

Property Specific Information for Web Site

Building 17 – 398 Broadway Street – Nester & Mercure Attorneys (Ellsworth building)

The Nester & Mercure Attorneys property located at 398 Broadway Street, which is historically known as the Ellsworth building, is a two-story brick building that was constructed in 1885. The property's exterior stairway and subterranean lightwell, including the grate and railing associated with the lightwell, are contributing elements to the property's architectural significance. The property is a contributing element to the larger Tecumseh Historic District.

The Structural Evaluation identified the following features at this property: two underground storage vaults; an exterior stairway; an exterior stairwell; two subterranean doorways; and five subterranean windows.

Underground Storage Vaults

The Structural Evaluation identifies the underground storage vaults as Vault 1 and Vault 2. The Structural Evaluation states that neither vault is currently in use.

Vault 1

The Structural Evaluation indicates that Vault 1 could not be completely inspected due to the rubble on the floor and the unsafe condition of the vault. The Structural Evaluation states that the vault is in very poor condition with partially collapsed walls, missing walls, displaced or missing doorway headers, and severely corroded steel beams in the vault's lid. The Structural Evaluation notes that Vault 1 is separated into four separate compartments by brick walls which lead from the vault into a long, open hallway. The Structural Evaluation also notes the presence of several steel I-Beams that support the concrete lid of Vault 1. The I-Beams extend over the open hallway and attach to the building. The Structural Evaluation states that the I-Beams are structural components of Vault 1, but not the building itself. As the I-Beams are not a structural component of the building these beams do not contribute to the architectural significance of the property or the larger Tecumseh Historic District.

As Vault 1 is in very poor condition, the Structural Evaluation recommends that the underground storage vault be filled in prior to the reconstruction of the existing sidewalk. The Structural Evaluation recommends removing the concrete vault lid, the steel I-Beams, and many of the vault's existing walls prior to sealing the vault void through the construction of a new cantilevered concrete retaining wall. The new retaining wall, which would be faced with thin-set brick pavers, would extend along the face of Vault 1 and would separate the vault from the open hallway. Upon the completion of these construction activities, the Structural Evaluation recommends that the vault void be filled in with an aggregate/gravel mixture. The Structural Evaluation also recommends that the holes in the property's limestone basement foundation wall resulting from the removal of the steel I-Beams be filled in with limestone and a material appropriate mortar.

Vault 2

The Structural Evaluation indicates that the walls of Vault 2, which are beneath the existing sidewalk, are in satisfactory condition; however, the concrete lid of the vault is in very poor condition. The Structural Evaluation states that the steel beams supporting the concrete lid of the vault are severely rusted, with some portions of the beams being completely rusted through. The Structural Evaluation notes that Vault 2 is associated with two doorways and a window. One of the doorways leads from the property's basement into the vault while the other doorway leads from the vault into the open hallway. The Structural Evaluation indicates that the openings with the property's limestone basement foundation wall associated with the doorways and window, all of which are framed with wood, appear to be in stable condition.

As Vault 2 is no longer in use and the vault's concrete lid is in poor condition, the Structural Evaluation recommends that Vault 2 be filled in prior to the reconstruction of the existing sidewalk. The Structural Evaluation recommends removing the vault's concrete lid prior to filling the vault with an aggregate/gravel mixture which will help maintain the structural stability of the property's basement foundation walls. The aggregate/gravel mixture can fill the void spaces without being mechanically compacted which will help maintain the structural stability of the property's foundation. The Structural Evaluation recommends filling in the doorways and window associated with Vault 2 by removing the wooden framing associated with these features prior to filling the openings within the property's limestone basement foundation wall with limestone and a material appropriate mortar.

The physical treatment of filling in the underground storage vaults, and the associated doorways and window openings, meets the Secretary of the Interior's Standards for Rehabilitation in that these construction activities will "not destroy the historic materials that characterize the property" (Standards for Rehabilitation #9, <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>). The repairs will also utilize in kind materials with a material appropriate mortar that will, to the extent possible, "match the design, color, texture, and materials" utilized originally (Standards for Rehabilitation #6). Furthermore, the repairs associated with the filling in of these features with in kind materials and a material appropriate mortar will be "compatible with the massing, size, scale, and architectural features in such a way as to protect the historic integrity" of the property and the Historic District (Standards for Rehabilitation #9). Regarding Vault 1 at the Nester and Mercure Attorneys building, the construction of the retaining wall and the removal of the I-Beams will likewise "not destroy the historic materials that characterize the property" as Vault 1 and the I-Beams are not contributing elements of property or the Tecumseh Historic District (Standards for Rehabilitation #9). Lastly, the windows and doorway along the hallway associated with the property's basement will be protected through the duration of construction activities by the temporary placement of materials such as plywood which will retain and preserve these original features (Standards for Rehabilitation #2).

Exterior Stairwell and Hallway

The Structural Evaluation indicates that the exterior wooden stairwell leads to a long open hallway, constructed out of concrete, which leads to the property's basement and the underground storage vaults. The Structural Evaluation notes that a doorway and four windows lead from the property's basement to the open hallway. The Structural Evaluation states that the openings in the property's limestone basement foundation wall associated with the doorway and windows are in good condition; however, the door and windows, plus their frames, are in very poor condition. The Structural Evaluation also states that the existing steel railing associated with the exterior stairwell appears to be in good condition.

The Structural Evaluation recommends that the door and windows leading from the property's basement to the hallway should be protected during the completion of construction activities at this property. The protection of the doorway and windows during construction will retain and preserve lightwell as an original feature to the property (Standards for Rehabilitation #2, <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>).

The Structural Evaluation also recommends that the steel railing associated with the exterior stairwell be removed and stored off-site before being reinstalled upon the completion of construction activities at this property. The temporary removal and the later reinstallation of the railing meets the Standards for Rehabilitation in that, "the historic character of a property shall be retained and preserved" and that "distinctive features...that characterize a property shall be

preserved” (Standards for Rehabilitation #2 and #5, <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>).

