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## MEMORANDUM

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**DATE:** November 30, 2023

**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: 21 to 45 West Columbus Street Building Evaluation**

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### Overview

The building at 21 to 45 West Columbus Street is a contributing building to the Nelsonville Historic District, a collection of mid-to-late 19th century mixed-use buildings that surround and extend out from the Village's historic public square. These buildings reflect the history of Nelsonville, which is distinct for being one of the most intact examples of an original Ohio settlement. 21 to 45 West Columbus was constructed in 1896, and has had a variety of uses throughout its history. The building has been owned by the same family for approximately 50 years with retail on first floor and apartments above. However, in recent years, prior to the current owner taking possession, the building has fallen victim to deferred maintenance, and is likely in need of several critical repairs.

The Owner of the building at 21 to 45 West Columbus would like to make the necessary structural improvements to the structure to protect the building and extend its expected useful life. He is concerned that the building's deferred maintenance may jeopardize the structural integrity of the building. This project would evaluate the existing conditions of the building and assess the extent and cost of the expected required repairs. The project has community support from the City of Nelsonville.

21 to 45 West Columbus Street is located within Opportunity Zone #9728, and is thus eligible for technical assistance under the RISE Ohio program. After consultation with the building owner and the City of Nelsonville, the technical assistance Buckeye Hills Regional Council proposes for American Structurepoint to provide for the owner of 21 to 45 West Columbus Street will include:

1. A detailed report of current building conditions

This assistance described above will allow the owner of 21 to 45 West Columbus to better understand the structural needs of the building so that improvements can be made. 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 21 to 45 West Columbus to identify recommended building and accessibility improvements
- Review overall structural condition, basement concerns, masonry distress, as well as building envelope, including windows, façade, and roofing, and derive high-level cost estimates for improvements

## **Scope of Work**

### **Phase 1 – Analyzing 21 to 45 West Columbus Street**

- Objective: The analysis will examine the estimated costs of the recommended physical improvements to 21 to 45 West Columbus Street.
- Phase One Milestones:
  1. Physical assessment of 21 to 45 West Columbus Street: Our assessment will include one site visit to document items whose repair will extend the expected useful life of the building. Our assessment will include our findings and recommendations, relating to building façade, roofing, reported basement flooding, any uneven floors, and ADA accessibility. 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 21 to 45 West Columbus Street Structural Improvements**

- Objective: The in-depth analysis further studies the opportunities and constraints of the 21 to 45 West Columbus Street structural preservation 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 market rate final tenant fit-out.

### **Phase 3 – Final Recommendation of 21 to 45 West Columbus Street Improvements**

- Objective: The final phase considers the comprehensive findings of the previous phases and provides the final report and presentation with recommendations for 21 to 45 West Columbus Street.
- Phase Three Deliverables:
  1. Final report to act as a guide for the 21 to 45 West Columbus Street rehabilitation, incorporating Phase 1 and 2 milestones. Any notable project risks will be shared, as per good business practice.

## **Budget**

It is anticipated that the services described above will be approximately **\$12,500**. 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 \$12,500, Buckeye Hills Regional Council and American Structurepoint will justify the need for additional resources in writing.

# JSR RENTALS, LLC BUILDING EVALUATION

21 to 45 West Columbus Street, Nelsonville, Ohio  
American Structurepoint Project No. 202200371, Phase 1200  
March 10, 2023



## PREPARED FOR:

Buckeye Hills Regional Council  
c/o Kate Perani  
1400 Pike Street  
Marietta, Ohio 45750

## PREPARED BY:

Andy Clemens, PE, SE  
Project Development Director  
American Structurepoint  
Investigative Services

TEL 855 822 1966  
WEB [www.structurepoint.com](http://www.structurepoint.com)



AMERICAN  
**STRUCTUREPOINT**  
INC.

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## EXECUTIVE SUMMARY

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The two-story building with basement is nearly fully utilized. The street-facing first-story tenant spaces consisted of five commercial spaces and one residential apartment. The rear of the first story and the entire second story were dedicated to residential apartments.

The building is in good condition overall with some recommendations for repairs. The exterior masonry is in good condition with recommendations to remove cementitious mortars and repoint deteriorated mortar. Much of the structure is in good condition with few repair recommendations. The membrane roofing was in fair condition overall, and had recently been coated to extend its useful life; however, several repairs to the roof are recommended to correct deficiencies that could result in leaks, including closing open chimneys and closing loose membrane edges. The front of the first story is generally ADA accessible; however, installing ramps along rear entrances is recommended. Installing a backflow preventer and closing the open sewer pipe will help to prevent backups into the basement.

