



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 25, 2016, 6:30 p.m.
Council Chambers, 209 S. Main Street, 2nd 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 6th 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
Marysville, Ohio 43040-1641
(937) 645-7350
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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.*

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

Cc: J. Hoyt
R. Todd

Union County Historical Society



P.O. Box 303
Marysville, Ohio 43040

August 23, 2016

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

**RE: 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. Chapter 1136.13 (a) of the City Ordinances requires that the Historical Society provide information to the Design Review Board verifying any historic or architectural significance of the structures and may also include recommendations on alternative uses that may preserve the structure. The Union County Historical Society submits the following report pursuant to the City Code which is to be used by the Board in its determination to deny or grant the application to demolish buildings in the historic district.



1871 Piper House, 238 West Sixth Street

Historical Significance.

The structure at 238 West Sixth Street was built as the residence of Judge Leonidas and Martha (Coe) Piper in 1871.

The Piper and Coe families were early residents of Union County. The Piper family came to the county in 1813 and the Coe family in 1834.

Leonidas Piper was born in 1836. He attended the Marysville Academy, then Otterbein and Ohio Wesleyan University. He served in the Union Army during the Civil War. After which, he was admitted to the Ohio bar in 1867 and began practicing law in Marysville. Piper was actively engaged in the practice of law until his death in 1916. Piper was twice elected Union County Prosecuting Attorney serving from 1870 to 1874. He was elected Union County Probate Judge and served from 1888 to 1894. He was Justice of the Peace, school examiner and active as a community leader.



Judge Leonidas Piper

Leonidas married Martha Coe in 1869. In July 1871, Leonidas and Martha Piper purchased the West Sixth Street property from Edward and Mary Pyne for \$350. One month later, they began the construction of their new home. They raised their family in the home, including a son William who died serving in a Marysville unit during the Spanish American War.

When completed, the Piper home was a two story residence with 10 rooms. The home remained in the Piper family for 81 years.

In 1973, the County Commissioners filed an action against the owners of the property to take the house by eminent domain stating that it was necessary to acquire the building for a county office. A jury allowed the County to take the building from the owners in 1974 for that purpose.

The home was substantially unchanged from its original appearance when it was acquired by the County. The County renovated the building for use as an office. For 42 years the building has been used as a governmental office owned by the County Commissioners. The last occupant of the office was the Union County Veteran's Administration which moved from the building in 2016. Substantial improvements, on a yearly basis, have been made to the structure. The building has been well maintained, financially improved (maybe over improved) and is in good condition.

In 1978, the building was added to the National Register of Historic Places as part of the Marysville Historic District. The Statement of Significance for the National Register says "The Marysville Historic District is significant for the architectural unity of its central business district containing late nineteenth and early twentieth century commercial buildings; for the local importance of the persons who made their homes on West Fifth and West Sixth Streets at the turn of the century; and the architectural unity of those homes; and for the visual dominance and architectural qualities of the Union County Courthouse."

Historic District.

The Historic District of Marysville was created to provide an area in the City where the buildings will be preserved and protected. The purpose is to prevent the structures in a designated part of the town from being demolished; thereby destroying the unique character, architecture and heritage of the City and its people.

The Code states that the last alternative is demolition.

According to the City Code, once a Certificate of Appropriateness to demolish a structure within the District is filed, the Board “shall conduct a thorough investigation of the application for demolition.” A permit will only be granted if the Board, after making a thorough investigation, determines that the structure has no historical or architectural significance or if it does have significance, that there is no economic use of the structure or that deterioration has progressed to the point that there is no alternative but to demolish the building.

Historical Significance.

The first issue that the board must determine is if the structure has no architectural or historic significance. It is important for the Board to remember, it is not a decision as to whether the building has high or low historical or architectural significance but instead is a question of whether it has any or no historical or architectural significance. If the Board finds it has some significance, no matter what the degree, it will be considered protected under the code.

With this particular building, some of the factors the Board may consider in making a determination as to whether the structure has any historical significance are the following.

1. **Age of the Building.** The house was built in 1871. It is 145 years old. It has been standing as part of the town for three-fourths of the time that Marysville has been in existence.
2. **Who Built the House.** The house was built by Judge Leonidas Piper, a prominent local resident, Justice of the Peace, Prosecuting Attorney, Probate Judge, Civil War Veteran and community leader. The Board might determine that the building is connected to a locally prominent individual who was important to the early development of the town.
3. **Connection to Early Residents.** The house was the home of the Piper family and the Coe family who lived at the residence for 81 years. Both families were early pioneers of this area, the Piper family settling in Union County in 1813 and the Coe family in 1834. The Board might find that the structure has connections to early prominent residents of Marysville and Union County.
4. **National Register of Historic Places.** The house is also on the National Register of Historic Places which recognized its importance as part of the entire Marysville Historic District, a district that according to the National Register is significant, in part, because it contains nineteenth century homes on West Fifth and West Sixth Streets of persons of local importance. It might be difficult for the Board to find the structure has no historical significance when the building has been on the National Register since 1978.