Lastly, the Structural Evaluation recommends that the exterior stairwell and the floor of the hallway be reconstructed out of reinforced concrete. The exterior stairwell and the hallways do not contribute to the NRHP significance of the Nester & Mercure Attorneys building or the Tecumseh Historic District. The physical treatment of reconstructing the exterior stairwell and the floor of the hallway meets the Secretary of the Interior’s Standards for Rehabilitation in that these construction activities will “not destroy the historic materials that characterize the property” (Standards for Rehabilitation #9, <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>). Further, the reconstruction of the hallway’s floor will utilize in kind materials that will, to the extent possible, “match the design, color, texture, and materials” utilized originally (Standards for Rehabilitation #6). Furthermore, the repairs associated with the reconstruction of the hallway’s floor with in kind materials will be “compatible with the massing, size, scale, and architectural features in such a way as to protect the historic integrity” of the historic buildings or the Tecumseh Historic District (Standards for Rehabilitation #9).

Exterior Stairway

The Structural Evaluation indicates that the steel exterior stairway, which leads to the property’s second floor, is directly above the stairwell leading to the property’s basement. The Structural Evaluation states that the stairway, which is still in use, will need to be removed and stored-off site before being reinstalled upon the completion of construction activities at this property. In accordance with a construction commitment indicated in the April 2015 SHPO concurrence letter, the “stairway and [the associated] railing will be carefully removed by the contractor prior to the commencement of construction activities and safely stored within a secure area owned by the City of Tecumseh. These items will be clearly labeled as “Do Not Dispose.” The contractor will be responsible for the reinstallation of these items.” Access will be negotiated during the ROW process and will not affect historic properties. The temporary removal and the later reinstallation of the stairwell and railing meets the Standards for Rehabilitation in that, “the historic character of a property shall be retained and preserved” and that “distinctive features...that characterize a property shall be preserved” (Standards for Rehabilitation #2 and #5).

Lightwell

The Structural Evaluation indicates that the lightwell leading to this basement is covered with an open metal grate and windows associated with the lightwell. These windows are situated partially above the current sidewalk elevation and are fronted by a short vertical railing. The Structural Evaluation notes that the window openings are framed by four cast iron/wood columns, with one column on each end of the openings as well as two intermediates columns, are in good condition. Further, the opening in the property’s limestone foundation wall associated with the lightwell is stable. However, the Structural Evaluation indicates that the walls, and the wood windows and frames of the lightwell below the existing sidewalk are not in good condition.

The Structural Evaluation recommends that the walls of the lightwell below the existing sidewalk be repaired/reconstructed with limestone and a material appropriate mortar prior to the reconstruction of the sidewalk. The Structural Evaluation indicates that the lightwells should remain in place during construction and that they be protected by covering them with a material such as plywood during the repairs/reconstruction of the walls associated with the lightwell. This will retain and preserve lightwell as an original feature to the property (Standards for Rehabilitation #2, <https://www.nps.gov/tps/standards/four-treatments/treatment->

rehabilitation.htm). The physical treatment of repairing/reconstructing the walls associated with the lightwells meets the Standards for Rehabilitation in that, the walls may be able to be repaired rather than replaced; however, if replacement is required the use of in kind materials will, to the extent possible, “match the design, color, texture, and materials” utilized originally (Standards for Rehabilitation #6).

The Structural Evaluation recommends that the grate and railing associated with the lightwell be temporarily removed and later reinstalled. This recommendation is consistent with the construction commitment indicated in the April 2015 concurrence letter which stipulated that the railing and grate associated with the lightwell “would be carefully removed by the contractor prior to construction and safely stored in a secure area owned by the City of Tecumseh. These items would be clearly labeled as ‘Do Not Dispose.’ The Contractor would be responsible for reinstallation of these elements.” The temporary removal and reinstallation of the railing and grate associated with the lightwell will retain and preserve the historic character of the property (Standards for Rehabilitation #2).

Building 20 – 366 Broadway Street – TNT Smoke House

The TNT Smoke House property located at 366 Broadway Street is a commercial brick building that was constructed in circa 1880. The property is a contributing element to the larger Tecumseh Historic District.

The Structural Evaluation identified two coal chutes associated with the property. The Structural Evaluation states that neither coal chute is currently in use.

Coal Chute 1

The Structural Evaluation indicates that the first coal chute could not be inspected due to the finish work on the face of the property’s foundation wall. Therefore, for safety reasons, the Structural Evaluation indicates that it will be assumed that this coal chute and the opening within the property’s basement foundation wall associated with the coal chute are open and have not been previously filled in and is not stable.

As the coal chute is not currently in use, should the opening within the property’s limestone basement wall foundation associated with the coal chute be discovered to be open and in an unstable condition, the Structural Evaluation recommends that the metal frame associated with the coal chute be removed prior to the removal of the walls of coal chute’s opening beneath the existing sidewalk. The walls would be removed down to the bottom of the coal chute’s opening with the property’s limestone basement foundation wall. The Structural Evaluation also recommends that the coal chute’s opening in the property’s limestone basement foundation wall be filled in with limestone and a material appropriate mortar prior to the void beneath the existing sidewalk associated with the coal chute being filled in with an aggregate/gravel mixture. The aggregate/gravel mixture can fill the void space without being mechanically compacted which will help maintain the structural stability of the property’s foundation.

The physical treatment of filling in the coal chute, and the associated opening within the basement foundation wall, meets the Secretary of the Interior’s Standards for Rehabilitation in that these construction activities will “not destroy historic materials that characterize the property” (Standards for Rehabilitation #9, <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>). The repairs will utilize in kind materials with a material appropriate mortar that will, to the extent possible, “match the design, color, texture, and materials” utilized originally (Standards for Rehabilitation #6). Furthermore, the repairs associated with the filling in of these features with in kind materials and a material appropriate

mortar will be “compatible with the massing, size, scale, and architectural features in such a way as to protect the historic integrity” of the historic buildings or the Tecumseh Historic District (Standards for Rehabilitation #9).

Coal Chute 2

The Structural Evaluation also indicates that the opening in the property’s limestone basement foundation wall associated with the second coal chute has been previously filled in with mortared brick and appears to be in a stable condition. The Structural Evaluation indicates the existing sidewalk can be reconstructed without the completion of further construction activities to the second coal chute. However, the Structural Evaluation also indicates that if a void is discovered beneath the existing sidewalk associated with the coal chute is discovered during the reconstruction of the sidewalk that the void should be filled in with an aggregate/gravel mixture. The aggregate/gravel mixture can fill the void space without being mechanically compacted which will help maintain the structural stability of the property’s foundation.

