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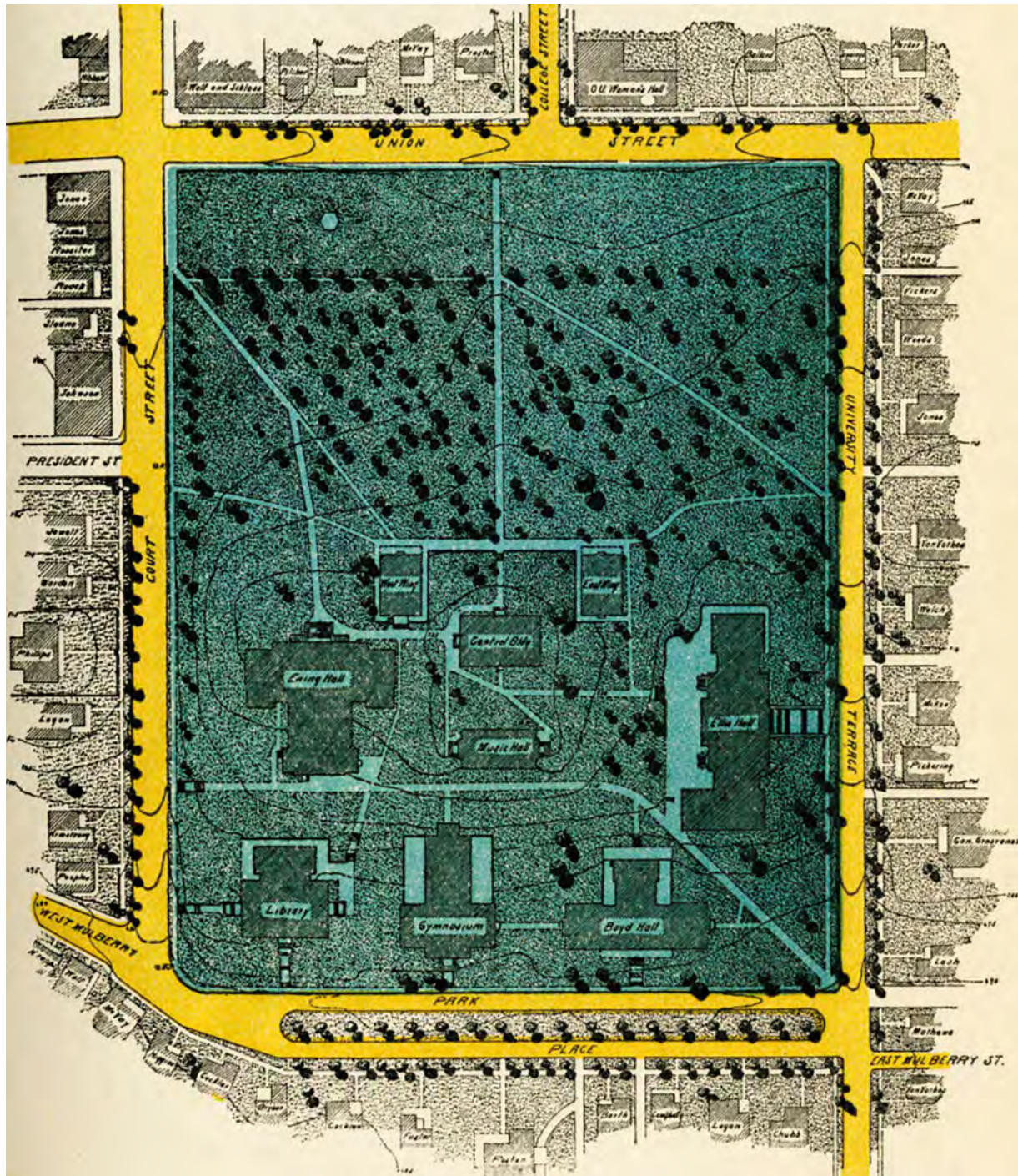
Introduction

Since its founding in 1804, Ohio University has always featured an eclectic mix between residential and educational buildings. Even in the original Athens plan in 1794, the plat contained a square for a college and house lots for a president and professors.

Over the years as the university has expanded, location and quantity of houses has changed, but there has always been a strong presence of residential houses on campus. This has contributed to the warm, village-like aesthetic of the Ohio University Athens campus.

Many of the remaining houses on campus have been repurposed over time to meet various programmatic needs. Some of them work well with their current use. Many of the houses are in current need of major maintenance or renovation as well as a re-evaluation of their current use.

This study seeks to gather important information of these houses and plan for their future at Ohio University.



Above: Ohio University Campus, June 24, 1908.

High Level Strategies

Planning the future of small houses on the Ohio University Athens Campus should be based on a pragmatic approach that establishes what the objectives for these buildings are. If retention of these small houses as functional University facilities is the long term objective, then decisions should be made on the highest and best use of each structure to maximize space usage, while minimizing the financial impact of their renovation and adaptation. High level strategies for small house retention include:

- Restore to student and/or faculty residential use
- Rehabilitate for continued office use
- Adapt for new office use

In the event a small house is impractical to restore, rehabilitate, or adapt by the University, it may be appropriate to pursue a strategy that views these houses as potential real estate assets.

