
MEMORANDUM

DATE: July 26, 2022

TO: Marty Hohenberger, Director, Center for Economic Development & Community Resilience, *Ohio University Voinovich School of Public Affairs*

FROM: Kate Perani, Special Projects Manager RISE Ohio, *Buckeye Hills Regional Council*
Matt O'Rourke, RISE Ohio Project Manager, *American Structurepoint, Inc.*
Andy Clemens, Investigative Projects Manager, *American Structurepoint, Inc.*

CC: Samantha Miller, Development Director, *Buckeye Hills Regional Council*

RE: **RISE Ohio Project Proposal: Old Bridge Brewing Building Evaluation and Prospectus**

Overview

The Old Bridge Brewing building at 281 West Main Street in the Village of McConnelsville, Ohio is an approximately 20,000 square-foot, century-old commercial building with a long history as a downtown anchor of local economic activity. Constructed in 1914, the building has a commanding presence at the intersection of West Main and North 3rd Streets, along with clear views of the nearby Muskingum River. Over the years, this building has primarily served as an automobile showroom and service garage, and prior to its final closure 12 years ago the building was home to the former Gutbertlet Chevrolet. Old Bridge Brewing recently purchased the building and reopened a portion of the first floor, however the rest of the building, including its entire second floor, remain vacant and underinvested. The repurposing of approximately 10,000 square feet of second story space at 281 West Main Street to productive use is thus critical to the downtown revitalization efforts of the Village, and Morgan County.

281 West Main Street is located within Opportunity Zone #9689, and is thus eligible for technical assistance under the RISE Ohio program. After consultation with the building owner, Morgan Council Economic Development, and the Village of McConnelsville, the technical assistance Buckeye Hills Regional Council proposes for American Structurepoint to provide for the owner of 281 West Main Street (Old Bridge Brewing) will include:

1. A detailed report of current building conditions
2. An assessment of real estate market conditions in the surrounding area for the proposed adaptive reuse of approximately the western half of the second story.
3. Recommendations of creative and tested methods to maximize physical improvements to the building

This assistance described above will allow the owner of Old Bridge Brewing to better 1) understand the structural needs of the building so that improvements can be made, 2) market their property to potential tenants, and 3) demonstrate the building is worthy of outside investment/development. Thus, this project achieves the goal of the RISE Ohio program by increasing Opportunity Zone investment opportunities within the Buckeye Hills Region.

Project Description

American Structurepoint will deliver the following:

- Structurally assess the second story of 281 West Main Street to identify recommended building and accessibility improvements
- Review overall structural condition, as well as building envelope, including windows, façade, and roofing, and derive high-level cost estimates for improvements
- Analyze existing market and building conditions to identify and prioritize improvements, including gathering rental and sales data for comparable buildings.
- Draft a prospectus that identifies potential adaptive reuses, based on financial analysis of possible rental streams and incorporating the construction estimates derived from the structural inspection, and including estimates of any public subsidy that may be required.

Scope of Work

Phase 1 – Analyzing 281 West Main Street

- Objective: The analysis will examine the estimated costs of the recommended physical improvements to portions of the second story at 281 West Main Street.
- Phase One Milestones:
 1. Market Analysis: We will collect and analyze market data pertinent to the possible reuse of the structure, focusing on the potential to repay any loans necessary to rehabilitate the property, given reasonable assumptions on financing and public assistance. Rent data will be garnered from external sources and be used to populate a development proforma with a typical 10-year analysis window.
 2. Physical assessment of 281 West Main Street: Our assessment will include one site visit to document items whose repair will ready the western portion of the second story for potential reuse by a private developer and subsequent tenant fit-out. Our assessment will include our findings and recommendations, relating to building façade, roofing, ADA accessibility, and lack of vertical transportation. Items that are considered part of the final tenant fit-out, and thus not in this current scope, include HVAC-related upgrades, electrical improvements, kitchen equipment, and plumbing.

Phase 2 – Analysis of 281 West Main Street Improvements and Amenities

- Objective: The in-depth analysis further studies the opportunities and constraints of the 281 West Main Street adaptive reuse project. The analysis generates site specific recommendations for the type of improvements.
- Phase Two Milestones:
 1. Cost analysis of site-specific improvements and opinion of probable cost for immediate or near term repairs or retrofits required relating to our structural and building envelope analysis that would make the building more “turn-key” to private development and final tenant fit-out.
 2. Operational and ongoing maintenance cost estimates based on conventional assumptions for real estate analysis and external data sources, including comparable real estate projects in the general geographic market. Any supplemental information available from the owner that could assist with this analysis, including but not limited to data from other owned real estate projects and/or records from prior tenant conversations should be supplied at the start of the project.

Phase 3 – Final Recommendation of 281 West Main Street Improvements

- Objective: The final phase considers the comprehensive findings of the previous phases and provides the

final report and presentation with recommendations for 281 West Main Street.

- Phase Three Deliverables:

1. Final report/prospectus to act as a guide for the 281 West Main Street redevelopment, incorporating Phase 1 and 2 milestones. This prospectus will include sufficient information at a reasonable level of detail to describe the use of the proceeds, the total cost of the project, and the anticipated return on investment of the project. Any notable project risks will be shared, as per good business practice.