Building 22 – 340 Broadway Street – Hopkins Block

The property located at 340 Broadway Street, which is historically known as the Hopkins Block, is a two-story structure constructed in 1901. The Hopkins Block property is a contributing element to the larger Tecumseh Historic District.

The Structural Evaluation identified four basement lightwells associated with this property. The Structural Evaluation indicates that the lightwells are covered with cast concrete embedded with glass blocks. The lightwells do not contribute to the architectural significance of the property nor the Tecumseh Historic District (personal communication with J. Dolberg, July 2021) and shall be removed.

Eastern Lightwells

The Structural Evaluation states that the two lightwell openings in the eastern half of the property’s limestone basement foundation wall are not used to provide light to the property’s basement as the openings have been previously filled in with poured concrete. The Structural Evaluation also states that the openings in the property’s limestone foundation wall appear to be in stable condition.

Western Lightwells

The Structural Evaluation states that the two lightwell openings in the western half of the property’s limestone basement foundation wall still provide light into the property’s basement space which is not currently in use. The Structural Evaluation also states the openings in the property’s limestone basement foundation wall, which are framed in wood, are open and, while the frames are not in good condition, that the openings are structurally stable.

The Structural Evaluation recommends that the lightwells be filled in prior to the reconstruction of the existing sidewalk. The Structural Evaluation recommends removing the modern concrete covers with glass blocks in addition to removing the walls of the lightwells down to the bottom of the existing openings within the property’s limestone foundation wall. Any existing wooden framing would also be removed. The Structural Evaluation recommends filling in the openings beneath the existing sidewalk with an aggregate/gravel mixture. The aggregate/gravel mixture can fill the void spaces without being mechanically compacted which will help maintain the structural stability of the property’s foundation.

The physical treatment of filling in the lightwells meets the Standards for Rehabilitation in that, the filling in of these non-contributing features will “not destroy historic materials that

characterize the property” (Standards for Rehabilitation #9, <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>). The repairs will utilize in kind materials with a material appropriate mortar that will, to the extent possible, “match the design, color, texture, and materials” utilized originally (Standards for Rehabilitation #6). Furthermore, the repairs associated with the filling in of these features with in kind materials and a material appropriate mortar will be “compatible with the massing, size, scale, and architectural features in such a way as to protect the historic integrity” of the historic buildings or the Tecumseh Historic District (Standards for Rehabilitation #9).

Building 23 – 334 Broadway Street – Steve Young Building

The Steve Young building located at 334 Broadway is a brick commercial building that was constructed in circa 1900. The property is a contributing element to the larger Tecumseh Historic District.

The Structural Evaluation identified a single coal chute, which is covered with a grate at the sidewalk level, associated with the property. The Structural Evaluation indicates that the coal chute, which is not currently in use, has been previously filled in with concrete masonry units (CMUs); however, the CMU courses are not in stable condition. The coal chute is not currently in use.

As the CMU courses are not in a stable condition, the Structural Evaluation recommends that the coal chute be filled in prior to the reconstruction of the existing sidewalk. The Structural Evaluation recommends removing the sidewalk grate and the CMUs prior to removing the walls of the coal chute down to the bottom of the opening in the property’s limestone basement foundation wall. The Structural Evaluation then recommends filling the opening within the property’s limestone basement foundation wall associated with the coal chute with limestone and a material appropriate mortar. Upon the completion of these construction activities, the Structural Evaluation recommends that the void space associated with the coal chute located beneath the existing sidewalk be filled in with an aggregate/gravel mixture. The aggregate/gravel mixture can fill the void spaces without being mechanically compacted which will help maintain the structural stability of the property’s foundation.

The physical treatment of filling in the coal chute, and the associated opening within the basement foundation wall, meets the Secretary of the Interior’s Standards for Rehabilitation in that these construction activities will “not destroy historic materials that characterize the property” (Standards for Rehabilitation #9, <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>). The repairs will utilize in kind materials with a material appropriate mortar that will, to the extent possible, “match the design, color, texture, and materials” utilized originally (Standards for Rehabilitation #6). Furthermore, the repairs associated with the filling in of these features with in kind materials and a material appropriate mortar will be “compatible with the massing, size, scale, and architectural features in such a way as to protect the historic integrity” of the historic buildings or the Tecumseh Historic District (Standards for Rehabilitation #9).

Building 24 – 318 Broadway Street – Broadway Beauty and Bargains

The Broadway Beauty and Bargains property located at 318 Broadway Street is a brick commercial building that was constructed in circa 1900. The property is a contributing element to the larger Tecumseh Historic District.

The Structural Evaluation identified a single coal chute, which is covered with a grate at the sidewalk level, associated with the property. The Structural Evaluation states that the coal chute

is not currently in use. The Structural Evaluation indicates that the opening in the property's limestone basement foundation wall is partially filled in with brick and that the remainder of the opening is secured by a fabric material that holds back debris. The Structural Evaluation states that the opening within the property's limestone basement foundation wall associated with the coal chute does not appear to be in stable condition. The coal chute is not currently in use.

As the coal chute is no longer in use and the opening within the property's limestone basement foundation wall associated with the coal chute is not in stable condition, the Structural Evaluation recommends that the coal chute be filled in prior to the reconstruction of the existing sidewalk. The Structural Evaluation recommends removing the sidewalk grate, debris, brick in fill, and fabric from the coal chute prior to removing the walls of the coal chute down to the bottom of the opening in the property's limestone basement foundation wall. The Structural Evaluation then recommends filling the opening within the property's limestone basement foundation wall associated with the coal chute with limestone and a material appropriate mortar. Upon the completion of these construction activities, the Structural Evaluation recommends that the void space associated with the coal chute located beneath the existing sidewalk be filled in with an aggregate/gravel mixture. The aggregate/gravel mixture can fill the void spaces without being mechanically compacted which will help maintain the structural stability of the property's foundation.

The physical treatment of filling in the coal chute, and the associated opening within the basement foundation wall, meets the Standards for Rehabilitation in that these construction activities will "not destroy historic materials that characterize the property" (Standards for Rehabilitation #9, <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>). The repairs will utilize in kind materials with a material appropriate mortar that will, to the extent possible, "match the design, color, texture, and materials" utilized originally (Standards for Rehabilitation #6). Furthermore, the repairs associated with the filling in of these features with in kind materials and a material appropriate mortar will be "compatible with the massing, size, scale, and architectural features in such a way as to protect the historic integrity" of the historic buildings or the Tecumseh Historic District (Standards for Rehabilitation #9).