Strategies will include financial, aesthetic, and programmatic considerations that must be considered holistically within the framework of the University's mission and values as well as the Comprehensive Master Plan 2016 objectives for College Green. Each small house will be evaluated individually to determine which strategy is in the best interests of the University, rather than looking at all of the small houses as a group to which a single course of action can be applied.



Strategy Groups

Bucket One: Works well for current University use

Possible

Examples:

- 1. Yamada House
- 2. 35 Park Place
- 3. Walter International

Bucket Two: University Use, repurpose programmatically

Possible

Examples:

- 1. 29 Park Place
- 2. 29 Park Place Carriage House
- 3. Bingham

Bucket Three: Consider options that repurpose back to designed use or for alternative city/community use

Possible

Examples:

- 1. Pilcher
- 2. Jennings
- 3. Brown House

Small Houses

- Pilcher House
- Trisolini House
- Jennings House
- Yamada International House
- Brown House
- Mckee House
- Konneker Alumni Center
- Claire Oates Ping Cottage
- 35 Park Place
- 29 Park Place
- 29 Park Place Carriage House
- Walter International Education Center
- Crewson House
- Sing Tao House
- Bingham House



Definitions

Replacement Value

This refers to the amount the University would pay to replace the small house with a similar structure at this time that is compliant with current building codes. The replacement structure would be of similar size to the existing small house and also include similar materials and existing amenities. While the replacement value does not include specialized programmatic improvements, it does include construction of new systems such as accessibility features and life-safety systems.

10-Yr Deferred Maintenance

Deferred maintenance is the practice of postponing repairs to infrastructure or property for the purposes of saving costs, meeting budget funding levels, or aligning the timing of work. For each small house, there are a variety of building elements that have not been repaired recently, and whose life cycle is ending. Cost estimates are provided that illustrate the funding required to address the replacement needs of various critical building elements over the next ten years. However, these estimates do not include programmatic improvements or new systems that do not currently exist with each house.

Building Condition

The current state of each small house has been assessed by a consultant for the condition of the buildings' exterior, interior, and systems. These conditions are summarized in a table for each small house.

- Good - in new or well-maintained condition
- Fair - subjected to wear, but still in a serviceable and functioning condition
- Poor - nearing the end of its useful or serviceable life
- **X** - system does not exist in the small house



Pilcher House

Address: 10 East Union Street
GSF: 4,310
Floors: 3
Year Constructed: 1881
Last Renovated: 1988
University Owned: Yes
Year Acquired: 1968



Current Use: vacant

History: The Pilcher House is within the Ohio University Campus Green Historic District. Built in the eighteen hundreds, it was used as a home, and was leased to local businessmen for insurance and attorney offices. In the 1970's the building housed the Ohio University Post newspaper and the Athenian OU yearbook offices. In August, 1997, the Office of University Judiciaries that was previously located in Pilcher House relocated to the Beckley Building, and in 2011 the offices of Curriculum Council, Faculty Senate, and Legal Affairs' offices moved from Pilcher.

Building Condition: in need of significant deferred maintenance.

2016 Replacement Value: To Be Determined

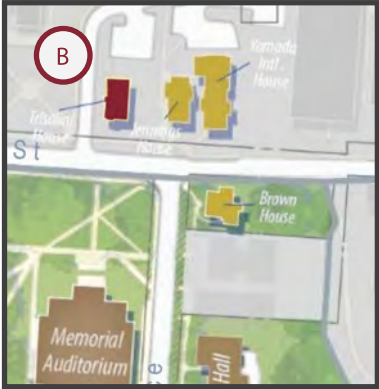
10-Year Deferred Maintenance: To Be Determined



Exterior		Interior		Systems	
Foundation	Fair	Walls	Fair	ADA	✗
Walls	Fair	Flooring	Fair	Electrical	Fair
Roofing	Poor	Stairs	Fair	HVAC	Fair
Doors	Poor	Ceilings	Fair	Sprinkler	✗
Windows	Fair	Bathrooms	Fair	Water	Fair

Trisolini House

Address: 48 East Union Street
GSF: 5,394
Floors: 3
Year Constructed: 1860
Last Renovated: 1994
University Owned: Yes
Year Acquired: 1927



Current Use: Cutler Scholar’s Program.

History: The Trisolini House is listed in the Ohio University Campus Green Historic District as building #24. The Trisolini House is built with Greek Revival Italianate Influence. Built by I.W. Bayard, this was the first glazed brick residence built in Athens. Sold to Ohio University in 1927, it served as the president’s residence, then as a guest house for many years. Trisolini now houses the Charles J. Ping Institute for the Teaching of the Humanities, and the office of the Cutler Scholars program.

Building Condition: in need of significant deferred maintenance.

