

OLD BUILDINGS - NEW POTENTIALS

Historic Downtown Architecture of Clinton County: Assessments + Redesigns

COMMISSIONED BY:

ENERGIZE CLINTON COUNTY

**CLINTON COUNTY REGIONAL
PLANNING COMMISSION**

CREATED BY:

PARKER HOAR

**Documentation of Existing
Conditions in Significant Properties**

**Proposed Plans for New
Residential Lofts**

Commercial Space Designs

Historic Facade Restorations





DOCUMENTATION:

94 N. SOUTH ST. Wilmington, Ohio

RESIDENTIAL PLANS:

51 W. Main St. Wilmington, Ohio

12 N. South St. Wilmington, Ohio

FACADE DESIGN:

20 N. South ST. Wilmington, Ohio

COMMERCIAL PLANS:

101 Broadway, Blanchester, Ohio

81 West Main Street, Wilmington, OH

Wilmington

94 North South Street



Square Footage

6,400	Attic
6,400	Second Floor
6,400	First Floor
6,400	Ground Floor
6,400	Basement

Selling Price

Approximately \$ 6.50/ Sq. Ft.

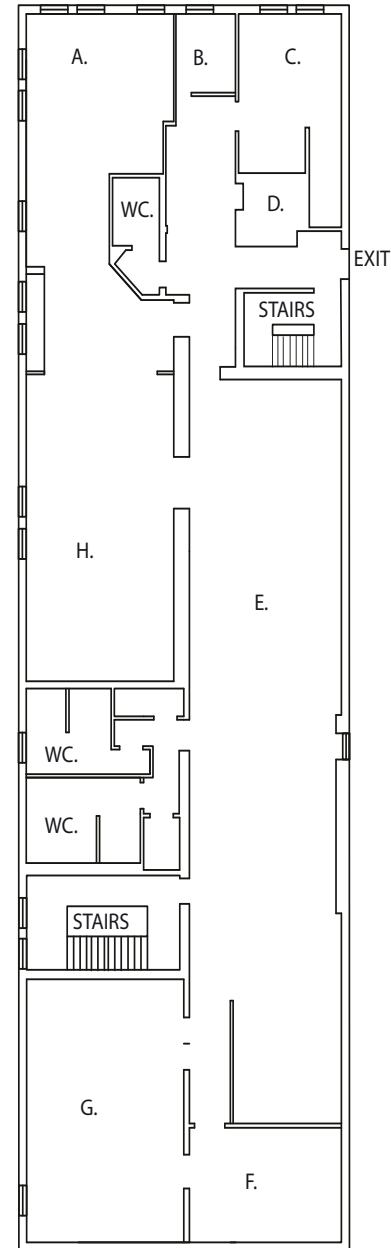
Tenants

Hornnerlaw Real Estate



N. SOUTH STREET

E
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94 N. South ST Wilmington

1st Floor rented by
Honnerlaw Real Estate

2nd Floor
Former night club

3rd Floor
Wilmington Church of God

- A. 450 SF
DINING AREA
- B. 80 SF
OFFICE
- C. 260 SF
OFFICE
- D. ELEVATOR
- E. 1,600 SF
DANCE FLOOR + DINING
AREA
- F. 257 SF
KITCHEN PREP ROOM
- G. 610 SF
INDUSTRIAL KITCHEN HOOK-
UPS
- H. 900 SF
BAR