If the Board finds the Piper House to have some historic significance based on its investigation, the City Code says the Board shall not approve the demolition unless one of two other provisions can be shown by the Applicant. Those provisions are 1) no economic use or that the building is so deteriorated nothing else can be done but to demolish it.

Economic Use.

The Applicant must show that even though the structure has some historic significance, 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.

With this particular building, some of the factors the Board may consider in making a determination as to whether the structure has any Economic Use are the following.

1. **Current Use.** The house was acquired by the Applicant through an Eminent Domain Action in 1974 to be used by the County as an office. After taking the property, the County converted the residence into an office building. From that date to the present, it has been used for 42 years as a governmental office.
2. **Improvements.** The building has been well-maintained. The last occupant, the Veteran's Services Commission, invested substantial dollars to renovate the building and keep it in good repair as a useful office. It can probably be said that the building was over-improved and has had more money spent on the structure than the fair market value would support.
3. **Condition.** Because of the improvements and large amount of funds spent on the building, it is in very good condition. This may make it difficult for the Board to find that the building has no economic use.

Deterioration.

The only other provision in the City Code that will allow the application to be granted by the Board is if the Applicant can show to the Board that deterioration has progressed to the point where it is not economically feasible to restore the structure and the only alternative is to demolish the building.

This section does not seem to apply to the building at 238 West Sixth Street. The building is not in a state of deterioration, but is sound and well maintained. The report of the Applicant says it is asbestos free.

Summary.

The Board must first determine if the building sought to be demolished has any historical significance. If it does not, the permit may be granted. If the Board finds the building has some historical significance, regardless of the level of that significance, the structure falls within the protections of the historic district ordinance. At that point, the application may only be granted if the Applicant can show there exists no reasonable economic use for the structure as it exists or as it might be restored or that deterioration has progressed to the point where it is not economically feasible to restore the structure and the only alternative is to demolish the building.

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

		REQUIRED FOR ALL SUBMITTALS: 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).
		DIGITAL SUBMITTAL: 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.
		SITE PLAN DRAWING: (Shall include the following information)
		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.
		BUILDING ELEVATION DRAWING: (Shall include the following information)
		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
	* PLEASE BRING MATERIAL SAMPLES TO THE MEETING
	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.
	LANDSCAPING PLAN DRAWING: (Shall include the following information)
	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~~

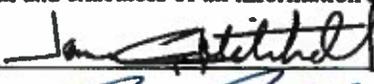
For Staff Use
Yes No

Application Requirements

	REQUIRED FOR ALL SUBMITTALS: Twelve (12) copies of the Certificate of Appropriateness Application and sign drawings drawn at a suitable scale.
	DIGITAL SUBMITTAL: 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.
	SIGN DRAWINGS: (Shall include the following information)
	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:  Date: 4/22/16

