retail, Restaurant, Office,” was classified as an A-2/B/M (Assembly-2/ Business/Mercantile) use group by the Ohio Building Code. The proposed community uses for the building as exhibit/ museum space and offices would fall under the A-3/B (Assembly-3/Business) use group. The local building official

must review any proposed “Change of Occupancy” and determine if the change of occupancy will result in an equal or lesser hazard “based on life and fire risk.” If determined appropriate by the code official, a certificate of occupancy for the new use will be issued. The building official may also require changes to meet safety standards.

Since the building is proposed for a mixed use (exhibit/museum space with offices), the building code requires that either the uses be separated by fire rated walls and ceilings, or that the entire structure must meet the requirements of the strictest condition. For example, if the uses are not separated, and the maximum travel distance to an exit is 75’ for one use and 100’ for another, then the required maximum is 75’.

Height and Area Limitations

The first item in determining if the Depot is suitable for a change of use is the

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height and area limitations related to both the use and construction type. The structure is and will continue to be an assembly and business use but will no longer function as Mercantile. Also, it is a wood frame structure on top of a base of sandstone, and floor framing is wood. The limits established by the code are: one story or 40 feet high, and a maximum of 6,000 square feet per floor. Although the structure is approximately 36 feet high to the midpoint of the roof, it is more than one story. There is an exception in the code that if fire suppression is implemented, two stories and 60 feet are allowed for A-3 use. The floor area is approximately 5,000 SF on the first floor and 5,000 SF on the second floor. Both are within the 6,000 SF floor limit.

Occupant Load

The building code limits the number of occupants by use type. For use group A the maximum number of occupants varies from 5 to 15 square feet per occupant. At 5,000 SF, the maximum number of occupants on the first floor by this measure would be 133 to 1,000 occupants. However, other measures will also influence this limit.

Exits

For Assembly Use Groups, the code allows for one occupant for every 0.2 inches of egress (door) width. The first floor of the Depot has five doors (originally six, however one is currently infilled) with a total of 254 inches of clear width, enough width for 1,270 occupants. The code also requires that the exits are remote from each other, and that travel distance to an exit be no more than 200 feet, or no more than 75 feet if only one exit is provided.

The second floor has one interior means of egress (exit), a stairway 39 inches wide and not enclosed by fire rated walls; and one exterior means of egress (exit), a stairway 40 inches wide at the southeast corner of the building. In new construction, exit stairways must be a minimum of 44 inches wide. The stairway can support one person for every 0.3 inches of width, providing for an upper floor occupancy of 263 people.

The third floor may be incorporated into the A-3 use if the travel distance from the furthest point in the attic to the top of the interior egress stair at the second floor is reduced from just over 83 feet to under 75 feet. This can be achieved by making a fire-rated, fire-suppressed enclosure in the portion of the second floor corridor between third floor stair and the second floor interior egress stair.

Floor Load Capacity

The building code requires that the floor structure be adequate for the Dead Load and the Live Load. The Dead Load is the weight of the structure itself including permanent fixtures. Dead Load includes the weight of the floor joists, flooring material, and ceiling materials. It also includes the weight of the walls that are supported by the floor joists. Since the structure has stood for more than one hundred years, it is safe to assume that the structural components are adequate to carry the dead load. Dead Loads will have to be considered if changes are made to the structures. The Live Load includes the weight of furniture and occupants. For each Use Group the live load is different. For Assembly Use Groups the required live load capacity is 100 pounds per square foot. Structural Analysis was not performed

for this project. If Structural Analysis determines that the structural capacity of the floors is inadequate, the number of occupants can be restricted.

Ventilation

Changing the use of the structure can also change the requirements for ventilation. If the building is air conditioned and an Assembly Use Group, the equipment must be sized larger to accommodate the air change requirements for larger numbers of occupants.

Existing and Historic Structures

There are two particularly relevant sections of the building code for review of the safety of existing or historic structures. One is Section 3410, which is an alternative points system for code compliance. This provision is used commonly for large structures. It assigns positive and negative points to the building's good and poor characteristics as related to the public safety. The building must achieve a minimum score in each of three categories. For assembly, A-3 Use Group, the building must meet a General Safety Score of 29. The concept is that poor scores can be raised by adding features such as alarm systems that improve the level of public safety. Many features can be added which do not alter the architecture of the building.

The second relevant item is Section 3407, which has a provision for designated historic structures. Since the Depot is listed in the National Register of Historic Places, this provision allows the code official to make an evaluation of the building's general safety without having to enforce the strict letter of the code. It states, "The provisions of this code relating to the

construction, repair, alteration, addition, restoration and movement of structures, and change of occupancy shall not be mandatory for historic buildings where such buildings are judged by the building official to not constitute a distinct life safety hazard."

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Chapter 10

Accessibility / ADA Condition Report

The American with Disabilities Act (ADA) of 1991, and its subsequent revisions, require the removal of barriers for persons with disabilities in all public buildings. The ADA is civil rights legislation and can be enforced on any structure built prior to the legislation. The Ohio Building Code has adopted the standards set by the ADA for new construction.