Wilmington

51 West Main Street



Square Footage

1,600

First Floor

1,600

Ground Floor

Tenants

Vacant

Kosta Hairdressers

Rent Generated Currently

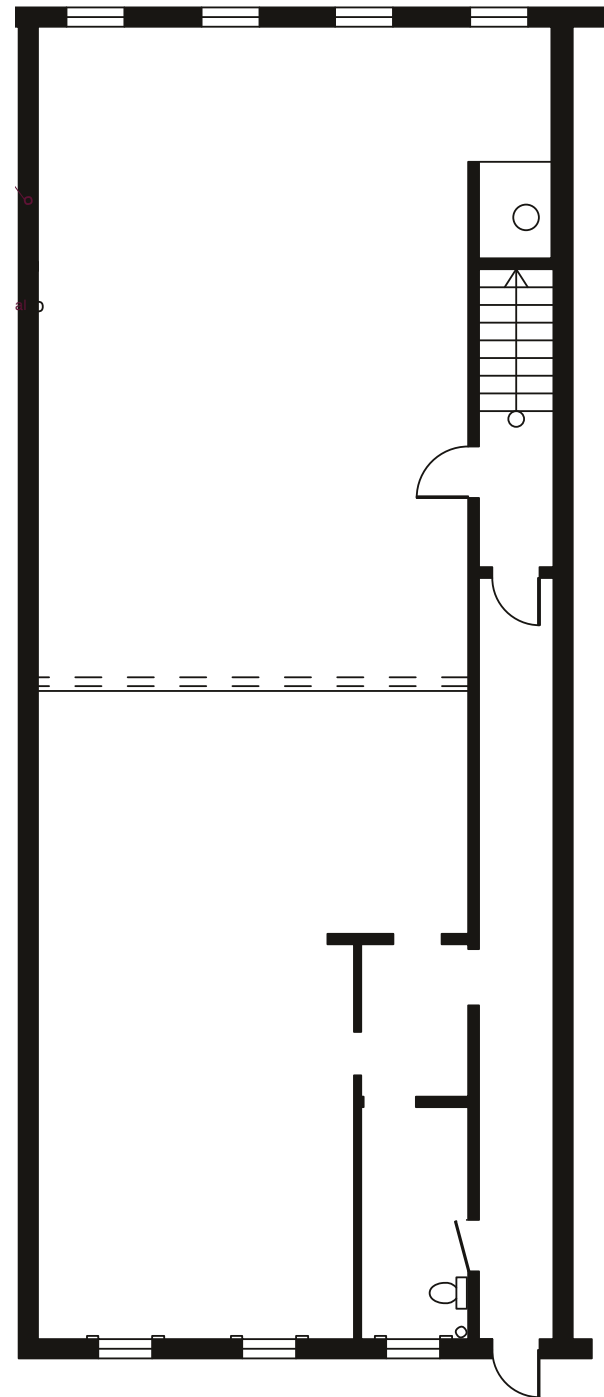
\$ 300

Owner

ADAM BEDE HOLDING CO

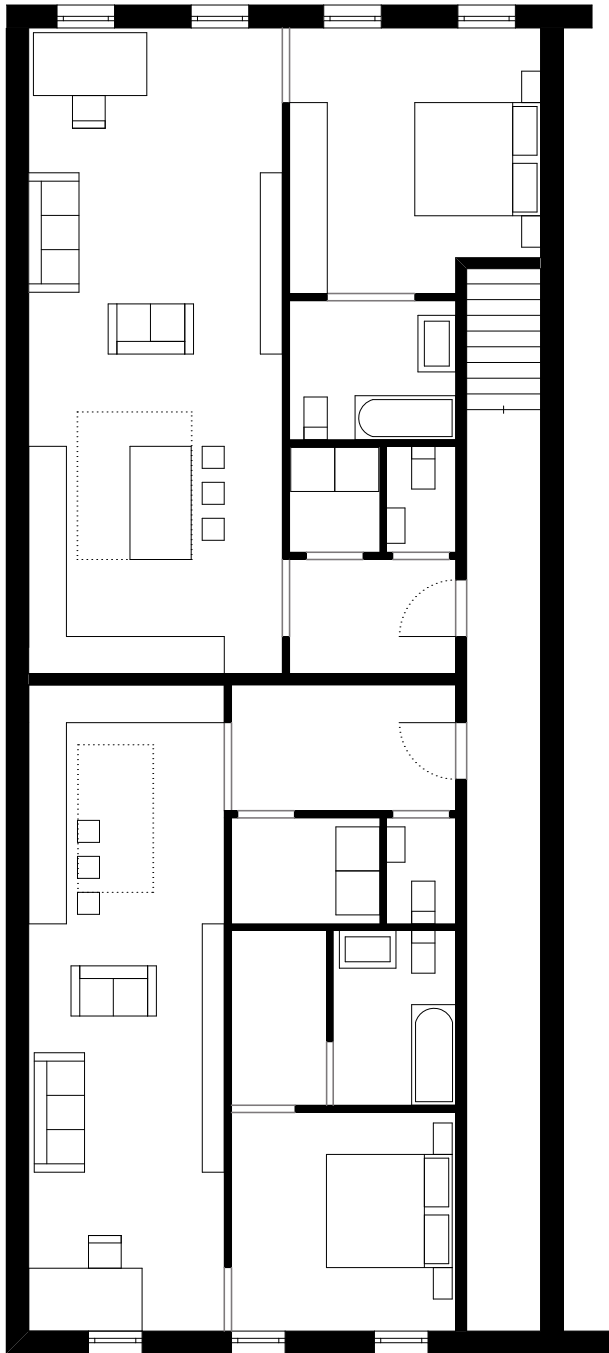
PO BOX 214

WILMINGTON, OH 45177

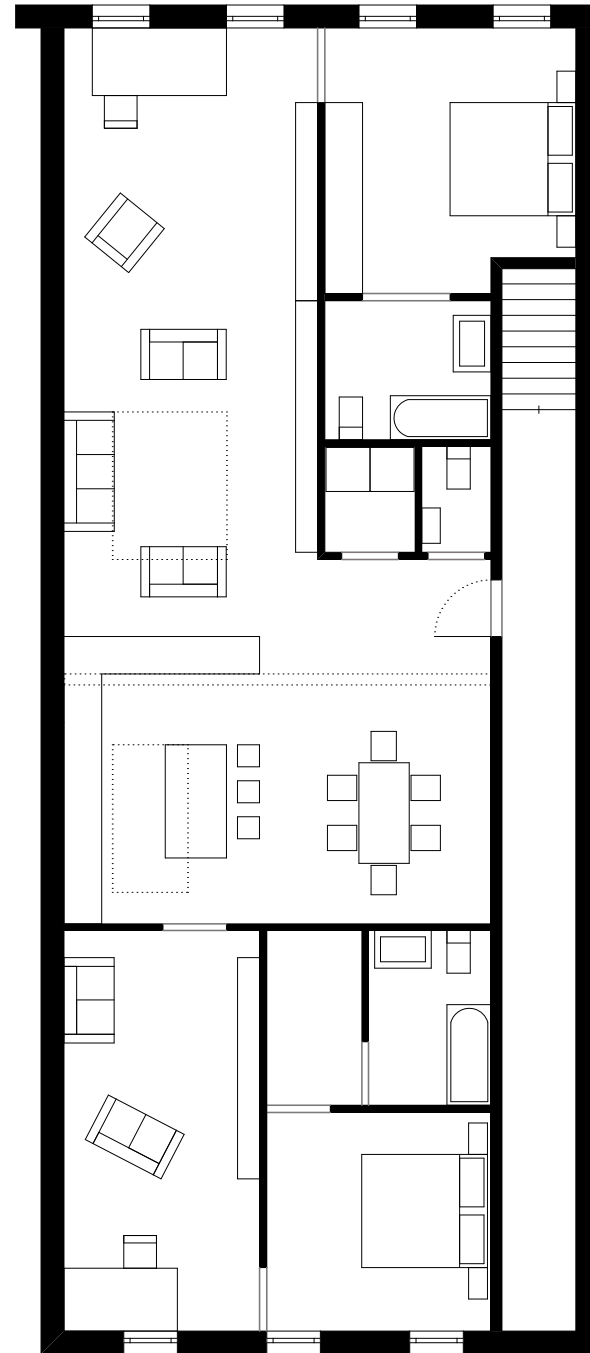


Proposed Plans

