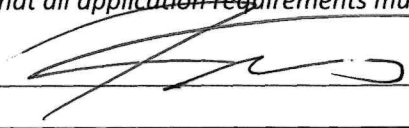




BOARDS & COMMISSIONS APPLICATION

132 North Elmwood Avenue
330-722-9038
www.medinaoh.org

Application Number H24-03

GENERAL	Date of Application <u>12/14/23</u> Property Location <u>129 North Broadway Medina, OH 44256</u> Description of Project <u>Request to demo building</u>
CONTACT INFORMATION	Applicant Name <u>Tim Pelton</u> Address <u>125 North Broadway</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u> Phone <u>330-571-8100</u> Email <u>tpelton@landmarkhomes.biz</u> Property Owner Name <u>Renovation Homes Inc.</u> Address <u>125 North Broadway</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u> Phone <u>330-571-8100</u> Email <u>tpelton@landmarkhomes.biz</u>
APPLICATION TYPE	Planning Commission Site Plan <input type="checkbox"/> Conditional Zoning Certificate <input type="checkbox"/> Code or Map Amendment <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Conditional Sign (EMC/Shopping Ctr) <input type="checkbox"/> Cert. of Appr. (TCOV) <input type="checkbox"/> Other <input type="checkbox"/> Historic Preservation Board Certificate of Appropriateness <input checked="" type="checkbox"/> Conditional Sign <input type="checkbox"/> Board of Zoning Appeals Variance <input type="checkbox"/> Appeal <input type="checkbox"/>
APPLICANT SIGNATURE	<i>By signing this application, I hereby certify that:</i> 1) <i>The information contained in this application is true and accurate to the best of my knowledge;</i> 2) <i>I am authorized to make this application as the property owner of record or I have been authorized to make this application by the property owner of record;</i> 3) <i>I assume sole responsibility for correspondence regarding this application; and</i> 4) <i>I am aware that all application requirements must be submitted prior to the formal acceptance of my application.</i> Signature <u></u> Date <u>12/14/23</u>
OFFICIAL USE	Zoning District <u>C-2</u> Fee (See Fee Sheet) \$ <u>50</u> Meeting Date <u>9/12/24</u> Check Box when Fee Paid <input checked="" type="checkbox"/>

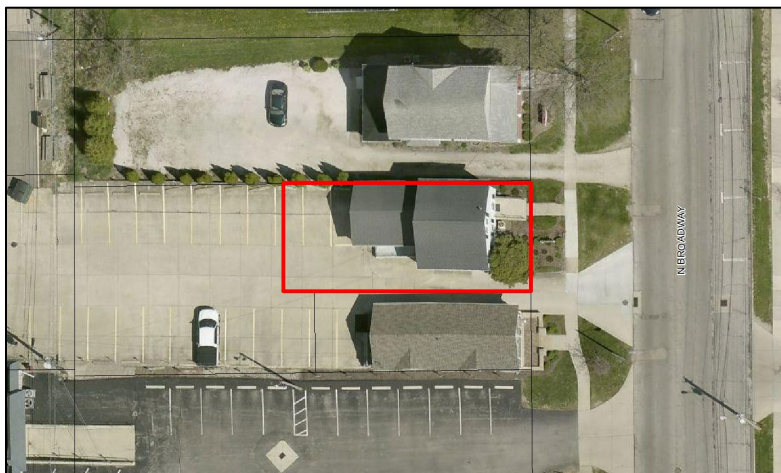
H24-03 Broadway Street Building Demolition

Property Owner: Renovation Homes Inc.
Applicant: Tim Pelton
Location: 129 North Broadway Street
Request: Certificate of Appropriateness approval for the demolition of a building

LOCATION AND SURROUNDING USES

The subject site is composed of 0.07 acres on the west side of North Broadway Street. Adjacent properties include the following uses:

- North – Office
- East – County Administrative Building
- South – Office (Landmark Homes)
- West – Parking Lot



PROPOSED APPLICATION/BACKGROUND

The building was constructed in 1900 and was a residence until approximately 1948. Since 1948, the building has been utilized as both a residence and an office by various businesses. The structure recently experienced a fire during a tenant's remodeling project, when the building was under different ownership. The fire caused significant damage to the structure, which was purchased by the current property owner for \$65,000.

In January of 2024, the applicant submitted a preliminary proposal to demolish the structure. After discussion, the Historic Preservation Board indicated an evaluation of the structure by Landmark Homes would be sufficient. In addition, the applicant indicated a real estate professional would be employed to determine the value of the property.

The current application is to demolish the structure and return the footprint to lawn area. Any future development of the site would be considered by the HPB at future meeting.

The subject building and property are located within the City of Medina Historic District and are not a National Historic Landmark or part of a National Historic Landmark District.

APPLICATION ITEMS SUBMITTED

In support of the application, the following information has been provided by the applicant:

- A narrative
- A site plan of the proposed demolition
- A copy of the pending Demolition Permit Application and estimated demolition cost
- A realtor evaluation from Jamie Powers of Howard Hanna
- A realtor evaluation from Keith Keltner of Gerspacher Commercial Real Estate Group
- A reconstruction/rehabilitation proposal
- An evaluation of the structure by Landmark Homes
- Exterior and Interior photos

Supporting documentation indicates that the structure sustained significant damage from the recent fire and the cost to rehabilitate the structure (\$400,767) plus the purchase price (\$65,000) would significantly outweigh the estimated value (\$175,630) or rental potential (\$1,372/mo.) after rehabilitation.

DESIGN GUIDELINES/DEMOLITION CRITERIA (MEDINA CODIFIED ORDINANCES SECTION 145.07(c))

(c) Demolition and Relocation. With respect to demolition and relocation of buildings and structures, it is the interest of the Board that Historic Landmark buildings and buildings and structures within Historic Districts be preserved and restored for economically productive uses. The Board encourages the saving and adaptive re-use of buildings and structures significant to the character of the Historic Districts and the history of the City. Consistent with this intent, the Board also realizes the Historic District is not a static environment, but an ever changing and developing entity. Applications for demolition shall be reviewed based on the overall impact the demolition will have on adjacent Historic Landmarks, the Historic District, and the community, as well as whether preservation is economically feasible and whether the denial would result in unnecessary financial hardship that would deprive the applicant of all reasonable use of the land or building involved.

For applications proposing the demolition or relocation of a building or structure in a Historic District or a Historic Landmark, other than for emergency demolition of a building or structure ordered by the Planning Director or other authorized Medina City administrative officials that poses an immediate danger to human life or health, the following provisions apply:

- (1) Factors to be Considered. In reviewing an application to demolish or relocate a building or other structure located within the Historic District or a Historic Landmark, the Historic Preservation Board shall consider the following factors in making its decision to approve or deny the request:
- A. The architectural and historic significance of the subject building or structure;
 - B. The significance of the building or structure in contributing to the architectural or historic character of its environs;
 - C. In the case of a request to relocate a building or structure, the relationship between the current location of the subject building or structure and its overall significance to the Historic District;
 - D. The presence of conditions on the subject property that are dangerous or are detrimental to the immediate area and cannot be reasonably remedied other than by the proposed demolition;
 - E. The degree to which the applicant proposes to salvage and facilitate reuse of buildings or structures proposed for demolition; and
 - F. The quality of design, significance and appropriateness of the proposed re-use of the property in the Historic District.

- (2) Standards for Demolition and Relocation. The Board may approve or approve with conditions an application for the demolition or relocation of a building or structure that is a Historic Landmark or in a Historic District when, based on the Board's consideration and analysis of the following standards, it finds that the applicant has demonstrated by credible evidence that the applicant will suffer an unnecessary financial hardship if the application is denied:
- A. Whether all economically viable use of the property will be deprived without approval of the application or approval with conditions;
 - B. Whether the reasonable investment-backed expectations of the property owner will be maintained without approval of the application; and
 - C. Whether the economic hardship was created or exacerbated by the property owner.

In evaluating the foregoing standards for unnecessary economic hardship, the Board may consider any or all of the following:

- A. The property owner's current level of economic return from the property;
 - B. Any listing of the property for sale or rent, the price asked, and offers received, if any, within the two (2) previous years, including testimony thereof and any relevant documents;
 - C. The feasibility of alternative uses for the property that could earn a reasonable return and whether it would be feasible to obtain authorization for an alternative use that may not comply with the current zoning regulations applicable to the property;
 - D. Any evidence of self-created hardship through deliberate neglect or inadequate maintenance and/or repair of the property;
 - E. The property owner's knowledge of the building's or structure's landmark designation, or potential designation, or its inclusion within a Historic District at the time of the acquisition of the property: provided, however, that the property owner will be deemed to have had constructive knowledge of the property's inclusion in a Historic District if the property was located within a Historic District at the time of the owner's acquisition of the property: and/or
 - F. The availability of economic incentives and/or funding available to the applicant through federal, state, city or private sources.
- (3) Timing and Nature of Action. The Board may delay action, for a period of not more than six (6) months for the demolition or relocation of a building or structure in order to allow any economic viability studies to be conducted, as well as to allow interested parties the opportunity to explore alternatives to the proposed action. At the end of the six (6) month period, the Board shall either approve, disapprove, or approve with conditions the request to demolish or relocate. Notwithstanding the foregoing, if the Board determines that an additional delay of up to six (6) months may be useful in securing an alternative to the proposed demolition or relocation, the Board may delay action for a second and final period of not more than six (6) months, At the end of such second and final period, the Board shall either approve, deny, or approve with conditions the application.

COMMUNITY DEVELOPMENT DEPARTMENT COMMENTS

Please refer to Section 145.07(c) of the City of Medina Codified Ordinances above when considering the subject demolition application.

Based on the information provided regarding the condition of the structure, rehabilitation costs, value of the property, and limited architectural or historical value of the structure, staff recommends approval of application H24-03.