Special provisions, Section 4.1.7, have been created within the legislation for historic structures. Historic structures must meet the minimum requirements of one accessible route on the ground floor of the structure, one accessible restroom, and displays must be located where they can be seen by a seated person.

The building code requires that restrooms be provided within 500 feet for public facilities. The building can readily be made accessible on the first floor. See the section following the Adaptive Reuse Options for discussion of elevator and lift options.

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Chapter 11 Adaptive Reuse Options

Adaptive reuse options must consider a number of criteria: the general condition, size, materials and configuration of the structure; the potential uses; the restrictions placed on the property; and requirements of historic rehabilitation tax credit projects (HRTC) if the property were ever to be used for income-producing purposes. This is because each project seeking HRTC is reviewed in its totality and in the context of its particular set of circumstances. This means that just because the National Register of Historic Places nomination for the site states that the period of significance is the year of dedication in December 1900, caution should be used when planning a project that includes removals and consideration should be given to whether additions and alterations have gained significance in their own right.”. A review by the State Historic Preservation Office is required of proposed changes only if a “Federal Undertaking” is involved. A Federal Undertaking includes funding in the form of federal grants or loans. It also includes federal licenses.

Changes should follow the Secretary of the Interior’s Standards for Rehabilitation to protect the designation (see Appendix C).

The City of Galion has identified two potential uses for the depot building. First is use by the local transit authority for office and dispatch functions. Second, is a museum use. The depot building renovations should also provide for restroom facilities for use by people renting the adjacent pavilion.

The transit authority was interviewed for programming functions. Spaces and functions needed include a small waiting area, a service window and counter for sales of passes and other customer service, an office area for the manager and dispatcher, an office for a visiting regional manager, a driver and staff work room for breaks and completing paperwork, and restroom facilities for customers and staff. The office area should be enclosed from the waiting area and service counter.

A program of requirements for museum use would typically include, a lobby or waiting area large enough to accommodate groups and group orientation, a ticket or admission sales counter, public restrooms, storage lockers for bags and backpacks, as well as exhibit spaces.

The following drawings include “graphic programs.” Graphic programs are diagrammatic plans, assigning areas by color to different program functions. In the case of an existing building they are created as an overlay, over the existing plans. Three options follow as graphic programs. One of the graphic program diagrams, option 3, was selected for further development. This schematic plan shows possible layouts including furniture in office areas and exhibit travel patterns on the upper floor. The two users are differentiated by different colors.

12



Chapter 12 Prioritized Cost Opinion

The cost estimate is divided into three priority categories. Construction costs can be greatly affected by economic trends, material choices, and scale of projects. The larger the project is, the more economical it is overall.

Soft costs such as architect's and engineer's fees, insurance, advertising and permits, and contractor mobilization costs can be duplicated when undertaking multiple small projects. However, it may not be possible to fund a single large project, and costs must be spread out over a number of years. Priority categories can be summarized as follows:

- **Priority One** - These items includes those items necessary to preserve the structure, such as replacing deteriorated and missing windows, and repairing deteriorated exterior walls. These are the items that secure the building envelope from water damage and vandalism. Items such as introducing ventilation also help conserve the building. Priority One also includes those items that affect the

structural integrity of the building such as repairing damaged framing. Finally, Priority One includes items that need to be completed prior to other work, such as removing later construction so that the condition of original materials can be evaluated and repaired.

- **Priority Two** - These items are items that are related to the reuse of the structure. This is the largest category, and includes Mechanical, Electrical and Plumbing Systems, interior alterations needed to support the proposed use, and required alterations to permit public occupancy. Depending on occupancy, this may be broken into multiple stages, such as first and second floor.
- **Priority Three** - These items are those that can be deferred until additional funding is available. These items might include landscaping improvements, upgrades to interior finishes, and restoration of missing elements.

Estimates are provided for the scenario shown in Option 3 and reflect 2018 dollars. For each year beyond 2018, 3-4% should be added.

Prioritization and Estimate of Probable Construction Costs

ITEM	DESCRIPTION	PRIORITY 1	PRIORITY 2	PRIORITY 3
Pre-Construction				
Selective Removal	Remove later partitions and lowered ceilings, selective removal to assess conditions	\$3,000.00		
Biological Control	Evict roosting birds, clean droppings, close voids	\$4,000.00		
Site work				
Improve Site Grading and Drainage	Correct site grading and drainage at the perimeter of the building. Repair the areaway and grate.	\$6,500.00		
Site Utilities	Upgrade services as needed, storm water systems, parking lot drainage		\$35,000.00	
Hardscaping and Paving	New paving, drives, parking and accessible parking		\$130,000.00	
	Walkways and platform paving		\$20,000.00	
Landscape	Fine Grading and Seeding		\$3,000.00	
	Evaluate and replicate key historic landscape features. Provide for new fencing			\$15,000.00
Exterior Envelope				
Roofing, including canopy	General Maintenance Repairs to the existing roofing	\$4,000.00		
Gutters and Downspouts	Repair and adjust the existing gutters and downspouts, connect to storm system	\$800.00		
Windows	Restore Existing, replace missing windows	\$89,000.00		\$46,000.00
Doors	Restore to historic style & configuration		\$30,000.00	\$10,000.00
Cornices	Repairs, prepare and paint		\$2,000.00	
Soffits (underside of cornice)	Repairs, prepare and paint		\$5,000.00	
Masonry Basement and First Floor	Basement repairs, minor exterior		\$6,000.00	\$1,200.00
Exterior Wall - Siding (shingles/shakes)	Repairs, prepare and paint	\$24,000.00		
Exterior Wall - Stucco	Repairs, paint	\$7,000.00		
Canopy (posts and gable end)	Repairs, prepare and paint		\$7,000.00	
Exterior carpentry	Missing soffit and insulation, close voids	\$1,100.00		
	Recreate missing elements			\$3,000.00
	reconstruct missing canopy			\$230,000.00
Exterior Access	Scaffold, all four elevations, 1 month	\$180,000.00		
Interior				
Structural repairs		\$20,000.00		
Interior repairs (from spreadsheet)			\$600,000.00	
Interior adaptive reuse	new partitions, doors, accessories		\$60,000.00	