Budget

It is anticipated that the services described above will be approximately **\$8,000.00**. Justification of this amount is based on American Structurepoint's projection of the hours necessary to complete this work for a building and project of this size. All time spent on the project will be billed using the standard hourly rates indicated in our master service agreement. Reimbursable expenses will be invoiced at cost.

Once project activities begin and should it arise that project costs may exceed \$8,000, Buckeye Hills Regional Council and American Structurepoint will justify the need for additional resources in writing.

OLD BRIDGE BREWING BUILDING EVALUATION AND PROSPECTUS

281 West Main Street, McConnelsville, Ohio
American Structurepoint Project No. 202200371
March 16, 2023



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1.0 EXECUTIVE SUMMARY

This reuse of a former automotive garage and sales office holds great promise for boosting the fortunes of downtown McConnelsville. This study considered many factors, including condition, size, possible use, and market values, to identify if the building would make economic sense to undertake. The building's structure is in good condition, with few repair recommendations. Full replacement of the roofing membranes is recommended for all areas. Many of the wood-framed windows require repair, and storm windows can be installed to improve thermal performance. The size and location of the building facilitates many possible future uses. A large investment is needed to initiate this project; however, a good rate of return is anticipated.

RECOMMENDATION FOR ADDITIONAL ASSESSMENT

There are no recommendations for additional assessments at this time.

2.0 INTRODUCTION

2.1 PURPOSE

The Old Bridge Brewing Building in the Village of McConnelsville, Ohio, is an approximately 16,800-square-foot century-old commercial building located in downtown McConnelsville, on the north side of the Morgan County Veteran’s Memorial Bridge. Currently, the building is used as a restaurant, brewery, and taproom, before which it served as an automobile repair garage and auto sales office.

This study will allow the owner of Old Bridge Brewing Building to understand the structural needs of the building so that improvements can be made, better market their property to potential tenants, and/or demonstrate the building is worthy of outside investment/development.

2.2 SCOPE OF WORK

Phase 1 – Analyzing Old Bridge Brewing Building

- Objective: The analysis will examine the estimated costs of the recommended physical improvements to the Old Bridge Brewing Building.
- Phase One Milestones:
 1. Market Analysis: We will collect and analyze market data pertinent to the possible reuse of the structure, focusing on the potential to repay any loans necessary to rehabilitate the property, given reasonable assumptions on financing and public assistance. Rent data will be garnered from external sources and be used to populate a development proforma with a typical 10-year analysis window.
 2. Physical assessment of Old Bridge Brewing Building: Our assessment will include one site visit to document items whose repair will ready the building for potential reuse by a private developer and subsequent tenant fit-out. Our assessment will include findings and recommendations regarding building façade, roofing, ADA accessibility, and lack of vertical transportation. Items considered part of the final tenant fit-out, and thus not in this current scope, include HVAC-related upgrades, electrical improvements, kitchen equipment, and plumbing.

Phase 2 – Analysis of Old Bridge Brewing Building Improvements and Amenities

- Objective: The in-depth analysis further studies the opportunities and constraints of the Old Bridge Brewing Building project. The analysis generates site-specific recommendations for the type of improvements.
- Phase Two Milestones:
 1. Cost analysis of site-specific improvements and opinion of probable cost for immediate or near-term repairs or required retrofits related to our structural and building envelope analysis would make the building more “turn-key” to private development and final tenant fit-out.

2. Operational and ongoing maintenance cost estimates were based on conventional assumptions for real estate analysis and external data sources, including comparable real estate projects in the general geographic market. Any supplemental information available from the owner that could assist with this analysis, including but not limited to data from other owned real estate projects and/or records from prior tenant conversations, should be supplied at the start of the project.

Phase 3 – Final Recommendation of Old Bridge Brewing Building Improvements

- Objective: The final phase considers the comprehensive findings of the previous phases and provides the final report and presentation with recommendations for Old Bridge Brewing Building.
- Phase Three Deliverables:
 1. Final report/prospectus to guide the Old Bridge Brewing Building redevelopment, incorporating Phase 1 and 2 milestones. This prospectus will include sufficient information at a reasonable level of detail to describe the use of the proceeds, the total cost of the project, and the anticipated return on investment. Any discovered and notable project risks will be shared per good business practice.

3.0 OPINION OF PROBABLE COST

The opinion of capital cost listed is for repairing or replacing visible and accessible building systems and component defects. These costs are based on approximate quantities and values. Not all building areas were accessible, and additional repairs may be required. The cost opinions presented in the below schedule are generated from multiple sources, primarily RS Means Cost Data.

These opinions should not be interpreted as a bid or offer to perform the repairs or replacements. The opinions on cost do not address the cost impact of environmentally regulated materials on renovation or demolition activities. These opinions should be construed as preliminary, order-of-magnitude budgets. Actual costs will likely vary from the consultant's opinions of cost depending on such matters as: type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of work (if applicable), quality of contractor, quality of project management exercised, market conditions, whether competitive pricing is solicited, etc. Qualified professionals should be contacted for quotations concerning each individual system or component.