Building 25 – 314 Broadway Street, East Annex – American National Bank

The American National Bank building at 314 Broadway Street is a commercial building that was constructed in circa 1889. The property is not a contributing element to the larger Tecumseh Historic District.

The Structural Evaluation identified two identical window openings associated with the property. The Structural Evaluation states that neither window is in use and that both windows have wooden frames and steel security bars. The Structural Evaluation indicates that the window wells beneath the existing sidewalk associated with these windows have been filled in with rubble limestone. The Structural Evaluation states that the openings associated with the windows in the property's limestone basement foundation wall do not appear to be in stable condition.

As the window openings within the property's limestone basement foundation are not in a stable condition, the Structural Evaluation recommends that the windows be filled in prior to the reconstruction of the existing sidewalk. The Structural Evaluation recommends removing the rubble limestone from the window wells prior to removing the wood framing and steel securing bars from the windows. The Structural Evaluation then recommends removing the walls of the window wells down to the bottom of the openings within the property's limestone basement

foundation wall prior to filling the openings associated with the windows in the property's limestone basement foundation wall with limestone and a material appropriate mortar. Lastly, the Structural Evaluation recommends filling the window wells beneath the existing sidewalk with an aggregate/gravel mixture. The aggregate/gravel mixture can fill the void spaces without being mechanically compacted which will help maintain the structural stability of the property's foundation.

The physical treatments of filling in these windows meets the Secretary of the Interior's Standards for Rehabilitation in that these activities will "not destroy the historic materials that characterize the property" (Standards for Rehabilitation #9, <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>). The repairs will also utilize in kind materials with a material appropriate mortar that will, to the extent possible, "match the design, color, texture, and materials" utilized originally (Standards for Rehabilitation #6). Furthermore, the construction activities will utilize in kind materials and a material appropriate mortar which will be "compatible with the massing, size, scale, and architectural features in such a way as to protect the historic integrity" of the Historic District (Standards for Rehabilitation #9).

Building 26 – 306/310 Broadway Street – American National Bank

The American National Bank property located at 306/310 Broadway Street is a commercial building that was constructed in circa 1900. The property is not a contributing element to the larger Tecumseh Historic District.

The Structural Evaluation identified the following features at the property: a possible underground storage vault; several openings suspected of leading into the underground storage vault; and two windows.

The Structural Evaluation indicates that the openings in the property's limestone basement foundation suspected of leading to the underground storage vault have been previously filled in with mortared brick. These openings are in stable condition; therefore, the Structural Evaluation does not recommend the completion of any additional construction activities associated with these openings.

Underground Storage Vault

Based on evidence found in the property's basement, the Structural Evaluation states that a large vault is suspected of existing beneath the existing sidewalk on the south side of the property. The Structural Evaluation indicates that the size of the vault is unknown and that it could not be determined whether the vault has been previously filled in. The Structural Evaluation states that the vault is currently not in use.

As the underground storage vault is not currently in use, the Structural Evaluation recommends that the vault be filled in with an aggregate/gravel mixture prior to the reconstruction of the existing sidewalk should it be determined that the underground storage vault has not been filled in previously.

Windows

The Structural Evaluation indicates that the windows are currently not in use.

Window 1

The Structural Evaluation indicates that the opening within the property's limestone basement foundation wall associated with the first window has been previously filled in with a combination

of concrete masonry units (CMUs) and brick. The Structural Evaluation states that the window opening in the property's basement foundation wall appears to be in stable condition.

The Structural Evaluation does not recommend the completion of any additional construction activities regarding this window prior to the reconstruction of the existing sidewalk. However, the Structural Evaluation indicates that if the window well below the existing sidewalk is determined to be open, the Structural Evaluation recommends that the window well be filled in with an aggregate/gravel mixture. The aggregate/gravel mixture can fill the void spaces without being mechanically compacted which will help maintain the structural stability of the property's foundation.

Window 2

The Structural Evaluation indicates that the opening within the property's limestone basement foundation wall associated with the second wall consists of a boarded-up steel frame that does not appear to be in a stable condition.

As the window opening within the property's basement foundation wall does not appear to be in a stable condition, the Structural Evaluation recommends that the window opening be filled in prior to the reconstruction of the existing sidewalk. The Structural Evaluation recommends the removal of the debris from the window well in addition to the removal of the boarded-up steel frame. The Structural Evaluation also recommends that the walls of the window well below the existing sidewalk be removed down to the bottom of the openings within the property's limestone basement foundation wall prior to filling the openings associated with the windows in the property's limestone basement foundation wall with limestone and a material appropriate mortar. Lastly, the Structural Evaluation recommends filling the window wells beneath the existing sidewalk with an aggregate/gravel mixture. The aggregate/gravel mixture can fill the void spaces without being mechanically compacted which will help maintain the structural stability of the property's foundation.

The physical treatments of filling in the second window meets the Secretary of the Interior's Standards for Rehabilitation in that these activities will "not destroy the historic materials that characterize the property" (Standards for Rehabilitation #9, <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>). The repairs will also utilize in kind materials with a material appropriate mortar that will, to the extent possible, "match the design, color, texture, and materials" utilized originally (Standards for Rehabilitation #6). Furthermore, the construction activities will utilize in kind materials and a material appropriate mortar which will be "compatible with the massing, size, scale, and architectural features in such a way as to protect the historic integrity" of the Historic District (Standards for Rehabilitation #9).

Building 33 – 117 South Third Street – Tecumseh Chieftain

The Tecumseh Chieftain property located at 117 South Third Street is a brick commercial block constructed in circa 1890. The commercial block is a contributing element to the larger Tecumseh Historic District.

The Structural Evaluation identified a single coal chute associated with the property. The Structural Evaluation states that the opening associated with the coal chute in the property's limestone foundation wall opens to a void beneath the existing sidewalk. The Structural Evaluation indicates that the opening within the property's limestone basement foundation wall associated with the coal chute does not appear to be in a stable condition. The coal chute is not currently in use.