Separated large efficiencies



Separable areas with shared utilities and main spaces



Wilmington

12 North South Street



Rentable Sq. FeetUse

1,300	3rd Fl_Residential
1,300	2nd Fl_Residential
1,300	1st FL_Commercial
1,300	Ground Fl_Commercial

Asking Price:

\$85,000

Current Tenants

Rent

Liberty Tax	\$600
Gun Shop	\$600

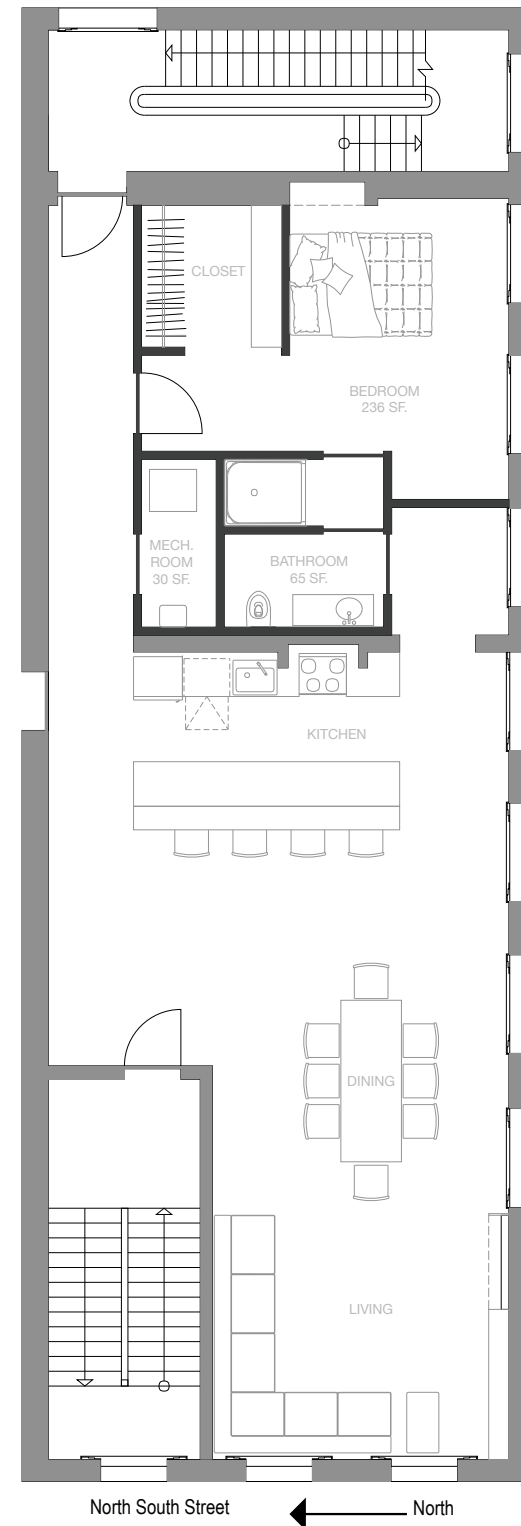
Needs:

At Least 35 New Windows
Brick Tuck Pointing
All New Residential Fixtures

12. N. South St.
Wilmington, Ohio

Single Bedroom
Residential Loft Plan

1,300 Square Feet



Wilmington

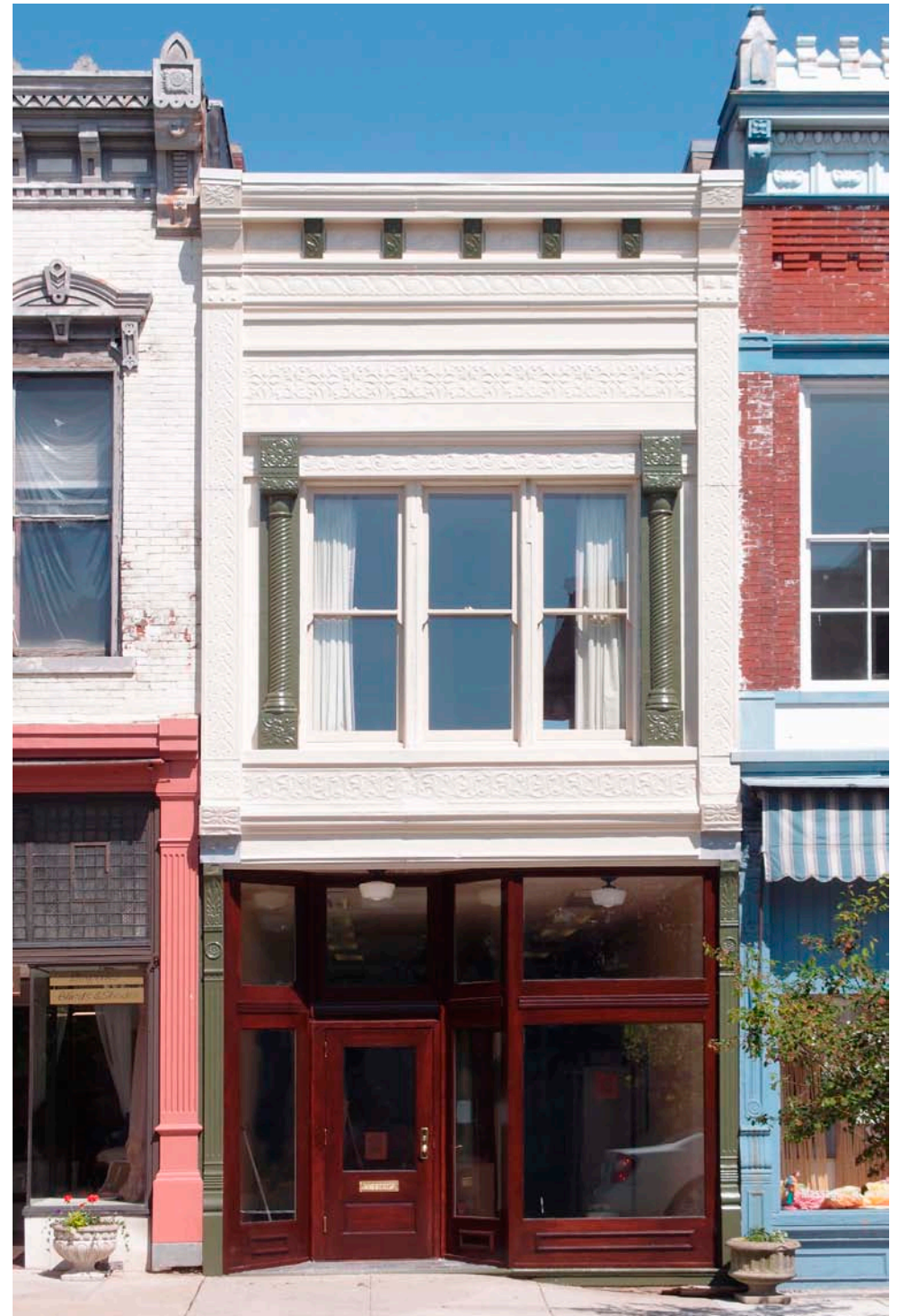
20 North South Street





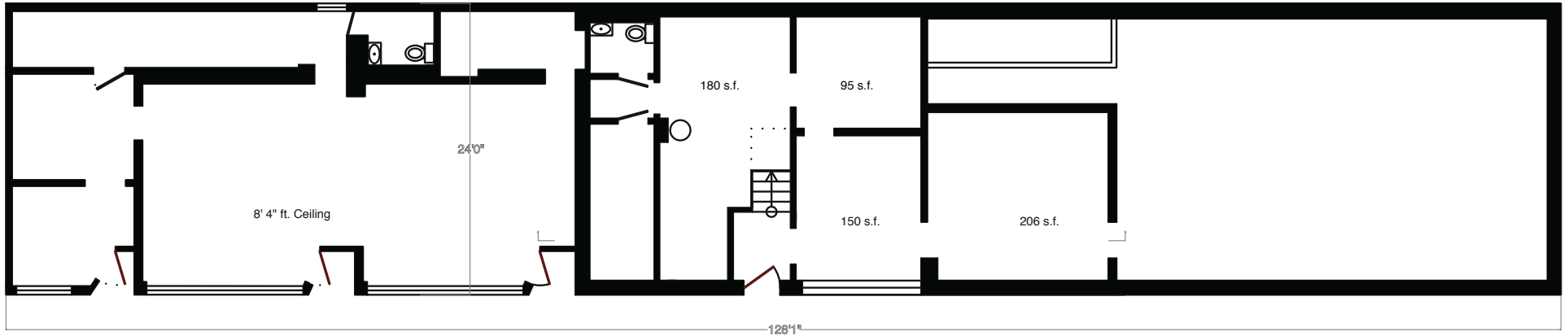
EXISTING MESKER CO. STORE FRONT
FROM 1900 NEW HARMONY, INDIANA

Proposed renovations of 20. North South Street in Wilmington leaves upper story as is and restores the retail space to a historically accurate configuration.