Building System	Cost
Structural Systems	\$0
Roofing Systems	\$70,000
Architectural Systems	\$85,000
Accessibility & Egress	\$0
TOTAL	\$155,000

Costs do not include repair or replacement of mechanical or electrical systems, interior build-outs, or architecture or engineering design fees.

4.0 BUILDING ASSESSMENT

4.1 ARCHITECTURAL SYSTEMS

4.1.1 EXTERIOR ENCLOSURE

The exterior of the building is primarily clad in multi-wythe brick masonry on the south, east, and west-facing walls of the building and painted concrete masonry units (CMU) on the north- and east-facing walls of the building. Decorative glazed terracotta details were present along the doors, windows, and parapets. Primary entrances on the south and east sides of the building were aluminum-framed storefront systems. Secondary entrances were typically insulated metal doors in metal frames. The exterior windows are primarily wooden framed, single-pane windows. On the south, east, and west sides, windows near the front of the building were triple-pane aluminum-framed. The entrances are metal-framed glass panel doors along the front and west sides of the building and insulated metal doors along the back and east sides of the building. There is a metal slide garage door and a wooden overhead garage door on the west side of the building.

- The metal lintels above some of the wooden framed windows have corroded and expanded, which has cracked the surrounding brick.
- The wood-framed windows were generally in fair to poor condition. Many windows were missing glass panes, the glass had been painted over, or the wood frames had deteriorated.
- Several areas of the brick masonry had deteriorated from the use of incompatible mortars.
- The wood of the west overhead door was deteriorated, the glass was broken, and the paint was flaking.

RECOMMENDATIONS

- Replace corroded lintels.
- Repair and refinish wood-framed windows and install wood-framed storm windows to improve energy efficiency.
- Replace missing window glass.
- Replace deteriorated brick masonry, remove incompatible mortars, and tuck points.
- Repair and refinish the wood overhead door.