Signature of Owner:  Date: 4/23/16

FOR OFFICE USE ONLY

Received (stamp): **PAID** Fees: 150⁰⁰
MAY 11 2016
CITY OF MARYSVILLE

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


City Staff

 7/20/2016
Date

DECISION OF THE DESIGN REVIEW BOARD

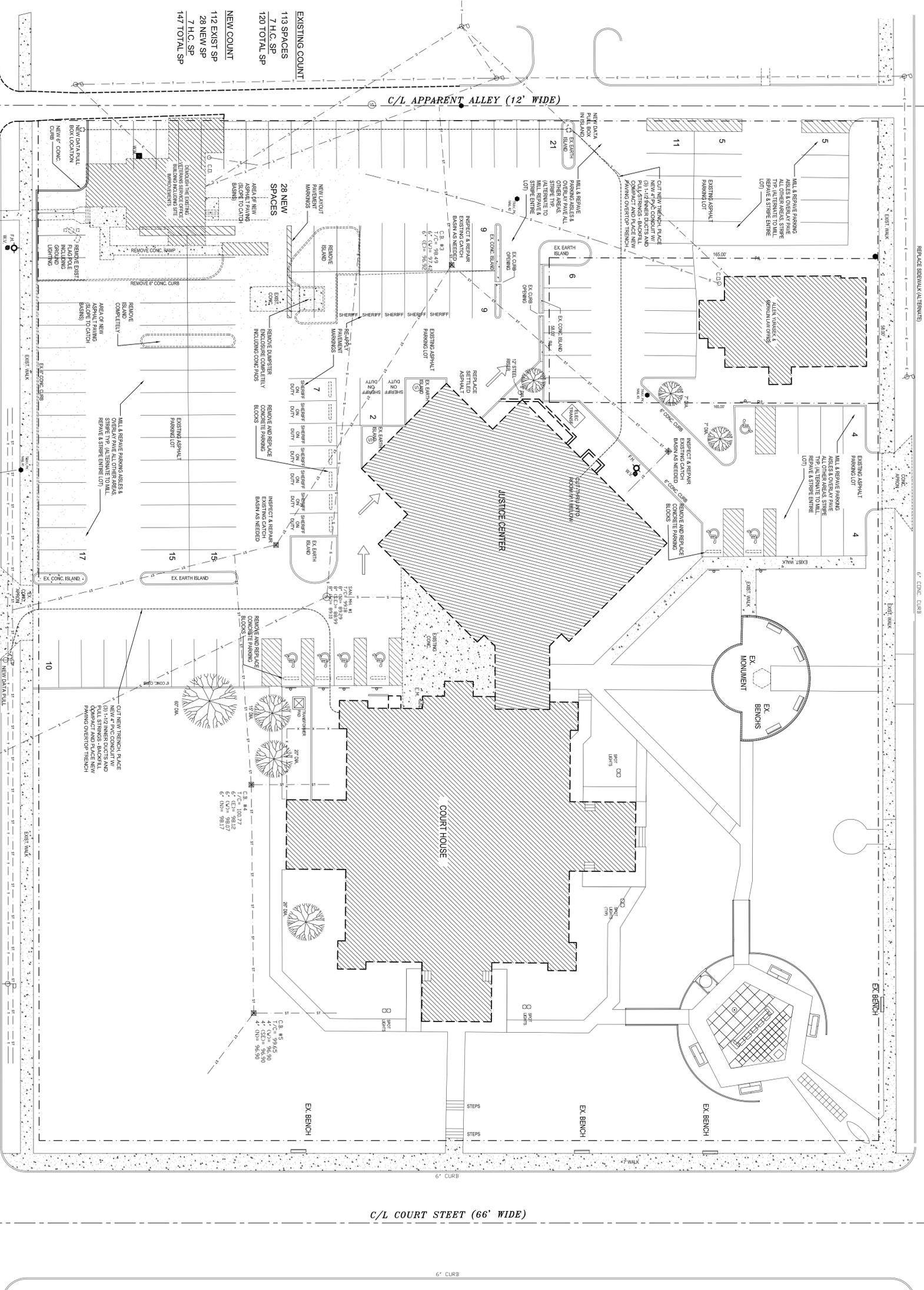
- Approved
- Disapproved
- Approved with conditions (provided below)

Specific Conditions of Approval:

Chairperson, Design Review Board

Date

C/L WEST FIFTH 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

site plan

1"=20'-0"

238 W 6TH STREET



P.M. #1
ELEV. = 100.00

C/L WEST SIXTH STREET (66' WIDE)

C/L COURT STREET (66' WIDE)



775 Yard Street, Suite 325
Columbus, Ohio 43212
P 614.764.0407
F 614.764.0237
www.ma-architects.com

UNION COUNTY VETERANS SERVICES OFFICE

238 WEST 6TH STREET | MARYSVILLE, OHIO 43040

DEMOLITION OF

PRELIMINARY
NOT FOR CONSTRUCTION

STATUS:

REVISION:

PROJECT NUMBER:

16034

DRAWN BY:

BRB

DATE:

05-11-2016

SHEET NUMBER:

A0.2



775 Yard Street, Suite 325
Columbus, Ohio 43212
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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 1st floor area of 1,851 SF, 2nd 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', written over a horizontal line.