2016 Replacement Value: *To Be Determined*
10-Year Deferred Maintenance: *To Be Determined*

Exterior		Interior		Systems	
Foundation	Poor	Walls	Fair	ADA	Poor
Walls	Fair	Flooring	Poor	Electrical	Fair
Roofing	Fair	Stairs	Poor	HVAC	Fair
Doors	Fair	Ceilings	Fair	Sprinkler	✗
Windows	Poor	Bathrooms	Fair	Water	Good





Jennings House

Address: 54 East Union Street
GSF: 5,076
Floors: 3
Year Constructed: 1854
Last Renovated: 1984
University Owned: Yes
Year Acquired: 1929



Current Use: Dean of College of Fine Arts

History: The Jennings House is listed in the Ohio University Campus Green Historic District as building #15. Jennings House was built in 1854 for Johnson Welch. Several families occupied the house until it was sold to Omega Beta Pi Fraternity in 1925. Ohio University purchased the house in 1929 and after renovations were completed it became the Home Management House and was used for the Home Economics department. When they relocated, the house stood empty for many years, until it was renovated in 1984 and the College of Fine Arts moved in.

Building Condition: in need of significant deferred maintenance.

2016 Replacement Value: To Be Determined
10-Year Deferred Maintenance: To Be Determined



Exterior		Interior		Systems	
Foundation	Poor	Walls	Fair	ADA	Poor
Walls	Poor	Flooring	Fair	Electrical	Fair
Roofing	Poor	Stairs	Fair	HVAC	Poor
Doors	Fair	Ceilings	Fair	Sprinkler	✗
Windows	Poor	Bathrooms	Fair	Water	Poor

Yamada International House

Address: 56 East Union Street
GSF: 9,234
Floors: 4
Year Constructed: 1920
Last Renovated: 2003
University Owned: Yes
Year Acquired: 1969



Current Use: occupied by the Vice President for Global Affairs.

History: The Yamada International House is included in the Ohio University Historic Campus Green as building #12 and listed by its previous name the Burson House. The two story house was built in 1920 with Georgian Revival influence, and was occupied by the Burson family. The property, located at 56 E. Union Street, was purchased by Ohio University in 1969. It was known as Burson House until the building was renovated in 2003, when it was rededicated as Yamada International House.

Building Condition: in need of significant deferred maintenance.

2016 Replacement Value: To Be Determined

10-Year Deferred Maintenance: To Be Determined

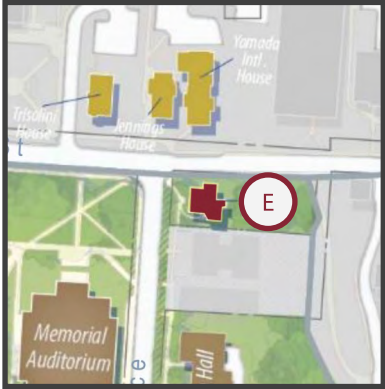
Exterior		Interior		Systems	
Foundation	Fair	Walls	Good	ADA	Fair
Walls	Fair	Flooring	Fair	Electrical	Fair
Roofing	Fair	Stairs	Fair	HVAC	Fair
Doors	Fair	Ceilings	Fair	Sprinkler	✖
Windows	Poor	Bathrooms	Fair	Water	Fair





Brown House

Address: 2 University Terrace
GSF: 7,834
Floors: 4
Year Constructed: 1928
Last Renovated: 1987
University Owned: Yes
Year Acquired: 1964



Current Use: vacant.

History: The Brown House is included in the Ohio University Historic Campus Green as building #9. Brown House is named in honor of Mildred Francis Brown, who, along with her husband Louis I. Brown was the former owner. Her grandfather, Thomas Francis, a pioneer of Athens, was the contractor for three of the oldest buildings on the Ohio University campus. The Brown House was built in 1928 with Georgian Revival architecture and was purchased by Ohio University in 1964 to initially house the Home Economics Department.

Building Condition: in need of significant deferred maintenance. Significant mold issues.

2016 Replacement Value: To Be Determined

10-Year Deferred Maintenance: To Be Determined



Exterior		Interior		Systems	
Foundation	Fair	Walls	Fair	ADA	Poor
Walls	Poor	Flooring	Fair	Electrical	Fair
Roofing	Poor	Stairs	Fair	HVAC	Good
Doors	Fair	Ceilings	Poor	Sprinkler	✗
Windows	Poor	Bathrooms	Fair	Water	Fair

McKee House

Address: 44 University Terrace
GSF: 6,495
Floors: 4
Year Constructed: 1900
Last Renovated: 1996
University Owned: Yes
Year Acquired: 1957



Current Use: occupied by University Advancement.

History: The McKee House is included in the Ohio University Historic Campus Green as building #18.

This house was named in honor of Grosvenor S. McKee, a 1916 graduate of Ohio University. He was National President of Ohio University Alumni Association, a member of the Ohio University Fund, Board of Directors, and a member of the Trustees Academy. This property belonged to many important families: Van Vorhes, Welch, and Grosvenor before the McKee’s sold it to the University in 1957.

Building Condition: general deferred maintenance and elevator.

2016 Replacement Value: To Be Determined

10-Year Deferred Maintenance: To Be Determined



Exterior		Interior		Systems	
Foundation	Fair	Walls	Good	ADA	Poor
Walls	Good	Flooring	Fair	Electrical	Good
Roofing	Fair	Stairs	Good	HVAC	Fair
Doors	Fair	Ceilings	Good	Sprinkler	✗
Windows	Fair	Bathrooms	Fair	Water	Fair



Konneker Alumni Center

Address: 52 University Terrace
GSF: 6,807
Floors: 3
Year Constructed: 1901
Last Renovated: 1981
University Owned: No
Year Acquired: N/A



Current Use: occupied by the Alumni Relations Department and the National Alumni Board.