BEYOND THE STOREFRONTS

#129 NORTH BROADWAY STREET: A. M. BUCHANAN HOUSE, 1912

Alta M. Buchanan Residence, (1912-1918)

Helen and A. P. Johnson, 2nd Floor Rental. (1916-1919)

Vesta Johnson Residence, (1919-1923)

1. Frank M. Buchanan acquired the property from A. M. Buchanan in 1924.
 2. Fire burned part of the house in 1924. Rebuild by F. M. Buchanan in 1924.
-

Ruth Mader Residence, (1924-1929)

Rose Rozelle Residence, (1929-1935)

1. Eugene M. Clement bought the property from Frank M. Buchanan in 1933.
-

LaDonna Williams Residence, (1935-1940)

Ethel M. and Shiloh A. Fields Residence, (1940-1948)

1. Eugene M. Clement sold the property to Shiloh Fields in 1940.
-

Medina County Health Department, (1948-1952)

Private Residence, (1953-1981)

Dean R. Steigerwald, Attorney, (1982-1985)

T. F. Brown and Associates, (1982-1985)

James Contracting Grouping, (1985-1987)

Vacant, (1988-1990)

Approved Title Agency, (1991-1994)

Medina County Real Estate Company, (1995-1999)

Thomas H. Clarkson, (1995-1999)

Vacant, (2000-2000)

Wilmar Properties, LTD, (2001-2002)

Juan Villasenor, (2003-2003)