ITEM	DESCRIPTION	PRIORITY 1	PRIORITY 2	PRIORITY 3
MEP				
	Mechanical utility service and systems		\$280,000.00	
	Electrical Service and Systems		\$98,000.00	
	Fire Alarms, Life Safety, Security		\$58,000.00	
	Accessibility / lift / lula			\$56,000.00
	Plumbing systems		\$68,000.00	
	Fire Suppression		\$67,000.00	
	Subtotal Priority 1	\$339,400.00		
	Subtotal Priority 2		\$1,469,000.00	
	Subtotal Priority 3			\$361,200.00
	Total All Phases			\$2,169,600.00
	Design Contingency 5%			\$108,480.00
	Contingency for unseen conditions 10%			\$216,960.00
	Subtotal			\$2,495,040.00
	General Contractor O&P 15%			\$374,256.00
	Construction Costs			\$2,869,296.00
	Architectural and Engineering fees 10.5%			\$301,276.08
	Other administrative costs including advertising and permits 19%			\$545,166.24
	Total Project Cost			\$3,715,738.32
Square foot Construction Costs				
	9,672 SF	\$296.66	per square foot	

a



Appendices

Appendix A

Conditions Survey – Interior

Appendix B

National Register Nomination

Appendix C

Secretary of the Interior's Standards

Appendix D

Historic Photos

Appendix E

Drone Photos

101	L	11-06-0
	W	11-00-0
	H	12-00-0

Fireplace		
Built-in bookcase		
Column		
Pediments		
Wainscoting	X	Tile (1940s)
Trim		
Door (if deficient)		
Source	X	1 non-historic
Ceiling fixture		
Radiator		
Access panel	X	1-electric
Exposed pipe/conduit	X	
Bathroom Accessories	X	Plumbing - rough in (no fixtures)

Floor Material	ceramic
Condition	Poor (1-3 yrs) Structural Failure 20% - dip in floor

Worn surface finish	X
Failed surface finish	X
Open joint	X
Loose	
Missing	X
Water damage	
Dirt	X
Inappropriate paint/glue/other	X
Inappropriate nail or hardware	
Insects	

Wall Material	plaster	Tile Wainscot/Plaster Wall
Condition	Poor (1-3 yrs)	Poor Tile/Fair Plaster

Worn surface finish		
Failed surface finish		
Open joint	X	
Loose	X	
Missing	X	
Water damage		
Dirt	X	
Inappropriate paint/glue/other	X	graffiti
Inappropriate nail or hardware		
Insects		

Ceiling Material	plaster
Condition	Fair (3-5 yrs) isolated holes

Worn surface finish	
Failed surface finish	
Open joint	
Loose	
Missing	
Water damage	
Dirt	
Inappropriate paint/glue/other	
Inappropriate nail or hardware	
Insects	

Appendix A

Conditions Survey – Interior

102	L	40-00-0
	W	10-00-0
	H	12-00-0 not historic ceiling height; see room 103
	Fireplace Built-in bookcase Column Pediment Wainscoting Trim Door (if deficient) Sconce Ceiling fixture Radiator Access panel Exposed pipe/conduit Bathroom Accessories	X 2 posts - knee X Wallpaper X Wood base, wainscot, crown X If non historic X Fixtures missing X
	Floor Material Condition	carpet Poor (1-3 yrs)
	Worn surface finish Failed surface finish Open joint Loose Missing Water damage Dirt Inappropriate paint/glue/other Inappropriate nail or hardware Insects	X Structural Failure 20% - dip in floor X Linoleum X Linoleum X
	Wall Material Condition	plaster Fair (3-5 yrs)
	Worn surface finish Failed surface finish Open joint Loose Missing Water damage Dirt Inappropriate paint/glue/other Inappropriate nail or hardware Insects	X Wallpaper Wainscot/Plaster Wall some cracks X X
	Ceiling Material Condition	plaster Fair (3-5 yrs)
	Worn surface finish Failed surface finish Open joint Loose Missing Water damage Dirt Inappropriate paint/glue/other Inappropriate nail or hardware Insects	holes for lights