History: Konneker is included in the Ohio University Historic Campus Green as contributing building #16 under the name of 'Leete House'. Konneker was built for General Charles H. Grosvenor. The house remained in the family for 50 years until Ohio University Professor, Constance Leete, donated the house to the Episcopal Church, who leased it to the University. In 1980, Ohio University received a gift from Dr. Wilfred R. and Ann Lee Konneker for the purchase of the house by the Ohio University Foundation.

Building Condition: in need of significant deferred maintenance and accessibility improvements.

2016 Replacement Value: To Be Determined

10-Year Deferred Maintenance: To Be Determined



Exterior		Interior		Systems	
Foundation	Fair	Walls	Fair	ADA	✗
Walls	Fair	Flooring	Fair	Electrical	Fair
Roofing	Fair	Stairs	Fair	HVAC	Fair
Doors	Fair	Ceilings	Fair	Sprinkler	✗
Windows	Fair	Bathrooms	Poor	Water	Fair

Claire Oates Ping Cottage

Address: 52 University Terrace
GSF: 3,105
Floors: 3
Year Completed: 1901
Last Renovated: 2016
University Owned: No
Year Acquired: N/A



Current Use: Claire Oates Ping Cottage has been recently renovated for University Advancement office expansion.

History: The Cottage is included in the description of the Leete House within the Historic Campus Green, but is not listed as a contributing building itself. The Cottage was originally a carriage house, located behind the house owned by General Grosvenor. The house was purchased by Ohio University from Mrs. Rose Rutherford and renovated for use as a special guest facility. In 1994 it was named “Claire Oates Ping Cottage” in honor of Claire Oates Ping.

Building Condition: in need of minor deferred maintenance.

2016 Replacement Value: To Be Determined

10-Year Deferred Maintenance: To Be Determined

Exterior		Interior		Systems	
Foundation	Fair	Walls	Good	ADA	Good
Walls	Fair	Flooring	Fair	Electrical	Excellent
Roofing	Good	Stairs	Good	HVAC	Good
Doors	Fair	Ceilings	Excellent	Sprinkler	✗
Windows	Fair	Bathrooms	Excellent	Water	Good



35 Park Place

Address: 35 Park Place
GSF: 5,039
Floors: 3
Year Completed: 1875
Last Renovation: 2011
University Owned: Yes
Year Acquired: 1952



Current Use: 35 Park Place houses the offices of Honors Tutorial College and Nationally Competitive Awards.

History: Arts and Sciences Office (35 Park Place): 1875, Italianate, 2 story porch roof supported by Tuscan columns, full balustrade around porch, cornice heavily bracketed, one of original houses in Athens, wood stud construction.

Building Condition: in need of deferred maintenance. Addition added in 2011. Lacks elevator.

2016 Replacement Value: *To Be Determined*

10-Year Deferred Maintenance: *To Be Determined*



Exterior		Interior		Systems	
Foundation	Fair	Walls	Fair	ADA	Poor
Walls	Poor	Flooring	Fair	Electrical	Good
Roofing	Fair	Stairs	Fair	HVAC	Good
Doors	Fair	Ceilings	Poor	Sprinkler	✗
Windows	Fair	Bathrooms	Fair	Water	Fair

29 Park Place

Address: 29 Park Place
GSF: 8,838
Floors: 4
Year Completed: 1899
Last Renovated: 1994
University Owned: Yes
Year Acquired: 1954



Current Use: Vacant

History: 29 Park Place is listed in the Ohio University Historic Campus Green Historic District as building #25. It was built in 1899 for Clinton L. Poston, a coal mine owner and business executive. During the early 1920s, the mansion became the home of Dr. and Mrs. Thomas Biddle, who was the daughter of C.L. Poston. From 1923 to 1925 the Biddles extensively remodeled the home, from whom Ohio University acquired the property in 1951. After some redecorating of the garage apartment and house, President and Mrs. John C. Baker moved into the house in 1952. The mansion was extensively remodeling in 1995, and in 2015 it ceased to serve as the residence of the University President.

Building Condition: in need of significant deferred maintenance.

2016 Replacement Value: To Be Determined

10-Year Deferred Maintenance: To Be Determined

Exterior		Interior		Systems	
Foundation	Good	Walls	Fair	ADA	Poor
Walls	Fair	Flooring	Fair	Electrical	Good
Roofing	Poor	Stairs	Fair	HVAC	Good
Doors	Poor	Ceilings	Fair	Sprinkler	✗
Windows	Poor	Bathrooms	Good	Water	Good



29 Park Place Carriage House



Address: 31 Park Place
GSF: 2,760
Floors: 3
Year Completed: 1901
Last Renovated: 1994
University Owned: Yes
Year Acquired: 1954



Current Use: vacant.

History: the Carriage House is included in the description of the President’s Residence within the Ohio University Campus Green Historic District, but is not listed as a contributing building itself.

Building Condition: In need of minor deferred maintenance, but ADA access improvements are required.