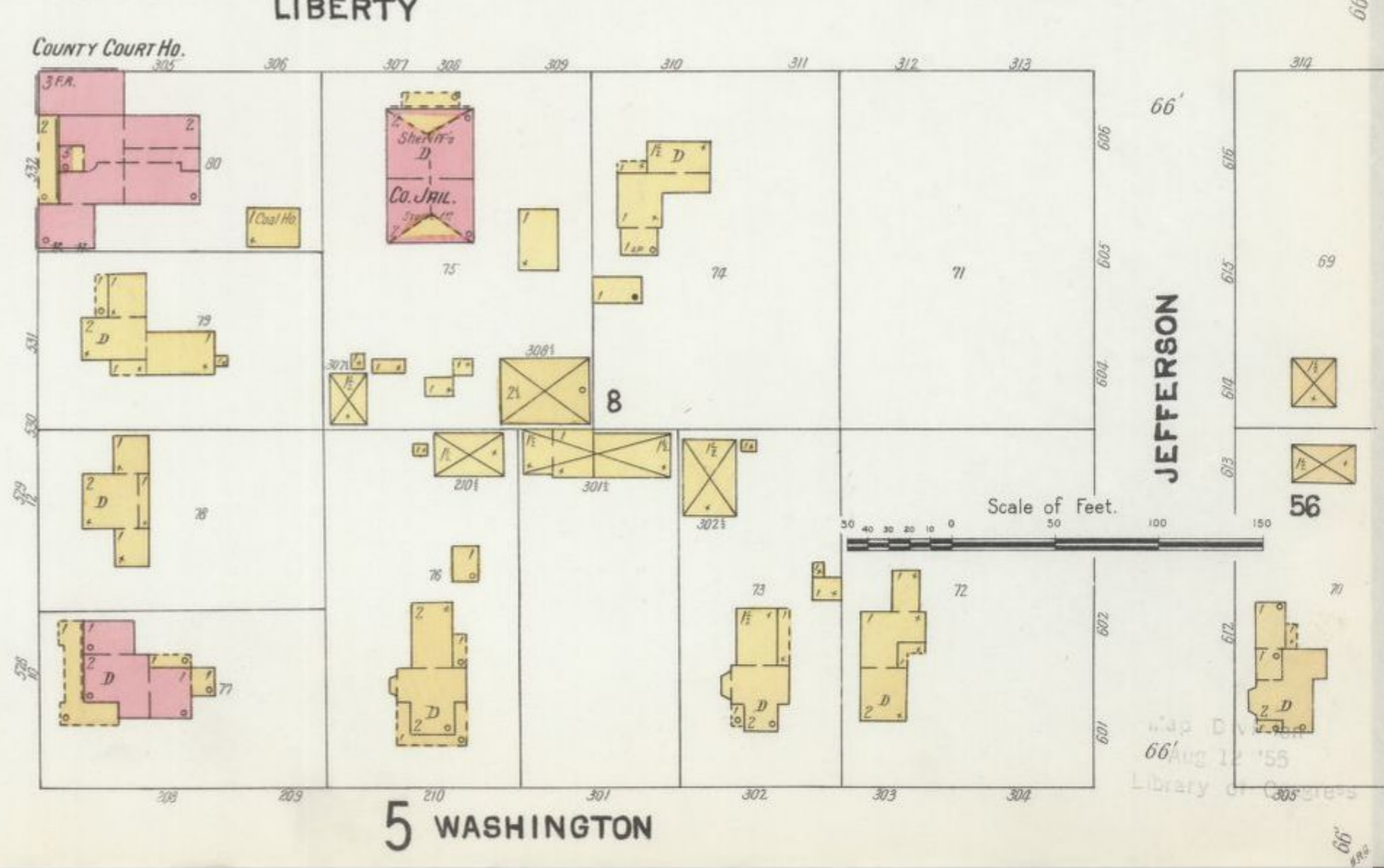
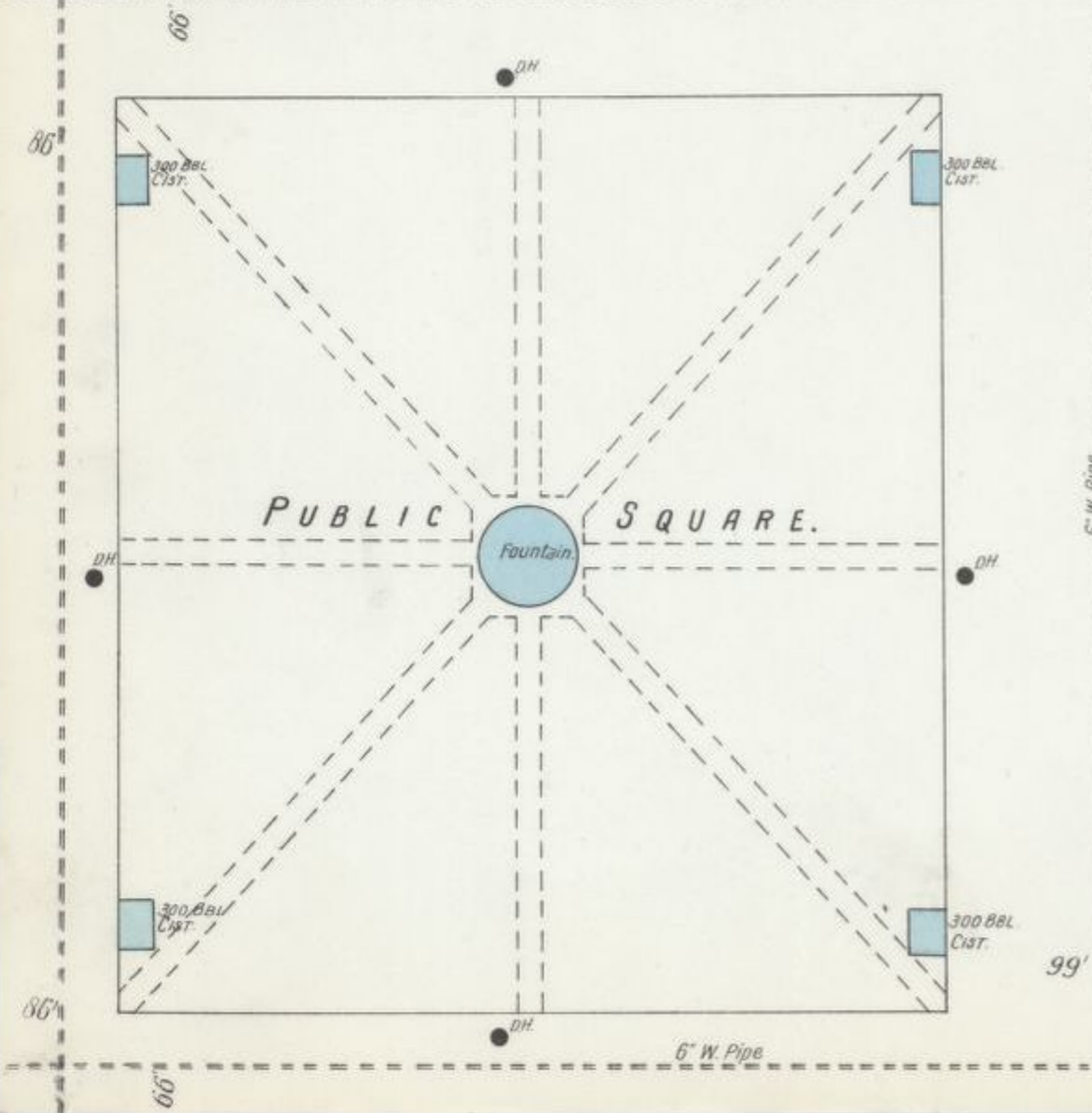
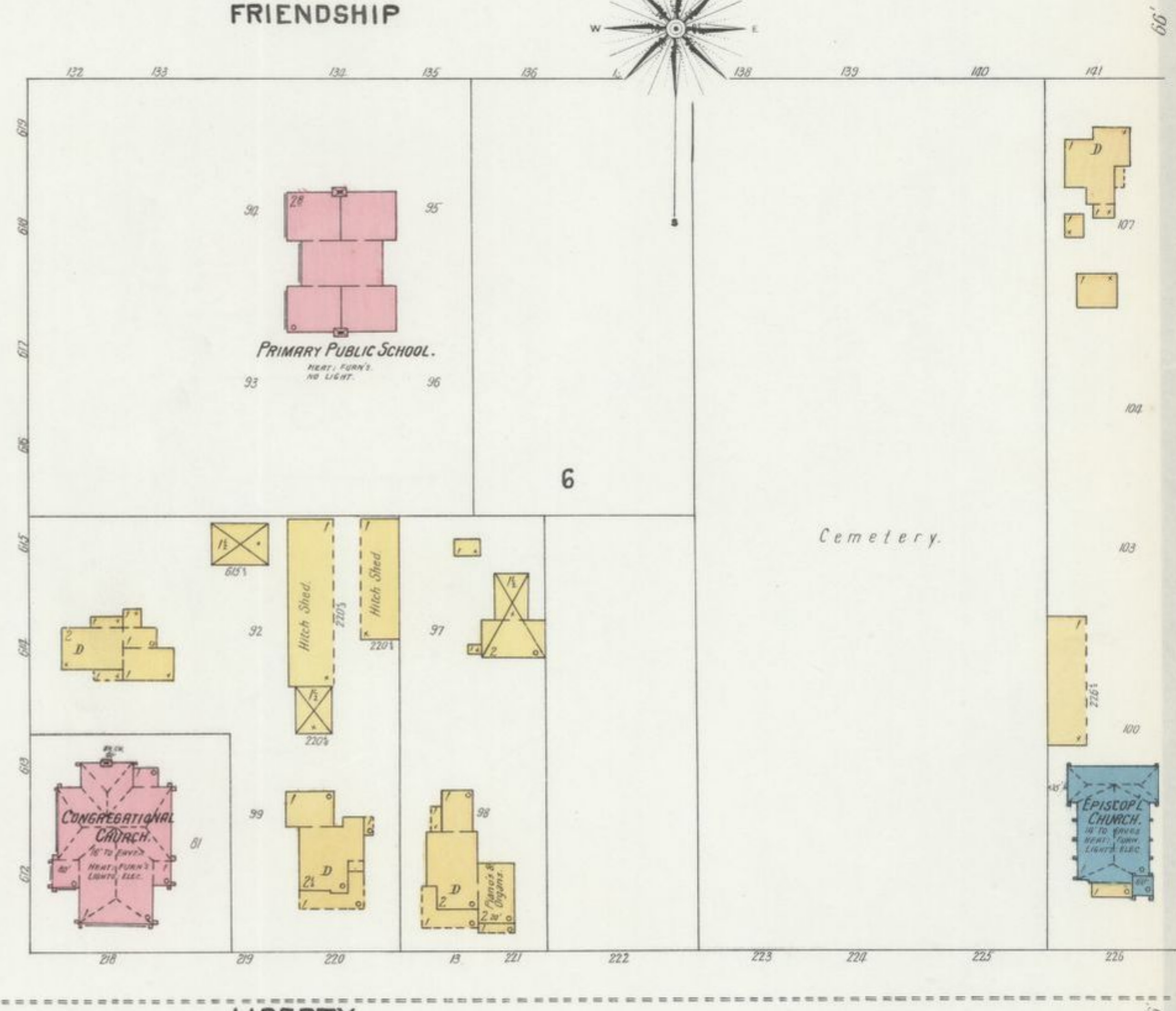
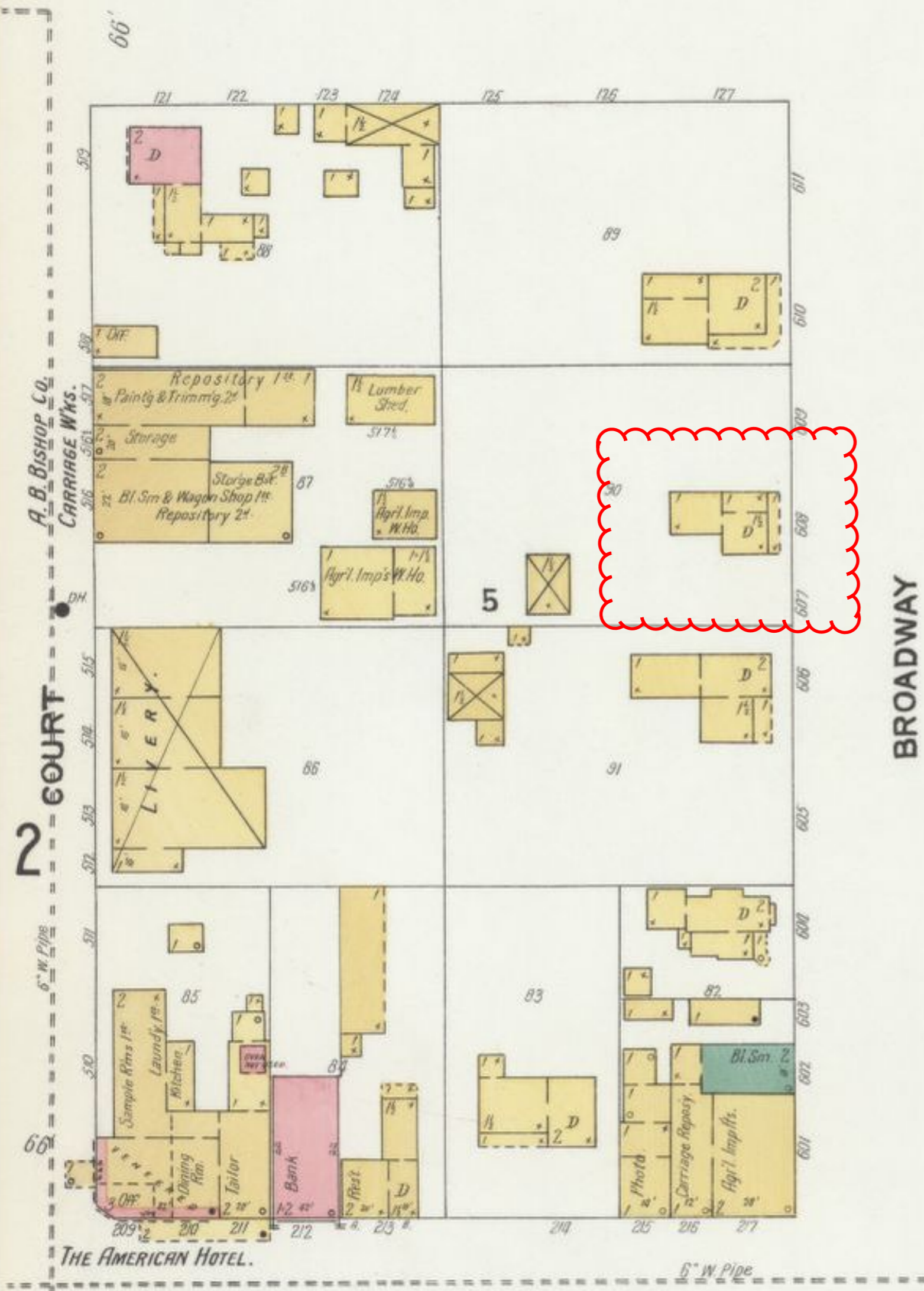
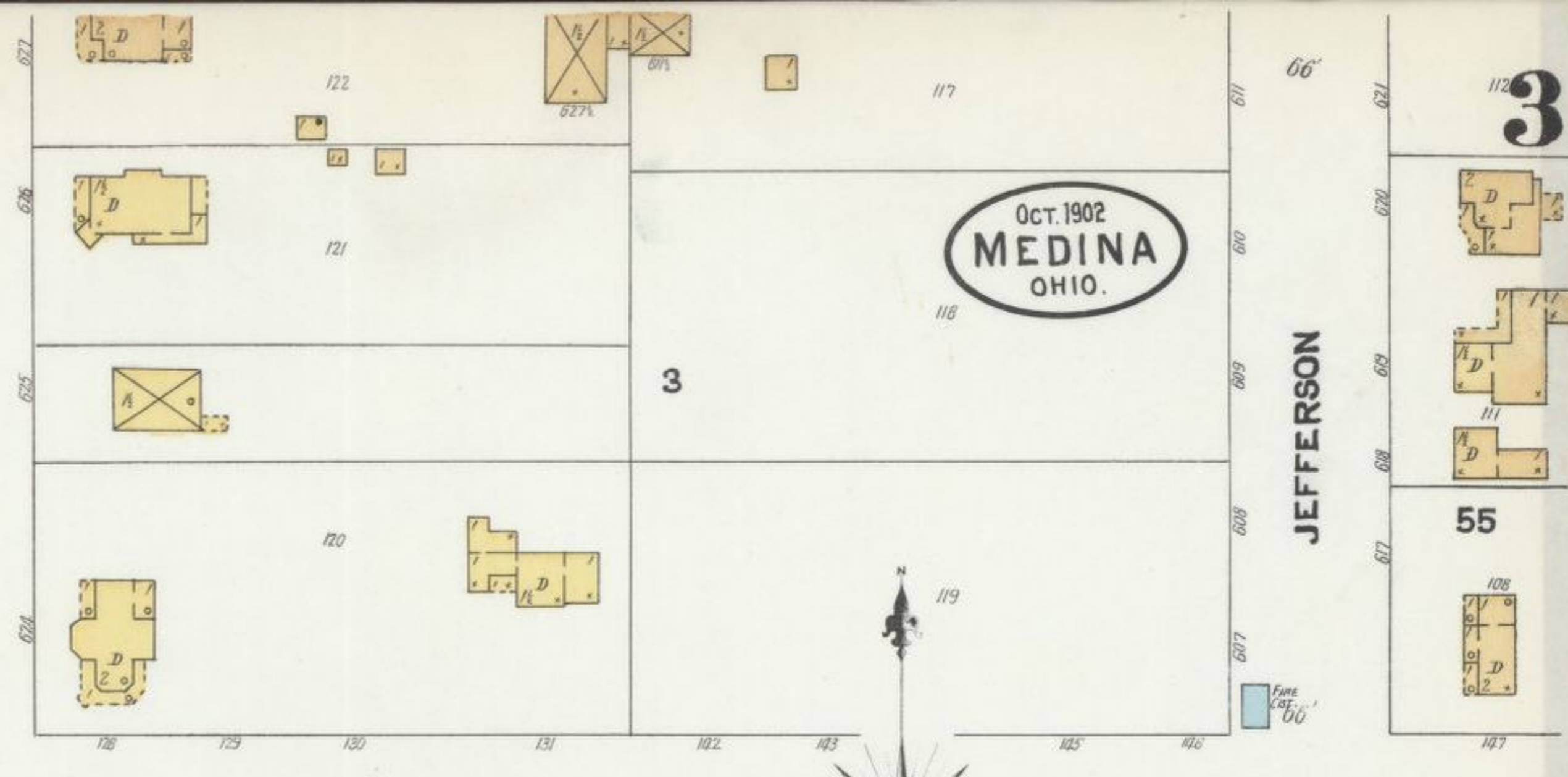
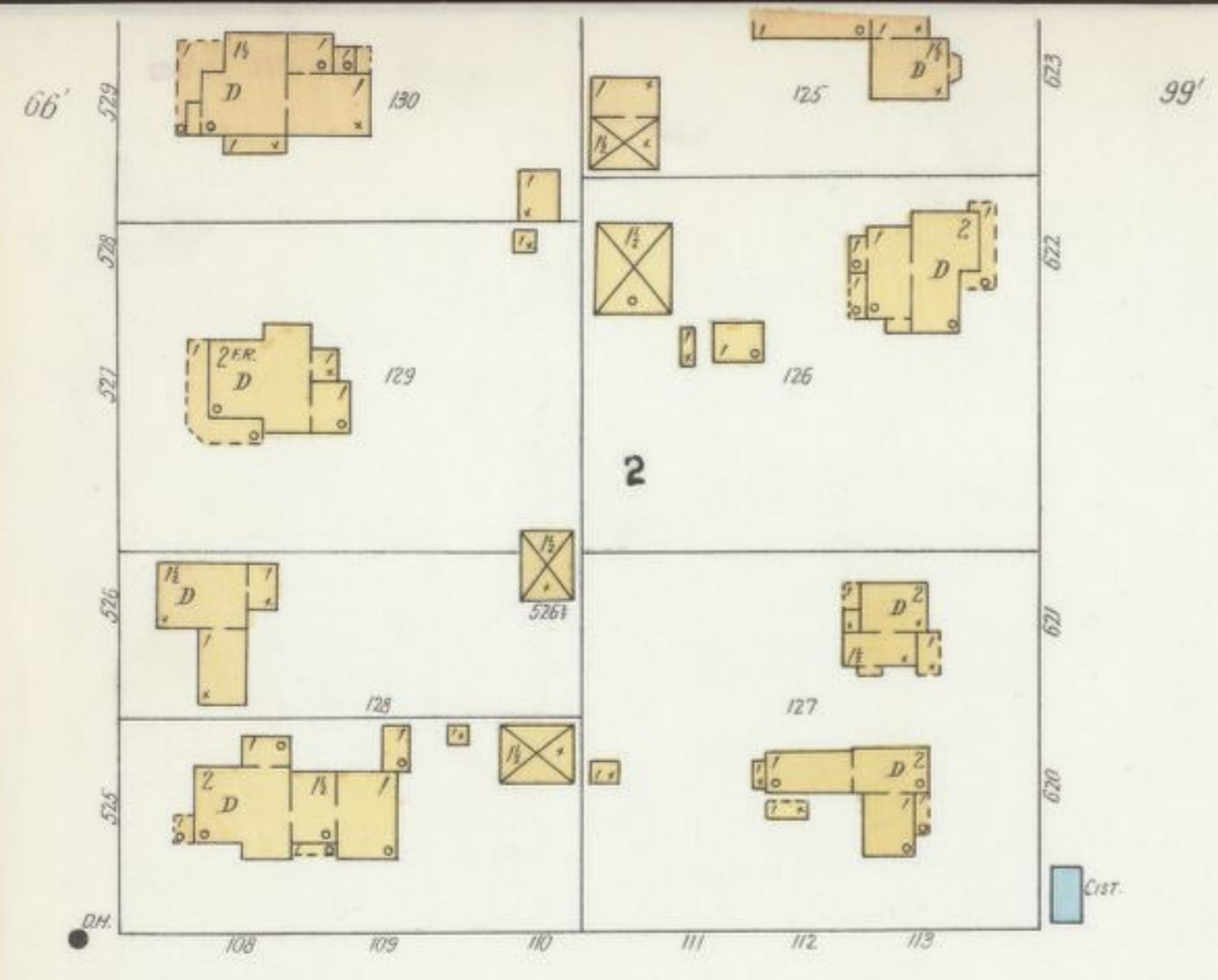
Merinar, CPA, Inc, (2004-2016)



BEYOND THE STOREFRONTS

Genworth Financial, (2005-2006)





FRIENDSHIP

LIBERTY

5 WASHINGTON

JEFFERSON

JEFFERSON

Map D.V. 55
66 Aug 12 '55
Library of Congress



Tim Pelton

Renovation Homes Inc.
dba Landmark Homes
125 N. Broadway St
Medina, OH 44256

April 24, 2024

Dear Andrew Dutton,

Thanks for the opportunity to present our findings following the discussion meeting from 01/11/24.