### RECOMMENDATION FOR ADDITIONAL ASSESSMENT

There are no recommendations for additional assessments at this time.

# INTRODUCTION

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## PURPOSE

The building at 21 to 45 West Columbus Street is a contributing building to the Nelsonville Historic District, a collection of mid-to-late 19th century mixed-use buildings that surround and extend out from the Village's historic public square. These buildings reflect the history of Nelsonville, which is distinct for being one of the most intact examples of an original Ohio settlement. 21 to 45 West Columbus was constructed in 1896, and has had a variety of uses throughout its history. The building had been owned by the same family for approximately 50 years with retail on first floor and apartments above. However, in recent years, prior to the current owner taking possession, the building has fallen victim to deferred maintenance, and is likely in need of several critical repairs.

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This assistance described above will allow the owner of 21 to 45 West Columbus to better understand the structural needs of the building so that improvements can be made. Thus, this project achieves the goal of the RISE Ohio program by increasing Opportunity Zone investment opportunities within the Buckeye Hills Region.

### Scope of Work

#### Phase 1 – Analyzing 21 to 45 West Columbus Street

Objective: The analysis will examine the estimated costs of the recommended physical improvements to 21 to 45 West Columbus Street.

#### Phase One Milestones:

Physical assessment of 21 to 45 West Columbus Street: Our assessment will include one site visit to document items whose repair will extend the expected useful life of the building.

Our assessment will include our findings and recommendations, relating to building façade, roofing, reported basement flooding, any uneven floors, and ADA accessibility. 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 21 to 45 West Columbus Street Structural Improvements

Objective: The in-depth analysis further studies the opportunities and constraints of the 21 to 45 West Columbus Street structural preservation project. The analysis generates site specific recommendations for the type of improvements.

##### Phase Two Milestones:

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 market rate final tenant fit-out.

#### Phase 3 – Final Recommendation of 21 to 45 West Columbus Street Improvements

Objective: The final phase considers the comprehensive findings of the previous phases and provides the final report and presentation with recommendations for 21 to 45 West Columbus Street.

##### Phase Three Deliverables:

Final report to act as a guide for the 21 to 45 West Columbus Street rehabilitation, incorporating Phase 1 and 2 milestones. Any notable project risks will be shared, as per good business practice.

## OPINION OF PROBABLE COST

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The opinion of capital cost listed is for the repair or replacement of visible and accessible building system and component defects. These costs are based on approximate quantities and values. Not all areas of the building 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 of 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.

<b>Building System</b>	<b>Cost</b>
Architectural System	\$61,000
Structural System	\$7,000
Roofing System	\$53,000
Accessibility & Egress	\$6,000
Plumbing Systems	\$2,000
<b>TOTAL</b>	<b>\$127,000</b>

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



# BUILDING ASSESSMENT

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## ARCHITECTURAL SYSTEMS

The two-story structure fronts West Columbus Street and contains a mix of commercial and residential tenant spaces. All of the commercial spaces have street-facing storefronts on the first story.

## EXTERIOR ENCLOSURE

The exterior walls of the building are exposed, multi-wythe brick masonry bearing walls with stone accents. Entrances consist of storefront systems with large windows in wood- or anodized aluminum frames. The storefront of the street-facing, first-story residential apartment had been infilled and is clad in vinyl siding. Doors at the front entrances consist of either wood or aluminum with glass panels. Doors at the rear entrances to both first and second stories are vinyl. Windows along the front and sides of the building were typically double hung vinyl-framed with double panes. A few are single hung wood-framed windows with a single pane. The windows and doors at the rear of the building are typically surrounded by wood paneling.

The following was observed, regarding the exterior enclosure systems.

- Several areas of the brick masonry had been repaired by tuck pointing with incompatible cementitious mortars, which has caused some of the bricks to spall. Cementitious mortars prevent moisture from escaping the brick masonry and contribute to premature deterioration of individual bricks.
- The mortar had deteriorated in a few areas of the brick masonry.
- Previous repairs to the brick masonry and stone were observed in a few areas of the storefront.
- Above the storefront of the building, an area of the brick wall was observed to be bowing outwards.
- The wood, aluminum, and vinyl framed doors were all in good condition with little to no staining.
- The wood-framed windows were generally in fair condition, with minimal staining and deterioration. The gasket between the frame and pane was deteriorated in a few windows.
- The paint on the surface of the steel headers above the storefronts was peeling and flaking throughout.
- The stone lintels above the building's windows were in good condition, exhibiting light staining throughout.