Blanchester

101 Broadway Street



Square Footage

3,000 Ground Floor

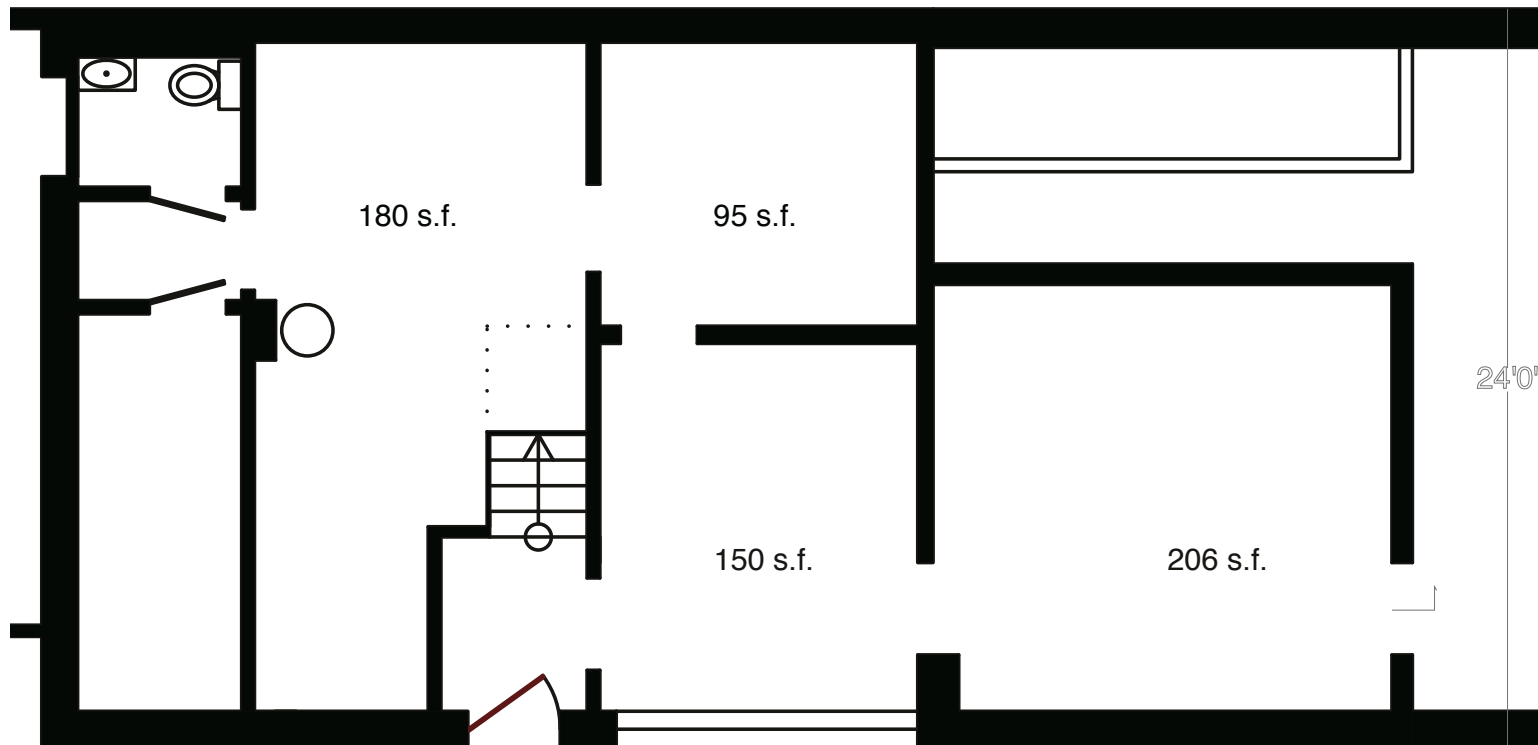
Owner

Charles Horan
8026 Kimbee Dr.
Cincinnati, OH 45244



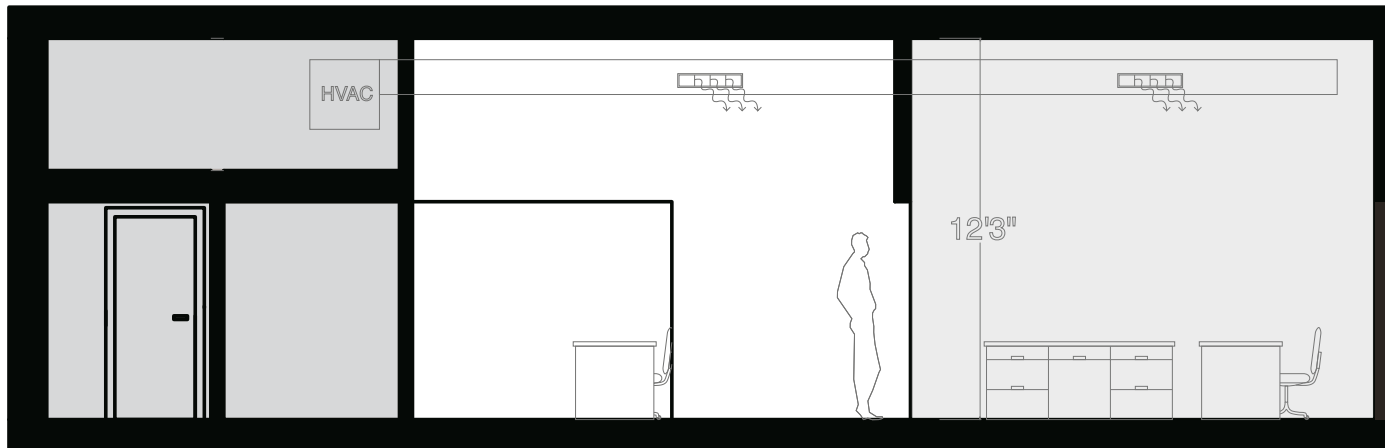