103	L	18-00-0
	W	36-00-0
	H	14-10-0 historic ceiling height
	fireplace Built-in bookcase Column Pediments Wainscoting Trim Door (if deficient) Screen Ceiling fixture Radiator Access panel Exposed pipe/conduit Bathroom Accessories _____ _____ _____ _____ _____ _____	X Ticket window, 1940s X beadboard X Base, Wainscott, Picture rail, Crown X Historic location/ 2 fluorescent (1940s)
Floor Material carpet Tile, Carpet, Vinyl Condition Poor (1-3 yrs)		
	Worn surface finish Failed surface finish Open joint Loose Missing Water damage Dirt Inappropriate paint/glue/other Inappropriate nail or hardware Insects _____ _____ _____ _____ _____ _____	X X _____ _____ _____ _____ _____ _____
Wall Material plaster Plaster and wallpaper Condition Fair (3-5 yrs) crack		
	Worn surface finish Failed surface finish Open joint Loose Missing Water damage Dirt Inappropriate paint/glue/other Inappropriate nail or hardware Insects _____ _____ _____ _____ _____ _____	_____ X _____ _____ _____ _____ _____ _____
Ceiling Material plaster Condition Fair (3-5 yrs) crack		
	Worn surface finish Failed surface finish Open joint Loose Missing Water damage Dirt Inappropriate paint/glue/other Inappropriate nail or hardware Insects _____ _____ _____ _____ _____ _____	_____ _____ _____ _____ _____ _____ _____ _____

Conditions Survey – Interior

BIG FOUR DEPOT MASTERPLAN

[illegible]

Conditions Survey – Interior

BIG FOUR DEPOT MASTERPLAN

Appendix A
Conditions Survey – Interior

107	L	15-00-0
	W	11-00-0
	H	14-10-0
Fireplace Built-in bookcase Column Pediment Wainscoting X Beadboard Trim Door (if deficient) Sconce Ceiling fixture X 1 non-historic Radiator Access Panel X 1 CEILING Exposed pipe/conduit Bathroom Accessories Stair X		
Floor Material carpet Condition Poor (1-1 yrs)		
Worm surface finish X Failed surface finish Open joint Loose Missing Water damage Dirt X Inappropriate paint/glue/other Inappropriate nail or hardware Insects		
Wall Material wood Beadboard Wainscot/Plaster Wall Condition Fair (3-5 yrs)		
Worm surface finish X Failed surface finish X Open joint Loose Missing Water damage Dirt X Inappropriate paint/glue/other Inappropriate nail or hardware Insects		
Ceiling Material drywall textured modern Condition Fair (3-5 yrs)		
Worm surface finish Failed surface finish Open joint Loose Missing Water damage Dirt Inappropriate paint/glue/other Inappropriate nail or hardware Insects		

Appendix A

Conditions Survey – Interior

[illegible]

[illegible]

Appendix A

Conditions Survey – Interior

[illegible]

[illegible]

Appendix A

Conditions Survey – Interior

L12	No Access		I W H	S-00-0 7-00-0 11-11-0
		Fireplace Built-in bookcase Column Pediment Wainscoting Trim Door (if deficient) Sconce Ceiling fixture Radiator Access panel Exposed pipe/conduit Bathroom Accessories	X 	TILE BASE 1-MDN HWT
		Floor Material	ceramic	
		Condition	Fair (3-5 yrs)	
		Worn surface finish Failed surface finish Open joint Loose Missing Water damage Dirt Inappropriate paint/glue/other Inappropriate nail or hardware Insects	X 	
		Wall Material	plaster	
		Condition	Poor (1-3 yrs)	
		Worn surface finish Failed surface finish Open joint Loose Missing Water damage Dirt Inappropriate paint/glue/other Inappropriate nail or hardware Insects	X 	MULTIPLE CRACKS
		Ceiling Material	drywall	
		Condition	Fair (3-5 yrs)	
		Worn surface finish Failed surface finish Open joint Loose Missing Water damage Dirt Inappropriate paint/glue/other Inappropriate nail or hardware Insects	X 	SEAMS EXPOSED/PROMINENT

[illegible]

Conditions Survey – Interior

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201	L	15-03-0
	W	26-06-0
	H	10-07-0

Fireplace		
Built-in bookcase		
Column		
Pediment		
Wainscoting	X	stained bead board
Trim	X	base and picture rail
Door (if deficient)		
Sconce		
Ceiling fixture	X	3 non-historic
Radiator	X	ceiling mounted gas heater
Access panel		
Exposed pipe/conduit		
Bathroom Accessories		

Floor Material	carpet
Condition	Poor (3-5 yrs)
Worn surface finish	X
Failed surface finish	
Open joint	
Loose	
Missing	
Water damage	
Dirt	X
Inappropriate paint/glue/other	
Inappropriate nail or hardware	
Insects	

Wall Material	wood	Wood Wainscot/Wallpaper & plaster wall
Condition	Fair (3-5 yrs)	fair: holes
Worn surface finish	X	
Failed surface finish		
Open joint		
Loose		
Missing		
Water damage		
Dirt	X	
Inappropriate paint/glue/other		
Inappropriate nail or hardware		
Insects		

