



City Hall, 209 S. Main Street  
Marysville, Ohio 43040-1641  
(937) 645-7350  
FAX (937) 645-7352  
www.marysvilleohio.org

**DESIGN REVIEW BOARD  
SPECIAL MEETING  
AGENDA  
Thursday, August 18, 2016, 6:30 p.m.  
Council Chambers, 209 S. Main Street, 2<sup>nd</sup> Floor**

**CALL MEETING TO ORDER:**

Time In: \_\_\_\_\_

**ROLL CALL:**

Scot Draughn \_\_\_      Pete Griffin \_\_\_      Tim Schacht \_\_\_      Melissa Marino \_\_\_  
Chris Runyan \_\_\_      Virginia Golan \_\_\_      Ed Mickelson \_\_\_

**CITIZEN COMMENTS:**

**ADMINISTRATION COMMENTS:**

**NEW BUSINESS:**

1. Certificate of Appropriateness in the Historic Design Review District: An application to demolish the existing structure located at 238 West 6<sup>th</sup> Street.

Historical Significance      Yes \_\_\_ No \_\_\_  
Economical Use      Yes \_\_\_ No \_\_\_  
Deterioration beyond repair      Yes \_\_\_ No \_\_\_

Motion By: \_\_\_\_\_ Vote: \_\_\_\_\_  
Conditions: \_\_\_\_\_

**COMMENTS OF INDIVIDUAL BOARD MEMBERS:**

Pete Griffin  
Virginia Golan  
Tim Schacht  
Chris Runyan  
Ed Mickelson  
Melissa Marino  
Scot Draughn

**ADJOURNMENT:**

Time Out: \_\_\_\_\_



Engineering, Planning and Zoning  
City Hall, 209 South Main Street  
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www.marysvilleohio.org

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August 11, 2016

To: City of Marysville  
Design Review Board

From: Chad Flowers  
City Planner

**RE: Planning Staff Report – 238 W. Sixth Street**

An **Application for Certificate of Appropriateness in the Historic Design Review District** to permit the demolition of existing structures at 238 W Sixth Street.

**Applicant:** James G. Mitchell, M+A Architects  
775 Yard Street, Suite 325  
Columbus, Oh 43212

**Owners:** Union County Commissioners  
233 W. Sixth Street  
Marysville, Ohio 43040

**PROJECT HISTORY:**

The applicant is proposing to demolish the existing structure located at 238 W Sixth Street.

In your Design Review Board packet, you will find a report provided by the applicant regarding the historical significance or non-significance, a letter from the commissioners discussing alternative uses by a governmental and/or nonprofit organization. A report from the Union County Historical Society related to the existing structure and its historical significance will be forwarded to the board when completed. This report should be provided a day or two prior to the meeting.

**PLANNING & ZONING STAFF ANALYSIS:**

**PURPOSE**

Chapter 1136 of the zoning code discusses the Historic Design Review District. Code section 1136.02 Purpose, states:

### 1136.02 Purpose

The purpose of the Historic Uptown Marysville Design Review District is to maintain and enhance the distinctive character of the community's historic area(s) by safeguarding the exterior architectural integrity of the various period structures and other historic features within the Design Review District thereby promoting the public health, safety, and welfare of the residents and visitors to the community.'

### **INTENT**

Chapter 1136.03 discusses the intent of the Historic Design Review District. Code section 1136.03, states:

#### 1136.03 Intent

The intent of the Historic Design Review District(s) and Landmarks(s) is to:

- (a) Create a unique overlay district which protects a historically significant area which includes multiple zoning districts. This means that the requirements of this chapter must be met in addition to the established requirements of the underlying use districts.
- (b) Provide a process of architectural review in reference to historic preservation criteria which would also guide, support and encourage new construction which would be compatible with historic structures.
- (c) Promote, preserve, and enhance the historic integrity and special features of the District.

The intent of the Historic Design Review District is to protect buildings, structures and properties in the historically significant area of the city. The city's Planning Commission and City Council have determined and adopted the boundary map that defines the Historic Uptown District. It is the intent of the code to maintain the character of this district as to not lose the aesthetic features and characteristics that make the historic district unique.

All new development that occurs within the historic district is required to adhere to the Design Guidelines for Historic Uptown. These guidelines and standards establish minimum requirements with regard to design details and architectural features as well as the types and quantities of decorative building materials required on new construction, additions and redevelopment projects. It is important to note that these standards are relatively new and that older buildings and/or developments within the city may have been developed or constructed prior to these requirements.

### **DEMOLITION**

For the demolition of structures located within the Historic Uptown Marysville Design Review District, there is a list of specific criteria under Section 1136.13 of the Planning Code which the Board needs to consider while making a determination as to whether or not a structure should be removed from the inventory of buildings in the Historic Uptown Marysville Design Review District.

Following is Section 1136.13 of the Planning and Zoning Code which lists the criteria for the Board to consider:

### **1136.13 DEMOLITION OF STRUCTURES.**

*The last alternative for a determined historically significant structure is demolition. In cases where an applicant applies for a Certificate of Appropriateness to demolish a structure within the District, the Board shall conduct a thorough investigation of the application for demolition and shall authorize a Certificate of Appropriateness only when (a) and either (b) or (c) below are satisfied:*

- (a) *Historical Significance.* *The architectural and historic significance of a structure to the character of the District shall be determined by the Board. In addition to the submittal requirements for a Certificate of Appropriateness in Section 1136.10, the applicant is required to include with the application a report or testimony from a historic preservation professional, architect, and/or consultant which verifies the historical significance or non-significance of the proposed structure to be demolished; and, verifies the applicant has considered alternative historical uses of the structure including the preservation of the structure by a governmental or non-profit organization.*

*When the Zoning Inspector receives a Certificate of Appropriateness application for demolition of a structure in the District, the application shall be forwarded to the Union County Historical Society. Within twenty (20) days of sending the application to the Historical Society, the Historical Society shall provide information to the Board verifying any architectural or historic significance of the structure. The review may also include recommendations on alternative uses that may preserve the structure. Reasonable extensions may be given if the Historical Society requests them based on the need for additional research.*

*The Board shall make its determination after considering the following:*

- (1) *No Significance.* *If the Board finds the structure to have no architectural or historic significance based on its investigation outlined above, the Board may proceed with reviewing the application for demolition.*
- (2) *Significance.* *If the Board finds the structure to have architectural or historic significance based on its investigation outlined above, the Board shall not approve the demolition unless (b) or (c) are satisfied.*
- (b) *Economic Use.* *There exists no reasonable economic use for the structure as it exists or as it might be restored, and that there exists no feasible and prudent alternative to demolition as determined by the Board. The Board may hire an Architect, engineer, or professional consultant to provide an independent report to the Board verifying the economic use of the structure as outlined above. The applicant shall be required to pay for the expense of hiring the architect, engineer, or professional consultant and shall permit access to the structure.*
- (c) *Deterioration.* *Deterioration has progressed to the point where it is not economically feasible to restore the structure as determined by the Board. The Board may hire an architect, engineer, or professional consultant to provide an Independent report to the Board verifying the economic feasibility to restore the structure as outlined above. The applicant shall be required to pay for the*

*expense of hiring the architect, engineer, or professional consultant and shall permit access to the structure.*

(d) *Preservation of Historic Materials.* *If the applicant satisfies the criteria above to demolish a structure in the District and the Board decides to approve the demolition, the Board may conditionally approve the demolition with the following conditions:*

- (1) *Pictures.* *The applicant shall permit the Union County Historical Society to take interior and exterior pictures of the structure prior to demolition.*
- (2) *Preserving Features of Structure.* *The applicant shall permit the Union County Historical Society to inspect the structure's interior and exterior to determine any features or items of architectural or historic significance. If the applicant intends to demolish the features or items of architectural or historic significance, the applicant shall permit the Union County Historical Society at the Union County Historical Society's expense to arrange for the removal of the features or items.*
- (3) *Landscaping and Grading.* *If a new structure is not constructed on the property after the demolition, the applicant shall re-grade the property and install sufficient ground cover and landscaping as determined appropriate by the Board. (Ord. 35-10. Passed 12-2-10.)*

**Additional Information:**

If the demolition is approved, the applicant will be required to obtain a demolition permit through the city. Also, any new development on-site after the demolition, will require the approval of a Certificate of Appropriateness by the Design Review Board. Per city code, any development within the Historic Design District would have to abide with the Uptown Design Guidelines. These guidelines establish certain building materials, design details and standards that will need to be incorporated into the building/site design.

***Should the submitted application be approved; the Board may wish to remind the applicant of the following:***

- ***Per Section 1125.01 of the Planning & Zoning Code, the applicant shall obtain a zoning permit prior to commencing work. Please note that once a zoning permit is issued, work shall commence within 6 months or the permit expires. It is recommended that the applicant work with City staff to coordinate scheduling.***
- ***All utilities should be properly abandoned prior to demolition of the structure.***
- ***Exterior Plan approval shall be for a period not to exceed two years from the approval date of the Exterior Plan. If no construction has begun within two years after approval is granted, the approved Exterior Plan shall become null and void.***

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If you have any questions or comments about the aforementioned comments, please feel free to contact me at (937) 645-7361 or via email at [cflowers@marysvilleohio.org](mailto:cflowers@marysvilleohio.org)

Cc: J. Hoyt  
R. Todd

# Union County Historical Society



P.O. Box 303  
Marysville, Ohio 43040

August 2, 2016

Design Review Board  
C/o Chad Flowers  
City Planner  
Via Email

**RE: Objection and Protest to Hearing on Application for Certificate of Appropriateness to Demolish Building at 238 West Sixth Street, Marysville, Ohio**

To the Members of the Design Review Board:

An application has been filed to obtain a Certificate of Appropriateness to demolish a building in the Historic Design Review District located at 238 West Sixth Street, Marysville, Ohio to be replaced with a parking lot.