*RECOMMENDATIONS*

- Repair brick masonry by removing incompatible mortar, tuck-pointing with a compatible mortar, and replacing deteriorated bricks.
- Re-align the bowing section of wall to vertical plumb.
- Apply sealant between window frames and panes to any areas of deteriorated gasket.
- Clean and re-paint the steel headers above the storefronts.



North elevation



Partial east elevation



Partial east elevation



Partial west elevation



Partial south elevation



Partial south elevation



Typical wood-clad storefront



Typical anodized aluminum storefront



Typical vinyl-clad residential apartment



Typical aluminum framed door



Typical wood framed door



Typical vinyl framed window



Typical vinyl framed windows



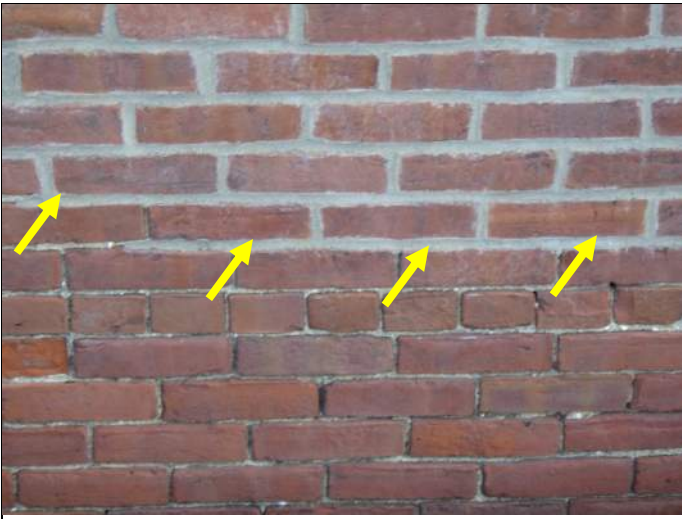
Typical vinyl framed windows



Typical wood framed windows and wood paneling



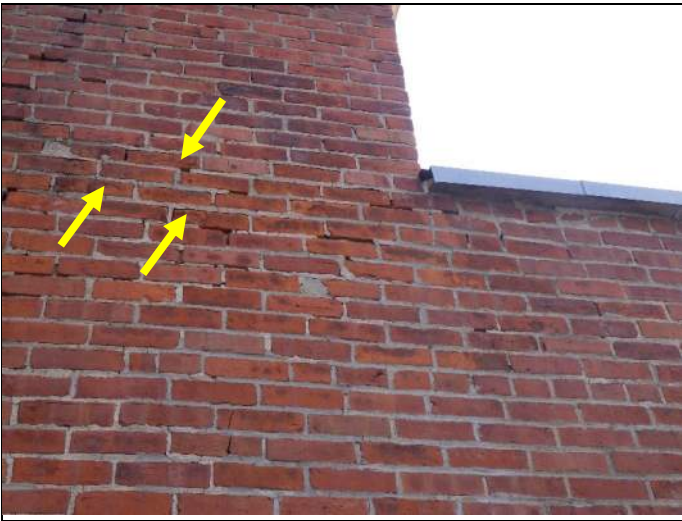
Typical wood paneling on rear elevation



Typical cementitious mortar



Typical cementitious mortar



Spalled brick at cementitious mortar



Mortar deterioration



Previous stone and brick repairs



Brick wall bowing out above storefront



Typical window condition



Typical stone and steel header above storefront



Typical stone lintel above window

## INTERIOR COMMON AREAS & FINISHES

Commercial spaces are primarily finished with painted gypsum board or plaster walls. Many ceilings consist of painted metal ceiling tiles. Flooring is primarily vinyl composition tile (VCT) and hardwood flooring.

Residential apartment walls consisted of painted gypsum board or plaster walls. Ceilings consisted of either painted gypsum board or acoustical ceiling tiles (ACT) set in suspended metal frames. Flooring is typically vinyl flooring or carpet.

The following was observed, regarding the interior common areas and finishes.

- Plaster wall finishes in some of the second-story residential apartments has deteriorated and paint was flaking from the walls.
- The ACTs of the suspended ceilings in some of the second-story residential apartments are stained or missing.