As the coal chute is not in use and the opening within the property's basement foundation wall does not appear to be in a stable condition, the Structural Evaluation recommends that the coal chute be filled in prior to the reconstruction of the existing sidewalk. The Structural Evaluation recommends that the wood framing of the coal chute be removed from the opening within the property's limestone basement foundation. The Structural Evaluation also recommends removing the walls of the coal chute down to the bottom of the opening in the property's limestone basement foundation wall. The Structural Evaluation then recommends filling the opening within the property's limestone basement foundation wall associated with the coal chute with limestone and a material appropriate mortar. Upon the completion of these construction activities, the Structural Evaluation recommends that the void space associated with the coal chute located beneath the existing sidewalk be filled in with an aggregate/gravel mixture. The aggregate/gravel mixture can fill the void spaces without being mechanically compacted which will help maintain the structural stability of the property's foundation.

The physical treatment of filling in the coal chute, and the associated opening within the basement foundation wall, meets the Secretary of the Interior's Standards for Rehabilitation in that these construction activities will "not destroy historic materials that characterize the property" (Standards for Rehabilitation #9, <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>). The repairs will utilize in kind materials with a material appropriate mortar that will, to the extent possible, "match the design, color, texture, and materials" utilized originally (Standards for Rehabilitation #6). Furthermore, the repairs associated with the filling in of these features with in kind materials and a material appropriate mortar will be "compatible with the massing, size, scale, and architectural features in such a way as to protect the historic integrity" of the historic buildings or the Tecumseh Historic District (Standards for Rehabilitation #9).

Building 34 – 123/125 South Third Street – Chief Rexall Drugs

The Chief Rexall Drugs property located at 123/125 South Third Street is historically known as the Tecumseh Opera House. The Tecumseh Opera House was individually listed on the NRHP in 1988 under Criteria A for statewide significance associated with the perform arts, entertainment/recreation, and social history. The property is also a contributing element to the larger Tecumseh Historic District.

The Structural Evaluation identified two nearly identical coal chutes associated with the property. The Structural Evaluation indicates that the opening in the property's limestone basement foundation wall associated with one of the coal chutes has been previously filled in with limestone blocks, while the opening associated with the second coal chute has been filled in with wood planks. The Structural Evaluation also indicates that the spaces beneath the existing sidewalk associated with the coal chutes have been partially filled in with rubble. The Structural Evaluation states that neither coal chute appears to be in stable condition. The coal chutes are not currently in use.

As the two coal chutes are no longer in use and the openings within the property's limestone basement foundation wall do not appear to be in a stable condition, the Structural Evaluation recommends that both coal chutes be filled in prior the reconstruction of the existing sidewalk. The Structural Evaluation recommends that the limestone blocks and wood planks be removed from the openings in the property's basement foundation wall prior to removing the walls of the coal chute down to the bottom of the opening in the property's limestone basement foundation wall. The Structural Evaluation then recommends filling the opening within the property's limestone basement foundation wall associated with the coal chute with limestone and a

material appropriate mortar. Upon the completion of these construction activities, the Structural Evaluation recommends that the void space associated with the coal chute located beneath the existing sidewalk be filled in with an aggregate/gravel mixture. The aggregate/gravel mixture can fill the void spaces without being mechanically compacted which will help maintain the structural stability of the property's foundation.

The physical treatment of filling in the coal chutes, and the associated openings within the basement foundation wall, meets the Standards for Rehabilitation in that these construction activities will "not destroy historic materials that characterize the property" (Standards for Rehabilitation #9, <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>). The repairs will utilize in kind materials with a material appropriate mortar that will, to the extent possible, "match the design, color, texture, and materials" utilized originally (Standards for Rehabilitation #6). Furthermore, the repairs associated with the filling in of these features with in kind materials and a material appropriate mortar will be "compatible with the massing, size, scale, and architectural features in such a way as to protect the historic integrity" of the historic buildings or the Tecumseh Historic District (Standards for Rehabilitation #9).

Building 35 – 137 South Third Street – Chuck Ebeler Insurance and Investments

The Chuck Ebeler Insurance and Investments property located at 137 South Third Street is a commercial block constructed in circa 1897. The commercial block is a contributing element to the larger Tecumseh Historic District.

The Structural Evaluation identified two coal chutes of differing sizes associated with this property. The coal chutes are not currently in use.

Coal Chute 1

The Structural Evaluation indicates that the opening within the property's limestone basement foundation wall associated with the first coal chute consists of wood framing that has been covered with fabric. The Structural Evaluation also indicates that the void associated with the coal chute below the existing sidewalk has been previously filled in with rubble. The Structural Evaluation states that the opening in the property's limestone basement foundation wall is not in a stable condition.

As the opening associated with the coal chute in the property's limestone basement foundation wall is not in a stable condition, the Structural Evaluation recommends that the coal chute be filled in prior to the reconstruction of the existing sidewalk. The Structural Evaluation recommends that the rubble be removed from the void beneath the existing sidewalk in addition to removing the wood framing and fabric from the opening within the property's limestone basement foundation wall. The Structural Evaluation also recommends removing the walls of the coal chute down to the bottom of the opening in the property's limestone basement foundation wall. The Structural Evaluation then recommends filling the opening within the property's limestone basement foundation wall associated with the coal chute with limestone and a material appropriate mortar. Upon the completion of these construction activities, the Structural Evaluation recommends that the void space associated with the coal chute located beneath the existing sidewalk be filled in with an aggregate/gravel mixture. The aggregate/gravel mixture can fill the void spaces without being mechanically compacted which will help maintain the structural stability of the property's foundation.

The physical treatment of filling in the coal chute, and the associated opening within the basement foundation wall, meets the Secretary of the Interior's Standards for Rehabilitation in

that these construction activities will “not destroy historic materials that characterize the property” (Standards for Rehabilitation #9, <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>). The repairs will utilize in kind materials with a material appropriate mortar that will, to the extent possible, “match the design, color, texture, and materials” utilized originally (Standards for Rehabilitation #6). Furthermore, the repairs associated with the filling in of these features with in kind materials and a material appropriate mortar will be “compatible with the massing, size, scale, and architectural features in such a way as to protect the historic integrity” of the historic buildings or the Tecumseh Historic District (Standards for Rehabilitation #9).

Coal Chute 2

The Structural Evaluation indicates that the opening within the property’s limestone basement foundation wall associated with the second coal chute has been previously filled in mortared brick and appears to be in a stable condition.