Demolition of a building in the Historic District is strictly governed by Chapter 1136.13 of the City Code entitled "Demolition of Structures." That section says "In cases where an applicant applies for a Certificate of Appropriateness to demolish a structure within the District, the Board shall conduct a thorough investigation of the application for demolition **and shall authorize a Certificate of Appropriateness only when (a) or either (b) or (c) below are satisfied.**

Section (a) which must be satisfied says that in addition to the submittal requirements for a Certificate of Appropriateness in Section 1136.10, the applicant *is required* to include with the application a report or testimony from a historic preservation professional, architect, and/or consultant which:

- 1) verifies the historical significance or non-significance of the proposed structure to be demolished; and,
- 2) verifies the applicant has considered alternative historical uses of the structure including the preservation of the structure by a governmental or non-profit organization.

On two previous occasions, the Applicant has filed an application for demolition under this code section, but has failed to comply with the second requirement by providing a report or testimony from a historic preservation professional, architect and/or consultant which verifies the applicant has considered alternative historical uses of the structure including the preservation of the structure by a governmental or non-profit organization. For this reason alone, the application has been rejected as incomplete previously.

The Applicant has again refiled their application for demolition and now submits a one page letter from Commissioner, Steve Stolte. The letter only has a few sentences concerning the issue that the Applicant must address under the code. The Applicant says their only attempt to comply with this provision of the ordinance was to “reach out to the City of Marysville” and inquire if they have an interest in preservation of the building and the City said no. Not one other governmental or any non-profit organization is mentioned or appears to have been contacted.

No report was prepared for the Board or testimony documented and submitted to the Board by the Applicant concerning alternative historical uses by a governmental or non-profit organization as required in the code. Even the claim of the one entity the Applicant may have contacted comes to the Board as a hearsay statement, without any documentation, and certainly not in the form of “verified testimony” as specified in the code.

More importantly, no verified report or testimony has been submitted by the Applicant from a historic preservation professional, architect, and/or consultant as required by the code. Commissioner Steve Stolte, is not a historic preservation professional, architect, and/or consultant.

The Applicant has not complied with the code, either in substance by providing the required report or testimony with their application, or in form by submitting a report or testimony by a historic preservation professional, architect, and/or consultant.

The applicant must comply with the express language of the code. They must include 1) a report or testimony, by 2) a historic preservation professional, architect, and/or consultant, and that 3) verifies the applicant has considered alternative historical uses of the structure including the preservation of the structure by a governmental or non-profit organization. This has not been done. A one-page letter from a county commissioner does not meet this requirement.

This report is important for several reasons. First, it is mandatory under the code. The Applicant is the county. The county also issues permits to applicants, such as health permits, septic permits, driveway permits and so on. The county requires that each applicant for a county permit submit a full and complete application before any county permit will be issued. No less a standard should apply when the county is applying for a permit. Second, the Design Review Board is to look at alternative uses of the structure that would preserve the building. By failing to file the required report, the Applicant is denying the Board from fulfilling their duty under the City code. Third, the code says the Applicant and the Board is to look at use of the structure by a governmental entity which would preserve the building. This is important because the building has been used by governmental entities since 1974. That use has continued for 42 years up to the present time. The Applicant has to show in their report that the structure cannot continue to be used by a governmental entity. The structure is a well maintained office building on the courthouse property. The ever expanding needs of the county for additional office space and/or storage in close proximity to the courthouse and county office building make this provision of the code very relevant. Last, the report must consider use of the structure by a non-profit organization. The building is across from the Veteran's Auditorium. It might be used by a non-profit theatrical group as a meeting place and storage of props and costumes. The obvious alternative historical use of the structure by a non-profit organization is the Union County Historical Society. The building is located adjacent to the Society properties. In the past, the Historical Society has used the second floor of the structure to store military items donated by local veterans or their families to be used for the displays in the Veteran's Auditorium. Other options of governmental or non-profit use may well exist that would be shown if the Applicant prepares the required report that must be submitted with their application.

This is the third time the Applicant has failed to follow this section of the demolition code. Either the Applicant does not want to comply with this section or knows they cannot comply with it and obtain a demolition permit.

The report or verified testimony by a historic preservation professional, architect, and/or consultant is "required" under the code and is not optional. No such report has been filed with the application and therefore no complete application is before the Design Review Board which would allow the Board to proceed to a hearing on the application.

The Historical Society protests and objects to the hearing on demolition without all required information being provided to the Board and requests that the Board remove the application from the agenda on August 18, 2016 for the same reason it was removed from the previous meetings in the past.

Sincerely yours,  
*Union County Historical Society*

***Robert W. Parrott***

Robert W. Parrott  
President



209 South Main Street • Marysville, Ohio 43040  
Phone: (937) 645-7350 • Fax: (937) 645-7351 • www.marysvilleohio.org

**APPLICATION FOR  
CERTIFICATE OF APPROPRIATENESS IN THE HISTORIC DESIGN  
REVIEW DISTRICT**

**\*\*\* IMPORTANT INFORMATION – Please read before completing the application \*\*\***

- **Required** - An application, in writing for the approval of the Exterior Plan, together with twelve (12) copies of the Exterior Plan and the required supplementary information requested in this application.
- Applications and applicable fees shall be submitted by no later than 5:00 p.m. on the application deadline date.
- Submitted application and all checklist items shall be reviewed by City staff for completeness. Submittals found to be incomplete will be rejected and the application will not be placed on the Board agenda. If an application is found to be incomplete, the applicant may submit the missing materials by the application deadline date to complete the application.
- No late submittals or additional information will be accepted after the application deadline.
- Exterior work that requires approval by the Design Review Board shall not commence until approval is granted by the Design Review Board and the appropriate approved permits are obtained.

**Project Site Information** (Please print clearly)

Project Street Address: 233 W. SIXTH STREET Property Zoning District: \_\_\_\_\_  
Company / Business Name: UNION COUNTY COMMISSIONERS  
Description of Proposed Project: VACANT STRUCTURE – REQUEST TO DEMOLISH STRUCTURE SO AS TO ACCOMMODATE 28 ADDITIONAL ON-SITE PARKING SPACES FOR COURTHOUSE  
Owner of Property: UNION COUNTY COMMISSIONERS  
Owner's Address (Street): 233 W. SIXTH STREET  
City, State and Zip Code: MARYSVILLE, OHIO 43040  
Owner's Telephone Number: (937) 645-3012

**Applicant Information** (Please print clearly)

Applicant: JAMES G. MITCHELL  Owner  Agent  Representative  Other  
Company: M+A ARCHITECTS  
Address (street): 775 YARD STREET, SUITE 325  
City, State, and Zip Code: COLUMBUS, OHIO 43212  
Telephone Number: (614)-764-0407  
E-mail Address: jimm@ma-architects.com

**Please contact the City Zoning Administrator or City Planner prior to making your application submittal. City Staff are available to assist you in reviewing all application requirements to ensure your application is complete.**

**For Staff Use**  
**Yes No**

**Application Requirements**

		<b>REQUIRED FOR ALL SUBMITTALS:</b> Twelve (12) copies of the Certificate of Appropriateness Application and applicable drawings which may include site, elevation and landscape plans, drawn at a suitable scale and 24 x 36 inches in size (unless staff grants an alternative size).
		<b>DIGITAL SUBMITTAL:</b> City staff requests that in addition to the required twelve (12) copies of the Exterior Plan, that a .jpeg or .pdf of the complete application submittal also be submitted.
		<b>SITE PLAN DRAWING: (Shall include the following information)</b>
		Name and address of the property owner
		Name and address of the applicant
		Boundary lines of the proposed development and the total approximate acreage encompassed therein
		Site location map including a north arrow and graphic scale
		The zoning and specific land use for the property involved and for all adjacent properties
		Layout, numbering and dimensions of lots, if more than one
		Building setback lines with dimensions
		Off-street parking area including:
		Dimension of driveway widths
		Location of existing and proposed curb cuts
		Location and size of parking spaces
		Dimension of the vehicular use area
		Location of existing and proposed sidewalks
		List of proposed materials for curbs, drives and sidewalks
		Storm water management facilities (style and location only) including swales
		Ground mounted lighting illustrating the location, style, height, color and intensity.
		Location of all mechanical hardware and equipment (roof, ground and wall mounted).
		Exterior signage:
		The signage component shall illustrate the location, style, height, color and size of the proposed signage for the site.
		<b>BUILDING ELEVATION DRAWING: (Shall include the following information)</b>
		Name and address of the property owner
		Name and address of the applicant
		Color Renderings
		Written description of the proposed environmental change
		The year the building was originally constructed and any other pertinent historical information
		Elevations detailing all sides of the structures. The elevations shall identify and be clearly labeled with the following information:
		Appearance
		Architectural style
		Materials
		Colors

	Size
	Style
	<b>* PLEASE BRING MATERIAL SAMPLES TO THE MEETING</b>
	Location of all mechanical hardware and equipment (roof, ground and wall mounted).
	Exterior signage:
	The signage component shall illustrate the location, style, height, color and size of the proposed signage for the site.
	Exterior lighting:
	The lighting component shall illustrate the location, style, height, color and intensity of the proposed lighting for the site.
	<b>LANDSCAPING PLAN DRAWING: (Shall include the following information)</b>
	Name and address of the property owner
	Name and address of the applicant
	Boundary lines of the proposed development and the total approximate acreage encompassed therein
	Site location map including a north arrow and graphic scale
	All existing and proposed buildings and structures
	Overhead and underground utilities
	Off-street parking and vehicular use areas
	Fences
	Mounds
	Stormwater management facilities (style and location only), including swales
	Drainage swales
	Any other site features
	Existing trees and vegetation or landscape features. Major trees are to be located, identified and health condition noted.
	Existing major trees, vegetation or landscape features to be removed
	New landscaping to be installed as part of the project. The plan shall include: A plant list identifying all plants by species, common name, and size to be installed. Materials and vegetation shall be identified for all proposed landscaping.
	Major Tree Preservation Plan

**EXTERIOR SIGNAGE ONLY**

(The following information is required for proposed exterior signage)

~~UA~~

*For Staff Use*  
Yes No

*Application Requirements*

	<b>REQUIRED FOR ALL SUBMITTALS:</b> Twelve (12) copies of the Certificate of Appropriateness Application and sign drawings drawn at a suitable scale.
	<b>DIGITAL SUBMITTAL:</b> City staff requests that in addition to the required twelve (12) copies of the Exterior Plan, that a .jpeg or .pdf of the complete application submittal also be submitted.
	<b>SIGN DRAWINGS: (Shall include the following information)</b>
	Name and address of the property owner
	Name and address of the applicant
	Written description of the proposed environmental change
	The year the building was originally constructed and any other pertinent historical information
	Color renderings of the proposed sign(s)

		Color photographs of the present façade of each exterior wall of the building in which the proposed sign(s) will be attached
		Location map of the property, which includes a north arrow, that shows with the location(s) of the proposed signs
		If the sign(s) are to be illuminated, include the location, style, height, color and intensity of the proposed lighting for the site.
		* PLEASE BRING MATERIAL SAMPLES TO THE MEETING

I hereby attest to the truth and exactness of all information supplied on and with this application.