1. Feasibility Analysis:

Our team has completed an analysis of rehabilitating the property including a full rehab proposal completed by Landmark Homes, independent assessments from real estate professionals Jamie Powers of Howard Hanna and Keith Keltner of Gerspacher Group. The act of rehabilitation is feasible on the property however the significant financial commitment makes rehabilitation of the property a challenging proposition.

This analysis includes:

- **Assessment of rehabilitation costs:** rehabilitating the property, including materials, labor, permits, and other relevant factors. Total including land: \$453,226.13

- **Income and Expense Projections:** Gerspacher report projected potential income likely to be produced by the property post-rehabilitation, as a commercially rented space considering rental income. The expenses are based on current commercial lines of credit and terms along with average costs for utilities and property management fees.

Income - Monthly		Expenses - Monthly	
Monthly Rental	\$1,371.66	Mortgage (20 yr Max Term, 10% comm. rate)	\$4,373.73
		Utilities	\$85
		Mgt Fee (landscaping/Maintenance)	\$140
		Total	\$4,598.73

2. Fair Market Value:

The fair market value for the property has been assessed in the broker price opinion (BPO) report performed by Gerspacher Group.

- **If returned to green space:** Land max. \$64,615
- **Anticipated Market Value After Rehabilitation:** Gerspacher Report also estimated the max anticipated market value of the property post rehabilitation, considering the improvements made and the potential increase in demand. Post renovation max. \$175,630

3. Consideration of Alternatives:

- Our team considered various alternatives to demolition, including rehabilitation.
- Reasons for Dismissal: After thorough evaluation, we dismissed these alternatives due to the significant financial gap between rehab costs and return on investment in any scenario considered outside of demolition.

4. Structural Integrity:

-LMH Structural Review: The building has many structural concerns and code violations that can be addressed by installing commonly used means and methods and following prescribed methods in the Ohio Building Code. The structure in its current condition would be a challenge but would not prevent the rehabilitation of the building.

We remain committed to collaborating with the City of Medina to move forward with the project, with the goal of returning it to a greenspace.



LANDMARK HOMES

DREAM • DESIGN • BUILD • EST. 2006

Tim Pelton

Renovation Homes Inc.
dba Landmark Homes
125 N. Broadway St
Medina, OH 44256

August 21, 2024

Dear Andrew Dutton,

Here is a breakdown of the anticipated demolition costs for 129 North Broadway.

Demolition Cost:

Demo Cost		Includes	
Demo & Removal of Existing Building	\$20k to \$30K pending Conditions	Demolition/Removal of Existing building	\$15,000k
		Reworking of utilities	\$2,500-\$5,000
		Landscaping/Reseeding of Lawn	\$2,500
		Total	\$20k - \$30K

We remain committed to collaborating with the City of Medina to move forward with the project, with the goal of returning it to a greenspace.

Thanks
Tim Pelton
Landmark Homes (Owner)



DEMOLITION PERMIT

Application

132 North Elmwood Avenue
 Phone: 330-722-9030
 Fax: 330-722-9045
www.medinaoh.org
permits@medinaoh.org

Permit Number _____

Date of Application 11/29/23

GENERAL	Property Location <u>129 North Broadway Street Medina, OH 44256</u> Lot # _____ PPN: <u>02819B20120</u>
CONTACT INFORMATION	Demolition Contractor Contractor <u>Belsole Ground Works</u> Registration # _____ Address <u>5035 Beach Road</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u> Phone <u>330-239-5600</u> Email <u>kim@belsolegw.com</u> Property Owner Name <u>Renovation Homes Inc.</u> Address <u>125 North Broadway</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u> Phone <u>330-571-8100</u> Email <u>tpelton@landmarkhomes.biz</u>
PROJECT INFORMATION	Current or Recent Use: Single Family <input type="checkbox"/> Duplex <input type="checkbox"/> Multi-family <input type="checkbox"/> #Units _____ Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Accessory Building <input type="checkbox"/> Describe if other _____ Number of buildings: <u>1</u> If there are utilities, have they been disconnected (e.g. electric)? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Approximate Start Date: <u>05/01/24</u> Approximate Completion Date: <u>07/01/24</u> Are the hauling contractors familiar with the City of Medina laws concerning improper loads and use of streets? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Dust control and safety rules of the Ohio Building Code must be observed and will be reinforced. Is Ohio EPA approval required for this action? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <i>Contact ARAQMD 800-589-2480 if you are unsure</i>
SIGNATURE	<p><i>The owner or agent of the owner of this building and undersigned, do hereby covenant and agree to comply with all laws of the State of Ohio, Codified Ordinances of the City of Medina pertaining to the performance of work for which this permit is issued, and in accordance with the approved plans, specifications or manufacturer's instructions submitted herewith, and certify that the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct. Undersigned accepts responsibility for requesting all required inspections in a timely manner.</i></p> Application By: _____ Date <u>11/29/23</u> <p style="text-align: center;"><i>Signature of owner, contractor, or authorized agent</i></p> Print name of Applicant: <u>Tim Pelton</u>
OFFICIAL USE	A Demolition Permit is hereby granted to the Property owner: _____ Fee \$ _____ To Prepare, Demolish, and Remove a structure in accordance with any plans and specifications on file at the Building Department. The acceptance of this permit shall constitute an agreement on the part of the applicant to abide by all the conditions herein contained, and to comply with the ordinances of the City of Medina And laws of the State of Ohio, relating to the work to be done. Signature _____ Date _____ <p style="text-align: center;"><i>Building Official</i></p>

Rules, Safeguards, and Requirements Before, During, and After Demolition

The following referenced codes, along with other applicable standards and practices associated with the safety and welfare for all workmen, pedestrians, residents, properties, buildings, vehicular traffic, and all similar conditions shall control the demolition projects for which permit(s) will have been issued by the authority having jurisdiction.

Ohio Building Code (OBC)	Residential Code of Ohio (RCO)	Medina Codified Ordinance (MCO)
Ohio Revised Code (ORC)	Ohio Administrative Code (OAC)	Ohio Fire Code (OFC)

Chapter 33 of the OBC should be read and understood before demolition work commences; particular sections are provided for convenience and are as follow:

OBC 3303.1 Construction documents. Construction documents and a schedule for demolition must be submitted as required by the building official. No work shall be done until such construction documents or schedule, or both, are approved.

OBC 3303.2 Pedestrian protection. The work of demolishing any building shall not begin until pedestrian protection is in place.

OBC 3306.1 Protection required Pedestrians *and occupants, if present*, shall be protected during ... demolition activities as required by this chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.

OBC 3303.4 Vacant lot. Where a structure has been demolished or removed, the vacant lot shall be filled and maintained to the existing grade or in accordance with the ordinances of the jurisdiction having authority.

OBC 3303.6 Utility connections. Service utility connections shall be disconnected and capped in accordance with the approved rules and the requirements of the authority having jurisdiction.

OBC 3307.1 Protection required* Adjoining public and private property shall be protected from damage during demolition work.
(*read full text attached*)

OBC 3309.1 Fire extinguishers. All structures under ... demolition shall be provided with not less than one approved portable fire extinguisher in accordance with Section 906 and sized for not less than ordinary hazard ... (*read full text attached*)

*** WATER HYDRANT USAGE IS NOT PERMITTED · CITY WATER USAGE IS REGULATED BY THE WATER DEPT. 330-722-9081**

*** Water required for the control of airborne particulates and dust must be arranged for in advance and be on-site day one.**

IMPORTANT CONTACT NUMBERS FOR THE CITY OF MEDINA:

Service Department	330-725-8861
Rubbish/Sanitation	330-722-9026
Water Dept	330-722-9081

Other Departments

Police Dept	330-725-7777
Fire Dept	330-725-1772
Building Dept	330-722-9030
Planning/Zoning	330-722-9023
City Engineer	330-721-4721

O.U.P.S. (1-800-362-2764) MUST BE CONTACTED 48 HOURS BEFORE YOU COMMENCE - <http://www.oups.org>

ARAQMD – Akron Regional Air Quality Management District – 800-589-2480/330-375-2480 araqmd@schd.org

Utility Services:

Ohio Edison / First Energy	800-633-4766
Columbia Gas of Ohio	800-344-4077
Armstrong Cable TV	330-723-0901
Telephone Co / Verizon	800-483-4000
Sewer / Medina County	330-723-9585
Sanitary Engineer	330-723-9595



Jamie Powers
CRS, CMP, CNHS
Howard Hanna
3565 Medina Road
Medina, OH 44256
330-725-4137

April 23, 2024

Tim Pelton
Owner
Landmark Homes
125 North Broadway
Medina, OH 44256
330-571-8100

Market Analysis Request:

Dear Tim,

Per your request for a market analysis for 129 N Broadway St. in Medina for potential residential usage.

The property is currently zoned as commercial (499). The location of 129 N Broadway St makes it ideal for commercial purposes or greenspace due to its proximity to downtown Medina square and the bustling commercial activity in the area.

Zoning Classification: The property is classified under commercial zoning regulations (499), indicating that its primary intended use is for commercial activities. Converting the property for residential purposes would require significant legal and regulatory approvals, which may not be feasible given the existing zoning restrictions.

Location Considerations: The location of the property, situated within a busy commercial zone, may not be conducive to residential living. Surrounding commercial activities, traffic patterns, noise levels, and infrastructure may pose challenges for residential development and habitation.

Lot Size and Layout: Additionally, the size and layout of the lot may not be suitable for the construction of a residential home. Lot dimensions, lack of rear yard, limited parking and building setbacks could limit the feasibility of residential development on the property.

In our opinion this property is not suitable and desirable for residential use for all the reasons listed above.

Sincerely,

Jamie Powers



April 23rd, 2024

RENOVATIONS HOMES INC
129 N Broadway St.
Medina, OH 44256

Dear RENOVATIONS HOMES INC:

At your request, I have prepared the following opinion of value on April 23rd, 2024 of property identified at address 129 N Broadway St. Medina, OH 44256, County of Medina and State of Ohio and further known as Permanent Parcel No. 028-19B-20-120, consisting of 0.065 acres and approximately 1,351 square feet at the location. This valuation estimate is made as of April 23rd, 2024.