The Structural Evaluation indicates the existing sidewalk can be reconstructed without the completion of further construction activities to the second coal chute. However, the Structural Evaluation recommends that if a void is discovered beneath the existing sidewalk associated with the coal chute is discovered during the reconstruction of the sidewalk that the void should be filled in with an aggregate/gravel mixture. The aggregate/gravel mixture can fill the void space without being mechanically compacted which will help maintain the structural stability of the property’s foundation.

Building Number 36 – 143 South Third Street - Hasselbach Pharmacy

The Hasselbach Pharmacy property at 143 South Third Street is a brick commercial building block constructed in circa 1890. The commercial block is a contributing element to the larger Tecumseh Historic District.

The Structural Evaluation identified two nearly identical coal chutes in the frontage of the property. The coal chutes are not currently in use.

Coal Chute 1

The Structural Evaluation indicates that the opening in the property’s limestone basement foundation wall associated with the first coal chute consists of a wooden frame that has been covered with fabric. The void associated with the coal chute beneath the existing sidewalk, which is covered with a metal grate, has been previously filled in with soil and debris. The Structural Evaluation indicates that the opening in the property’s limestone basement foundation wall associated with the coal chute is not in a stable condition.

As the opening in the property’s limestone basement foundation wall associated with the coal chute is not in stable condition, the Structural Evaluation recommends that the coal chute be filled in prior to the reconstruction of the existing sidewalk. The Structural Evaluation recommends the removal of the metal grate from the sidewalk in addition to removing the soil and debris from the opening below the existing sidewalk. The Structural Evaluation also recommends removing the wood framing from the opening in the property’s basement foundation wall prior to removing the walls of the coal chute down to the bottom of the opening in the property’s limestone basement foundation wall. The Structural Evaluation then recommends filling the opening within the property’s limestone basement foundation wall associated with the coal chute with limestone and a material appropriate mortar. Upon the completion of these construction activities, the Structural Evaluation recommends that the void space associated with the coal chute located beneath the existing sidewalk be filled in with an

aggregate/gravel mixture. The aggregate/gravel mixture can fill the void spaces without being mechanically compacted which will help maintain the structural stability of the property's foundation.

The physical treatment of filling in the coal chute, and the associated opening within the basement foundation wall, meets the Secretary of the Interior's Standards for Rehabilitation in that these construction activities will "not destroy historic materials that characterize the property" (Standards for Rehabilitation #9, <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>). The repairs will utilize in kind materials with a material appropriate mortar that will, to the extent possible, "match the design, color, texture, and materials" utilized originally (Standards for Rehabilitation #6). Furthermore, the repairs associated with the filling in of these features with in kind materials and a material appropriate mortar will be "compatible with the massing, size, scale, and architectural features in such a way as to protect the historic integrity" of the historic buildings or the Tecumseh Historic District (Standards for Rehabilitation #9).

Coal Chute 2

The Structural Evaluation indicates that the opening in the property's limestone basement foundation wall associated with the second coal chute has been previously filled in with mortared brick and appears to be in stable condition.

The Structural Evaluation indicates the existing sidewalk can be reconstructed without the completion of further construction activities to the second coal chute. However, the Structural Evaluation recommends that if a void is discovered beneath the existing sidewalk associated with the coal chute is discovered during the reconstruction of the sidewalk that the void should be filled in with an aggregate/gravel mixture. The aggregate/gravel mixture can fill the void space without being mechanically compacted which will help maintain the structural stability of the property's foundation.

Building 37 – 151 South Third Street – Flanigan's/Rachelle Images

The Flanigan's/Rachelle Images property located at 151 South Third Street is a brick commercial building that was constructed in circa 1890. The property is a contributing element to the larger Tecumseh Historic District.

The Structural Evaluation identified a coal chute with wood framing associated with this property. The Structural Evaluation states that the opening in the property's limestone basement foundation wall associated with the coal chute has not been closed off. The Structural Evaluation also states that rubble fills the void beneath the existing sidewalk associated with the coal chute. The Structural Evaluation indicates that the opening in the property's basement foundation wall associated with the coal chute does not present a stable condition. The coal chute is not currently in use.

As the opening in the property's limestone basement foundation wall does not present a stable condition, the Structural Evaluation recommends that the coal chute be filled in prior to the reconstruction of the existing sidewalk. The Structural Evaluation recommends removing the rubble from the void beneath the existing sidewalk prior to removing the wood framing of the opening in the property's basement foundation wall. The Structural Evaluation also recommends removing the walls of the coal chute down to the bottom of the opening in the property's limestone basement foundation wall. The Structural Evaluation then recommends filling the opening within the property's limestone basement foundation wall associated with the coal chute with limestone and a material appropriate mortar. Upon the completion of these construction

activities, the Structural Evaluation recommends that the void space associated with the coal chute located beneath the existing sidewalk be filled in with an aggregate/gravel mixture. The aggregate/gravel mixture can fill the void spaces without being mechanically compacted which will help maintain the structural stability of the property's foundation.

The physical treatment of filling in the coal chute, and the associated opening within the basement foundation wall, meets the Standards for Rehabilitation in that these construction activities will "not destroy historic materials that characterize the property" (Standards for Rehabilitation #9). The repairs will utilize in kind materials with a material appropriate mortar that will, to the extent possible, "match the design, color, texture, and materials" utilized originally (Standards for Rehabilitation #6). Furthermore, the repairs associated with the filling in of these features with in kind materials and a material appropriate mortar will be "compatible with the massing, size, scale, and architectural features in such a way as to protect the historic integrity" of the historic buildings or the Tecumseh Historic District (Standards for Rehabilitation #9).

Building 38 – 155 South Third Street – Ramsey Family Fountain

The Ramsey Family Fountain property at 155 South Third Street is a brick commercial building that was constructed in circa 1897. The property is a contributing element to the larger Tecumseh Historic District.

The Structural Evaluation identified three nearly identical coal chutes, all with wood framing, associated with this property. The coal chutes are not currently in use.

Coal Chute 1

The Structural Evaluation indicates that the opening in the property's limestone basement foundation wall associated with the first coal chute has been previously filled in with poured concrete and appears to be in stable condition.