South elevation



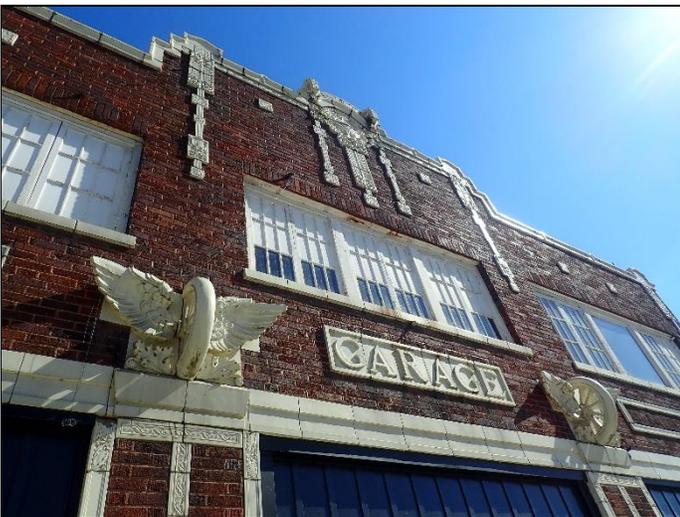
East elevation



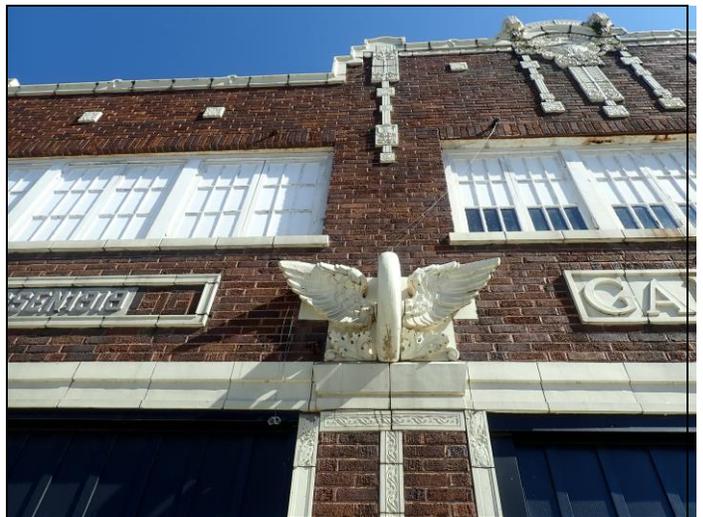
North elevation



West elevation



Decorative terracotta details



Decorative terracotta details



Decorative terracotta details



Decorative terracotta details



Aluminum-framed doors and windows



Aluminum-framed windows



Typical exterior metal door



Typical exterior metal door



Typical wood-framed windows



Corroded and expanded lintel



Cracked brick masonry at corroded lintel



Typical condition of wood-framed window



Typical condition of wood-framed window



Wood overhead door



Spalled glazed terra cotta tile



Spalled glazed terra cotta tile



Cracked glazed terra cotta tile

4.2 STRUCTURAL SYSTEM

4.2.1 STRUCTURAL SYSTEM

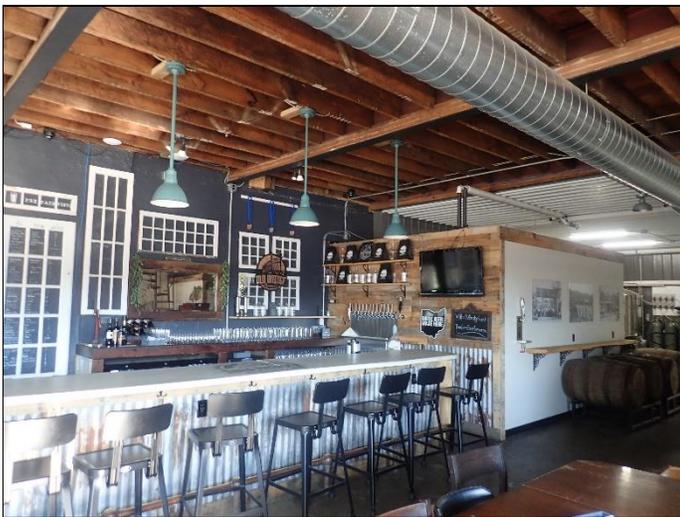
The primary two-story structure fronts Main Street. Two distinct single-story structures were located off the rear of the primary structure. The two-story structure consists of multi-wythe brick masonry walls that support wood floors and roof joists. A basement below the structure consisted of multi-wythe brick masonry walls, stone masonry walls, and a cast-in-place concrete floor slab. Wood-stud wall framing, supplemental beams, and adjustable steel posts were in the basement as extra support for the above-floor joists.

The east portion of the rear structure consisted of a steel roof beam that supports wood roof joists. The west portion of the rear structure consisted of open web steel roof joists. Both roof structures were supported by concrete masonry unit (CMU) walls. The floor consisted of a cast-in-place concrete slab.

- Minor staining characteristic of water infiltration through the roof was present on the wood framing in several building areas.
- Minor deterioration of the wood plank decking was present, with some water stains.
- Stair-step cracks were present in the northern CMU wall.

RECOMMENDATIONS

- Patch active roof leaks or replace the roof.
- Remove and replace any deteriorated wood plank decking during roof repairs.
- Tuck-point CMU wall as needed.



Typical framing of two-story building



Typical framing of two-story building



Typical framing of two-story building



Typical framing of two-story building



Typical brick masonry wall of two-story building



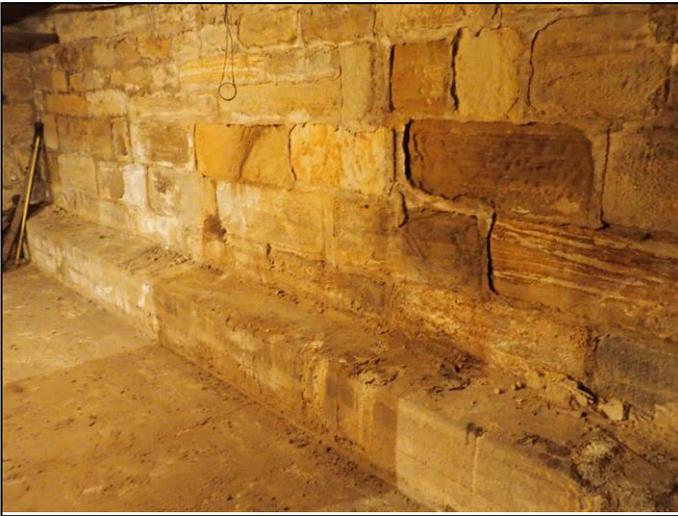
Typical framing of two-story building



Overview of basement



Overview of basement



Overview of deteriorated stone masonry



Close-up of deteriorated stones



Typical supplemental wood wall framing in basement



Typical supplemental adjustable post shoring in basement



Water-stained wood framing



Stair-step cracking in exterior CMU wall

4.3 ROOFING SYSTEM

4.3.1 SOUTHERN AND NORTHWESTERN ROOFS

The primary roofing system consisted of modified bitumen (Mod-Bit) roofing over the two-story structure and at the northwest corner of the building. The roof sloped from the high end along the south roof edge to the low end along the north roof edge. Stormwater flows to gutters and downspouts along the north roof edges. The roof was in fair to poor condition, with cracked asphalt throughout.

- Prior patch repairs were located throughout the roof. Some repairs had split or reopened.
- Several clay coping tiles along the parapet were cracked. Sealant had been placed along joints between tiles and in cracks, which had deteriorated.
- Sealant at roof penetrations had deteriorated.
- The west side of the roof directs stormwater to a single standard-sized downspout.

RECOMMENDATIONS

- Remove and replace the mod-bit roof with new membrane roofing.
- Replace damaged coping tiles, and reseal joints.
- Remove gutters and downspouts and install appropriately sized components.