Ceiling Material	drywall	textured modern finish
Condition	Fair (3-5 yrs)	
Worn surface finish		
Failed surface finish		
Open joint		
Loose		
Missing		
Water damage		
Dirt		
Inappropriate paint/glue/other		
Inappropriate nail or hardware		
Insects		

Appendix A

Conditions Survey – Interior

[illegible]

[illegible]

Appendix A

Conditions Survey – Interior

Room	Room Number	Room Name	Inspection Date	Inspector
Bathroom	7-11-0	W	11-07-0	H
Fireplace Built-in bookcase Column Pediments Wainscoting X painted bead board; painted plaster wainscot on 1 wall Trim X Chair rail at painted plaster wainscot Door (if deficient) Sconce Coping fixture Radiator X Access panel Exposed pipe/conduit Bathroom Accessories X 2 stalls and 2 sinks				
Floor Material	wood	concrete platform at stalls		
Condition	Poor (1-3 yrs)			
Worn surface finish X Failed surface finish Open joint Loose Missing Water damage Dirt X Inappropriate paint/glue/other Inappropriate nail or hardware Insects				
Wall Material	wood	Beadboard Wainscot/Plaster Wall		
Condition	Fair (3-5 yrs)			
Worn surface finish Failed surface finish Open joint Loose Missing Water damage Dirt Inappropriate paint/glue/other Inappropriate nail or hardware Insects				
Ceiling Material	plaster	Holes		
Condition	Fair (3-5 yrs)			
Worn surface finish Failed surface finish Open joint Loose Missing Water damage Dirt Inappropriate paint/glue/other Inappropriate nail or hardware Insects				

[illegible]

Conditions Survey – Interior

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[illegible]

Appendix A

Conditions Survey – Interior

[illegible]

[illegible]

Conditions Survey – Interior

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211	Unfinished	V	20-06-0
		W	24-06-0
		H	10-07-0

Fireplace Built-in bookcase Column Pediment Wainscoting Trim Door (if deficient) Scones Ceiling fixture Radiator Access panel Exposed pipe/conduit Bathroom Accessories	X 2 non-historic
---	---------------------

Floor Material	wood
Condition	Fair (3-5 yrs)
Worn surface finish Faded surface finish Open joint Loose Missing Water damage Dirt Inappropriate paint/glue/other Inappropriate nail or hardware Insects	X

Wall Material	plaster	Exposed studs; formerly plaster
Condition	Poor (1-3 yrs)	
Worn surface finish Faded surface finish Open joint Loose Missing Water damage Dirt Inappropriate paint/glue/other Inappropriate nail or hardware Insects		

Ceiling Material	plaster	Exposed lath
Condition	Poor (1-3 yrs)	
Worn surface finish Faded surface finish Open joint Loose Missing Water damage Dirt Inappropriate paint/glue/other Inappropriate nail or hardware Insects		

Appendix A
Conditions Survey – Interior

232	L	27-06-0
	W	16-00-0
	H	10-08-0

Fireplace		
Built-in bookcase		
Column		
Pediment		
Wainscoting	X	Bead board
Trim	X	Picture rail
Door (if deficient)		
Screen		
Ceiling fixture	X	4 non-historic
Radiator		
Access panel		
Exposed pipe/conduit		
Bathroom Accessories		

Floor Material	wood
Condition	Poor (1-3 yrs)

Worn surface finish	X
Failed surface finish	
Open joint	
Loose	
Missing	
Water damage	X
Dirt	X
Inappropriate paint/glue/other	
Inappropriate nail or hardware	
Insects	

Wall Material	plaster	bead board wainscot/wallpaper & plaster wall
Condition	Poor (1-3 yrs)	

Worn surface finish	X
Failed surface finish	X
Open joint	
Loose	
Missing	
Water damage	
Dirt	X
Inappropriate paint/glue/other	
Inappropriate nail or hardware	
Insects	

Ceiling Material	drywall	peeling
Condition	Poor (1-3 yrs)	Mold

Worn surface finish		
Failed surface finish		
Open joint	X	SEAMS EXPOSED/PROMINENT
Loose	X	
Missing		
Water damage	X	Mold
Dirt		
Inappropriate paint/glue/other		
Inappropriate nail or hardware		
Insects		

[illegible]

Conditions Survey – Interior

BIG FOUR DEPOT MASTERPLAN

101	L	70-00-0
	W	26-00-0
	H	6-05-0

Fireplace		
Built-in bookcase		
Column		
Furniture		
Wainscoting		
Trim		
Door (if deficient)		
Scorch		
Ceiling fixture	X	2 non-historic
Radiator		
Access panel		
Exposed pipe/conduit		
Bathroom Accessories		

Floor Material	wood	
Condition	Fair (3-5 yrs)	planks missing at areas

Worn surface finish	X	
Failed surface finish		
Open joint		
Loose		
Missing	X	
Water damage		
Dirt	X	
Inappropriate paint/glue/other		
Inappropriate nail or hardware		
Insects		