2016 Replacement Value: *To Be Determined*

10-Year Deferred Maintenance: *To Be Determined*



Exterior		Interior		Systems	
Foundation	Fair	Walls	Good	ADA	✗
Walls	Good	Flooring	Fair	Electrical	Good
Roofing	Good	Stairs	Good	HVAC	Fair
Doors	Fair	Ceilings	Good	Sprinkler	✗
Windows	Fair	Bathrooms	Fair	Water	Fair

Walter International Education Center

Address: 15 Park Place
GSF: 12,714
Floors: 4
Year Completed: 1923
Last Renovated: 2011
University Owned: Yes
Year Acquired: 2010



Current Occupant: The Walter International Center

History: This Georgian Revival was built by William Fenzel, Ohio University distinguished professor and Athens resident. The house was previously occupied by Sigma Chi Fraternity from 1949 until 2003. It was acquired by Ohio University in 2010 and is currently has offices, conference rooms, and lounges.

Building Condition: routine deferred maintenance required. Elevator addition added and major upgrades completed in 2008.

2016 Replacement Value: To Be Determined

10-Year Deferred Maintenance: To Be Determined

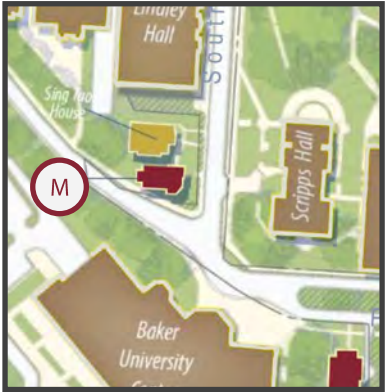
Exterior		Interior		Systems	
Foundation	Fair	Walls	Good	ADA	Good
Walls	Fair	Flooring	Fair	Electrical	Good
Roofing	Good	Stairs	Good	HVAC	Fair
Doors	Good	Ceilings	Good	Sprinkler	Fair
Windows	Fair	Bathrooms	Good	Water	Fair





Crewson House

Address: 115 S. Court Street
GSF: 3,213
Floors: 2
Year Constructed: 1920
Year Renovated:
University Owned: Yes
Year Acquired: 1980s



Current Use: Vacant.

History: The Crewson House is included in the Ohio University Historic Campus Green as building #11.

This Queen Anne style house was formerly the residence of Dean Edwin Watts Chubb, after which it was been occupied by the Sigma Nu Fraternity and the Honors Tutorial College. It was acquired by the university in 1980 and was most recently used as the office of Institutional Equity.

Building Condition: significant deferred maintenance required and improved ADA accessibility.

2016 Replacement Value: *To Be Determined*

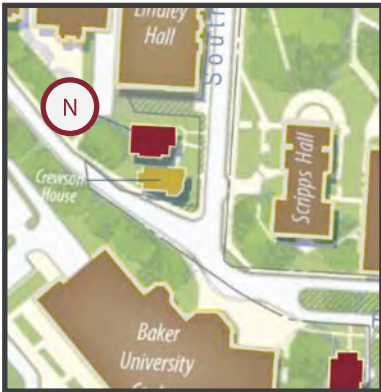
10-Year Deferred Maintenance: *To Be Determined*



Exterior		Interior		Systems	
Foundation	Poor	Walls	Fair	ADA	Poor
Walls	Fair	Flooring	Poor	Electrical	Fair
Roofing	Fair	Stairs	Fair	HVAC	Fair
Doors	Fair	Ceilings	Poor	Sprinkler	✗
Windows	Fair	Bathrooms	Fair	Water	Fair

Sing Tao House

Address: 109 S. Court Street
GSF: 3,884
Floors: 2
Year Constructed: 1996
Year Renovated: N/A
University Owned: Yes
Year Acquired:



Current Use: The Sing Tao Center houses offices for the Institute for International Journalism, Commission Program for Mara Institute, and the Charles Glover International Resource Center.

History: This was once the site of the Harry Beckley residence listed in the Historic Campus Green as contributing building #8.

Building Condition: routine deferred maintenance required

2016 Replacement Value: *To Be Determined*

10-Year Deferred Maintenance: *To Be Determined*



Exterior		Interior		Systems	
Foundation	Good	Walls	Good	ADA	Poor
Walls	Good	Flooring	Fair	Electrical	Fair
Roofing	Fair	Stairs	Good	HVAC	Fair
Doors	Fair	Ceilings	Fair	Sprinkler	Fair
Windows	Fair	Bathrooms	Fair	Water	Fair





Bingham House

Address: 97 Richland Avenue
GSF: 1,680 ft.
Floors: 2
Year Completed: 1797
Last Renovated: 1987
University Owned: Yes
Year Acquired: 1987



Current Use: Office of Sustainability, Parking visitor desk.

History: Silas Bingham arrived in Athens in 1797. His home, originally built on South College Street, is the oldest house in Athens and one of the few remaining examples of a two-story log building in the area. Since the commissioners held meetings in the home as early as 1806, the Bingham House is recognized as the county's first courthouse. Ohio University's third president, R. G. Wilson (1824–39), and his family lived here; John Templeton, the University's first black graduate (1828), resided with them. In 1853 the house was moved to East State Street and in 1897 was relocated to this site through the efforts of numerous Athens County individuals and groups.

Building Condition: significant deferred maintenance required.