Signature of Applicant: *[Signature]* Date: 4/22/16

Signature of Owner: *[Signature]* Date: 4/23/16

**FOR OFFICE USE ONLY**

Received (stamp): **PAID** Fees: 150<sup>00</sup>  
**MAY 11 2016**  
**CITY OF MARYSVILLE**

The application has been reviewed and is found to be complete.

*[Signature]*  
City Staff

*[Signature]* 7/20/2016  
Date

**DECISION OF THE DESIGN REVIEW BOARD**

- Approved
- Disapproved
- Approved with conditions (provided below)

Specific Conditions of Approval:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Chairperson, Design Review Board

\_\_\_\_\_  
Date



775 Yard Street, Suite 325  
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F 614.764.0237  
www.ma-architects.com

DEMOLITION OF

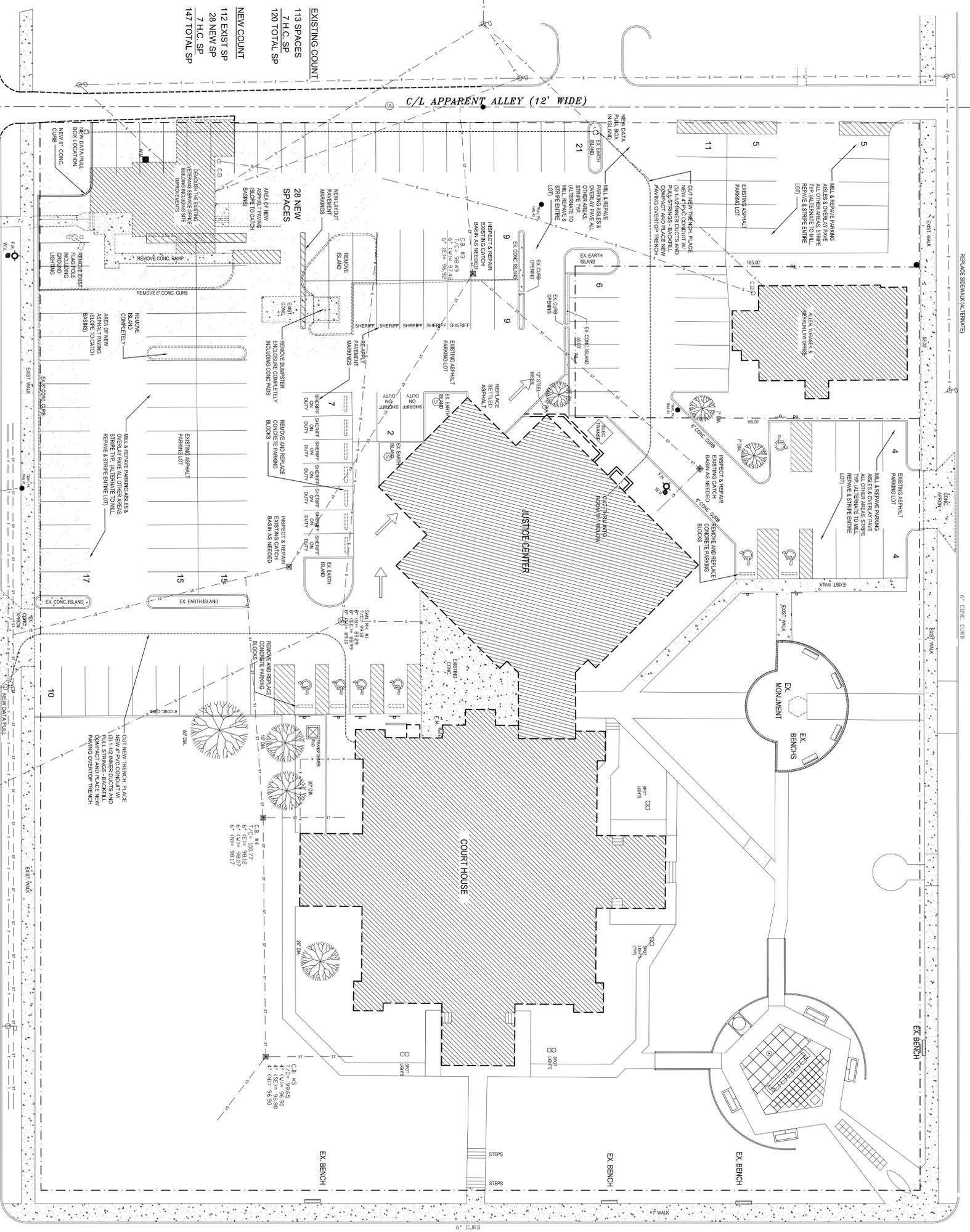
# UNION COUNTY VETERANS SERVICES OFFICE

238 WEST 6TH STREET | MARYSVILLE, OHIO 43040

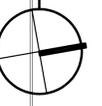
**PRELIMINARY**  
NOT FOR CONSTRUCTION

STATUS:	
REVISION:	
PROJECT NUMBER:	16034
DRAWN BY:	BRB
DATE:	05-11-2016
SHEET NUMBER:	A0.2

ma architects



## site plan



1" = 20'-0"

238 W 6TH STREET

P.M. #1  
ELEV. = 100.00

C/L WEST SIXTH STREET (66' WIDE)

C/L WEST FIFTH STREET (66' WIDE)

C/L COURT STREET (66' WIDE)

EXISTING COUNT  
113 SPACES  
7 H.C. SP  
120 TOTAL SP

NEW COUNT  
112 EXIST SP  
28 NEW SP  
7 H.C. SP  
147 TOTAL SP





775 Yard Street, Suite 325  
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DEMOLITION OF

# UNION COUNTY VETERANS SERVICES OFFICE

238 WEST 6TH STREET | MARYSVILLE, OHIO 43040

**PRELIMINARY**  
NOT FOR CONSTRUCTION

REVISION:

PROJECT NUMBER:

16034

DRAWN BY:

BRB

DATE:

05-11-2016

SHEET NUMBER:

A1.2

ma architects



west elevation  
NTS  
4  
A1.2



north elevation  
NTS  
3  
A1.2



east elevation  
NTS  
2  
A1.2



south elevation  
NTS  
1  
A1.2

April 26, 2016

**STATEMENT OF SUPPORT FOR DEMOLITION**

Re: Existing Structure at  
238 W. Sixth Street  
Marysville, Ohio 43040



The existing wood framed structure, which is located at 238 W. Sixth Street had served as the offices for the Union County Veteran's Services, until the time that they had vacated this structure to move to their new location at the Freedom Center, located at 835 E. Fifth Street, Marysville.

This existing structure, according to information on the County's Auditor website, indicates this structure was originally built as a dwelling in 1920. The building has a 1<sup>st</sup> floor area of 1,851 SF, 2<sup>nd</sup> floor area of 1,469 SF, and a partial basement of 510 SF.

The Union County Commissioners now wish to seek approval for the demolition of this structure. The reason for this request is to satisfy a commitment that the county had made to the City of Marysville dating back to 1998 when the Sheriff's Justice Center addition was constructed adjacent to the Union County Courthouse, that when an opportunity for additional parking came available for on-site parking at the Courthouse Square, that the County Commissioners would seek to accommodate this request.

Such is the case now for this demolition. Per the attached Exhibit, the demolition of the existing structure will allow the addition of 27 new parking spaces, which will bring the total of parking spaces from the current 120 spaces to 147 parking spaces.

As part of this application, the county had commissioned Lawhon and Associates to conduct a hazardous materials/asbestos survey of the existing structure in anticipation of demolition of the structure. As part of the investigation, there was no trace of hazardous or asbestos material discovered, which will allow normal demolition operations to occur. A copy of this report is included with this submittal as well for reference.

It is not believed that the building in question is listed on any National or Ohio Registry of Historical Places.

Therefore, on behalf of the Union County Commissioners, we kindly ask that the Board of Review accept this statement as support for the demolition of the existing structure at 238 W. Sixth Street to allow for the additional 27 new parking places for the courthouse complex.

A handwritten signature in black ink, appearing to read 'James G. Mitchell'.

James G. Mitchell, AIA  
Principal

June 21, 2016

## **STATEMENT OF NON-HISTORICAL SIGNIFICANCE**

### **STRUCTURE AT 238 W. SIXTH STEET, MARYSVILLE, OHIO**



This report is in reference to the vacant property located at 238 W. Sixth Street, Marysville. It is a structure that originally was a single family dwelling unit, but more recently had served as the offices of the Union County Veterans Services, until this office moved to their new location at the Freedom Center, located at 835 E. Fifth Street, Marysville. This property is currently vacated, with no plans for use of this facility by its owner, The Union County Commissioners. It is the intent of the Commissioners to demolish the property to allow for additional parking spaces for Courthouse Square, in order to satisfy the commitment of the Commissioners to the city of Marysville dating back to 1998 when the Justice Center addition was constructed on the west side of the County Courthouse.

This building is reported to first serve as a residence in the late 1800's. Though records of this property as obtained by the Union County Auditor's Office indicates the date of year built as 1920. (See attached Exhibit A).