Wall Material	wood	horizontal bead board
Condition	Fair (3-5 yrs)	

Worn surface finish		
Failed surface finish		
Open joint		
Loose		
Missing		
Water damage		
Dirt		
Inappropriate paint/glue/other		
Inappropriate nail or hardware		
Insects		

Ceiling Material	wood	bead board
Condition	Fair (3-5 yrs)	

Worn surface finish		
Failed surface finish		
Open joint		
Loose		
Missing		
Water damage		
Dirt		
Inappropriate paint/glue/other		
Inappropriate nail or hardware		
Insects		

Appendix B
National Register Nomination



Form 10-300
(Rev. 6-72)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

Ref # 75001350

STATE	Ohio
COUNTY	Crawford
FOR NPS USE ONLY	
ENTRY DATE	1

1. NAME	
COMMON:	Galion Penn Central Station
AND/OR HISTORIC:	Big Four Depot

2. LOCATION			
STREET AND NUMBER: Southeast corner at intersection of Church St. and Washington St.			
CITY OR TOWN: Galion		CONGRESSIONAL DISTRICT: 17th John M. Ashbrook	
STATE: Ohio	CODE: 039	COUNTY: Crawford	CODE: 033

3. CLASSIFICATION			
CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
☐ District ☐ Site ☒ Building ☐ Structure ☐ Object	☐ Public ☒ Private ☐ Both	☐ Occupied ☒ Unoccupied ☐ Preservation work in progress	Yes: ☐ Restricted ☐ Unrestricted ☒ No
PRESENT USE (Check One or More as Appropriate)			
☐ Agricultural ☐ Commercial ☐ Educational ☐ Entertainment	☐ Government ☐ Industrial ☐ Military ☐ Museum	☐ Park ☐ Private Residence ☐ Religious ☐ Scientific	☐ Transportation ☒ Other (Specify) Not in use

4. OWNER OF PROPERTY			
OWNER'S NAME:			
STREET AND NUMBER:			
CITY OR TOWN:	STATE: Ohio	CODE: 039	STATE: Ohio

5. LOCATION OF LEGAL DESCRIPTION			
COURTHOUSE, REGISTRY OF DEEDS, ETC:			
Crawford County Courthouse			
STREET AND NUMBER: 112 E. Mansfield			
CITY OR TOWN: Bucyrus	STATE: Ohio	CODE: 039	COUNTY: Crawford

6. REPRESENTATION IN EXISTING SURVEYS			
TITLE OF SURVEY:			
DATE OF SURVEY: ☐ Federal ☐ State ☐ County ☐ Local			
DEPOSITORY FOR SURVEY RECORDS:			
STREET AND NUMBER:			
CITY OR TOWN:	STATE:	CODE:	DATE:

SEE INSTRUCTIONS

STATE	Ohio
COUNTY	Crawford
ENTRY NUMBER	
DATE	

7. DESCRIPTION			
CONDITION	(Check One)		
	☐ Excellent	☐ Good	☒ Fair
	☐ Deteriorated		
	(Check One)		(Check One)
	☒ Altered		☐ Moved
	☐ Unaltered		☒ Original Site
DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE			
This two-and-a-half story building covers about 5000 square feet at the first floor. The first story exterior walls are rock-faced cut sandstone. Window and doorway arches are of smooth-faced sandstone. The second story has bands of various types of wood siding. The lowest band is bevel siding, the second band is shiplap, the third is shingle, and the fourth is shiplap. The building has a multiple bellcast hip roof which is crossed by a gable roof and is penetrated by three triangular dormers and one hipped dormer. The roof is asphalt shingle. The northeast wing of the building is one-and-a-half stories, the first of which was the baggage and mail room. The projecting eaves of this wing are supported by brackets, as are various places around the building where the second story overhangs the first. About 25 feet northeast from the northeast wing is the one-story railway express building that was built in about 1920. A 15 foot wide canopy adjoins the building along the track side and extends about 115 feet beyond to the northeast. Originally, the canopy extended about 200 feet beyond the building to the southwest as well, but this section was destroyed by a freight train wreck in 1947. The canopy is supported by a single line of 17 round cast iron columns. The passenger lobby is entered through double doors from either the southeast, that is track side, or from the northwest side. The lobby was remodeled in 1948, at which time the ceiling was lowered, new restrooms were partitioned, and curved glass block entries were added to provide a pair of interior doors at each entrance. A single door entrance on the southeast side leads to the office area behind the ticket windows and to the stairway to the second floor. The second floor offices open off a central hall and were partially repartitioned in the 1948 remodeling. Apparently, the third floor was partitioned during or soon after original construction, but was used only for storage. The walls, ceilings, and angled perimeters of the third floor rooms are covered with the same wood paneling. All three floors have wood flooring with the exception of the ceramic tile restroom floors and the vinyl asbestos tile lobby floor. The baggage and mail room has a doorway in each of its three exposed walls. There is no doorway from the baggage room into the rest of the building. A small central basement houses a boiler from which rises an interior chimney.			