Overview of roof, looking south



Overview of roof, looking northwest



Gutter and downspout along north roof edge



Prior patch repairs



Cracked sealant



Cracked coping tile and deteriorated sealant



Deteriorated sealant at roof penetration

4.3.2 NORTHEASTERN ROOF

The roof at the northeast corner of the building consisted of an ethylene propylene diene monomer (EPDM) roofing system. The roof sloped from the high end along the west roof edge to the low end along the east roof edge. Stormwater from there flows to a gutter and downspouts located along the east roof edge. The roofing membrane was in good overall condition.

- The east side of the roof directs stormwater to a single standard-sized downspout.

RECOMMENDATIONS

- Remove gutter and downspout and install appropriately-sized components.



Overview of northeastern roof



Typical condition of northeastern roof



Gutter along east roof edge

4.4 ACCESSIBILITY

Much of the first-story of the building, including publicly accessible areas, is located on a single level. The only access to the second story is by two staircases.

- No elevator is present to provide accessibility to the second-story.

RECOMMENDATIONS

- Consider installing an elevator to provide better accessibility.



Staircase on the west side of the building



Staircase on the east side of the building

5.0 FEASIBILITY ANALYSIS

This section describes the possible reuses for the Old Bridge Brewing Facility. Beginning with a discussion of the potential use categories, the financial evaluation methodology is then described, followed by a site evaluation.

5.1 PROPERTY DESCRIPTION

Location Significance	W Main Street near riverfront and several blocks from downtown
On-Site Amenities	Façade in good condition Riverfront access
Surrounding Amenities	Two grocery stores Muskingum River Twin City Opera House Several local restaurants
Potential Obstacles	Immediate surrounding area lacks other attractive uses Unattractive street frontage

5.2 ANALYSIS

The proforma estimated a total project cost of \$409,400 (broken down into the rehabilitation cost of \$155,000s, acquisition cost of \$225,000, and finishing cost of \$29,400). With a post-project value of \$275,000, a 75% loan-to-value ratio yields financing of \$206,250, resulting in a needed equity investment of \$203,150. The project yields a net present value (NPV) after ten years of \$364,073 and an internal rate of return (IRR) of 26 percent. Despite the anticipated performance of the investment, the required equity may prove an impediment to finding a suitable buyer, and a public subsidy may be required to make the project feasible.

5.3 USE NARRATIVES

The 2019 pandemic made many aware of the importance of their health while it wasn't safe to go to the gym. That led to a rise in the "green exercise" movement, where people chose to exercise outdoors instead of indoors. Interest in hiking is now at an all-time high, and the popularity of other outdoor activities, such as cycling and running, has also increased.¹

8.1 million more Americans went hiking in 2020 compared to 2019, according to the Outdoor Foundation, the philanthropic wing of the Outdoor Industry Association. 7.9 million more went camping in 2020 than the year before, and 3.4 million more participated in freshwater fishing. Overall, inactivity declined for most age groups and across all income levels. There was a 52.9% surge in outdoor participation, from 50.5% in 2018 to 50.7% in 2019.²

¹ <https://fortune.com/2021/12/19/green-exercise-hiking-cycling-outdoor-workouts/>

² <https://www.dailysabah.com/life/health/outdoor-activities-boom-in-us-amid-covid-19-pandemic>

The increase in outdoor activities can be a positive for McConnellsville since it is a gateway into Appalachia. A focus on outdoor recreation can create new jobs in businesses that rent out bicycles and other gear, sell camping equipment, or offer excursions. To further serve tourists and residents alike, support businesses such as coffee shops, restaurants, and urgent care centers. Since McConnellsville already has a great downtown and outdoor resources, the city can draw in visitors and supply employment to residents with this new diversity of businesses and some directed marketing.

5.3.1 RETAIL

The COVID-19 pandemic changed how retailers of all sizes had to operate. While retailers are still an essential part of any town's economy, allowing for a more diverse set of retail spaces will help McConnellsville stay resilient throughout the ebbs and flows of the economy. Examples of diverse retailers include bike shops (see Figure 1), print-on-demand and shipping, and day spas. Other ways to bolster retail storefronts are to add new bike racks, bike lanes, and benches, hold special events where the retailers stay open longer, and create new business incubators that include retail shops.



Figure 1 - An example of a local bicycle dealer. The upper floors of the building are condominiums. Image: Kyle Johnson, Orange Door Creative.

Potential Reuse Examples	OBSERVATIONS/ANALYSIS Six-story structure – 1 st and 2 nd floors Boutique clothing, vintage shop, record store, jewelers OBSERVATIONS/ANALYSIS Upper floors n/a
	OBSERVATIONS/ANALYSIS Four-story structure – 1 st and 2 nd floors Drop-shipping, hardware store, bookstore, phone retailer, toy store, laundromat/dry cleaner OBSERVATIONS/ANALYSIS Upper floors n/a
	OBSERVATIONS/ANALYSIS Three-story structure – 1 st floor Florist/plant shop, stationery, print-on-demand, paint your own pottery, home décor OBSERVATIONS/ANALYSIS Upper floors n/a

5.3.2 DINING

In the wake of COVID-19, perhaps no other type of business changed as much as restaurants and bars. The industry pivoted to delivery and take-out services, new menus, and outdoor dining to keep its doors open (see Figure 2). Regulatory flexibility will be essential so restaurants can continue to operate and protect public health in the future. Ways to support the dining industry include free public events, performances, and activities. Welcoming immigrant communities can lead to the opening of a wide variety of dining options. To bolster late-night dining services and keep everyone safe, towns could encourage residents to become rideshare drivers, utilize ridesharing, or both.