A search on the Ohio National Historical Register's List indicates that this building by itself is not on the National Register's List. (See attached Exhibit B). The structure however is part of the overall Marysville Historical District which collectively as a district is listed in the Ohio National Historical Registry.

A further investigation into the Ohio Preservation Office's History Inventory Database likewise does not include this structure at 238 W. Sixth Street.

Relative to the structure itself, in 2004-2005, it experienced modifications to the structure, which including the tearing down of its garage and breezeway structure. Also, as part of that renovation, the existing wood windows and exterior doors, due to deterioration, were replaced with aluminum clad windows and aluminum door systems. These modifications resulted in the building not being kept to the pure architectural character of the original structure and thus has affected its original significance as a historic structure. The interior of the building likewise has seen several modifications over the years to adapt the one time residence into a space to support office and office related functions.

Finally, the building as it stands today is surrounded by the existing parking area for the Union County Courthouse. Any relationship of providing a neighborhood edge or continuity along W. Sixth Street has been diminished over time. The current house which serves the Union County Historical Society to its west remains the lone structure of relative scale or character. However, even this structure is separated physically from this building by a street or alley, thus interrupting any relationship to these structures.

In light of the above research and conditions, is it my opinion that this building is not historically significant, and request that its demolition be allowed so that the Union

County Commissioners may fulfill their commitment made to the city of Marysville to provide additional parking for the Courthouse Square area whenever such possibility would arise.

Sincerely



A handwritten signature in blue ink, appearing to read 'James G. Mitchell'.

James G. Mitchell, AIA, NCARB  
Architect, Chief Building Official, Master Plans Examiner

Cc: Randy Riffle, Union County Commissioners, Thayne Gray



EXHIBIT A

Submit

Parcel 2900071000000

2015 VALUES

Owner Name	UNION CO BD OF COMMISSIONERS	Market Value	Taxable Value	Starting Balance	Real Est: Net Ta
Property Location	238 W 6TH ST	96,900	33,920	0.00	0.00

Main Menu

- General Information
- Land Detail
- Buildings Detail
- Value History
- Sales History
- Tax Charges and Payments
- Current Tax Rates
- Where Your Taxes Go
- Tax Estimator
- Map
- Sketch
- Property Record Card
- Photo Gallery
- Deed Record
- New Search

BUILDINGS DETAIL

Summary Res Dwellings Res Outbuildings Non-Res Buildings Non-Res Yard Items

Main Building Selection DWELLING (1 of 1)

Building Category	DWELLING	Market Value	
Building Class	Dwelling	Main Buildings	0
Construction		Additions	0
Year Built	1920	Totals	0
Year Remodeled	0		
Quality			
Condition	Average		
Stories	0		
Floors	1		
Size	(17 x 28)		
Area	476		
Height	0		
Open Sides	4 walls		
Perimeter	0		
Units	0		
Income	0.00		

Building Features
Exterior Walls - Aluminum/Vinyl
Roofing - Asphalt
Plumbing - Two-Fixture Toilet Room
Plumbing - Standard
HVAC - Forced Air Unit

Addition Type	Construction	Year Built	Year Remodeled	Quality	Condition	Floors	Size	Area
1s FR		0	0			1	(16 x 17)	272
1s FR		0	0			1	(14 x 22)	308
1s FR		0	0			1	(14 x 15)	210
1s FR		0	0			1	(14 x 13)	182
OFF		0	0			1	(12 x 9)	108

EXHIBIT B



Menu ☰

[State Historic Preservation Office](#) > [National Register](#) > [National Register Searchable Database Home](#) > National Register Searchable Database Results

## Ohio National Register Searchable Database

### Results

Use the back button on the Internet Explorer browser to refine your current search. Click [here](#) for a new search.

There are 5 sites matching your search criteria.

*EXIST OF NATIONAL REGISTER LIST - MARYSVILLE*

Property Name	Address	NR Reference Number	City	County
<a href="#">Ellis Mounds</a>	Address Restricted	74001638	Marysville	Union
<a href="#">Gilcrist House (DELISTED)</a>	3.5 mi SE of Marysville off SR 33	76001537	Marysville	Union
<a href="#">Henderson, Dr David W. House</a>	318 E 5th St	01000391	Marysville	Union
<a href="#">Marysville Historic District</a>	Roughly bounded by Maple, Plum, 4th, & 7th Sts	78002201	Marysville	Union
<a href="#">Reed Covered Bridge (DELISTED)</a>	3.5 mi S of Marysville off SR 38	75001547	Marysville	Union

Requests for PDF versions of individual National Register nominations can be made through the State Historic Preservation Office for \$2 per record. To submit a PDF request from your database query, you may highlight the

Charles Hall  
Steve Stolte  
Gary Lee

---

County Office Building  
233 West Sixth Street  
Marysville, Ohio 43040-1526  
[www.co.union.oh.us](http://www.co.union.oh.us)



Eric Richter, County Administrator  
Letitia Rayl, Executive Assistant to the Board /  
Budget Officer  
Candace Hunt, Administrative Assistant

---

Tel. 937-645-3012  
Fax 937-645-3002  
[commissioners@co.union.oh.us](mailto:commissioners@co.union.oh.us)

July 27, 2016

Mr. Chad Flowers, City Planner  
City of Marysville  
209 S. Main Street  
Marysville, OH 43040

RE: 238 W. Sixth Street

Dear Chad,

Pursuant to your e-mail dated July 11, 2016 to Architect Jim Mitchell we understand that clarification is needed with regard to Union County's demolition application for the above-referenced property. Please allow this letter to supplement that previous application.

In Mr. Mitchell's statement of non-historical significance dated June 21, 2016, the introductory paragraph indicated that the property is currently vacated with no additional plans for use of the facility. Union County has considered alternative historical uses including preservation and use by a government or non-profit organization. We have reached out to the City of Marysville to inquire about the City's interest in preservation or use of the property by the City. The City has expressed no interest. As the property owner, it is the County's position that the cost of building relocation and/or needed renovations, alterations and upgrades far exceed any benefit for other governmental or non-profit office use given the limited square footage and lack of available parking. Further, the County wishes to satisfy the commitment made in 1998 to the City of Marysville with regard to providing expanded parking for the Justice Center and Courthouse.

Please place the referenced application on the Design Review Board's agenda as soon as possible. Delays related to this hearing, and subsequent demolition of the property, are impacting the installation of broadband fiber to the Justice Center which will be needed to support NextGen911 and the County's Communications Center. We're hopeful you can understand the sense of urgency in moving this matter forward.

Thank you for your assistance in completing our application.

Union County is proud to have made substantial commitments in maintaining and remodeling our Courthouse, the most impressive and historically significant structure in Marysville, as well as investing in and repurposing five other existing buildings in Marysville in the last 25 years.

Sincerely,

Steve Stolte, President  
Union County Commissioners

October 7, 2015

**Preliminary Statement of Probable Project Cost – Union County Veterans Services Building**  
Wood-Framed Office Building, 238 West 6<sup>th</sup> Street, Marysville

The following project budget has been prepared to assist Union County in evaluation of the project relative to project budget:



**I. Preliminary Construction (Demolition and New Parking) Cost Summary**

Demolition of 2 story building at 238 West 6 <sup>th</sup> Street (3,812 SF total)	\$ 21,120
Demolition of foundation walls for above structure (248 LF)	\$ 4,960
Demolition of concrete foundations for above structures (248 LF)	\$ 4,240
Site restoration, new fill, compaction, fill, grading,	\$ 9,000
Utility capping and abandonment allowance	\$ 5,000
New asphalt pavement system at demolished bldg. area	\$ 19,830
<u>Hazardous waste, asbestos, lead removal (Allowance)</u>	<u>\$ 15,000</u>
Sub-total	\$ 79,150
Contractor general conditions, hauling, site constraints	\$ 7,920
Contractor Overhead/Profit	\$ 11,870
<u>Contractor Performance/Labor Bond</u>	<u>\$ 1,090</u>
Total Construction (Demolition and new parking) estimate	\$100,030

**II. Existing Justice Center Parking Lot Renovation**

Cool milling, recycle and rejuvenate asphalt (4,667 SY)	\$ 70,010
Contractor General Conditions, mobilization	\$ 7,000
Contractor Overhead/Profit	\$ 10,500
<u>Contractor Performance/Labor Bond</u>	<u>\$ 970</u>
Total Construction Cost for Parking Lot Improvements	\$ 88,470
<b>Total Construction Cost Estimate – Demo and Parking Lot</b>	<b>\$188,500</b>

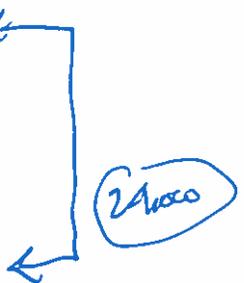
III. Soft Cost Projections - Professional Design Fees

A. Fees for Building demolition and Site Restoration/Parking Design

M+A Architects For Full Basic Services – demolition dwgs	\$ 7,500
Phase I ESA for Site (Lawhon & Associates)	\$ 1,500
Hazardous Materials Assessment, Lab Analysis, and Design Development (Lawhon & Associates)	\$ 1,200
Site Survey and Existing Utility Services, Civil Drawings for Final Grading, Utility Capping / Abandonment (Page Engineering)	\$ 7,800
<u>Proposed Total Professional Design Services</u>	<u>\$18,800</u>

B. Fees for Justice Center Parking Lot Restoration Design

Parking Lot Restoration Drawings/Marysville Submittals (Page Eng)	\$ 3,000
<u>M+A Architects – Design and Coordination / Construction Admins.</u>	<u>\$ 2,200</u>
<u>Proposed Total Professional Design Services for Justice Ctr. Parking</u>	<u>\$ 5,200</u>





April 25, 2016

Mr. Jim Mitchell, AIA  
Executive Vice President  
M&A Architects  
775 Yard Street  
Suite 325  
Columbus, Ohio 43212  
(614) 764-0407

**Subject: Asbestos Containing Materials Assessment Report for 238 West Sixth St. Located in Marysville, Ohio 43040**

Dear Mr. Mitchell:

On April 14, 2016 Mr. Tony Parkes (AHES #35618) and Mr. Richard Isaly (AHES #31005) of Lawhon and Associates, Inc. (L&A) conducted an asbestos assessment survey of 238 West Sixth St. located in Marysville, Ohio 43040. The purpose of the assessment was to confirm the presence or absence of asbestos throughout the structure.