The property is off N Broadway St in between 125 and 135 N Broadway St. It is a two-story building consisting of 1,351SF with an unfinished basement class B building.. The portion of the property that is being evaluated the two-story building and the land value.

The Tax Value is \$50,410 for land and \$92,350 for the building, totaling \$142,760.

The **market data approach** has been used to estimate value for the land and improvements. It is a comparison of subject property in the marketplace with other comparable properties that have been recently sold. Comparable property sales and values range from \$14 to \$179 per square foot. All comps are within .5 miles of the property and within the last twenty-four (24) months.

Comps are on an attached excel spreadsheet to the email.

If the building were to be renovated to a normal office standard I would expect the following pricing:

First floor lease rate: \$14/sf NNN (\$1,099/MO) plus utilities

Second floor lease rate: \$8/Sf NNN (\$272.66/MO) plus utilities

Building would be sold within the range of \$90/Sf (\$121,590)- \$130/sf (\$175,630). Again, this would be based on the scope of work completed in renovations.

If the building were razed and the land by itself were to be sold I would anticipate a sale between \$35,000 (\$53,846/AC)- \$42,000 (\$64,615/AC)

Please see the exhibits attached for the sale comparable prices.

No inspection has been made for any environmental concerns, soil conditions or wetland and the value is based on the assumption that there are none. I have no present or contemplated interest in the subject property, nor is this opinion of value in any way contingent on any future interest in the property. Data was secured from personal inspection, public records, or other reliable sources, but no guarantees are made or intended. It is assumed that the titles are good and marketable, and the lines of occupation do not conflict with the legal description.

Thank you for the opportunity to serve you. Please call me should there be any questions.

Very truly yours,



Keith Keltner, CCIM
Sales Agent & Consultant
Gerspacher Commercial Real Estate Group

Property Inventory



9 properties found

Property Name	APN
https://www.crexi.com/property-records/240fead95e535fff7817a8e1ce4a5df9acb7cfaa	02819A17118
https://www.crexi.com/property-records/f054d9d09e57c72706db6fc6f37b2a5de79226bd	02819A17066
https://www.crexi.com/property-records/65a1a962959255219fda6622513ed7471e1a6a8a	02819A21095
https://www.crexi.com/property-records/390741f574994963f326585c0b7cb42e1a25b10a	02819B20037
https://www.crexi.com/property-records/685df58a0db2a1796c37214bfd845882fc26a1cd	02819A21332
https://www.crexi.com/property-records/50bf74e4c90769d38383aee9f52259e0aa0731cd	39103408201
https://www.crexi.com/property-records/622f9ba7e874938e674eb5e30d772432729be35b	02819A21095
https://www.crexi.com/property-records/e3b54a91965e7a8a9c318ca59d90ca1aaf991b8e	02819B14006
https://www.crexi.com/property-records/0397492f0d235ae375390be5c93a2518b25712cb	02819A21288

Property Inventory



Owner Name	Property Type	Address	City
TODD & DOROTHY DAVIS	Residential	147 BRADWAY ST	Medina
JUSTIN C QUARM & JASMINE L WHITE	Residential	200 BRADWAY ST	Medina
JOHNSON NILS E	Office	203 W LIBERTY ST	Medina
STORM LAURA J	Office	120 E FRIENDSHIP ST	Medina
OFFICE ONE TEN LLC	Office	110 S HUNTINGTON ST	Medina
PFEISTER ELLA	Office	230 W LIBERTY ST	Medina
NILS E & TRACY L JOHNSON	Retail	203 W LIBERTY ST	Medina
SARAH E SCOBY	Residential	131 E HOMESTEAD ST	Medina
SHANICE RENEE PEARSON	Residential	211 S HUNTINGTON ST	Medina

Property Inventory

State	Zip Code	County	Year Built	Number of Units	Number of Addresses	Building Count	Tenant(s)	Loan Term
OH	44256-1710	medina				1	2	
OH	44256	medina					2	
OH	44256-2217	medina	1900			1	1	
OH	44256-1908	medina	1933			1	1	360
OH	44256-2212	medina	1910			1	1	
OH	44256	Medina County	1880			1	1	360
OH	44256-2217	medina				3	1	
OH	44256-1730	medina				1	2	
OH	44256-2213	medina				1	1	

Property Inventory

Building Square Feet	Building Footprint Square Feet	Lot Size Acres	Lot Size Square Feet	Zoning Code	Water Code	Sewer Code
	2,231	0.204	8,891	R-3		
	1,783	0.189	8,219	R-3		
4,902	243	0.024	8,610	M-U		
1,634	1,724	0.066	2,837	C-2		
3,240	2,173	0.206	8,988	M-U		
1,982	1,745	0.120	5,271	M-U		
	2,603	0.173	7,556	M-U		
	1,949	0.112	4,865	R-3		
	1,435	0.086	3,735	R-3		

Property Inventory

Opportunity Zone	Number of Stories	Latitude	Longitude	Ownership Type	USPS Vacancy	USPS Vacancy Date	Parcel Value	Asking Price
No		41.145472	-81.865842		No	January 4, 2024		
No		41.144923	-81.866231			January 4, 2024		
No		41.139582	-81.86625		No	January 4, 2024		
No		41.140441	-81.863234		No	January 4, 2024		
Yes		41.138638	-81.867791		No	January 4, 2024		
Yes		41.138863	-81.867278		No	January 4, 2024		
No		41.139396	-81.866247		No	January 4, 2024		
No		41.146335	-81.862838		No	January 4, 2024		
Yes		41.137615	-81.868122		No	January 4, 2024		

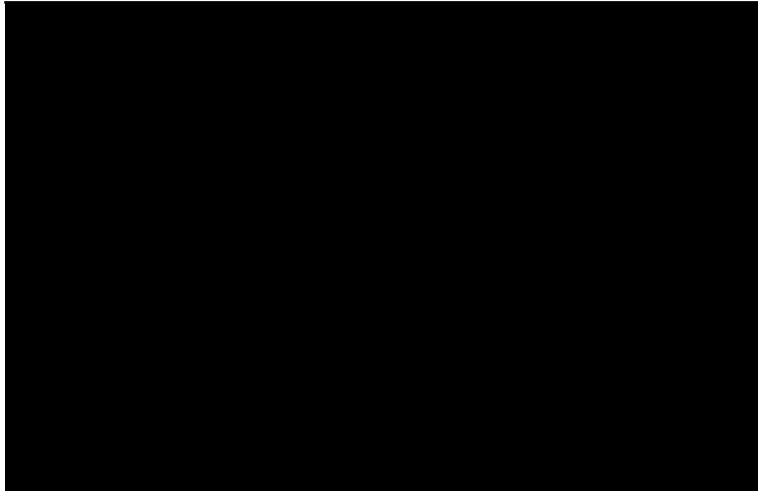
Property Inventory

Selling Price	Asking Price/ Closing Price/SqFt	Closing Price/SqFt	Closing NOI	Asking Cap Rate	Closing Cap Rate	Days on Market	Improvement Value	Land Value
\$121,500		\$14						
\$189,000		\$23						
\$525,000		\$107					\$61,820	\$51,130
\$202,600		\$124					\$28,320	\$15,680
\$325,000		\$100					\$78,470	\$29,540
\$354,000		\$179					\$54,270	\$20,790
\$525,000		\$69						
\$225,500		\$46						
\$190,000		\$51						
		\$713						
		\$79.22						

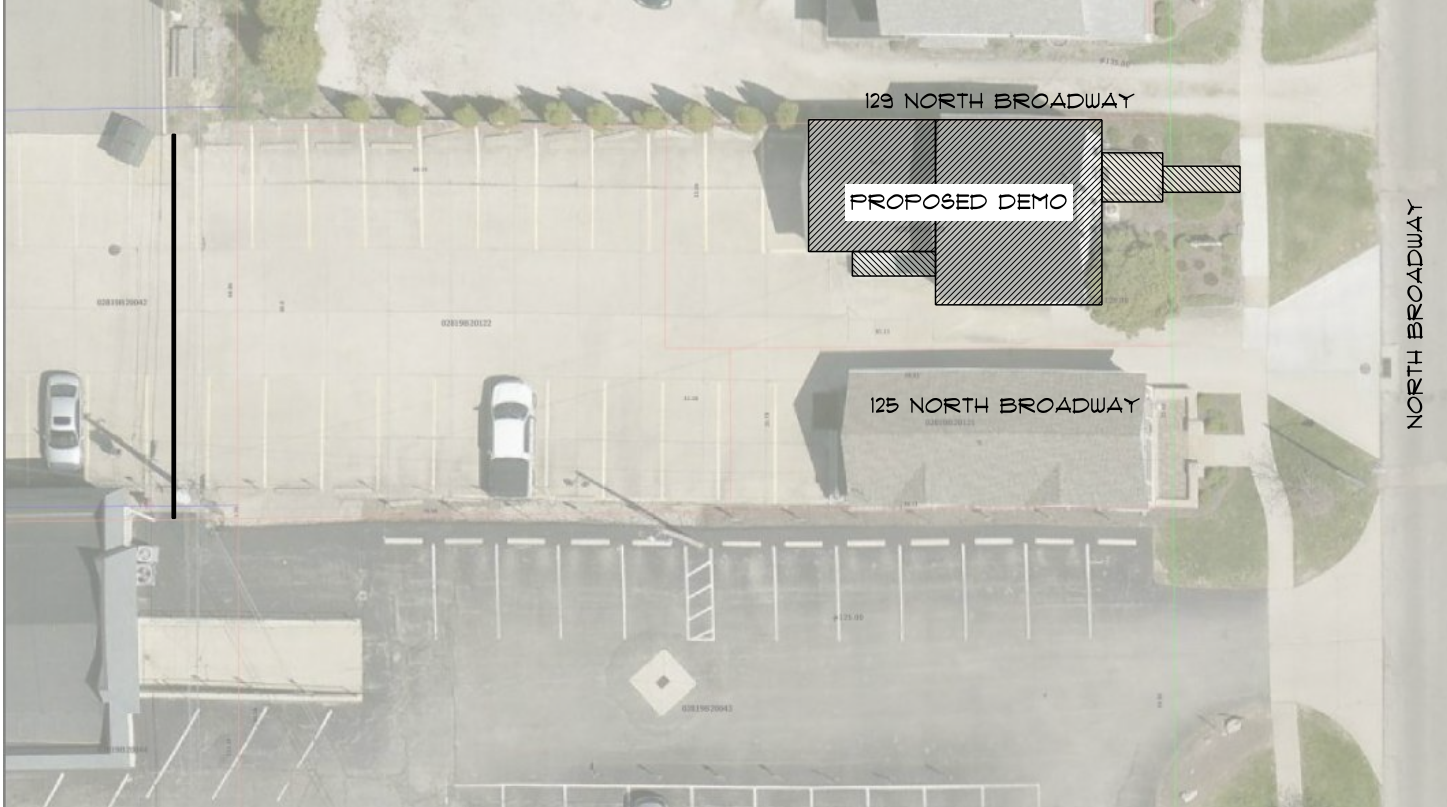
Property Inventory

Total Parcel Value	Tax Year	Annual Tax Bill	Mailing Address	Mailing Address City
			147 BRADWAY ST	MEDINA
			206 BRADWAY ST	MEDINA
\$112,950	2023	\$6,591	8031 BRANCH RD	MEDINA
\$44,000	2023	\$2,568	120 E FRIENDSHIP ST	MEDINA
\$108,010	2023	\$6,303	319 W LIBERTY ST	MEDINA
\$75,060	2023	\$2,190	230 W LIBERTY ST	MEDINA
			203 W LIBERTY ST	MEDINA
			131 E HOMESTEAD ST	MEDINA
			211 S HUNTINGTON ST	MEDINA