The Structural Evaluation indicates the existing sidewalk can be reconstructed without the completion of further construction activities to the second coal chute. However, the Structural Evaluation recommends that if a void is discovered beneath the existing sidewalk associated with the coal chute during the reconstruction of the sidewalk that the void should be filled in with an aggregate/gravel mixture. The aggregate/gravel mixture can fill the void space without being mechanically compacted which will help maintain the structural stability of the property's foundation.

Coal Chutes 2 and 3

The Structural Evaluation indicates that the openings in the property's limestone basement foundation wall associated with the second and third coal chutes have been filled in with mortared brick and boarded-up wood framing, respectively. The Structural Evaluation also indicates that one of the coal chutes is covered at the sidewalk level with a metal grate. The Structural Evaluation states that the openings in the property's basement foundation wall associated with these coal chutes are in stable condition.

As the openings in the property's basement foundation wall associated with these coal chutes are in stable condition, the Structural Evaluation recommends that these coal chutes be filled in prior to the reconstruction of the existing sidewalk. The Structural Evaluation recommends removing the metal grate and wooden frames in addition to removing the rubble from openings in the property's basement foundation wall. The Structural Evaluation also recommends removing the walls of the coal chutes down to the bottom of the openings in the property's

limestone basement foundation wall. The Structural Evaluation then recommends filling the openings within the property's limestone basement foundation wall associated with the coal chutes with limestone and a material appropriate mortar. Upon the completion of these construction activities, the Structural Evaluation recommends that the void space associated with the coal chute located beneath the existing sidewalk be filled in with an aggregate/gravel mixture. The aggregate/gravel mixture can fill the void spaces without being mechanically compacted which will help maintain the structural stability of the property's foundation.

The physical treatment of filling in the coal chutes, and the associated openings within the basement foundation wall, meets the Secretary of the Interior's Standards for Rehabilitation in that these construction activities will "not destroy historic materials that characterize the property" (Standards for Rehabilitation #9, <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>). The repairs will utilize in kind materials with a material appropriate mortar that will, to the extent possible, "match the design, color, texture, and materials" utilized originally (Standards for Rehabilitation #6). Furthermore, the repairs associated with the filling in of these features with in kind materials and a material appropriate mortar will be "compatible with the massing, size, scale, and architectural features in such a way as to protect the historic integrity" of the historic buildings or the Tecumseh Historic District (Standards for Rehabilitation #9).

Building Number 39 – 171 South Third Street – Remedy

The Remedy property located at 171 South Third Street is a brick commercial building that was constructed in circa 1897. The property is a contributing element to the larger Tecumseh Historic District.

The Structural Evaluation identified a single coal chute with wood framing and a screen associated with the property. The Structural Evaluation indicates that the opening associated with the coal chute in the property's limestone basement foundation has not been closed off. The Structural Evaluation states that rubble fills the void beneath the sidewalk associated with the existing sidewalk. The Structural Evaluation also states that the opening within the coal chute does not present a stable condition. The coal chute is not currently in use.

As the coal chute is not in a stable condition, the Structural Evaluation recommends that the coal chute be filled in prior to the reconstruction of the existing sidewalk. The Structural Evaluation recommends that the rubble be removed from the void beneath the existing sidewalk in addition to recommending that the wood framing and screen be removed from the opening in the property's basement foundation wall. The Structural Evaluation also recommends removing the walls of the coal chute down to the bottom of the opening in the property's limestone basement foundation wall. The Structural Evaluation then recommends filling the opening within the property's limestone basement foundation wall associated with the coal chute with limestone and a material appropriate mortar. Upon the completion of these construction activities, the Structural Evaluation recommends that the void space associated with the coal chute located beneath the existing sidewalk be filled in with an aggregate/gravel mixture. The aggregate/gravel mixture can fill the void spaces without being mechanically compacted which will help maintain the structural stability of the property's foundation.

The physical treatment of filling in the coal chute, and the associated openings within the basement foundation wall, meets the Standards for Rehabilitation in that these construction activities will "not destroy historic materials that characterize the property" (Standards for Rehabilitation #9). The repairs will utilize in kind materials with a material appropriate mortar that will, to the extent possible, "match the design, color, texture, and materials" utilized

originally (Standards for Rehabilitation #6). Furthermore, the repairs associated with the filling in of these features with in kind materials and a material appropriate mortar will be “compatible with the massing, size, scale, and architectural features in such a way as to protect the historic integrity” of the historic buildings or the Tecumseh Historic District (Standards for Rehabilitation #9).

Building Number 40 – 173 South Third Street - Flanigan’s On the Square

The Flanigan’s On the Square property located at 173 South Third Street is a brick commercial building that was constructed in circa 1897. The property is a contributing element to the larger Tecumseh Historic District.

The Structural Evaluation identified a single window with wood framing associated with the property. The Structural Evaluation indicates that the opening in the property’s limestone basement foundation wall associated with the window has not been closed off and that the window well beneath the existing sidewalk has been previously filled in with rubble. The Structural Evaluation notes that the window is not in a stable condition. The window is not currently in use.

As the window opening is not in a stable condition, the Structural Evaluation recommends that the window be filled in prior to the reconstruction of the existing sidewalk. The Structural Evaluation recommends removing the rubble from the window well in addition to removing the window and wood framing from the opening in the property’s limestone basement foundation wall. The Structural Evaluation also recommends removing the walls of the window well down to the bottom of the opening in the property’s limestone basement foundation wall. The Structural Evaluation then recommends filling the opening within the property’s limestone basement foundation wall associated with the window with limestone and a material appropriate mortar. Upon the completion of these construction activities, the Structural Evaluation recommends that the window well located beneath the existing sidewalk be filled in with an aggregate/gravel mixture. The aggregate/gravel mixture can fill the void spaces without being mechanically compacted which will help maintain the structural stability of the property’s foundation.

The physical treatment of filling the window meets the Standards for Rehabilitation in that the filling of the window will “not destroy historic materials that characterize the property” (Standards for Rehabilitation #9, <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>). The repairs will utilize in kind materials with a material appropriate mortar that will, to the extent possible, “match the design, color, texture, and materials” utilized originally (Standards for Rehabilitation #6). Furthermore, the repairs associated with the filling in of the window with in kind materials and a material appropriate mortar will be “compatible with the massing, size, scale, and architectural features in such a way as to protect the historic integrity” of the historic buildings or the Tecumseh Historic District (Standards for Rehabilitation #9).