### *RECOMMENDATIONS*

- Resurface deteriorated plaster walls and repaint residential apartments.
- Replace stained and damaged acoustical tile ceilings in residential apartments.



Typical commercial space



Typical commercial space



First-story residential space



First-story residential space



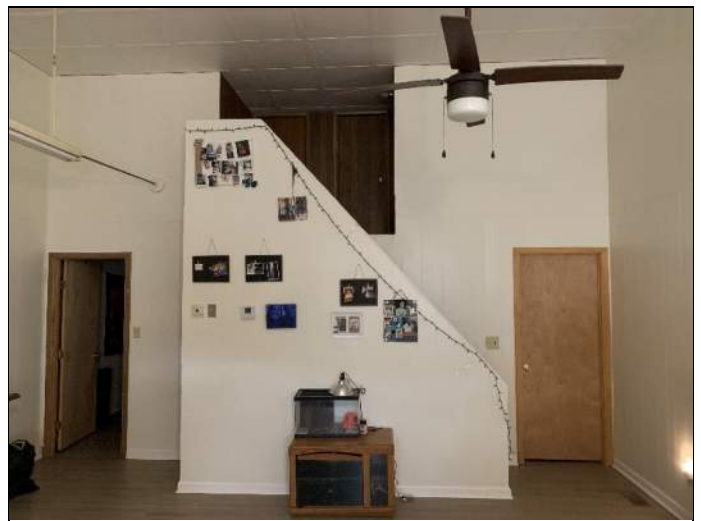
Second-story hallway



Second-story hallway



First-story residential apartment



First-story residential apartment





Second-story residential apartment



Second-story residential apartment



Wall condition at some residential apartments



Wall condition at some residential apartments



Ceiling condition at some residential apartments



Ceiling condition at some residential apartments

## STRUCTURAL SYSTEM

The primary load-bearing components of the building's structural system consist of floor and roof joists, which are supported by multi-wythe brick masonry bearing walls. Floor framing typically consists of wood floor joists and wood decking. Roof framing is hidden but is assumed to be comprised of wood roof rafters and wood decking. A basement is present below the structure that consists of stone masonry along exterior load-bearing walls and multi-wythe brick masonry along interior load-bearing walls. Basement floors are a mix of brick, star brick, and bare dirt. Some of the basement walls are covered with plaster. Supplemental support framing in the basement included wood posts, wood beams, adjustable steel posts, and steel beams. Interior, non-loadbearing partition walls are suspected to be wood-stud framing throughout the structure.

The following was observed, regarding the structural systems.

- Some deteriorated floor joists visible in the basement had been previously repaired by "sistering" with new joists. These supplemental joists appear to be inadequate for reinforcement and should be replaced with properly sized joists.
- Minor water stains were observed on the floor joists visible in the basement.
- Minor mortar deterioration was observed in the stone and brick masonry walls.

## RECOMMENDATIONS

- Tuck-point brick and stone masonry walls as needed. (Note that costs for brick masonry tuck-pointing are included in the Architectural System subtotal in our opinion of probable costs).
- Repair or replace deteriorated floor joists with appropriately sized sistered joists.