Bulk sample locations for suspect materials sampled by L&A, and the name and signature and asbestos hazard evaluation specialist number are shown on the Asbestos Bulk Sample Diagram attached.

Samples were placed into clean sealed containers and identified with a unique sample number. Sampling tools were decontaminated between each sampling episode.

All samples were sent to certified National Voluntary Lab Accredited Program laboratories. The lab utilized for bulk sample Polarized Light Microscopy (PLM) analysis for this assessment was International Asbestos Testing Laboratories, IATL (NVLAP # 101165-0). Samples were analyzed by the EPA Polarized Light Microscopy (PLM) 600 Method. Samples reported with low concentrations of asbestos, <10% asbestos content, were reanalyzed using the EPA Point Count Method to determine a more accurate content.

#### Findings

The following chart documents that no asbestos containing materials were detected in the structure. Asbestos laboratory analysis certificates and chain of custody information are attached in Appendix C.

Sample Number	Homog. Area #	Material Sampled	Sample Location	Percent Asbestos
1	1	Plaster-Skim-11,200 square feet	1 <sup>st</sup> Floor-Room 3	None Detected
2	2	Plaster-Scratch	1 <sup>st</sup> Floor Room 3	None Detected
3	1	Plaster-Skim	1 <sup>st</sup> Floor-Room 2	None Detected

Sample Number	Homog. Area #	Material Sampled	Sample Location	Percent Asbestos
4	2	Plaster-Scratch	1 <sup>st</sup> Floor-Room 2	None Detected
5	1	Plaster-Skim	1 <sup>st</sup> Floor-Room 1	None Detected
6	2	Plaster-Scratch	1 <sup>st</sup> Floor-Room 1	None Detected
7	1	Plaster-Skim	1 <sup>st</sup> Floor-Room 4	None Detected
8	2	Plaster-Scratch	1 <sup>st</sup> Floor-Room 4	None Detected
9	1	Plaster-Skim	2 <sup>nd</sup> Floor	None Detected
10	2	Plaster-Scratch	2 <sup>nd</sup> Floor	None Detected
11	1	Plaster-Skim	2 <sup>nd</sup> Floor	None Detected
12	2	Plaster-Scratch	2 <sup>nd</sup> Floor	None Detected
13	1	Plaster-Skim	2 <sup>nd</sup> Floor	None Detected
14	2	Plaster-Scratch	2 <sup>nd</sup> Floor	None Detected
15	3	Tan Linoleum	Entry Room	None Detected
16a	3	Tan Linoleum	Entry Room	None Detected
16b	3	Yellow Mastic Associated with Tan Linoleum	Entry Room	None Detected
17	4	Grey Linoleum	Kitchen	None Detected
18	4	Grey Linoleum	Kitchen	None Detected
19	5	Multicolored Linoleum	2 <sup>nd</sup> Floor	None Detected
20	5	Multicolored Linoleum	2 <sup>nd</sup> Floor	None Detected
21	6	Green Linoleum	2 <sup>nd</sup> Floor Bathroom	None Detected
22	6	Green Linoleum	2 <sup>nd</sup> Floor Bathroom	None Detected
23	7	Camo Linoleum	2 <sup>nd</sup> Floor Bedroom	None Detected
24	7	Camo Linoleum	2 <sup>nd</sup> Floor Bedroom	None Detected
25	8	2'x4' Ceiling Tile-Pinhole/Small Fissure-Divided	1 <sup>st</sup> Floor Room 2	None Detected
26	8	2'x4' Ceiling Tile-Pinhole/Small Fissure-Divided	1 <sup>st</sup> Floor Room 1	None Detected
27	9	Grey Sink Undercoating	1 <sup>st</sup> Floor Kitchen	None Detected
28	9	Grey Sink Undercoating	1 <sup>st</sup> Floor Kitchen	None Detected
29	10	Black Sink Undercoating	2 <sup>nd</sup> Floor Kitchen	None Detected
30	10	Black Sink Undercoating	2 <sup>nd</sup> Floor Kitchen	None Detected
31a	11	Roof Shingles	West Roof	None Detected
31b	11	Roof Shingles	West Roof	None Detected
32a	11	Roof Shingles	East Roof	None Detected
32b	11	Roof Shingles	East Roof	None Detected

**Conclusions**

No Asbestos Containing Materials were found in the structure.

If you have any questions concerning our report, please contact Rick Isaly at 614-481-8600.

Sincerely,



Rick Isaly  
AHES #31005  
CFO

**Attachments**

1. Ohio Department of Health certification for Tony Parkes and Rick Isaly
2. Bulk Sample Location Diagram
3. Laboratory results and chain-of-custody documentation for the bulk samples collected

**APPENDIX A**

**OHIO DEPARTMENT OF HEALTH CERTIFICATIONS**

**The InService Training Network**  
**Asbestos Building Inspector and Management Planner**  
**Refresher Courses**



**Richard Isaly**

has successfully completed the Asbestos Building Inspector and Management Planner Refresher Courses and passed by at least 70% the course examinations for accreditation under Section 206 of the Toxic Substance Control Act, Title II, and Indiana 326 IAC 18-2  
Provided by: The InService Training Network, Inc., 6813 Flags Center, Columbus, OH 43229 (614) 895-9323

**Course Dates:** March 2, 2016

**Examination Date:** March 2, 2016

**Course Director:**   
Kurt Varga

**Course Location:** Columbus, Ohio

**Expiration Date:** March 2, 2017

**Certificate Numbers:** ITNIR-5834 & ITNMPR-5834



# OHIO DEPARTMENT OF HEALTH

246 North High Street  
Columbus, Ohio 43215

614/466-3543  
www.odh.ohio.gov

John R. Kasich/Governor

Richard Hodges/Director of Health

March 25, 2016

Richard A Isaly  
Lawhon & Associates, Inc.  
1441 King Avenue  
Columbus OH 43212

RE: Asbestos Hazard Evaluation Specialist  
Certification Number: ES31005  
Expiration Date: 03/27/2017

Dear Richard A Isaly:

This letter and enclosed certification card approves your request to be certified as an Asbestos Hazard Evaluation Specialist. You must present your card upon request at any project site while performing duties. Copies of cards are not acceptable as proof of certification.

This certification may be revoked by the Director of Health for violation of any of the requirements of 3701-34 of the Ohio Administrative Code.

If you have any questions, please call Kathy Butcher, Licensure Specialist, at 614-644-0226.

Sincerely,

Bill Robbins, Section Chief  
Bureau of Licensure Operations  
Office of Health Assurance and Licensing

State of Ohio  
Department of Health  
Asbestos Program

**Asbestos Hazard Evaluation Specialist**



**Richard A. Isaly**  
Lawhon & Associates, Inc.  
1441 King Avenue  
Columbus OH 43212

DOB: 06/16/1965      Certification Number: **ES31005**      Expiration Date: **03/27/2017**

This certification is issued pursuant to Chapter 3701 of the Revised Code and 3701-34 of the Ohio Administrative Code

Certification Card is not valid if altered



# OHIO DEPARTMENT OF HEALTH

246 North High Street  
Columbus, Ohio 43215

614/466-3543  
www.odh.ohio.gov

John R. Kasich/Governor

Richard Hodges/Director of Health

March 25, 2016

Anthony T Parkes  
Lawhon & Associates, Inc.  
1441 King Avenue  
Columbus OH 43212

RE: Asbestos Hazard Evaluation Specialist  
Certification Number: ES35618  
Expiration Date: 04/05/2017

Dear Anthony T Parkes:

This letter and enclosed certification card approves your request to be certified as an Asbestos Hazard Evaluation Specialist. You must present your card upon request at any project site while performing duties. Copies of cards are not acceptable as proof of certification.

This certification may be revoked by the Director of Health for violation of any of the requirements of 3701-34 of the Ohio Administrative Code.

If you have any questions, please call Kathy Butcher, Licensure Specialist, at 614-644-0226.

Sincerely,

Bill Robbins, Section Chief  
Bureau of Licensure Operations  
Office of Health Assurance and Licensing

State of Ohio  
 Department of Health  
 Asbestos Program

**Asbestos Hazard Evaluation Specialist**

**Anthony T Parkes**  
**Lawhon & Associates, Inc.**  
**1441 King Avenue**  
**Columbus OH 43212**

<b>DOB</b> 09/28/1987	<b>Certification Number</b> ES35618	<b>Expiration Date</b> 04/05/2017
-----------------------	--	--------------------------------------

This certification is issued pursuant to Chapter 3701 of the Revised Code and 3701-34 of the Ohio Administrative Code. Certification Card is not valid if altered.