Existing Section Elevation

Low ceiling with unneeded overhead storage



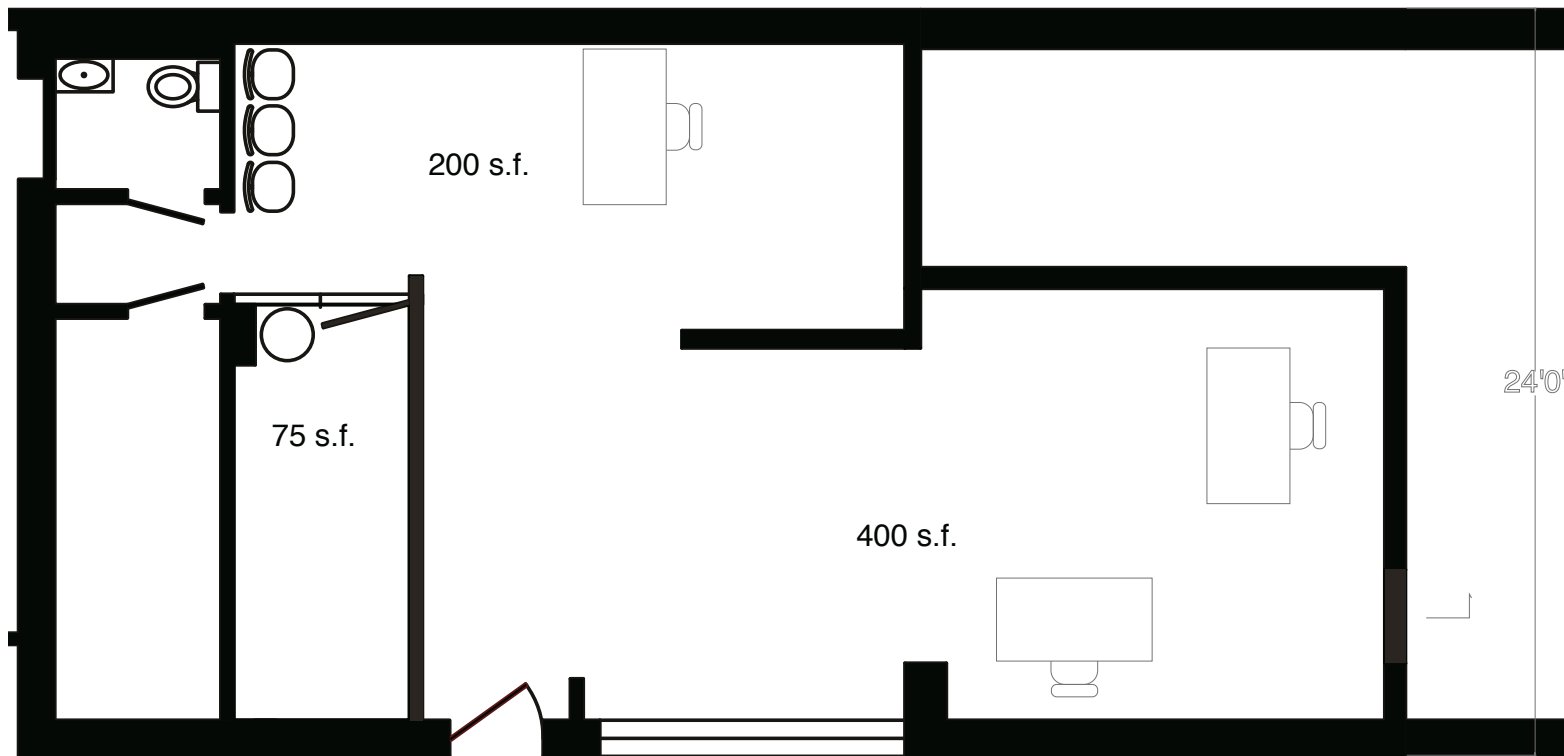
Existing Plan

Excessive storage with spaces secluded from light



Proposed Section Elevation

AC moved and ceiling raised