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
Ellis Mounds	Address Restricted	74001638	Marysville	Union
Gilcrist House (DELISTED)	3.5 mi SE of Marysville off SR 33	76001537	Marysville	Union
Henderson, Dr David W. House	318 E 5th St	01000391	Marysville	Union
Marysville Historic District	Roughly bounded by Maple, Plum, 4th, & 7th Sts	78002201	Marysville	Union
Reed Covered Bridge (DELISTED)	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



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

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 6th 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 th 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
Total Construction Cost Estimate – Demo and Parking Lot	\$188,500

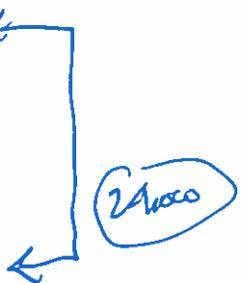
III. Soft Cost Projections - Professional Design Fees

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 st Floor-Room 3	None Detected
2	2	Plaster-Scratch	1 st Floor Room 3	None Detected
3	1	Plaster-Skim	1 st Floor-Room 2	None Detected

Sample Number	Homog. Area #	Material Sampled	Sample Location	Percent Asbestos
4	2	Plaster-Scratch	1 st Floor-Room 2	None Detected
5	1	Plaster-Skim	1 st Floor-Room 1	None Detected
6	2	Plaster-Scratch	1 st Floor-Room 1	None Detected
7	1	Plaster-Skim	1 st Floor-Room 4	None Detected
8	2	Plaster-Scratch	1 st Floor-Room 4	None Detected
9	1	Plaster-Skim	2 nd Floor	None Detected
10	2	Plaster-Scratch	2 nd Floor	None Detected
11	1	Plaster-Skim	2 nd Floor	None Detected
12	2	Plaster-Scratch	2 nd Floor	None Detected
13	1	Plaster-Skim	2 nd Floor	None Detected
14	2	Plaster-Scratch	2 nd 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 nd Floor	None Detected
20	5	Multicolored Linoleum	2 nd Floor	None Detected
21	6	Green Linoleum	2 nd Floor Bathroom	None Detected
22	6	Green Linoleum	2 nd Floor Bathroom	None Detected
23	7	Camo Linoleum	2 nd Floor Bedroom	None Detected
24	7	Camo Linoleum	2 nd Floor Bedroom	None Detected
25	8	2'x4' Ceiling Tile-Pinhole/Small Fissure-Divided	1 st Floor Room 2	None Detected
26	8	2'x4' Ceiling Tile-Pinhole/Small Fissure-Divided	1 st Floor Room 1	None Detected
27	9	Grey Sink Undercoating	1 st Floor Kitchen	None Detected
28	9	Grey Sink Undercoating	1 st Floor Kitchen	None Detected
29	10	Black Sink Undercoating	2 nd Floor Kitchen	None Detected
30	10	Black Sink Undercoating	2 nd 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: _____

Course Location: Columbus, Ohio

Kurt Varga

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

DOB 09/28/1987 Certification Number **ES35618** Expiration Date **04/05/2017**

This certification is issued pursuant to Chapter 3710 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

Course Director:


Kurt Varga

Expiration Date: March 2, 2017

Examination Date: March 2, 2016

Course Location: Columbus, Ohio

Certificate Numbers: ITNIR-5828 & ITNMPR-5828

APPENDIX B

BULK SAMPLE LOCATION DIAGRAM

APPENDIX C

**LABORATORY RESULTS AND
CHAIN OF CUSTODY INFORMATION**

CERTIFICATE OF ANALYSIS

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

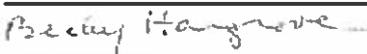
Report Date: 4/19/2016
Report No.: 507504 - PLM
Project: Marysville-238 W. 6th
Project No.: 16-0196

Client: LAW411

PLM BULK SAMPLE ANALYSIS SUMMARY

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

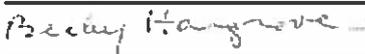
Report Date: 4/19/2016
Report No.: 507504 - PLM
Project: Marysville-238 W. 6th
Project No.: 16-0196