**The InService Training Network**  
**Asbestos Building Inspector and Management Planner**  
**Refresher Courses**



**Anthony T. Parkes**

has successfully completed the Asbestos Building Inspector and Management Planner Refresher Courses and passed by at least 70% the course examinations for accreditation under Section 206 of the Toxic Substance Control Act, Title II, and Indiana 326 IAC 18-2  
Provided by: The InService Training Network, Inc., 6813 Flags Center, Columbus, OH 43229 (614) 895-9323

**Course Dates:** March 2, 2016

**Examination Date:** March 2, 2016

**Course Director:**

**Course Location:** Columbus, Ohio

**Expiration Date:** March 2, 2017

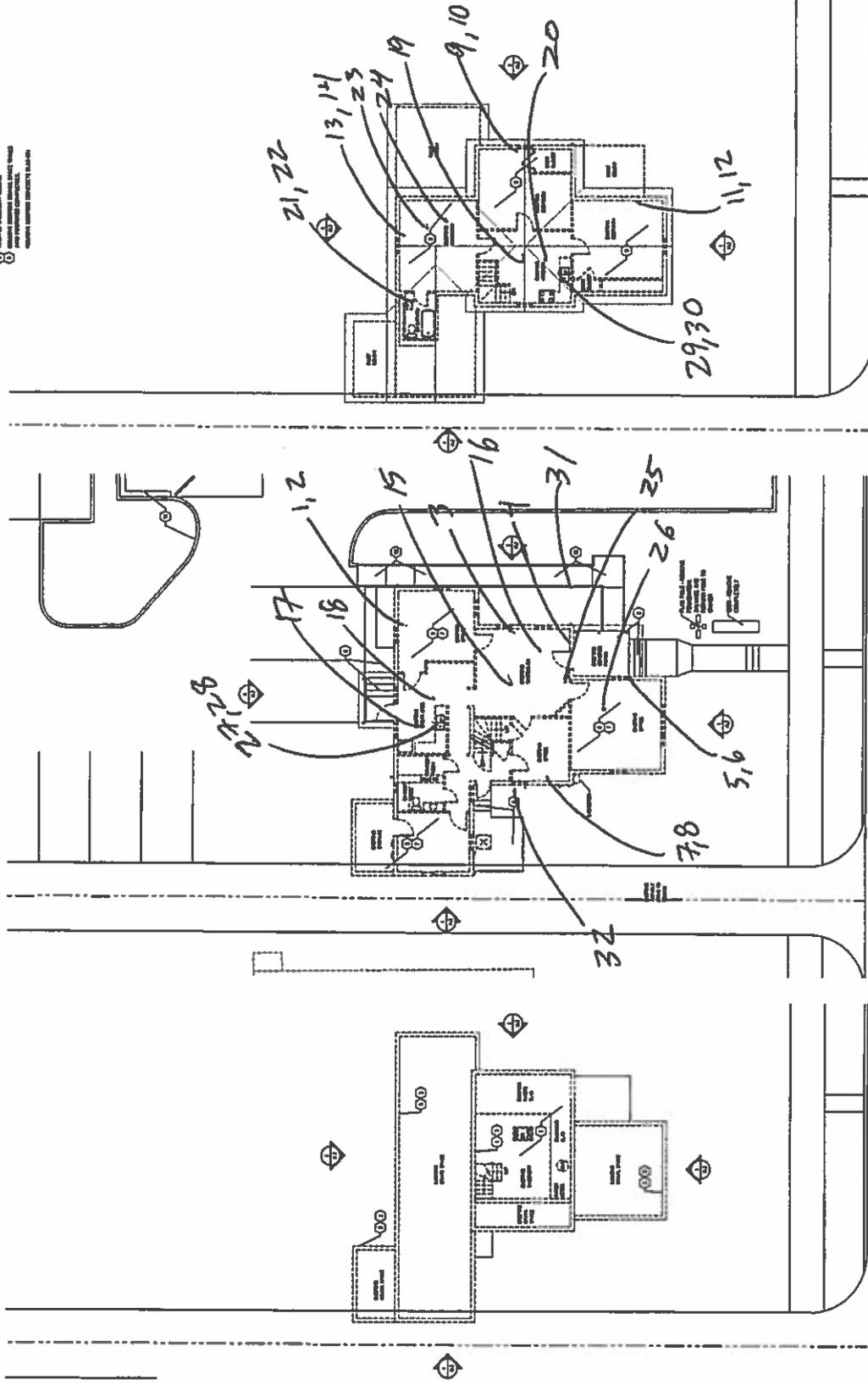
**Certificate Numbers:** ITNIR-5828 & ITNMPR-5828

**APPENDIX B**

**BULK SAMPLE LOCATION DIAGRAM**

*Bulk Sample Diagram*  
 Collected by: Tony Parkes  
 AHES #: 35618  
 Tony Parkes

- 1. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE OHIO DEMOLITION ACT, CHAPTER 3739, BUREAU OF MINING AND RECLAMATION, DIVISION OF MINING, DEPARTMENT OF NATURAL RESOURCES.
- 2. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE OHIO DEMOLITION ACT, CHAPTER 3739, BUREAU OF MINING AND RECLAMATION, DIVISION OF MINING, DEPARTMENT OF NATURAL RESOURCES.
- 3. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE OHIO DEMOLITION ACT, CHAPTER 3739, BUREAU OF MINING AND RECLAMATION, DIVISION OF MINING, DEPARTMENT OF NATURAL RESOURCES.
- 4. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE OHIO DEMOLITION ACT, CHAPTER 3739, BUREAU OF MINING AND RECLAMATION, DIVISION OF MINING, DEPARTMENT OF NATURAL RESOURCES.
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- 9. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE OHIO DEMOLITION ACT, CHAPTER 3739, BUREAU OF MINING AND RECLAMATION, DIVISION OF MINING, DEPARTMENT OF NATURAL RESOURCES.
- 10. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE OHIO DEMOLITION ACT, CHAPTER 3739, BUREAU OF MINING AND RECLAMATION, DIVISION OF MINING, DEPARTMENT OF NATURAL RESOURCES.



second floor demolition plan

first floor demolition plan

basement demolition plan



275 East Street, Suite 202  
 Columbus, Ohio 43215  
 614.221.8827  
 www.maa-architects.com

DEMOLITION OF

UNION COUNTY  
 VETERANS SERVICES OFFICE  
 238 WEST 6TH STREET | MARYSVILLE, OHIO 43040

PRELIMINARY  
 10/20/2024

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32
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ma architects  
 A1.1

**APPENDIX C**

**LABORATORY RESULTS AND  
CHAIN OF CUSTODY INFORMATION**

## CERTIFICATE OF ANALYSIS

**Client:** Lawhon & Associates Inc.  
1441 King Avenue  
Columbus OH 43212

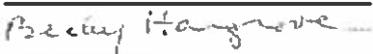
**Report Date:** 4/19/2016  
**Report No.:** 507504 - PLM  
**Project:** Marysville-238 W. 6th  
**Project No.:** 16-0196

**Client:** LAW411

### PLM BULK SAMPLE ANALYSIS SUMMARY

<p><b>Lab No.:</b> 5904558 <b>Client No.:</b> 01 <u>Percent Asbestos:</u> <i>None Detected</i></p>	<p><b>Description:</b> White Plaster <b>Facility:</b> <u>Percent Non-Asbestos Fibrous Material:</u> None Detected</p>	<p><b>Location:</b> 1st Fl Rm 3 <u>Percent Non-Fibrous Material:</u> 100</p>
<p><b>Lab No.:</b> 5904559 <b>Client No.:</b> 02 <u>Percent Asbestos:</u> <i>None Detected</i></p>	<p><b>Description:</b> Grey Plaster <b>Facility:</b> <u>Percent Non-Asbestos Fibrous Material:</u> Trace Hair</p>	<p><b>Location:</b> 1st Fl Rm 3 <u>Percent Non-Fibrous Material:</u> 100</p>
<p><b>Lab No.:</b> 5904560 <b>Client No.:</b> 03 <u>Percent Asbestos:</u> <i>None Detected</i></p>	<p><b>Description:</b> White Plaster <b>Facility:</b> <u>Percent Non-Asbestos Fibrous Material:</u> None Detected</p>	<p><b>Location:</b> 1st Fl Rm 2 <u>Percent Non-Fibrous Material:</u> 100</p>
<p><b>Lab No.:</b> 5904561 <b>Client No.:</b> 04 <u>Percent Asbestos:</u> <i>None Detected</i></p>	<p><b>Description:</b> Grey Plaster <b>Facility:</b> <u>Percent Non-Asbestos Fibrous Material:</u> Trace Cellulose Trace Hair</p>	<p><b>Location:</b> 1st Fl Rm 2 <u>Percent Non-Fibrous Material:</u> 100</p>
<p><b>Lab No.:</b> 5904562 <b>Client No.:</b> 05 <u>Percent Asbestos:</u> <i>None Detected</i></p>	<p><b>Description:</b> White Plaster <b>Facility:</b> <u>Percent Non-Asbestos Fibrous Material:</u> None Detected</p>	<p><b>Location:</b> 1st Fl Rm 1 <u>Percent Non-Fibrous Material:</u> 100</p>
<p><b>Lab No.:</b> 5904563 <b>Client No.:</b> 06 <u>Percent Asbestos:</u> <i>None Detected</i></p>	<p><b>Description:</b> Grey Plaster <b>Facility:</b> <u>Percent Non-Asbestos Fibrous Material:</u> Trace Cellulose Trace Hair</p>	<p><b>Location:</b> 1st Fl Rm 1 <u>Percent Non-Fibrous Material:</u> 100</p>

Analytical Method -US EPA 600, R93-116. Please refer to the Appendix of this report for further information regarding your analysis.

**Date Received:** 4/14/2016  
**Date Analyzed:** 4/19/2016 12:00:00 AM  
**Signature:**   
**Analyst:** Rebecca Hargrove

**Approved By:**   
Frank E. Ehrenfeld, III  
Laboratory Director

## CERTIFICATE OF ANALYSIS

**Client:** Lawhon & Associates Inc.  
1441 King Avenue  
Columbus OH 43212

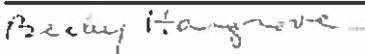
**Report Date:** 4/19/2016  
**Report No.:** 507504 - PLM  
**Project:** Marysville-238 W. 6th  
**Project No.:** 16-0196