2016 Replacement Value: *To Be Determined*

10-Year Deferred Maintenance: *To Be Determined*



Exterior		Interior		Systems	
Foundation	Fair	Walls	Fair	ADA	Poor
Walls	Fair	Flooring	Fair	Electrical	Fair
Roofing	Fair	Stairs	Fair	HVAC	Fair
Doors	Fair	Ceilings	Fair	Sprinkler	✗
Windows	Poor	Bathrooms	Fair	Water	Fair



Case Studies

Houses as Museums

Many universities have led initiatives to convert small houses into museums celebrating local and university history. The John Nicholas Brown Center for Humanities and Public Heritage at Brown University has put together a best practices guide on University-affiliated Historic House Museums.

However, as observed in a survey by the *National Trust for Historic Preservation*, over half of house museums nationwide have fewer than 5,000 visitors per year, or less than 20 per weekday. With the potential for very low attendance, the preservation model of using houses as museums may not be the highest and best use of University space, particularly in an environment where almost the entire campus reflects a historic atmosphere. A small house museum might be overshadowed on College Green simply by not standing out from the rest of the neighboring buildings.

To ensure that a small house converted into a museum does not experience benign neglect from underutilization, other public and institutional uses should be incorporated into the renovation of the structure. In this manner, the house can serve multiple functions and serve as a destination for several different audiences, thus increasing its usage and exposure to the community.

Below: built in 1835 by Andrew Wylie, first president of Indiana University, the Wylie House Museum is a historic house museum administered by the Indiana University Libraries. The museum is open to the public and serves as a campus resource for classes from a variety of disciplines.

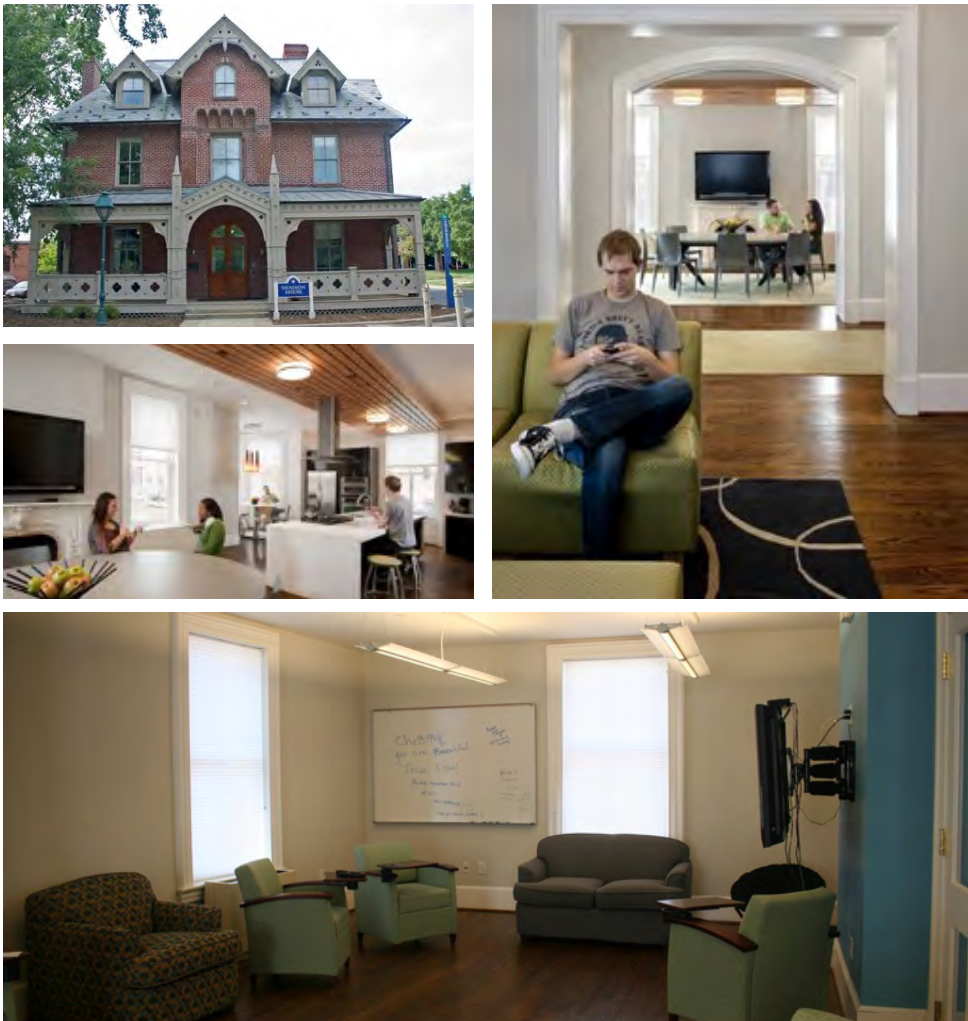


Below: the McGuffey House at Miami University in Oxford, Ohio. This house was built in 1833 and is a museum to honor the Miami University faculty member William McGuffey and his contributions to educational textbooks in the 19th century.