SEE INSTRUCTIONS

SEE INSTRUCTIONS

8. SIGNIFICANCE			
PERIOD (Check One or More as Appropriate)			
☐ Pre-Columbian	☐ 16th Century	☐ 18th Century	☒ 20th Century
☐ 15th Century	☐ 17th Century	☐ 19th Century	
SPECIFIC DATE(S) (If Applicable and Known) dedicated Dec. 1900			
AREAS OF SIGNIFICANCE (Check One or More as Appropriate)			
☐ Aboriginal	☐ Education	☐ Political	☐ Urban Planning
☐ Prehistoric	☐ Engineering	☐ Religion/Philosophy	☐ Other (Specify) _____
☐ Historic	☐ Industry	☐ Science	_____
☐ Agriculture	☐ Invention	☐ Sculpture	_____
☒ Architecture	☐ Landscape	☐ Social/Humanitarian	_____
☐ Art	☐ Literature	☐ Theater	_____
☐ Commerce	☐ Military	☒ Transportation	_____
☐ Communications	☐ Music		
☐ Conservation			
STATEMENT OF SIGNIFICANCE			
In Dec., 1900, the station was dedicated and became division headquarters for the Cleveland, Chicago, Cincinnati, and St. Louis Railroad, commonly called the Big Four. The three divisions were Galion, Springfield, and Indianapolis. The Galion building housed the engineering corps, the division superintendent, the trainmaster, and the clerks and stenographers. All trains stopped in Galion to change crews, including the New York to St. Louis trains, for which Galion was the only stop between Cleveland and Columbus. The peak passenger usage probably was during and soon after World War I, when 32 trains a day stopped, including mail trains. Railway express was servicing as many as 20 trains a day into the early 1950's, when 21 men were employed there. The Erie-Lackawanna Railroad also had a passenger station in Galion, and limousine service was provided between the two stations to make connection between the two railroads. Railway express parcels from the Erie depot were also handled through the Big Four Depot. In 1929, the New York Central acquired the Big Four and the division headquarters was moved from Galion to Bellefontaine, Ohio. The ticket office remained until it was moved to a building in the Galion yards in about 1964, several years before passenger service was discontinued. The last railroad offices were closed and the Big Four Depot was vacated in about 1969. Architecturally, the depot is a hybrid of many stylistic elements, possibly best labeled Queen Anne. As a division headquarters, the building was larger, more elaborate, and possibly more decorated than most small town stations. It thus makes a striking example of railroad architecture at the turn of the century. The stonemasonry was done by Homer Longstreth, the father of the present mayor of Galion. The stone is sandstone, likely from the quarries near Amherst, Ohio, which supplied stone for many Big Four bridges. Since Galion was a stop for all trains, it became a "whistle stop" for campaigning presidential candidates. Among those who made speeches from train platforms at the Galion station were Al Smith in 1928, Franklin D. Roosevelt in 1932, and Eisenhower and Nixon in 1952.			

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Interview on Dec. 16, 1974 with Mrs. Lyle Bristow, former employee of the Big Four railroad at the Galion station.

Interview on Dec. 19, 1974 with Murrel F. Longstreth, son of Homer Longstreth, stonemason for the Big Four Depot.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES				
CORNER	LATITUDE				LONGITUDE				
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	0	0	0	0	0	0	40°	44'	04"
NE	0	0	0	0	0	0	82°	47'	01"
SE	0	0	0	0	0	0	UTM 17 349 370 4510 600		
SW	0	0	0	0	0	0			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 1.2 acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: David K. Ritchey	
ORGANIZATION: Galion Area Betterment Commission	DATE: 12/26/74
STREET AND NUMBER: 605 N. Union St.	
CITY OR TOWN: Galion	STATE: Ohio CODE: 039