**Client:** LAW411

### PLM BULK SAMPLE ANALYSIS SUMMARY

<p><b>Lab No.:</b> 5904564 <b>Client No.:</b> 07</p> <p><u>Percent Asbestos:</u> <i>None Detected</i></p>	<p><b>Description:</b> White Plaster <b>Facility:</b></p> <p><u>Percent Non-Asbestos Fibrous Material:</u> None Detected</p>	<p><b>Location:</b> 1st Fl Rm 4</p> <p><u>Percent Non-Fibrous Material:</u> 100</p>
<p><b>Lab No.:</b> 5904565 <b>Client No.:</b> 08</p> <p><u>Percent Asbestos:</u> <i>None Detected</i></p>	<p><b>Description:</b> Grey Plaster <b>Facility:</b></p> <p><u>Percent Non-Asbestos Fibrous Material:</u> Trace Hair</p>	<p><b>Location:</b> 1st Fl Rm 4</p> <p><u>Percent Non-Fibrous Material:</u> 100</p>
<p><b>Lab No.:</b> 5904566 <b>Client No.:</b> 09</p> <p><u>Percent Asbestos:</u> <i>None Detected</i></p>	<p><b>Description:</b> White Plaster <b>Facility:</b></p> <p><u>Percent Non-Asbestos Fibrous Material:</u> None Detected</p>	<p><b>Location:</b> 2nd Fl</p> <p><u>Percent Non-Fibrous Material:</u> 100</p>
<p><b>Lab No.:</b> 5904567 <b>Client No.:</b> 10</p> <p><u>Percent Asbestos:</u> <i>None Detected</i></p>	<p><b>Description:</b> Grey Plaster <b>Facility:</b></p> <p><u>Percent Non-Asbestos Fibrous Material:</u> Trace Hair</p>	<p><b>Location:</b> 2nd Fl</p> <p><u>Percent Non-Fibrous Material:</u> 100</p>
<p><b>Lab No.:</b> 5904568 <b>Client No.:</b> 11</p> <p><u>Percent Asbestos:</u> <i>None Detected</i></p>	<p><b>Description:</b> White Plaster <b>Facility:</b></p> <p><u>Percent Non-Asbestos Fibrous Material:</u> None Detected</p>	<p><b>Location:</b> 2nd Fl</p> <p><u>Percent Non-Fibrous Material:</u> 100</p>
<p><b>Lab No.:</b> 5904569 <b>Client No.:</b> 12</p> <p><u>Percent Asbestos:</u> <i>None Detected</i></p>	<p><b>Description:</b> Grey Plaster <b>Facility:</b></p> <p><u>Percent Non-Asbestos Fibrous Material:</u> Trace Cellulose Trace Hair</p>	<p><b>Location:</b> 2nd Fl</p> <p><u>Percent Non-Fibrous Material:</u> 100</p>

Analytical Method -US EPA 600, R93-116. Please refer to the Appendix of this report for further information regarding your analysis.

**Date Received:** 4/14/2016  
**Date Analyzed:** 4/19/2016 12:00:00 AM  
**Signature:**   
**Analyst:** Rebecca Hargrove

**Approved By:**   
Frank E. Ehrenfeld, III  
Laboratory Director

## CERTIFICATE OF ANALYSIS

**Client:** Lawhon & Associates Inc.  
1441 King Avenue  
Columbus OH 43212

**Report Date:** 4/19/2016  
**Report No.:** 507504 - PLM  
**Project:** Marysville-238 W. 6th  
**Project No.:** 16-0196

**Client:** LAW411

### PLM BULK SAMPLE ANALYSIS SUMMARY

<p><b>Lab No.:</b> 5904570 <b>Client No.:</b> 13</p> <p><u>Percent Asbestos:</u> <i>None Detected</i></p>	<p><b>Description:</b> White Plaster <b>Facility:</b></p> <p><u>Percent Non-Asbestos Fibrous Material:</u> None Detected</p>	<p><b>Location:</b> 2nd Fl</p> <p><u>Percent Non-Fibrous Material:</u> 100</p>
<p><b>Lab No.:</b> 5904571 <b>Client No.:</b> 14</p> <p><u>Percent Asbestos:</u> <i>None Detected</i></p>	<p><b>Description:</b> Grey Plaster <b>Facility:</b></p> <p><u>Percent Non-Asbestos Fibrous Material:</u> Trace Cellulose Trace Hair</p>	<p><b>Location:</b> 2nd Flr</p> <p><u>Percent Non-Fibrous Material:</u> 100</p>
<p><b>Lab No.:</b> 5904572 <b>Client No.:</b> 15</p> <p><u>Percent Asbestos:</u> <i>None Detected</i></p>	<p><b>Description:</b> Beige Vinyl Sheet Flooring <b>Facility:</b></p> <p><u>Percent Non-Asbestos Fibrous Material:</u> 5 Fibrous Glass</p>	<p><b>Location:</b> Entry Room</p> <p><u>Percent Non-Fibrous Material:</u> 95</p>
<p><b>Lab No.:</b> 5904573 <b>Client No.:</b> 16</p> <p><u>Percent Asbestos:</u> <i>None Detected</i></p>	<p><b>Description:</b> Beige Vinyl Sheet Flooring <b>Facility:</b></p> <p><u>Percent Non-Asbestos Fibrous Material:</u> 5 Fibrous Glass</p>	<p><b>Location:</b> Entry Room</p> <p><u>Percent Non-Fibrous Material:</u> 95</p>
<p><b>Lab No.:</b> 5904573(L2) <b>Client No.:</b> 16</p> <p><u>Percent Asbestos:</u> <i>None Detected</i></p>	<p><b>Description:</b> Yellow Mastic <b>Facility:</b></p> <p><u>Percent Non-Asbestos Fibrous Material:</u> None Detected</p>	<p><b>Location:</b> Entry Room</p> <p><u>Percent Non-Fibrous Material:</u> 100</p>
<p><b>Lab No.:</b> 5904574 <b>Client No.:</b> 17</p> <p><u>Percent Asbestos:</u> <i>None Detected</i></p>	<p><b>Description:</b> Grey Vinyl Sheet Flooring <b>Facility:</b></p> <p><u>Percent Non-Asbestos Fibrous Material:</u> 20 Cellulose</p>	<p><b>Location:</b> Kitchen</p> <p><u>Percent Non-Fibrous Material:</u> 80</p>

Analytical Method - US EPA 600, R93-116. Please refer to the Appendix of this report for further information regarding your analysis.

**Date Received:** 4/14/2016  
**Date Analyzed:** 4/19/2016 12:00:00 AM  
**Signature:** Rebecca Hargrove  
**Analyst:** Rebecca Hargrove

**Approved By:** Frank E. Ehrenfeld, III  
Frank E. Ehrenfeld, III  
Laboratory Director

## CERTIFICATE OF ANALYSIS

**Client:** Lawhon & Associates Inc.  
1441 King Avenue  
Columbus OH 43212

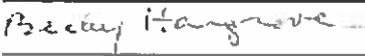
**Report Date:** 4/19/2016  
**Report No.:** 507504 - PLM  
**Project:** Marysville-238 W. 6th  
**Project No.:** 16-0196

**Client:** LAW411

### PLM BULK SAMPLE ANALYSIS SUMMARY

<p><b>Lab No.:</b> 5904575 <b>Client No.:</b> 18</p> <p><u>Percent Asbestos:</u> <i>None Detected</i></p>	<p><b>Description:</b> Grey Vinyl Sheet Flooring <b>Facility:</b></p> <p><u>Percent Non-Asbestos Fibrous Material:</u> 20 Cellulose Trace Fibrous Glass</p>	<p><b>Location:</b> Kitchen</p> <p><u>Percent Non-Fibrous Material:</u> 80</p>
<p><b>Lab No.:</b> 5904576 <b>Client No.:</b> 19</p> <p><u>Percent Asbestos:</u> <i>None Detected</i></p>	<p><b>Description:</b> Grey/Black Vinyl Sheet Flooring <b>Facility:</b></p> <p><u>Percent Non-Asbestos Fibrous Material:</u> 35 Cellulose</p>	<p><b>Location:</b> 2nd Fl</p> <p><u>Percent Non-Fibrous Material:</u> 65</p>
<p><b>Lab No.:</b> 5904577 <b>Client No.:</b> 20</p> <p><u>Percent Asbestos:</u> <i>None Detected</i></p>	<p><b>Description:</b> Grey/Black Vinyl Sheet Flooring <b>Facility:</b></p> <p><u>Percent Non-Asbestos Fibrous Material:</u> 35 Cellulose</p>	<p><b>Location:</b> 2nd Fl</p> <p><u>Percent Non-Fibrous Material:</u> 65</p>
<p><b>Lab No.:</b> 5904578 <b>Client No.:</b> 21</p> <p><u>Percent Asbestos:</u> <i>None Detected</i></p>	<p><b>Description:</b> Green/Black Vinyl Sheet Flooring <b>Facility:</b></p> <p><u>Percent Non-Asbestos Fibrous Material:</u> 35 Cellulose</p>	<p><b>Location:</b> 2nd Fl Bathroom</p> <p><u>Percent Non-Fibrous Material:</u> 65</p>
<p><b>Lab No.:</b> 5904579 <b>Client No.:</b> 22</p> <p><u>Percent Asbestos:</u> <i>None Detected</i></p>	<p><b>Description:</b> Green/Black Vinyl Sheet Flooring <b>Facility:</b></p> <p><u>Percent Non-Asbestos Fibrous Material:</u> 35 Cellulose</p>	<p><b>Location:</b> 2nd Fl Bathroom</p> <p><u>Percent Non-Fibrous Material:</u> 65</p>
<p><b>Lab No.:</b> 5904580 <b>Client No.:</b> 23</p> <p><u>Percent Asbestos:</u> <i>None Detected</i></p>	<p><b>Description:</b> Green/Off-White/Black Vinyl Sheet Flooring <b>Facility:</b></p> <p><u>Percent Non-Asbestos Fibrous Material:</u> 35 Cellulose</p>	<p><b>Location:</b> 2nd Fl Bedroom</p> <p><u>Percent Non-Fibrous Material:</u> 65</p>

Analytical Method - US EPA 600, R93-116. Please refer to the Appendix of this report for further information regarding your analysis.