Houses as Residences

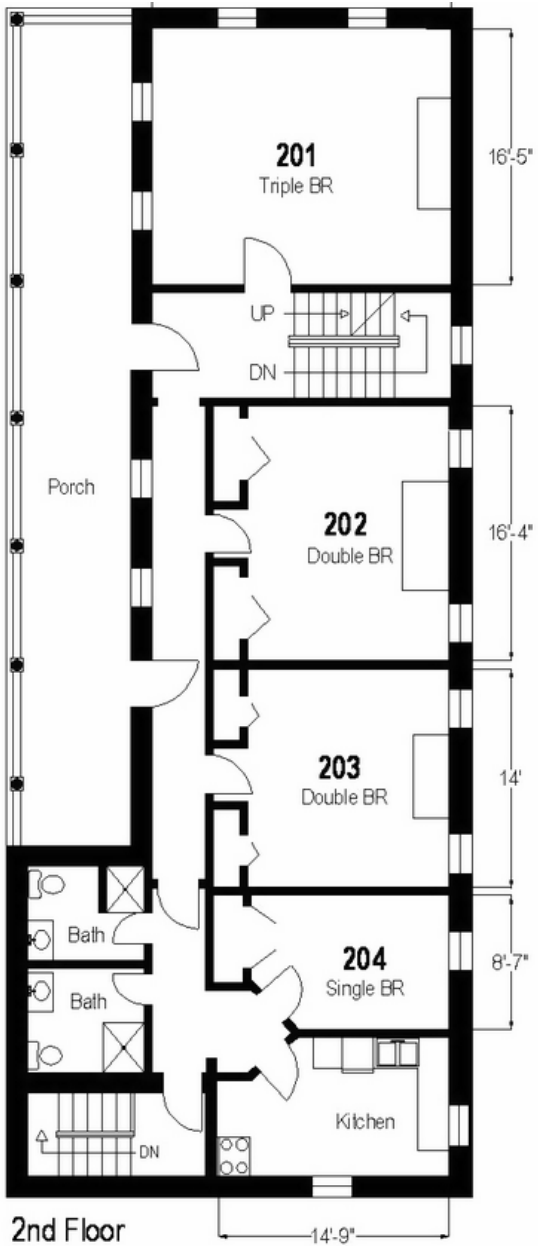
Some universities have preserved old houses as dormitories, faculty housing, or private residences. Residency in these homes contributes to a sense of tradition and prestige for those who choose to live in them, particularly if individual homes are part of the fabric of a larger historic neighborhood. Renovations typically focus on maintaining the exterior character of the building, while concentrating modern renovations to the interior.



Above: The College of Charleston maintains over a dozen historic houses as residence halls for upperclassmen.

Right: The College of Charleston historic houses typically have a variety of bedrooms suites that can accommodate one to three beds each. For each student, the historic houses also come furnished with single or bunk beds, individual desks, chest of drawers, and closet space. Internet is provided wirelessly to avoid wall penetrations.

Left: Constructed in 1880, the Denison House at Gallaudet was repurposed from administrative offices in 2010 in a “Living and Learning College House.” Originally designed as a 7,000-square foot home for faculty in residence, Denison House is now home to ten students and a faculty in residence. Students live and learn together with academic and residential programs focused around a rotating, yearly field of study such as bio-ethics, philosophic freedom, and others. The renovation did not alter the exterior of the building, but rather focused on interior improvements.



Houses as Offices

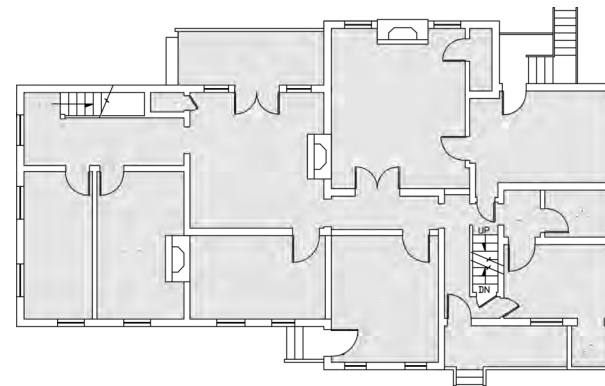
Below: The University of Wisconsin—Madison retains a historic home that was originally constructed in 1896. Named the Agricultural Dean's House, the home received extensive exterior maintenance in 2012, and the 10,000 square foot interior will be renovated in 2018 at an anticipated cost of \$2,000,000 for student organization offices.



Below: In 2000, Colorado College purchased the Morreale Carriage House, a historic home constructed in 1892. The home has received minimal investment since its purchase by the College, with small projects including metal fire escapes and ADA ramps. It serves as office space for an innovation center.



Some of the best examples of small houses used as offices can be found here at Ohio University, though these efforts have been met with various success. Some offices like the Yamada International House used by the Center for International Studies have been a suitable and effective for the department, taking advantage of a favorable existing floorplan and a an effective and complementary modern addition. Others, like the Jennings House for the College of Fine Arts as shown below, have failed to put a suitable face forward for the department due to their poor condition and existing floorplans that have poor access and rooms connected by meandering hallways.



Above: Jennings House First Floor Layout.