Client: LAW411

PLM BULK SAMPLE ANALYSIS SUMMARY

<p>Lab No.: 5904564 Client No.: 07</p> <p><u>Percent Asbestos:</u> <i>None Detected</i></p>	<p>Description: White Plaster Facility:</p> <p><u>Percent Non-Asbestos Fibrous Material:</u> None Detected</p>	<p>Location: 1st Fl Rm 4</p> <p><u>Percent Non-Fibrous Material:</u> 100</p>
<p>Lab No.: 5904565 Client No.: 08</p> <p><u>Percent Asbestos:</u> <i>None Detected</i></p>	<p>Description: Grey Plaster Facility:</p> <p><u>Percent Non-Asbestos Fibrous Material:</u> Trace Hair</p>	<p>Location: 1st Fl Rm 4</p> <p><u>Percent Non-Fibrous Material:</u> 100</p>
<p>Lab No.: 5904566 Client No.: 09</p> <p><u>Percent Asbestos:</u> <i>None Detected</i></p>	<p>Description: White Plaster Facility:</p> <p><u>Percent Non-Asbestos Fibrous Material:</u> None Detected</p>	<p>Location: 2nd Fl</p> <p><u>Percent Non-Fibrous Material:</u> 100</p>
<p>Lab No.: 5904567 Client No.: 10</p> <p><u>Percent Asbestos:</u> <i>None Detected</i></p>	<p>Description: Grey Plaster Facility:</p> <p><u>Percent Non-Asbestos Fibrous Material:</u> Trace Hair</p>	<p>Location: 2nd Fl</p> <p><u>Percent Non-Fibrous Material:</u> 100</p>
<p>Lab No.: 5904568 Client No.: 11</p> <p><u>Percent Asbestos:</u> <i>None Detected</i></p>	<p>Description: White Plaster Facility:</p> <p><u>Percent Non-Asbestos Fibrous Material:</u> None Detected</p>	<p>Location: 2nd Fl</p> <p><u>Percent Non-Fibrous Material:</u> 100</p>
<p>Lab No.: 5904569 Client No.: 12</p> <p><u>Percent Asbestos:</u> <i>None Detected</i></p>	<p>Description: Grey Plaster Facility:</p> <p><u>Percent Non-Asbestos Fibrous Material:</u> Trace Cellulose Trace Hair</p>	<p>Location: 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>Lab No.: 5904570 Client No.: 13</p> <p><u>Percent Asbestos:</u> <i>None Detected</i></p>	<p>Description: White Plaster Facility:</p> <p><u>Percent Non-Asbestos Fibrous Material:</u> None Detected</p>	<p>Location: 2nd Fl</p> <p><u>Percent Non-Fibrous Material:</u> 100</p>
<p>Lab No.: 5904571 Client No.: 14</p> <p><u>Percent Asbestos:</u> <i>None Detected</i></p>	<p>Description: Grey Plaster Facility:</p> <p><u>Percent Non-Asbestos Fibrous Material:</u> Trace Cellulose Trace Hair</p>	<p>Location: 2nd Flr</p> <p><u>Percent Non-Fibrous Material:</u> 100</p>
<p>Lab No.: 5904572 Client No.: 15</p> <p><u>Percent Asbestos:</u> <i>None Detected</i></p>	<p>Description: Beige Vinyl Sheet Flooring Facility:</p> <p><u>Percent Non-Asbestos Fibrous Material:</u> 5 Fibrous Glass</p>	<p>Location: Entry Room</p> <p><u>Percent Non-Fibrous Material:</u> 95</p>
<p>Lab No.: 5904573 Client No.: 16</p> <p><u>Percent Asbestos:</u> <i>None Detected</i></p>	<p>Description: Beige Vinyl Sheet Flooring Facility:</p> <p><u>Percent Non-Asbestos Fibrous Material:</u> 5 Fibrous Glass</p>	<p>Location: Entry Room</p> <p><u>Percent Non-Fibrous Material:</u> 95</p>
<p>Lab No.: 5904573(L2) Client No.: 16</p> <p><u>Percent Asbestos:</u> <i>None Detected</i></p>	<p>Description: Yellow Mastic Facility:</p> <p><u>Percent Non-Asbestos Fibrous Material:</u> None Detected</p>	<p>Location: Entry Room</p> <p><u>Percent Non-Fibrous Material:</u> 100</p>
<p>Lab No.: 5904574 Client No.: 17</p> <p><u>Percent Asbestos:</u> <i>None Detected</i></p>	<p>Description: Grey Vinyl Sheet Flooring Facility:</p> <p><u>Percent Non-Asbestos Fibrous Material:</u> 20 Cellulose</p>	<p>Location: 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

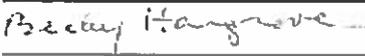
Report Date: 4/19/2016
Report No.: 507504 - PLM
Project: Marysville-238 W. 6th
Project No.: 16-0196

Client: LAW411

PLM BULK SAMPLE ANALYSIS SUMMARY

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

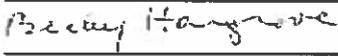
Report Date: 4/19/2016
Report No.: 507504 - PLM
Project: Marysville-238 W. 6th
Project No.: 16-0196

Client: LAW411

PLM BULK SAMPLE ANALYSIS SUMMARY

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

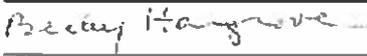
Report Date: 4/19/2016
Report No.: 507504 - PLM
Project: Marysville-238 W. 6th
Project No.: 16-0196

Client: LAW411

PLM BULK SAMPLE ANALYSIS SUMMARY

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

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 th		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)	Date / Time APR 14 2016	Received by: (signature) <i>Ron</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 th		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	Grey 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