Overview of basement



Overview of basement



Overview of basement

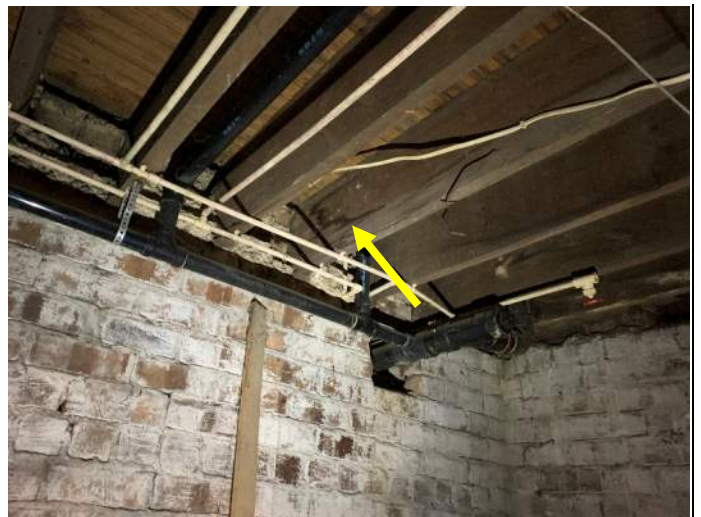


Typical floor joists supported by brick masonry



Typical floor joists supported by stone masonry

Floor joists "sistered" with new joists



Floor joists "sistered" with new joists

Minor water stains on floor joist



Typical stone masonry wall with plaster coating



Deterioration of stone masonry wall



Typical brick masonry wall



Deterioration of brick masonry wall



Typical brick floor



Typical star brick floor



Typical "dirt" floor

## ROOFING SYSTEM

The roof consisted of an ethylene propylene diene monomer (EPDM) roofing membrane of unknown age that had recently been sealed with a white, liquid-applied elastomeric roof coating. The roof was moderately sloped from north to south, such that storm water from the roof flows to a gutter and downspout system located along the south roof edge.

The following was observed, regarding the roofing.

- The edges of the EPDM membrane were loose or improperly overlapped at several locations.
- The parapet ends were often open, allowing storm water to enter the building envelope.
- No termination bars were used to fasten the roofing membrane to the underlying brick masonry at some locations, and the membrane had been adhered to the masonry.
- Some chimney crowns had deteriorated.
- The tops of several apparently obsolete chimneys were open.
- Some vent hoods were missing their caps and had been covered in EPDM roofing membrane.
- The skylights were in poor overall condition. Sealant along joints in skylights had deteriorated, several panes of glass had cracked, and the steel frames are corroded in some area.

## RECOMMENDATIONS

- Provide proper termination along the edges of the membrane roofing, including new flashing and termination bars.
- Cover open chimneys and replace deteriorated chimney crowns to prevent water infiltration.
- Install new vent hoods where they are missing.
- Replacing sealant may reduce water intrusion as a short term and ongoing repair; however, replacing deteriorated skylights is recommended to prevent long-term water intrusion.



Overview of roof looking northeast



Overview of roof looking west



Gutter along south roof edge



Gutter and downspout along south roof edge



Loose and improperly overlapped roofing



Loose roofing at parapet end



Open parapet end



Open parapet end



Membrane adhered to masonry



Membrane adhered to masonry



Deteriorated chimney crown



Absence of chimney flue caps

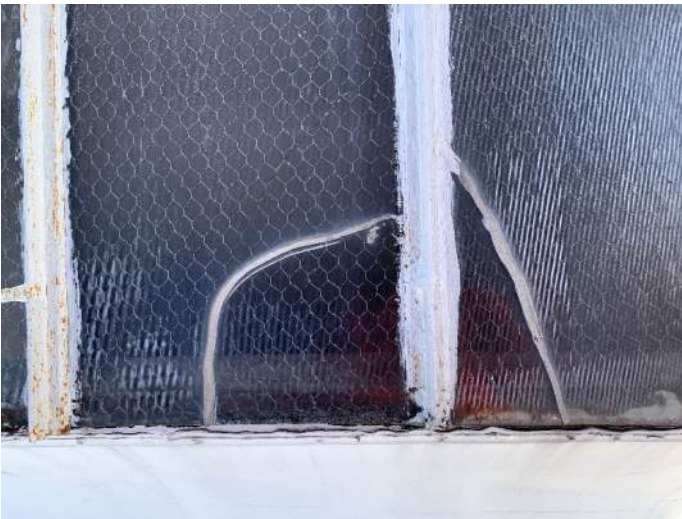




Vent missing hood covered with EPDM membrane



Deteriorated sealant along skylight joint



Cracked skylight glass



Condition of skylight

## ACCESSIBILITY & EGRESS

### BUILDING INTERIOR

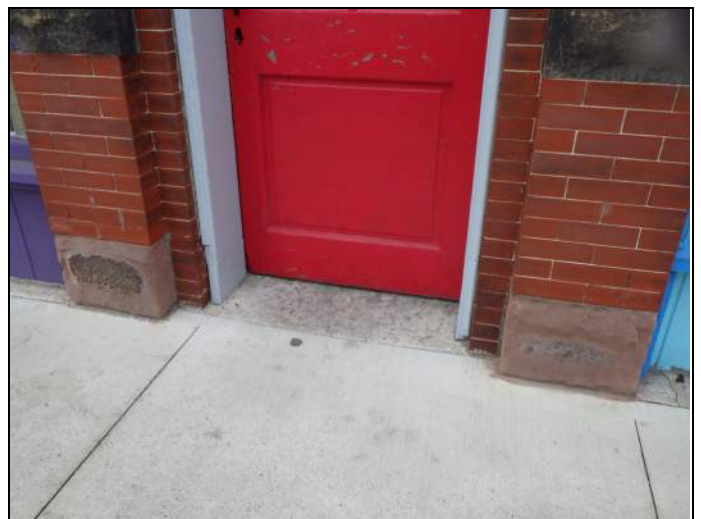
Access to the first story is provided by ground-level entrances along the front of the building that generally comply with ADA Accessibility requirements. First story entrances along the back of the building exceeded the maximum change in level and are not considered ADA accessible. The second story is only accessible by a staircase and is not ADA accessible.