Transforming a small house for another space purpose is an example of adaptive reuse, the concept of reusing an old structure for an entirely new function. While this concept is promoted by architects and preservation groups as a sustainable alternative for older homes, the practical challenges in modifying an old house into a new purpose can be costly and lead to inefficient uses of space. In particular, small houses are designed to

function as residences, and those spaces are not necessarily conducive to adaptation as office space without significant reconfiguration of the building's structural interior. Renovations requiring wholesale changes to interior walls quickly drive costs upward and typically involve gutting the inside of the home completely. Additionally, to serve as an office, it is likely that the plumbing, electrical, and HVAC systems may require complete replacement, as older homes are typically not set up with infrastructure capable of accommodating modern office space needs.

Where completely gutting and reconfiguring a small house's interior is not desirable, a major restoration of the interior can be just as expensive. Preservation of the house interior, while minimizing impact during mechanical, electrical, and plumbing upgrades, can be slow, time consuming work. Furthermore, retaining the interiors of older, small houses does not alleviate the needs for continual routine maintenance and upkeep of those interiors, which can be significantly more expensive than that of more modern and durable walls and floor finishes.

A.D.A. accessibility needs are also a significant challenge when considering modifying a small house into an office use. In addition to installing accessibility ramps outside of the house, existing doorways and stairs in the house's interior may be deemed too narrow by code and require widening, which may require substantial structural modifications. Additionally, having offices above the first floor may require the installation of an elevator system, usually as an addition to the house, which can negatively alter the character of the building.

Houses as Real Estate

In certain cases a historic house may not be suitable as a University office and may be prohibitively expensive to justify renovation costs for a museum or specialized residence hall, especially in contrast to other deferred maintenance and programmatic improvement needs across campus. In this scenario, it may be appropriate to view the home and property in question as real estate, evaluating the best and highest use of the asset and land for either the purposes of site redevelopment by the University or public sale.

Site redevelopment may be most appropriate where the house in question is severely deteriorated or may not be feasible to renew for a new University use, but the location of the property is desirable for another purpose. In addition to overall deterioration, issues that preclude renovation of a home to a new University use may also include the impracticality of achieving modern code compliance for mechanical, electrical, and plumbing systems, or may also include insurmountable challenges related to achieving A.D.A. accessibility.

Site development allows replacement of a small house with a new structure that can be designed to retain a similar exterior architecture that complements College Green, but without the constraints and limitations of adapting the original interior layout and finishes. For example, as shown to the right, the first floor of Brown House has significantly less space available for occupation compared to a similar sized facility designed specifically for office use.

There are numerous examples along the eastern seaboard of communities that have built successful recreations of buildings with exteriors that complement

historic districts, but with interiors that are designed to serve a commercial use. Located within the historic district of Colonial Williamsburg is Merchant’s Square, an collection of buildings with authentic, historically themed exteriors, but that have interior layouts

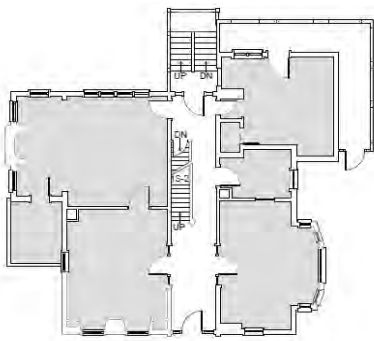


Above: commercial facility in Merchant’s Square, Colonial Williamsburg, Virginia.

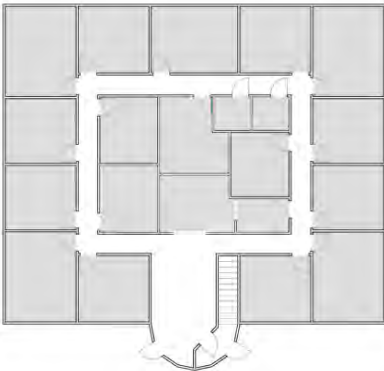
specifically designed for non-residential uses. This example illustrates how a similar approach could be successfully applied on College Green with any small houses that are deemed historically non-contributing to

the overall setting and that cannot be renovated in a cost-effective manner.

A second real estate option for small houses that are not suitable for adaptation to University space needs, but are not desirable for site development, is to consider placing them on the market for public sale. As observed by the *National Trust for Historic Preservation*, low



Above: Brown House 1st Floor.



Above: Conceptual Office Facility.

attendance, economic pressures, and deferred maintenance issues are forcing an increasing number of historic homes utilized as museums to be sold to private owners. Notably, the boyhood home of General Robert E. Lee in Alexandria, Virginia as well as the 400-acre Carter’s Grove Plantation outside of Colonial Williamsburg are examples of 18th-century historic homes used as museums that have been put up for public sale not only to eliminate a financial burden, but as a viable preservation strategy. By establishing preservation covenants in the property’s deed, the seller of a historic house can take measures to protect its character in perpetuity or for a defined length of time. Such measures may include prevention of building demolition, inappropriate modifications to the building, and requirements for timely maintenance activities to prevent building deterioration. To promote more flexibility in attracting a potential buyer of a small house, preservations covenants can even be limited to the exterior of a building, but allow for more extensive modifications to the building’s interior spaces.



Above: Carter’s Grove, Virginia.

For any small houses placed on the market for sale by Ohio University, establishing reasonable preservation covenants would be an integral strategy to maintaining the overall character on College Green. Groups such as the *National Trust for Historic Preservation* have extensive guidance related to historic property sales and protecting buildings by covenants, some of which may be applicable in this scenario.





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