Figure 2 - A vegan/GF bakery offers dine-in or take-out options and catering services. The upper floors of the building include rental apartments. Image: Kyle Johnson, Orange Door Creative.

Potential Reuse Examples	OBSERVATIONS/ANALYSIS Six-story structure – 1 st and 2 nd floors Café, catering, shared kitchen OBSERVATIONS/ANALYSIS Upper floors n/a
	OBSERVATIONS/ANALYSIS Four-story structure – 1 st and 2 nd floors Restaurant/bar, bakery, indoor farmer’s market, distillery OBSERVATIONS/ANALYSIS Upper floors n/a
	OBSERVATIONS/ANALYSIS Three-story structure – 1st floor Café, juice bar, ice cream shop OBSERVATIONS/ANALYSIS Upper floors n/a

5.3.3 ENTERTAINMENT

Entertainment options draw customers beyond typical business hours and help add to the local economy. Entertainment options rising in popularity are innovative businesses like bars with ax throwing, cat cafes that house rescue organizations, and arcades that include indoor mini-golf (see Figure 2). The option to socially distance while enjoying entertainment is also attractive to many. To get people outside, towns can change the purpose of public spaces. Currently, most public space nationwide is dedicated to parking, not parks.⁴ Parks can even be small “pocket parks” and still provide a valuable outdoor space for local businesses. Pocket parks within McConnelsville would greatly complement the vast outdoor resources available for residents who want to enjoy being outside but engage in more “passive” recreation choices.



Figure 3 - An entertainment venue that includes dining, video games, and mini-golf with an IT firm on the upper floors. Image: Kyle Johnson, Orange Door Creative.

Potential Reuse Examples	OBSERVATIONS/ANALYSIS Six-story structure – 1 st and 2 nd floors Arcade, cat café
	OBSERVATIONS/ANALYSIS Upper floors Hotel
Potential Reuse Examples	OBSERVATIONS/ANALYSIS Four-story structure – 1 st and 2 nd floors Ax throwing, craft brewery, indoor mini-golf
	OBSERVATIONS/ANALYSIS Upper floors Hotel

OBSERVATIONS/ANALYSIS Three-story structure – 1st floor
Arcade, cat café, craft brewery

OBSERVATIONS/ANALYSIS Upper floors
Hotel

5.3.4 HEALTHCARE

Healthcare has come to mean many things in recent years. For some, healthcare is access to affordable and quick services such as urgent care facilities and doctor’s clinics. For others, it is a safe community where seniors can live, or children can grow in an educational setting while their parents work (see Figure 4). And in many neighborhoods, residents need access to fresh and healthy foods in a convenient location, such as a local greengrocer. All these needs can be met in a small-town environment. Town centers can be ideal for these businesses because they are centrally located, have ample parking, and allow users to be integrated into a vibrant part of their town’s social life.



Figure 4 - A former downtown hotel now houses a senior living facility. The first floor contains several co-working and shared meeting spaces. Image: Kyle Johnson, Orange Door Creative.

Potential Reuse Examples	OBSERVATIONS/ANALYSIS Six-story structure – 1 st and 2 nd floors
	Pilates studio, doctor’s offices, chiropractor’s offices, personal trainers, dispensaries, daycare
	OBSERVATIONS/ANALYSIS Upper floors
	Senior living
	OBSERVATIONS/ANALYSIS Four-story structure – 1 st and 2 nd floors
	Yoga studio, pharmacy, veterinarian’s office, gym, clinic/urgent care, martial arts studio, dispensary
	OBSERVATIONS/ANALYSIS Upper floors
	Senior living
	OBSERVATIONS/ANALYSIS Three-story structure – 1st floor
Pharmacy, martial arts studio, dispensary, doctor’s offices, chiropractor’s offices	
OBSERVATIONS/ANALYSIS Upper floors	
Senior living	

5.3.5 PROFESSIONAL SERVICES

Professional and consulting services are ideally suited for small-town environments (see Figure 5). They are often quiet, with a steady flow of customers, and do not need excessive amounts of parking. Employees of those businesses can frequent each other, such as the insurance agent who eats lunch at the local deli and picks up their dry cleaning on the way home. These businesses also attract visitors who may visit several offices and shops during one trip to the area. Lastly, professional offices often do not require renovations to existing buildings as extensive as other uses like restaurants. The rise in demand for business incubators and co-working spaces could be met in the available storefronts in McConnellsville. Other more modern businesses include pet grooming, technology repair, and – while historically shunned in many downtowns but now making inroads – tattoo studios.



Figure 5 - An attorney's office occupies this historic building's first floor while rental apartments are above.
Image: Kyle Johnson, Orange Door Creative.