### RECOMMENDATIONS

- Provide ADA accessible ramps at the rear first story entrances.



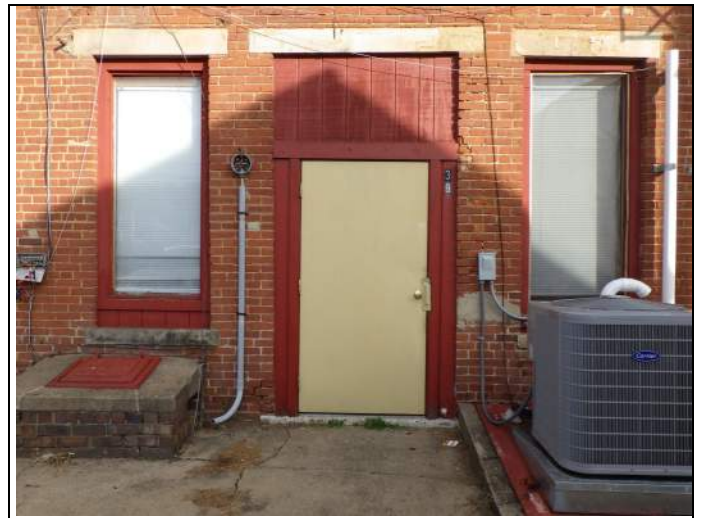
Typical first story front entrance



Typical first story front entrance



Typical first story rear entrance



Typical first story rear entrance

## PLUMBING SYSTEMS

### SANITARY WASTE SYSTEMS

The majority of the plumbing systems are not included in the scope of this project and were not evaluated. The specific issue of waste water backing up into the basement was discussed and is included in this report. A fitting was open where the waste water pipe emerges from the floor that a hose from a dehumidifier discharges into. Also, no backflow preventer valve was present to prevent sewage backup into the basement.

#### **RECOMMENDATIONS**

1. Provide proper drain for dehumidifier to discharge.
2. Install backflow preventer valve.



Waste water pipe with open fitting



Dehumidifier

## PROCEDURES, LIMITATIONS, AND ASSUMPTIONS

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American Structurepoint, Inc. conducted on-site evaluations of the properties to determine their condition as outlined above. We did not gain access to all areas, operate equipment, or perform any tests during our visit. The findings in our report are not based on a comprehensive engineering study, as we did not remove building materials to inspect the underlying structure, systems, or assemblies.

This report does not confirm the absence of asbestos, PCBs, toxic soils, mold, or other hazardous materials. If certification of these items is required, we recommend specialists in these areas be retained for detailed investigation and testing.

The assessment firm assumes no responsibility for any legal matters. It is assumed that the facility surveyed is controlled by the property representatives interviewed, and information thus gained regarding ownership, location, condition, etc., is factual.

All maps, descriptive materials, and data furnished to the assessment firm are assumed to be correct and adequate for inclusion in this report. Estimates and opinions furnished to the assessment firm by informed persons are assumed to be accurate and reasonable. This report is the client's property and will be used in connection with the purchase of the property. No other use is allowed without the written consent of the author.

Estimates of values contained herein for deferred maintenance, latent defects, upgrades, etc. (if any) are the opinions of the assessment firm, which assumes no liability for errors, facts, or judgments.

The assessment firm does not warrant their investigation has revealed all items of deferred maintenance, latent defects, etc., that exist within the project. The assessment firm does state; however, they have made a "best effort" to identify such items in the time available at the project site as they are consistent with their experience in the architectural and engineering business.

## CLOSING COMMENTS

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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.

Very Truly Yours,

American Structurepoint, Inc.,

A handwritten signature in blue ink that reads "Andy Clemens". The signature is written in a cursive style with a large initial "A" and "C".

Andy Clemens, PE, SE  
Project Development Director  
Investigative Services