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☒ Local ☐

Name Donald M. [Signature]
Title State Historic Preservation Officer

Date June 6, 1975

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

Director, Office of Archeology and Historic Preservation

Date _____

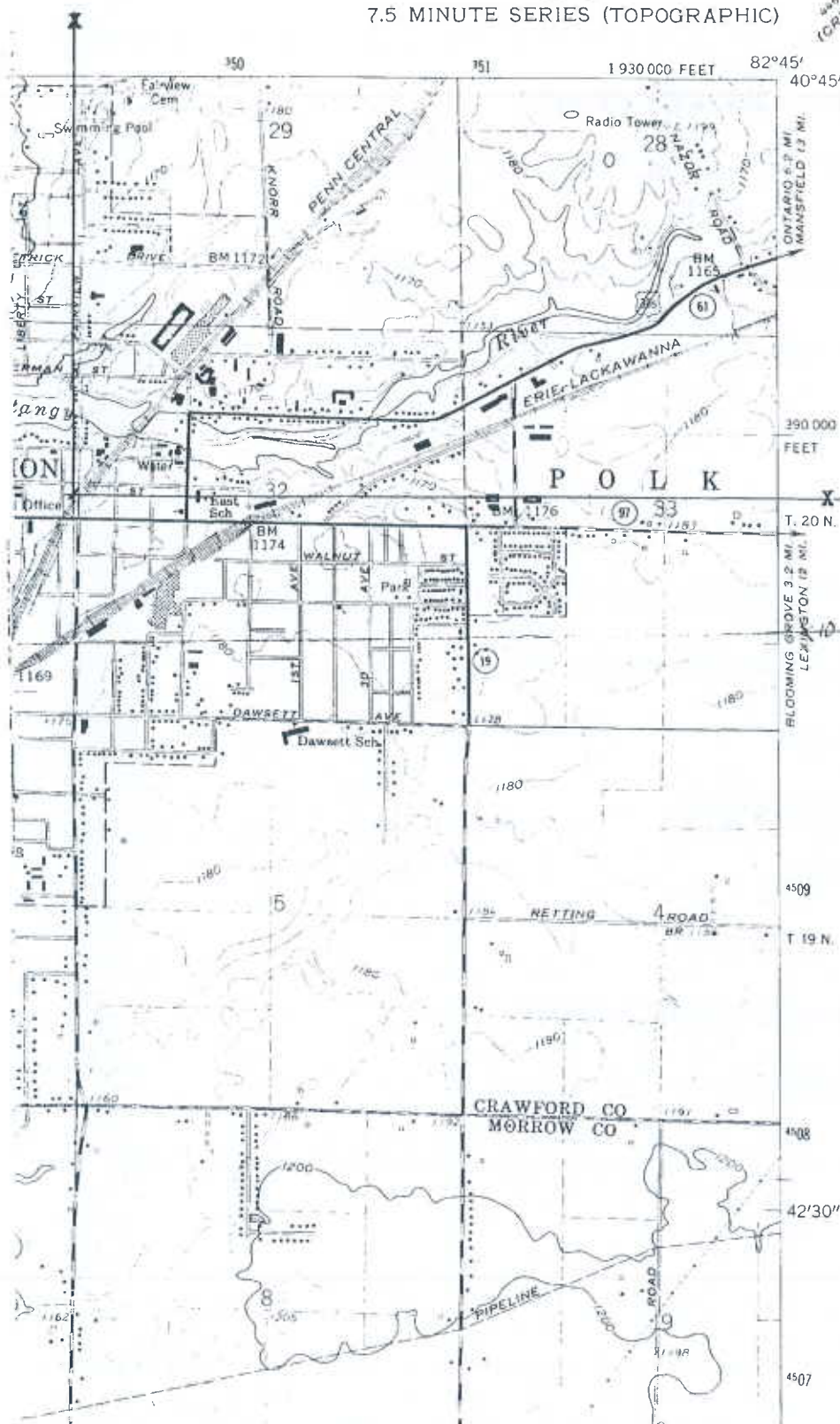
ATTEST:

Keeper of The National Register

Date _____

SEE INSTRUCTIONS

GALION QUADRANGLE
OHIO
7.5 MINUTE SERIES (TOPOGRAPHIC)



Galion Penn
Central Station
Lat. $40^{\circ} 44' 04''$
Long. $82^{\circ} 47' 01''$

UTM
17 349 370 4510 600

THE OHIO HISTORICAL SOCIETY
*Ohio Historic
Preservation Office*

National Register of Historic Places File Checklist

The following materials are contained in this file of the National Register form for:

Name: Big Four Depot

County: Crawford

☒ Original National Register of Historic Places nomination form

☐ Multiple Property Nomination form

☒ Photographs

☒ Photographs (copies)

☐ USGS maps

☒ USGS maps (copies)

☐ Sketch map(s)/figure(s)/exhibit(s)

☒ Correspondence

☒ Other see exhibit

CES: 4/01

Appendix C

The Secretary of the Interior's Standards for Rehabilitation of Historic Buildings

1. Use a property for its historic purpose or place in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. Retain and preserve the historic character of a property. Avoid the removal of historic materials or alteration of features and spaces that characterize a property.
3. Recognize a property as a physical record of its time, place and use. Do not undertake changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings.
4. Most properties change over time; retain and preserve those changes that have acquired historic significance in their own right.
5. Preserve distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property.
6. Repair rather than replace deteriorated historic features. Where the severity of deterioration requires replacement of a distinctive feature, match the new feature with the old in design, color, texture and other visual qualities and, where possible, materials. Substantiate replacement of missing features by documentary, physical or pictorial evidence.
7. Do not use chemical or physical treatments, such as sandblasting, that cause damage to historic materials. Use the gentlest means possible for surface cleaning of structures.
8. Protect and preserve significant archeological resources affected by a project. If such resources must be disturbed, undertake mitigation measures.
9. Do not destroy historic materials that characterize the property with new additions, exterior alterations, or related new construction. Differentiate the new work from the old, and make compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. Undertake new additions and adjacent or related new construction in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment are unimpaired.

01a. c. 1900



01b. c. 1900



02. early 1900's





03. no date

Gallion, Ohio. Big Four Depot.



04. c. 1930's

Big Four Depot, Gallion, Ohio



05. c. 2000's

Appendix E
Drone Photos

01a. The replacement membrane roofing has come unfastened at a corner, exposing wood board underneath (bottom left); the field of the transite roof is covered in green and brown deposits, likely biological growth.



01b. A section of ridge flashing is missing (left); there is a hole in the roof by the ridge (middle).