Property Inventory



Mailing Address State	Mailing Address Zip Code	Mailing Address Care Of
OH	44256	
OH	44256	
OH	44256	
OH	44256	
OH	44256	
OH	44256	
OH	44256	
OH	44256	
OH	44256	



SITEPLAN DEMO

SCALE: 1" = 30'-0"

AREA DATA

Total Living Area

DEMO PLAN

129 North Broadway
 Medina, PROJE T_STATE
 COPYRIGHT Friday, December 8, 2023

Demo Site Plan

BID SET
 Construction Documents
 Printed - 12/8/2023
landmarkhomesmedina.com
 330-571-8100
 SALES@LANDMARKHOMES.BIZ

SCALE: 8 1/2" x 11" 1" = 30'-0"





Landmark Homes

125 N. Broadway Street • Medina, OH 44256 • Phone: (330) 571-8100
Renovation Homes Inc. dba Landmark Homes

Renovation Homes, Inc. - Robert Root & Tim Pelton
Cell: +13305718100

125 N. Broadway Street
Medina, OH 44256

Job Address:
129 North Broadway Street
Medina, OH 44256

Print Date: 8-16-2024

129 North Broadway - Reconstruction Proposal

Your Dream, Our Collective Design, Let's Build it Together.

Greetings,

- Demolition of Existing Charred Structural Members & Removal of Substandard Materials
- Reconstruct the Building – Existing Footprint and Foundation to be used as well as some exterior walls that are deemed structurally sound
- New Finishes – Exterior Complete – Siding, Roofing, Windows and All Doors and Ext Trim
- Foundation – Excavate / Waterproof and New Sewer Lines to Building
- New Interior Finishes – Insulation, Drywall, Trim, Paint Floors and Finishes
- New Mechanicals – Complete Systems, HVAC, Electrical and Plumbing
- New Landscaping Complete
- New Concrete Walks, Drive and Parking Areas

Tim Pelton
VP, Operations
Renovation Homes, Inc. dba Landmark Homes
tpelton@landmarkhomes.biz
330-571-8100

NOTES & CLARIFICATIONS

Owner's Construction Financing Assumed – Site by Owner
LANDMARK HOMES – Zero Defects – One Year Service Included
Note: Temp & Perm. Electric By Owner – All Utilities Paid by Owner
Property Insurance by Owner – Including Theft of Materials Rider

See Specifications/Selections Sheets for Included Features

LAND VALUE ASSIGNED - Based on Market Value

LAND VALUE ASSIGNED - Based on Market Value Total: \$65,000.00

1 PERMITS/GEN COND/ENGINEERING

Items	Description	Price
Building Permit - State Fee 3% Commercial	Building Permit - 3% on Total Permit Cost	\$187.50
Building Permits	City of Medina Building Permits - Building, HVAC, Plumbing, Electrical	\$1,125.00
Final Cleaning	SF Rate	\$937.50
Final Cleaning	Flat Rate Sweep Basement	\$93.75
JobSite Services	Portable Restroom On Site	\$825.00
Misc. Materials	Misc Materials - Home Depot	\$2,500.00
Permits - Base Plan Fees		\$1,125.00
Permits - Fire Supression		\$468.75
Permits - Grading Review		\$93.75
Permits - Plan Review	Plan Review Commercial Project - Building, HVAC, Plumbing, Elec	\$2,700.00
Permits - Zoning	Zoning Permit, Cert of Appropriateness, Meetings and Consulations	\$3,125.00
Punch Out & Misc. Labor		\$1,375.00
Rubbish Removal	Dumpster / Pull	\$3,125.00
Sanitary Usage Fee	Monthly Use Fee - PMV Sites	\$529.38
Topo & Lot Stake	Davey Resource Group	\$3,125.00
Utility Costs - Speculative Homes/Models	Monthly Fees - Elec/Gas Models & Specs Only	\$525.00
Water Usage Fee	Monthly Water Use PMV Lots - Cleveland Water	\$80.50

1 PERMITS/GEN COND/ENGINEERING Total: \$21,941.13

2 SITEWORK

Items	Description	Price
Demolition Allowance	DEMOLITION & HAUL AWAY MISC. PERMITS & COSTS - Remove Roof - Remove all Charred Rough Lumber, Windows, Siding and Doors Remove Concrete Drive - Disposal	\$28,125.00
Excavation	Sitework - Excavation/Backfill/Utilities New Sewer Line - Excavate and Repair Foundation	\$11,875.00
Excavation	Final Grading	\$437.50
Landscaping Allowance	Landscaping Allowance Site Work & Trees, Hardscapes and Misc. Front Entry	\$23,125.00
Porous Fill	Entire Project	\$3,125.00
Sitework Contingency	Site Work - Contingency	\$3,125.00

2 SITEWORK Total: \$69,812.50

3 MASONRY

Items	Description	Price
Exterior Masonry	Stone/Brick Veneer Allowance - Stone to Grade	\$0.00
Foundation	Masonry Tuck Point & Repair	\$1,062.50
Waterproofing	Interior Waterproofing	\$3,437.50

3 MASONRY Total: \$4,500.00

4 CONCRETE

Items	Description	Price
Concrete - Exterior	Walks - Public	\$1,100.00
Concrete - Exterior	Drives/Parking - R&R Drive	\$13,750.00
Concrete - Exterior	Apron	\$2,390.63
Concrete - Exterior	Walks - Private	\$0.00
Concrete - Exterior	Pump Fees, Wire & Misc - Small Load Charges	\$1,250.00
Concrete - Interior	Porch	\$385.00

4 CONCRETE Total: \$18,875.63

5 FRAMING/CARPENTRY/INSULATION

Items	Description	Price
Insulation	House Package	\$12,187.50

Items	Description	Price
Insulation	Blower Door Test	\$312.50
Insulation	Blanket Insulation Basement	\$625.00
Rough - Framing Labor	Rough Framing Labor	\$19,687.50
Rough - Framing Materials	Stair Material	\$812.50
Rough - Framing Materials	Rough Lumber Package	\$35,937.50
Rough - Framing Materials	Rough Lumber Contingency Escalator	\$3,593.75
Rough - Framing Materials	Misc. Framing Material	\$3,125.00
Structural Steel/Columns/Beams		\$2,250.00

5 FRAMING/CARPENTRY/INSULATION Total: \$78,531.25

6 WINDOWS & DOORS

Items	Description	Price
Exterior Doors	Exterior Door Allowance	\$312.50
Exterior Doors	Front Door Allowance	\$1,875.00
Window Allowance	Pella Encompass - Single Hung - White/White	\$8,125.00
Window Tape/Materials		\$625.00

6 WINDOWS & DOORS Total: \$10,937.50

7 EXTERIOR FINISHES

Items	Description	Price
Ext Trim - Labor	Install Labor - Brackets/Details	\$1,650.00
Ext Trim - Materials	Gable Brackets / Details	\$1,250.00
Ext Trim - Materials	Boral TruExt	\$562.50
Gutters	Gutters/Downspouts - L&M	\$1,125.00
Roof - Labor Install	Installation Labor	\$2,812.50
Roof - Materials	Shingle Materials	\$4,275.00
Siding - Ext Trim Labor	Labor Install Ext Trim	\$0.00
Siding - Mat & Labor	Material & Labor	\$21,875.00

7 EXTERIOR FINISHES Total: \$33,550.00

8 MECHANICALS

Items	Description	Price
Electrical	Labor & Materials - Electrical Contract	\$28,062.50
Electrical Fixture Allowance		\$4,375.00
HVAC		\$15,625.00
Plumbing	Labor & Materials Installation - Plumbing Contract Does Not Include Plumbing Fixtures if Allowance is Created	\$29,375.00
Plumbing - Fire Suppression System Allowance		\$12,500.00

8 MECHANICALS Total:

\$89,937.50

9 INTERIOR FINISHES

Items	Description	Price
ACS Allownaces - Bath Accessories	Bath Access Installed L&M	\$175.00
ACS Allownaces - Mirrors	Mirrors Installed L&M	\$468.75
ACS Allownaces - Shelving	Shelving Installed L&M	\$1,062.50
ACS Allownaces - Shower Doors	Shower Doors Installed L&M	\$1,875.00
Appliance Allowance		\$2,312.50
Cabinet Allowance	Cabinet Allowance - Kitchen, Baths and All Cabinet Locations	\$4,375.00
Countertop Allowance	Allowance Included for all Countertops & Sinks Installed	\$5,625.00
Drywall	Drywall - Labor & Materials	\$16,875.00
Finish - Labor - Cabinets	Cabinet Install Labor	\$1.25
Finish - Labor - House	Trim Labor	\$2,812.50
Finish - Labor - Options	Upgrades/Details/Options	\$1,875.00
Finish Materials - Door Hardware	Interior & Exterior Knobs/Hardware	\$1,125.00
Finish Materials - Trim/Doors/Millwork	Trim Package	\$13,125.00
Floor Covering Allowance		\$2,687.50
Painting Subcontract	Interior Painting L&M	\$9,375.00
Painting Subcontract	Exterior Painting L&M	\$36.25
Plumbing Fixtures		\$4,375.00
Sink Allowance	Allowance	\$937.50
Vanity Combo Allowance	Allowance	\$3,562.50

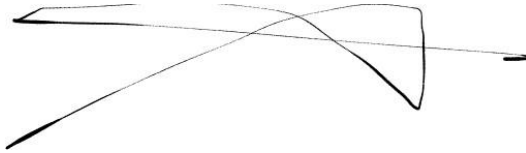
9 INTERIOR FINISHES Total:

\$72,681.25

Total Price: \$465,766.76

This proposal and any related plans and specifications shall be for the exclusive use of; and will remain the property of "Landmark Homes" until a Construction agreement for the proposed work is reached between both parties. If this proposal is not accepted at the time of presentation or any time thereafter, plans, proposal and specifications are the "Intellectual Property" of Renovation Homes, Inc. DBA Landmark Homes, and as such are not available for use by the Owner or any other party for Bid or Future Use, without written consent from the Landmark Homes.