Proposed Plan

Space opened and closeted storage reduced

General Denver, Wilmington

81 W. Main St.

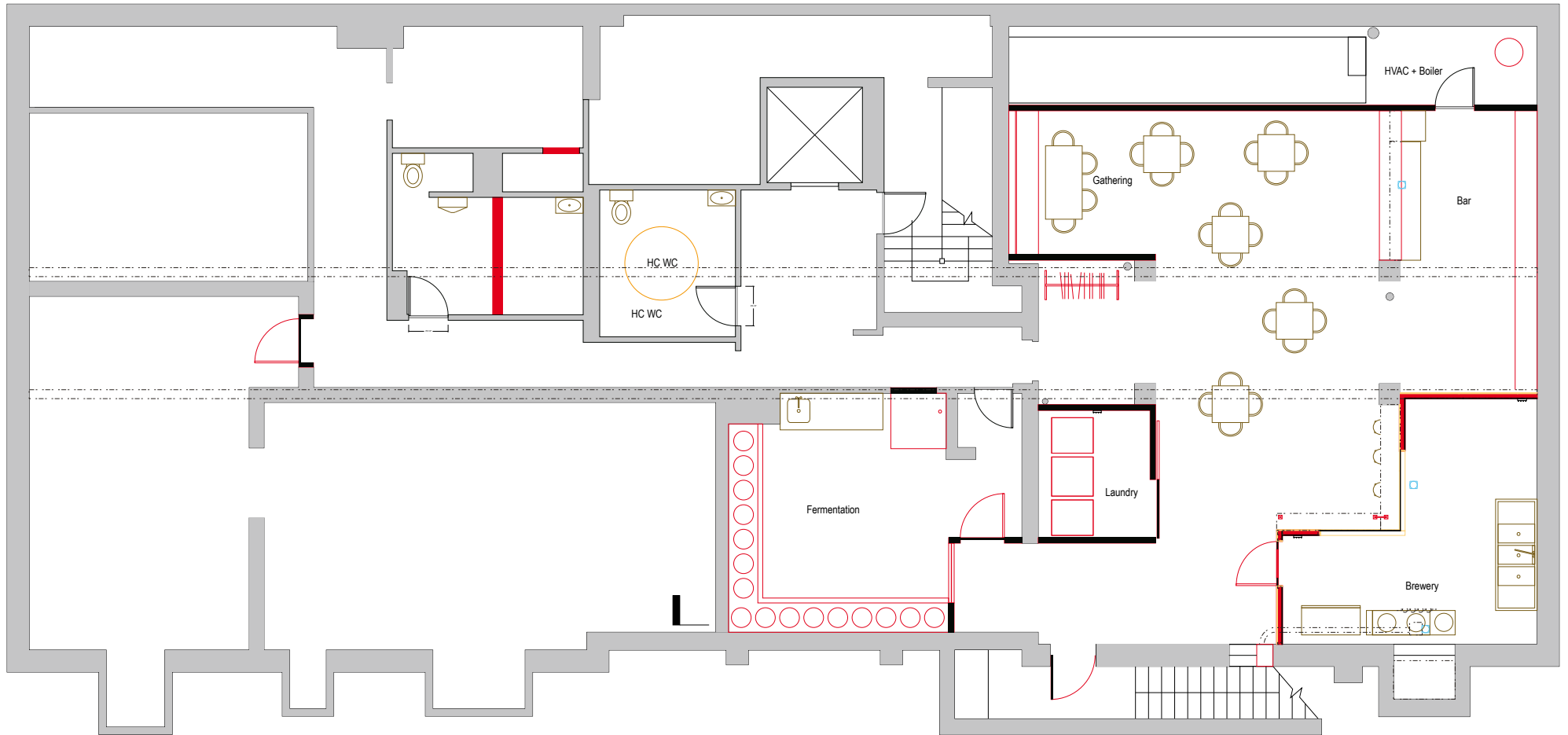


Schematic Design +

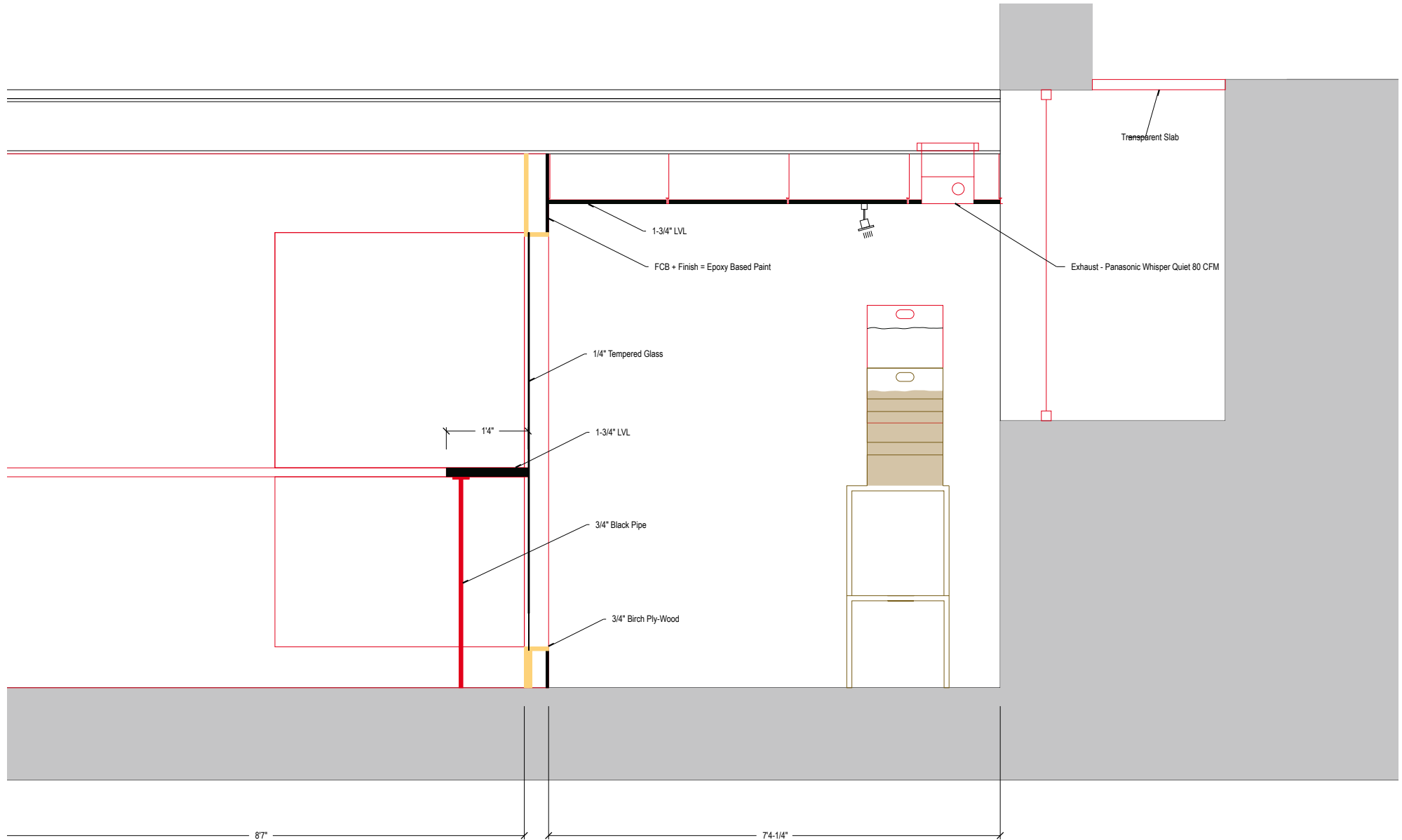
Design Development

General Denver Micro Brewery

General Denver Basement: Micro-Brewery Plan



General Denver Basement: Micro-Brewery Section



Wilmington circa 1930

Looking north at the intersection of Main Street and South Street