Potential Reuse Examples	<p>OBSERVATIONS/ANALYSIS Six-story structure – 1st and 2nd floors</p> <p>Financial adviser, insurance agent, IT consulting, tech repairs, consulting office, co-working space, career/life coaching, photography studio, tattoo studio, event planning, tax services, architecture & interiors, pet grooming, house cleaning, attorney, virtual assistant</p> <p>OBSERVATIONS/ANALYSIS Upper floors</p> <p>Hotel</p>
	<p>OBSERVATIONS/ANALYSIS Four-story structure – 1st and 2nd floors</p> <p>Financial adviser, salon/barber, banking, insurance agent, IT consulting, tech repair, consulting office, travel agent, marketing/PR, tattoo studio, real estate office, event planning, tax services, architecture & interiors, construction services, attorney</p> <p>OBSERVATIONS/ANALYSIS Upper floors</p> <p>Hotel</p>
	<p>OBSERVATIONS/ANALYSIS Three-story structure – 1st floor</p> <p>Financial adviser, salon/barber, banking, insurance agent, IT consulting, tech repair, consulting office, travel agent, marketing/PR, tattoo studio, real estate office, event planning, tax services, architecture & interiors, construction services, attorney</p>

OBSERVATIONS/ANALYSIS Upper floors
Short-term rentals, Airbnb/VRBO

5.3.6 ARTS, CULTURE, & EDUCATION

COVID-19 put a temporary damper on the rapid growth of the arts, culture, and education industries, but they are experiencing a comeback. Town centers have traditionally housed art galleries, museums, and libraries, which will continue to be needed in the future for the cultural enrichment of our communities (see Figure 6). Another art and education industry member that has taken off is “makerspaces,” where the public can access shared tools and technology to create and sell their innovations. Related to makerspaces are trade school annexes, shared kitchen facilities for caterers, artist collectives and residencies, craft events, and pop-up art installations.



Figure 6 - A framing shop on the same block as the local civic theater hosts an art gallery with residences on its upper floor. Image: Kyle Johnson, Orange Door Creative.

Potential Reuse Examples	OBSERVATIONS/ANALYSIS Six-story structure – 1 st and 2 nd floors Trade school annex, craft collective, tutoring
	OBSERVATIONS/ANALYSIS Upper floors Makerspace, artist’s collective/residency, museum
	OBSERVATIONS/ANALYSIS Four-story – 1 st and 2 nd floors Library annex, art gallery

OBSERVATIONS/ANALYSIS	Upper floors Makerspace, artist’s collective/residency, museum
OBSERVATIONS/ANALYSIS	Three-story structure – 1 st and 2 nd floors Library annex, art gallery
OBSERVATIONS/ANALYSIS	Upper floors Makerspace, artist’s collective/residency, museum

5.3.7 CIVIC

Locating civic uses and public spaces downtown increases accessibility, thereby increasing the foot traffic that keeps the area lively and growing. As cities recover from the pandemic, they can help confront challenges, such as economic and environmental challenges, while investing in the future. One way to do that is to invest in public spaces. When municipalities implement [changes](#) that make their streets, sidewalks, and other public spaces more equitable, inclusive, and accessible, they experience benefits such as decreased crime and increased tax revenues.⁵ Civic functions well-suited to downtown locations are visitors’ bureaus, municipal office annexes, “cop shops,” and outposts for local political representatives (see Figure 7).



Figure 7 - Residences in a historic building are above a local visitor’s bureau and construction company office. Image: Kyle Johnson, Orange Door Creative.

Potential Reuse Examples	OBSERVATIONS/ANALYSIS Six-story structure – 1 st and 2 nd floors Municipal office annex, political representative’s local office OBSERVATIONS/ANALYSIS Upper floors n/a
	OBSERVATIONS/ANALYSIS Four-story – 1 st and 2 nd floors Municipal office annex, political representative’s local office, cop shop, community center OBSERVATIONS/ANALYSIS Upper floors n/a
	OBSERVATIONS/ANALYSIS Three-story structure – 1 st and 2 nd floors Municipal office annex, political representative’s local office, cop shop, community center OBSERVATIONS/ANALYSIS Upper floors n/a

5.3.8 RESIDENTIAL

“Residential infill development” is when new housing is located on vacant or underutilized land in previously developed areas, such as town centers.⁶ Residential units are ideal for the upper stories of existing buildings. The unique size and character of these buildings can allow for various housing types to be in the more dense and walkable environments that are in demand from residents of all ages (see Figure 8). While the young may be attracted to the area’s restaurants and shopping, the middle-aged may like the convenience of living near their job, and seniors may appreciate access to their social network and local services. Some towns may also discover an unmet need for short-term and vacation rentals, and residential units near outdoor recreation are perfect ways to meet those needs.



Figure 8 - Historic structures can provide opportunities for unique residential units. Image: Kyle Johnson, Orange Door Creative.