Optional Owners



Signature:

Date:

Aug 16, 2024, 4:10 PM

Builder Approved by:

Tim Pelton



DocId:8500556

Tx:8363105

2022OR023348

**LINDA HOFFMANN
MEDINA COUNTY RECORDER
MEDINA, OH
RECORDED ON
11/10/2022 11:59 AM**

**REC FEE: 34.00
PAGES: 3
DOC TYPE: WD**

MEDINA COUNTY RECORDER

LINDA HOFFMANN

**(DO NOT REMOVE THIS COVER SHEET.
THIS IS THE FIRST PAGE OF THIS DOCUMENT)**

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code. 11/10/2022
FEE \$ 195.00
.50 EXEMPT
Michael E. Kovack, Notary Medina County Auditor

GENERAL WARRANTY DEED, STATUTORY FORM

General Warranty Deed*

**The Marquard Company, Inc., an Ohio corporation,
of Medina County,**

for valuable consideration paid, grant(s) free and clear from all encumbrances, except conditions of record, restrictions, rights of way, leases, easements, zoning ordinances, taxes and assessments, if any, for the current year and thereafter, with general warranty covenants, to

Renovation Homes, Inc., an Ohio corporation,

whose tax-mailing address is:
125 North Broadway Street,
Medina, OH 44256,

Granting the following REAL PROPERTY:

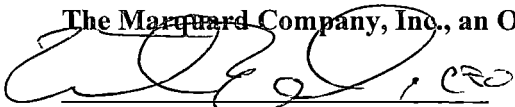
See Exhibit "A" for legal description(s).

Property Tax ID: 028-19B-20-120
Property Address: 129 North Broadway Street, Medina, OH 44256

Prior Instrument Reference: Document# 2021OR004066 of the Deed Records of Medina County.

Executed this 9 day of November, 2022.

The Marquard Company, Inc., an Ohio corporation



By: Matthew R. Marquard, CEO/Authorized Signer

State of Ohio SS.
County of Medina

BE IT REMEMBERED, that on this 9 day of November, 2022, Before me, the subscriber, a Notary Public, in and for said state, personally came, Matthew R. Marquard, CEO/Authorized Signer of The Marquard Company, Inc., an Ohio corporation, the Grantor in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed on behalf of said company. This is an acknowledgement clause; no oath or affirmation was administered to the signer.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my Official seal on the day and year last aforesaid.

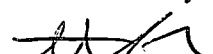


Exhibit "A"

Situated in the City of Medina, County of Medina and State of Ohio: Being known as Medina City Lot 5271 as shown by plat recorded 7/27/87 in Volume 22, Page 10 of Medina County Recorder's Records, be the same more or less, but subject to all legal highways.

Permanent Parcel No. 028-19B-20-120

Property Tax ID: 028-19B-20-120
Property Address: 129 North Broadway Street, Medina, OH 44256

TTA #TTC845

Documents in following pages were submitted for 1-11-24 HPB Meeting and contain relevant information

Tim Pelton

Owner

Landmark Homes

125 North Broadway Street

Medina, OH 44256

rroot@landmarkhomes.biz

330-388-8230

11/29/23

Andrew Dutton

Community Development Director

Historic Preservation Board (Medina)

National Historic Landmark, National Landmark historic District

132 North Elmwood Ave.

Medina, OH 44256

Subject: Request for Permission to Demolish 129 North Broadway within the Historic District (Medina)

Dear Andrew Dutton and Board Members,

I trust this letter finds you in good health. I am reaching out on behalf of Landmark Homes to discuss our proposed project involving the demolition of 129 North Broadway, a property located within the Historic District in Medina. Recognizing the historical and cultural significance of structures within the landmark, we approach this matter with utmost respect and transparency.

Landmark Homes, situated on the square within the Historic District of Medina, is a custom home builder with deep roots in the community. Both owners, Tim Pelton and Rob Root, are fifth-generation residents of Medina and have familial ties to prominent names in the region's history, such as Parker Pelton and A.I. Root. Our commitment to preserving the history of Medina is reflected in our work, where we provide custom construction of significant homes in Medina and the surrounding communities.

The property at 129 North Broadway, adjacent to our office at 125 North Broadway, experienced a significant fire during a remodel conducted by the previous owners' tenants. Subsequent investigations revealed evidence of a prior fire covered up by wall finishes. Despite our initial intent to rehabilitate the structure, a thorough assessment has revealed significant challenges related to structural integrity, safety concerns, and other factors that compromise its preservation. Our primary goal is not to diminish the historical value of the structure but to ensure the safety and well-being of the community and contribute positively to the revitalization of the surrounding area.

We propose the removal of the building and the return of the land to green space for the following reasons:

1. The previous owner's insurance company conducted a thorough inspection, revealing evidence of a previous fire in addition to the recent one, resulting in extensive damage and a total loss determination.
2. Our production team, upon inspection, deemed any rehabilitation unfeasible due to significant structural damage from the fires.
3. The city inspector has agreed with our and previous owners insurance company assessment of the property, citing major damage to the structure from the fire.
4. The current condition of the property, coupled with its location, poses safety concerns for surrounding properties and citizens.
5. After inspection, no specific items, details, or architectural elements of historical significance were observed within or on the building.

Understanding the importance of preserving historical integrity, we commit to implementing the following mitigation measures if any of the following criteria are met:

1. Salvage and document significant architectural elements for future historical reference (None have been observed).
2. Work closely with local historical preservation organizations to preserve and display artifacts or materials of historical significance (None have been observed).
3. Collaborate with relevant stakeholders to develop a commemorative plaque or other appropriate means to acknowledge the historical significance of the building at 129 North Broadway (No historical significance appears on record upon our research).

Status: Historic District (Medina)

Form of ownership: See attached copy of deed

Amount Paid for property: \$65,000

Party from whom it was purchased: Matthew R. Marquard, The Marquard Company, INC.

Current Owner: Renovation Homes

Cost of Demo: \$25,000

Fair Market Value: \$65,000

In light of the above considerations, we propose the full removal of the existing building at 129 North Broadway and the restoration of the land to green space.

Recognizing the gravity of the decision to demolish a structure within a National Historic Landmark, we would be honored to discuss this matter further in person. We kindly request the opportunity to present our plans to the National Historic Landmark Authority and address any concerns.

Thank you for your time and consideration of our request. We look forward to the opportunity to discuss this matter further.

Sincerely,

Tim Pelton

Owner

Landmark Homes



LANDMARK HOMES

DREAM • DESIGN • BUILD • EST. 2006

Ref: 129 North Broadway Street Evaluation

Subject: Facility/Code Evaluation

Mr. Dutton,

Attached you will find the facility/code evaluation for the property at 129 North Broadway in Medina. There is also an exhibit with photos as a point of reference for the evaluation.

Sincerely,

Tim Pelton

Landmark Homes

125 North Broadway

Medina, OH 44256

330-571-8100

tpelton@landmarkhomes.biz



129 North Broadway Street

I. Introduction

The intent of this report is to provide context for the proposed demolition of 129 North Broadway. This report is intended to show that the building itself is in substantially poor condition due in part to its age and most notably recent fire damage.

The building's previous owner, the Marquard Company, was in the midst of an interior remodel with the intent of renting the building to a hair salon business. However, a fire occurred during the remodel causing extensive damage to the home rendering it unoccupiable and structurally unsound. Landmark Homes then purchased the building from The Marquard Company with the intent of demolishing the building and returning it to green space. That is the request at this time.

However, Landmark Homes would still reserve the right to explore a future new construction on that lot that would go through the review process to compliment the surrounding architecture and be an asset to Medina.

Historic Significance:

The building was originally constructed as a residence in 1912, within what has become the "Historic District" of central Medina. The structure is a modest two-story residential property with a full basement. Most recently the building was occupied by Meriner CPA until 2021 and has been vacant since. The building was listed for sale in late 2020 and sold in 2021 to the Marquard Company.

The building is in the "Historic District of Medina" and public records indicate the building at 129 North Broad has had 23 owners to date starting in 1912.

Previous uses and occupants

Below are the listed owners to date.

1. **A.M. Buchanan House**

The home was originally the Alta M. Buchanan Residence (1912 – 1918). The second floor was then rented to Helen and A.P. Johnson (1916-1919). Here is the known history going forward.

2. **Vesta Johnson Residence, (1919-1923)**

- Frank M. Buchanan acquired the property from A. M. Buchanan in 1924.
- Fire burned part of the house in 1924. Rebuild by F. M. Buchanan in 1924.

3. Ruth Mader Residence, (1924-1929)
4. Rose Rozelle Residence, (1929-1935)
5. Eugene M. Clement bought the property from Frank M. Buchanan in 1933.
6. LaDonna Williams Residence, (1935-1940)
7. Ethel M. and Shiloh A. Fields Residence, (1940-1948)
8. Eugene M. Clement sold the property to Shiloh Fields in 1940.
9. Medina County Health Department, (1948-1952)
10. Private Residence, (1953-1981)
11. Dean R. Steigerwald, Attorney, (1982-1985)
12. T. F. Brown and Associates, (1982-1985)
13. James Contracting Grouping, (1985-1987)
14. Vacant, (1988-1990)
15. Approved Title Agency, (1991-1994)
16. Medina County Real Estate Company, (1995-1999)
17. Thomas H. Clarkson, (1995-1999)
18. Vacant, (2000-2000)
19. Wilmar Properties, LTD, (2001-2002)
20. Juan Villasenor, (2003-2003)
21. Merinar, CPA, Inc, (2004-2021)
22. The Marquard Company(2021 – 2022)
23. Renovation Homes (2022 – present)

Architectural style

Currently the home is presented in the colonial style using vinyl siding and a mixture of wood and aluminum windows. There are no photographs on record of the original home and there are no indicators left as the home stands today. More than likely, it was originally in the same architectural style matching most of the other home on north broad way in 1912 following the Greek revival, Italianate, second empire however there are no present day elements visible on the building to show that assumption.

Significance within the historic district

The home is known as the A.M. Buchanan house and according to the public record has had 23 owners since 1912.

Historical importance

Public records indicate that the home was once owned by the Medina County Health department (1948-1952).

Architectural value

The home is clad in vinyl siding with a mixture of wooden and aluminum framed windows throughout. The framing of the home is a mixture of original hand-hewn log floor joists, rough sawn lumber, rough sawn and dimensional lumber roofing joists and rough sawn balloon framed walls. Below is a photo of the façade that has been in place since approximately 2005.



III. Current Condition of the Building

A. Structural assessment – The previous owner and the owners insurance company settled for a total loss settlement for the building.

1. Inspection results – Major structural damage from the fire left a charred hole in the center of the home. The previous owner's insurance company installed temporary bracing to shore up the structure.
2. Identified issues and challenges – Extensive smoke and fire damage required the home to be stripped to the studs. The center structure and a majority of the roof rafters have extensive fire damage and will require replacement as noted in the Encova Insurance adjusters detailed estimates.

B. Cost of rehabilitation - \$397K

Cost to Restore Building (See attached estimate from Encova)

\$297,120.97

Landmark homes estimate an additional \$100K to rehabilitate the home to meet modern day expectations and fit into the architectural theme of the surrounding homes.

This would include new exterior façade \$57K and interior finishes of \$43,000.

Total Cost \$397,120.97

Potential Rental based on similar homes in the area - \$1,500

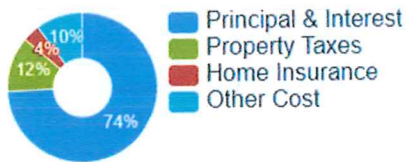
20 year commercial loan Mortgage - \$2,474.29

Paid \$65,000 for the property.