**Date Received:** 4/14/2016  
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**Signature:**   
**Analyst:** Rebecca Hargrove

**Approved By:**   
Frank E. Ehrenfeld, III  
Laboratory Director

## CERTIFICATE OF ANALYSIS

**Client:** Lawhon & Associates Inc.  
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Columbus OH 43212

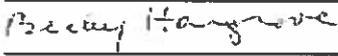
**Report Date:** 4/19/2016  
**Report No.:** 507504 - PLM  
**Project:** Marysville-238 W. 6th  
**Project No.:** 16-0196

**Client:** LAW411

### PLM BULK SAMPLE ANALYSIS SUMMARY

<p><b>Lab No.:</b> 5904581 <b>Client No.:</b> 24</p> <p><u>Percent Asbestos:</u> <i>None Detected</i></p>	<p><b>Description:</b> Green/Off-White/Black Vinyl Sheet Flooring <b>Facility:</b></p> <p><u>Percent Non-Asbestos Fibrous Material:</u> 30 Cellulose</p>	<p><b>Location:</b> 2nd Fl Bedroom</p> <p><u>Percent Non-Fibrous Material:</u> 70</p>
<p><b>Lab No.:</b> 5904582 <b>Client No.:</b> 25</p> <p><u>Percent Asbestos:</u> <i>None Detected</i></p>	<p><b>Description:</b> Grey/White Ceiling Tile; 2x4 <b>Facility:</b></p> <p><u>Percent Non-Asbestos Fibrous Material:</u> 45 Fibrous Glass 35 Cellulose</p>	<p><b>Location:</b> 1st Fl Rm 2</p> <p><u>Percent Non-Fibrous Material:</u> 20</p>
<p><b>Lab No.:</b> 5904583 <b>Client No.:</b> 26</p> <p><u>Percent Asbestos:</u> <i>None Detected</i></p>	<p><b>Description:</b> Grey/White Ceiling Tile; 2x4 <b>Facility:</b></p> <p><u>Percent Non-Asbestos Fibrous Material:</u> 50 Cellulose 30 Fibrous Glass</p>	<p><b>Location:</b> 1st Fl Rm 1</p> <p><u>Percent Non-Fibrous Material:</u> 20</p>
<p><b>Lab No.:</b> 5904584 <b>Client No.:</b> 27</p> <p><u>Percent Asbestos:</u> <i>None Detected</i></p>	<p><b>Description:</b> Off-White Insulation <b>Facility:</b></p> <p><u>Percent Non-Asbestos Fibrous Material:</u> 20 Cellulose</p>	<p><b>Location:</b> 1st Fl Kitchen, Sink</p> <p><u>Percent Non-Fibrous Material:</u> 80</p>
<p><b>Lab No.:</b> 5904585 <b>Client No.:</b> 28</p> <p><u>Percent Asbestos:</u> <i>None Detected</i></p>	<p><b>Description:</b> Off-White Insulation <b>Facility:</b></p> <p><u>Percent Non-Asbestos Fibrous Material:</u> 20 Cellulose</p>	<p><b>Location:</b> 1st Fl Kitchen, Sink</p> <p><u>Percent Non-Fibrous Material:</u> 80</p>
<p><b>Lab No.:</b> 5904586 <b>Client No.:</b> 29</p> <p><u>Percent Asbestos:</u> <i>None Detected</i></p>	<p><b>Description:</b> Black Tar <b>Facility:</b></p> <p><u>Percent Non-Asbestos Fibrous Material:</u> None Detected</p>	<p><b>Location:</b> 2nd Fl Kitchen, Sink</p> <p><u>Percent Non-Fibrous Material:</u> 100</p>

Analytical Method -US EPA 600, R93-116. Please refer to the Appendix of this report for further information regarding your analysis.

**Date Received:** 4/14/2016  
**Date Analyzed:** 4/19/2016 12:00:00 AM  
**Signature:**   
**Analyst:** Rebecca Hargrove

**Approved By:**   
Frank E. Ehrenfeld, III  
Laboratory Director

**CERTIFICATE OF ANALYSIS**

**Client:** Lawhon & Associates Inc.  
1441 King Avenue  
Columbus OH 43212

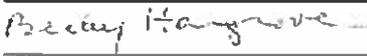
**Report Date:** 4/19/2016  
**Report No.:** 507504 - PLM  
**Project:** Marysville-238 W. 6th  
**Project No.:** 16-0196

**Client:** LAW411

**PLM BULK SAMPLE ANALYSIS SUMMARY**

<b>Lab No.:</b> 5904587 <b>Client No.:</b> 30	<b>Description:</b> Black Tar <b>Facility:</b>	<b>Location:</b> 2nd Fl Kitchen, Sink
<u>Percent Asbestos:</u> None Detected	<u>Percent Non-Asbestos Fibrous Material:</u> None Detected	<u>Percent Non-Fibrous Material:</u> 100
<b>Lab No.:</b> 5904588 <b>Client No.:</b> 31	<b>Description:</b> Black/White Shingle <b>Facility:</b>	<b>Location:</b> Roof - West
<u>Percent Asbestos:</u> None Detected	<u>Percent Non-Asbestos Fibrous Material:</u> 10 Fibrous Glass	<u>Percent Non-Fibrous Material:</u> 90
<b>Lab No.:</b> 5904588(L2) <b>Client No.:</b> 31	<b>Description:</b> Black/White/Tan Shingle <b>Facility:</b>	<b>Location:</b> Roof - West
<u>Percent Asbestos:</u> None Detected	<u>Percent Non-Asbestos Fibrous Material:</u> 10 Fibrous Glass	<u>Percent Non-Fibrous Material:</u> 90
<b>Lab No.:</b> 5904589 <b>Client No.:</b> 32	<b>Description:</b> Black/White Shingle <b>Facility:</b>	<b>Location:</b> Roof - East
<u>Percent Asbestos:</u> None Detected	<u>Percent Non-Asbestos Fibrous Material:</u> 10 Fibrous Glass	<u>Percent Non-Fibrous Material:</u> 90
<b>Lab No.:</b> 5904589(L2) <b>Client No.:</b> 32	<b>Description:</b> Black/White/Tan Shingle <b>Facility:</b>	<b>Location:</b> Roof - East
<u>Percent Asbestos:</u> None Detected	<u>Percent Non-Asbestos Fibrous Material:</u> 10 Fibrous Glass	<u>Percent Non-Fibrous Material:</u> 90

Analytical Method -US EPA 600, R93-116. Please refer to the Appendix of this report for further information regarding your analysis.

**Date Received:** 4/14/2016  
**Date Analyzed:** 4/19/2016 12:00:00 AM  
**Signature:**   
**Analyst:** Rebecca Hargrove

**Approved By:**   
Frank E. Ehrenfeld, III  
Laboratory Director

# LA Lawhon & Associates, Inc.

1441 King Avenue  
Columbus, OH 43212  
Phone: (614) 481-8600  
Fax: (614) 481-8610

Sent To: IATL No 09404  
VIA: Fedex  
Date: 4/13/16 Page 1 of 2

Turn around: 3-DAY

## ASBESTOS BULK SAMPLE CHAIN-OF-CUSTODY RECORD

Project Name:		Project No.:	Project Contact:	Sampler (print):	Signature
Marysville - 238 W. 6 <sup>th</sup>		16-0196	Bick Esaly	Tony Parkes	<i>Tony Parkes</i>
Sample I.D. No.	Homog. Area No.	Sample Homogeneous Area Description	Sample Location	Remarks	
01	1	Plaster - Skim	1st Fl Rm 3	5904558	
02	2	- Scratch		5904559	
03	1	- Skim	1st Fl Rm 2	5904560	
04	2	- Scratch		5904561	
05	1	- Skim	1st Fl Rm 1	5904562	
06	2	- Scratch		5904563	
07	1	- Skim	1st Fl Rm 4	5904564	
08	2	- Scratch		5904565	
09	1	- Skim	2nd Fl	5904566	
10	2	- Scratch		5904567	
11	1	- Skim		5904568	
12	2	- Scratch		5904569	
13	1	- Skim		5904570	
14	2	- Scratch		5904571	
15	3	Tan linoleum	Entry Room	5904572	
16	3			5904573	
17	4	Grey linoleum	Kitchen	5904574	
18	4			5904575	

**E-MAILED**  
4/13/16 AD

SAMPLE ANALYSIS BY EPA METHOD 600/R-93/116 UNLESS OTHERWISE NOTED.

**RECEIVED**

Stop 1st Positive  Analyze All Samples

Relinquished by: (signature) <i>Tony Parkes</i>	Date / Time 4/13/16 3:00	Relinquished by: (signature) <i>[Signature]</i>	Date / Time APR 14 2016	Received by: (signature) <i>[Signature]</i>	Date / Time 4-19-16
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Distributor: White - City, Va. *D, dbr 4-19-16*

# LA Lawhon & Associates, Inc.

1441 King Avenue  
Columbus, OH 43212  
Phone: (614) 481-8600  
Fax: (614) 481-8610

Sent To: IAIK  
VIA: Fedex

No 09490

Page 2 of 2

Date: 4/13/16

Turn around: 3-Day

## ASBESTOS BULK SAMPLE CHAIN-OF-CUSTODY RECORD

Project Name:		Project No.:	Project Contact:	Sampler (print):	Signature
Mansville - 238 W. 6 <sup>th</sup>		10-0196	Rick Isaly	Tony Parkes	<i>Tony Parkes</i>
Sample I.D. No.	Homog. Area No.	Sample Homogeneous Area Description	Sample Location	Remarks	Signature
19	5	Multicolored Linoleum	2nd Fl	5904576	
20	5	I	I	5904577	
21	6	Green Linoleum	2nd Fl Bathroom	5904578	
22	6	I	I	5904579	
23	7	Camo Linoleum	2nd Fl Bedroom	5904580	
24	7	I	I	5904581	
25	8	2x4 PH/SF Divided Ceiling Tile	1st Fl Rm 2	5904582	
26	8	<del>Grey</del> I	I Rm 1	5904583	
27	9	Grey gnt undercoating	1st Fl Kitchen	5904584	
28	9	I	I	5904585	
29	10	Black gnt undercoating	2nd Fl Kitchen	5904586	
30	10	I	I	5904587	
31	11	Roof - Shingles	Roof - west	5904588	
32	11	I	I - east	5904589	

SAMPLE ANALYSIS BY EPA METHOD 600/R-93/116 UNLESS OTHERWISE NOTED.

Stop 1st Positive     Analyze All Samples

Relinquished by: (signature) *[Signature]* Date / Time 4/13/16 3:01  
 Received by: (signature) *[Signature]* Date / Time 4-19-16  
 RECEIVED APR 19 2016