Potential Reuse Examples	OBSERVATIONS/ANALYSIS Six-story structure – 1 st and 2 nd floors n/a
	OBSERVATIONS/ANALYSIS Upper floors Multi-unit residential, short-term rentals, Airbnb/VRBO
	OBSERVATIONS/ANALYSIS Four-story – 1 st and 2 nd floors n/a
	OBSERVATIONS/ANALYSIS Upper floors Multi-unit residential, short-term rentals, Airbnb/VRBO
	OBSERVATIONS/ANALYSIS Three-story – 1 st and 2 nd floors n/a
	OBSERVATIONS/ANALYSIS Upper floors Multi-unit residential, short-term rentals, Airbnb/VRBO

6.0 SUPPLEMENTAL TABLE - USES

General reuse categories include retail, dining, entertainment, healthcare, professional services, arts, culture, education, civic, and residential. Detailed examples of each general use are listed below and are assumed to be part of a mixed-use environment.

6.1 RETAIL/PERSONAL SERVICES

- Boutique clothing
- Florist / Plants
- Paint your own pottery
- Home décor
- Vintage shop
- Record shop
- Bookstore
- Phone retailer
- Jewelers
- Toy store
- Bike shop
- Drop-shipping
- Stationery
- Laundromat or Dry cleaner
- Hardware store
- Print-on-demand and/or shipping

6.2 DINING

- Distillery
- Restaurant / Bar
- Café
- Bakery
- Juice bar
- Catering
- Shared kitchen
- Ice cream shop
- Farmer's Market

6.3 ENTERTAINMENT

- Ax throwing
- Craft brewery
- Indoor mini-golf
- Arcade
- Cat café
- Hotel

6.4 HEALTHCARE

- Yoga studio
- Pilates studio
- Doctor's office
- Chiropractor's office
- Pharmacy
- Veterinarian's office
- Gym
- Personal trainer
- Senior center
- Clinic / Urgent care
- Martial arts studio
- Dispensaries
- Daycare

6.5 PROFESSIONAL SERVICES

- Financial adviser
- Hair/nail salon or barber
- Banking
- Insurance agent
- IT consulting
- Tech repair
- Consulting office
- Travel agent
- Co-working space
- Career/life coaching
- Photography studio
- Marketing / PR
- Tattoo studio
- Real estate office
- Event planning
- Attorney
- Tax services
- Architecture & interiors
- Bed & breakfast
- Hospitality
- Pet grooming
- House cleaning
- Construction services
- Virtual assistant

6.6 ARTS, CULTURE, & EDUCATION

- Trade school annex
- Library annex
- Library annex
makerspace
- Makerspace
- Artist's collective /
residency / studio
- Craft collective
- Tutoring
- Art gallery
- Museum

6.7 CIVIC

- Visitor's Bureau
- Municipal office
annex
- Cop shop
- Political
representative's local
office
- Community center

6.8 RESIDENTIAL

- Multi-unit apartment
complex
- Short-term rentals
- Airbnb/VRBO

7.0 MARKET RATE ANALYSIS

A rental market analysis was conducted by comparing listings for buildings of similar use nearby. Rental market rates were recorded in January 2023.

7.1 NON-RESIDENTIAL BUILDINGS

Link	Location	Use	Condition/Building Class	Size	Rate	Evaluation
https://www.loopnet.com/Listing/48-Olive-St-Caldwell-OH/26567401/	Caldwell	Office	C	2,400 SF	\$94	\$224,900
https://www.loopnet.com/Listing/1920-Main-St-Stockport-OH/26478599/	Stockport	Restaurant	C	2200 SF	\$50	\$110,000
https://www.loopnet.com/Listing/3897-Righteous-Ridge-Rd-Waterford-OH/25342500/	Waterford	Office	C	2,000 SF	\$88	\$175,000
https://www.loopnet.com/Listing/7529-East-Pike-Norwich-OH/26562656/	Norwich	Retail	C	4,800 SF	\$93	\$445,000
https://www.loopnet.com/Listing/217-Union-Marietta-OH/25342540/	Marietta	Industrial	B	23,680 Sf	\$9	\$210,000
https://www.loopnet.com/Listing/170-Front-St-Marietta-OH/27014918/	Marietta	Retail	C	6,236 SF	\$144	\$900,000
https://www.loopnet.com/Listing/212-Putnam-St-Marietta-OH/25342547/	Marietta	Retail	C	16,916 SF	\$11	\$190,000
https://www.loopnet.com/Listing/100-N-Chester-St-New-Cumberland-WV/26005434/	New Cumberland	Retail	C	6,018 SF	\$30	\$180,000
https://www.loopnet.com/Listing/214-8th-St-Parkersburg-WV/26764084/	Parkersburg	Office	B	10,158 SF	\$25	\$249,900

8.0 CLOSING COMMENTS

This report provides an overview of the condition of the major systems and components in the building and on the property. We trust this information is of value. American Structurepoint would be pleased to advise and assist with any questions regarding any of our recommendations. Should you have any questions, please do not hesitate to contact us.

Please see the attached appendices for additional information referenced in this report. A statement of qualifications has also been included for your reference.

Sincerely,

American Structurepoint, Inc.,



Andy Clemens, PE, SE
Project Development Director
Investigative Services