20% Down would require an additional cash investment of \$79,600.

Monthly Pay: \$2,474.29

	Monthly	Total
Mortgage Payment	\$2,474.29	\$593,829.28
Property Tax	\$398.00	\$95,520.00
Home Insurance	\$125.00	\$30,000.00
Other Costs	\$333.33	\$80,000.00
Total Out-of-Pocket	\$3,330.62	\$799,349.28



House Price	\$398,000.00
Loan Amount	\$318,400.00
Down Payment	\$79,600.00
Total of 240 Mortgage Payments	\$593,829.28
Total Interest	\$275,429.28
Mortgage Payoff Date	Dec. 2043

Code Evaluation – NON-Compliant

The structure has most recently been used as a cpa office. The current condition of the building is non code compliant as it has extensive fire damage and has been demo to studs by the previous owner. All electrical have been removed to the panel. All plumbing is capped to the meter. All HVAC tin has been removed from 1st & Second floor. The furnace, a/c unit and tin on the basement level remain.

Functionality

The building is not functional without significant investment.

Recommended Work Scope

In order to bring the building back into compliance with current code and functionality the following items would need to be addressed. See list below for items needing repair or replacement. (See Attached estimate from Encova Insurance)

Basement:

First Floor Framing – the center portion of the home between the dining room and kitchen is where the fire was prominent. The floor framing in that area is mostly gone due to the fire. Temporary bracing has been installed but would need to be replaced with conventional lumber. There is a significant amount of ‘shoring’ that has been installed as temporary bracing and would also need to be further installed to reduce the span of structural timbers, due to a spacing that exceeds the standard for adequate support.

Exterior:

Exterior siding, roofing and windows have all been damaged by the fire and would need to be replaced. The damage from the fire to the front of the home is not as apparent but the heat has ever so slightly warped the siding rendering it unmatchable to the remaining sides and would require full replacement.

Systems:

The HVAC system has been completely removed from the first and second floors. The remaining tin and furnace in the basement are intact but have significant smoke and fire damage. In current condition are unusable and must be removed and replaced.

Summary:

This residence suffers from many of the conditions and circumstances for a structure of this vintage. The fire and smoke damage only exacerbate those conditions. The issue is if the house and structure warrant’s this investment within the surrounding context? This is modest home with small rooms and

layouts that defy modern convention and desirability. Parking is limited. Any historic value or features that this house may have contained have been lost and of little or no value within the context that exists today. For these reasons we believe the best benefit to the community and surrounding neighbors, is for the immediate demolition of this building and return to a green space.

North side facing east



East side (North Broadway) looking west (Streetside)

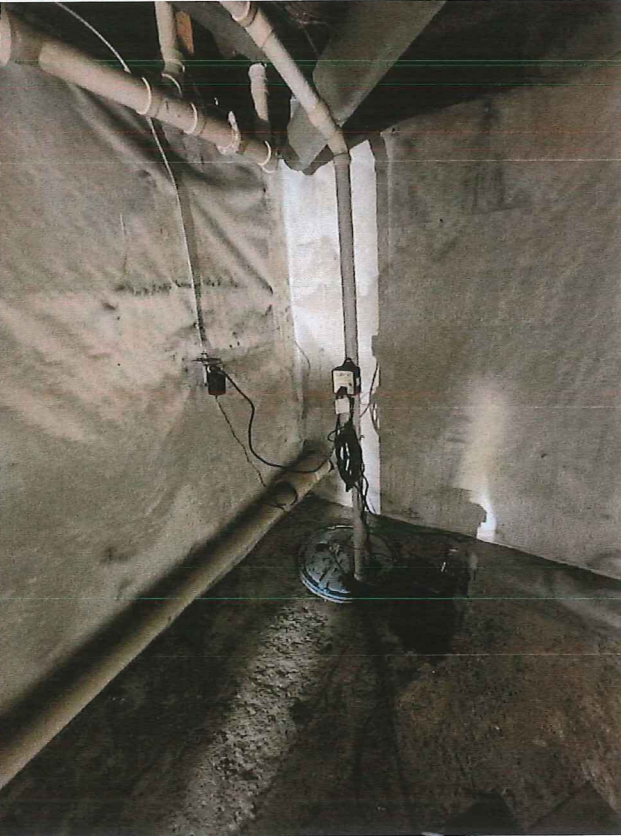
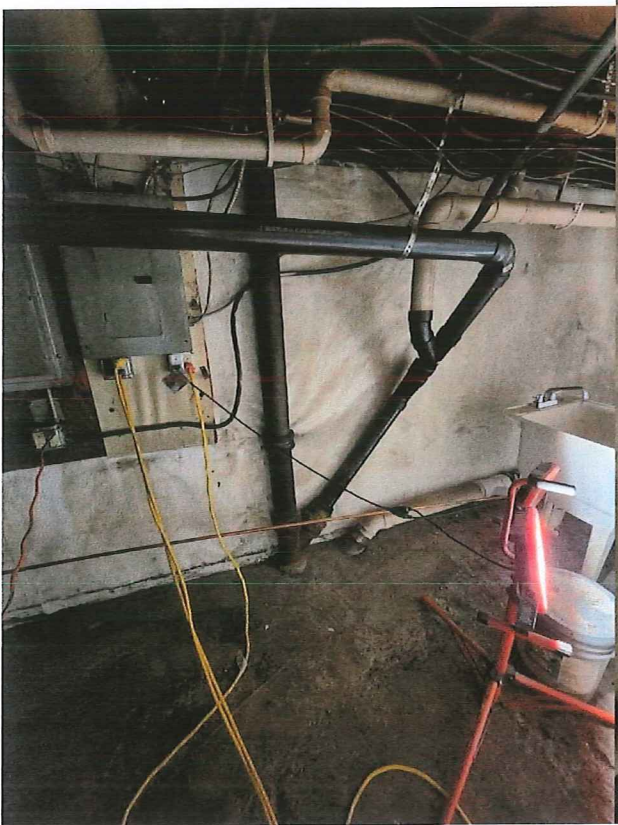
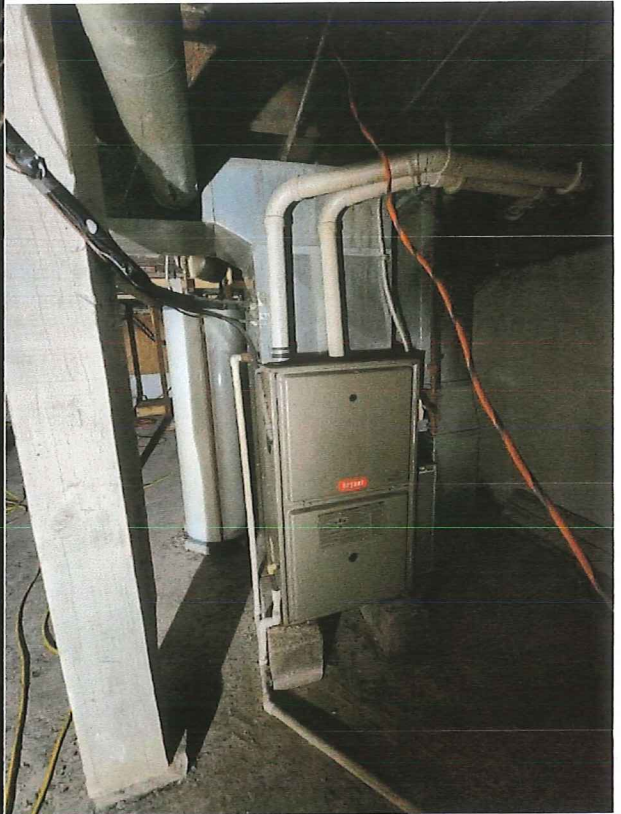
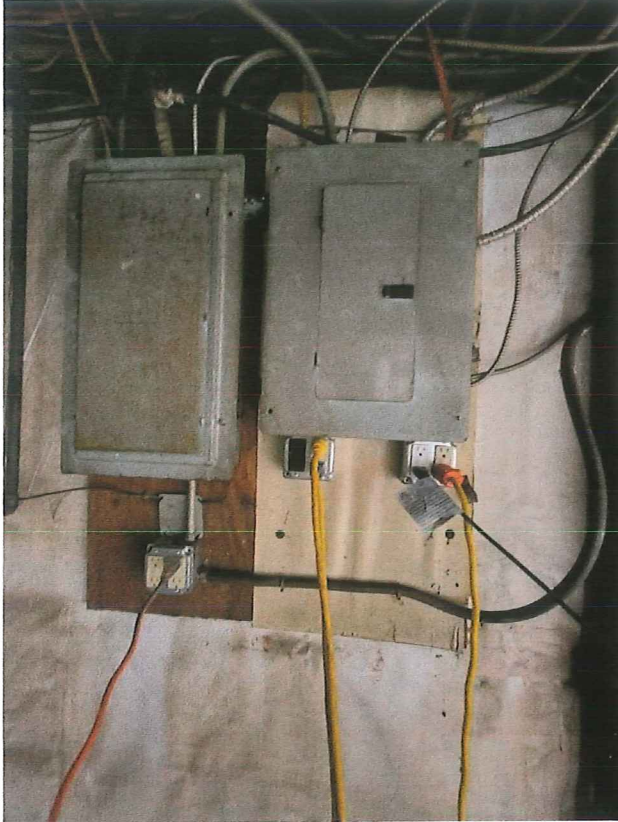


South Elevation, facing north



Basement (Electric panel, Furnace)





1st Floor - Storage



Solon

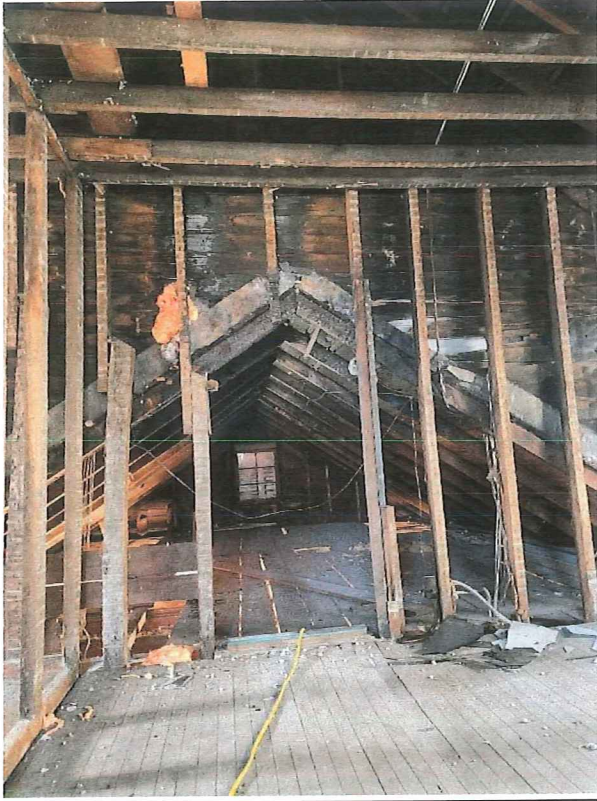


Kitchen





Upstairs – attic space over kitchen (bedroom 2-3)









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