Building 41 – 175 South Third Street - Col. Barney Oldfield Education Center

The Colonel Barney Oldfield Education Center property located at 175 South Third Street is a brick commercial building that was constructed in circa 1898. The property is a contributing element to the larger Tecumseh Historic District.

The Structural Evaluation identified a small underground storage vault associated with this property. The Structural Evaluation notes that a doorway leading from the property’s basement into the vault is also associated with this property.

Underground Storage Vault

The Structural Evaluation indicates that the vault is not currently in use. The Structural Evaluation also notes that the vault, including the vault's concrete lid, appear to be in good condition.

As the underground storage vault is no longer in use, the Structural Evaluation recommends that the underground storage vault be filled in prior to the reconstruction of the existing sidewalk. The Structural Evaluation recommends that the vault's concrete lid be removed prior to the vault being filled in with an aggregate/gravel mixture. The aggregate/gravel mixture can fill the void spaces without being mechanically compacted which will help maintain the structural stability of the property's foundation.

Doorway

The Structural Evaluation indicates that the doorway leading from the property's basement into the underground storage vault is framed with wood. The Structural Evaluation indicates that the doorway and the property's limestone foundation wall appear to be in stable condition.

As the Structural Evaluation recommends that the underground storage vault be filled in prior to the reconstruction of the existing sidewalk, the Structural Evaluation recommends that the doorway leading into the vault be filled in prior to the filling in of the vault. The Structural Evaluation recommends that the wood framing associated with the doorway opening in the property's limestone basement foundation wall be removed prior to the opening being filled in with limestone and a material appropriate mortar.

The physical treatment of filling in the underground storage vault, and the doorway opening, meets the Secretary of the Interior's Standards for Rehabilitation in that these construction activities will "not destroy the historic materials that characterize the property" (Standards for Rehabilitation #9, <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>). The repairs will utilize in kind materials with a material appropriate mortar that will, to the extent possible, "match the design, color, texture, and materials" utilized originally (Standards for Rehabilitation #6). Furthermore, the repairs associated with the filling in of these features with in kind materials and a material appropriate mortar will be "compatible with the massing, size, scale, and architectural features in such a way as to protect the historic integrity" of the Historic District (Standards for Rehabilitation #9). Furthermore, the filling in of the doorway opening will not destroy historic materials that characterize the property." The repairs will utilize in kind materials with a material appropriate mortar that will, to the extent possible, "match the design, color, texture, and materials" utilized originally (Standards for Rehabilitation #6). Lastly, the repairs associated with the filling in the doorway opening with in kind materials and a material appropriate mortar will be "compatible with the massing, size, scale, and architectural features in such a way as to protect the historic integrity" of the historic buildings or the Tecumseh Historic District (Standards for Rehabilitation #9).

Building 42 – 177 South Third Street – Morrissey, Morrissey & Dalluge

The Morrissey, Morrissey & Dalluge property located at 117 South Third Street is a brick commercial building that was constructed in the late 1880's and remodeled in circa 1920. The property is historically known as Chittenden's Store. The property is a contributing element to the Tecumseh Historic District.

The Structural Evaluation identified a single coal chute associated with the property. The Structural Evaluation notes that the coal chute has been covered with a metal grate, which has been filled in with concrete, at the sidewalk level. The Structural Evaluation also indicates that

the opening in the property's limestone basement foundation wall associated with the coal chute is covered with plywood and insulation. The Structural Evaluation states that it is not known whether the void beneath the sidewalk associated with the coal chute has been filled in or what type of fill material, if any, was used. Lastly, the Structural Evaluation states that the coal chute is not currently in use.

As the coal chute is not currently in use, the Structural Evaluation recommends that the coal chute be filled in prior to the reconstruction of the existing sidewalk. The Structural Evaluation recommends the removal of the grate from the sidewalk in addition to removing any debris from the void below the existing sidewalk should any be present. The Structural Evaluation also recommends removing the plywood and insulation from the opening in the property's limestone basement foundation wall prior to the removing the walls of the coal chute down to the bottom of the opening in the property's limestone basement foundation wall. The Structural Evaluation then recommends filling the opening within the property's limestone basement foundation wall associated with the coal chute with limestone and a material appropriate mortar. Upon the completion of these construction activities, the Structural Evaluation recommends that the void space associated with the coal chute located beneath the existing sidewalk be filled in with an aggregate/gravel mixture. The aggregate/gravel mixture can fill the void spaces without being mechanically compacted which will help maintain the structural stability of the property's foundation.

The physical treatment of filling in the coal chute, and the associated opening within the basement foundation wall, meets the Secretary of the Interior's Standards for Rehabilitation in that these construction activities will "not destroy historic materials that characterize the property" (Standards for Rehabilitation #9, <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>). The repairs will utilize in kind materials with a material appropriate mortar that will, to the extent possible, "match the design, color, texture, and materials" utilized originally (Standards for Rehabilitation #6). Furthermore, the repairs associated with the filling in of these features with in kind materials and a material appropriate mortar will be "compatible with the massing, size, scale, and architectural features in such a way as to protect the historic integrity" of the historic buildings or the Tecumseh Historic District (Standards for Rehabilitation #9).

Building 43 – 185 South Third Street – Farm Bureau Financial Services

The Farm Bureau Financial Services property located at 185 South Third Street is a brick commercial building that was constructed in circa 1900. The property is a contributing element to the larger Tecumseh Historic District.

The Structural Evaluation identified a large underground storage vault associated with the property. The Structural Evaluation also identified a doorway and window that lead from the property's basement into the underground storage vault. The Structural Evaluation states that the underground storage vault is not currently in use.

Underground Storage Vault

The Structural Evaluation indicates that the concrete lid of the vault shows evidence of having been reconstructed using the existing steel beams and several wood-framed walls to support a metal form deck. The vault was then covered with a concrete sidewalk. The Structural Evaluation notes that the steel beams have significant rust, but the concrete lid is adequately supported.

As the underground storage vault is no longer in use, the Structural Evaluation recommends that the vault be filled in prior to the reconstruction of the existing sidewalk. The Structural Evaluation recommends that the vault's concrete lid be removed prior to the vault being filled in an aggregate/gravel mixture. The aggregate/gravel mixture can fill the void spaces without being mechanically compacted which will help maintain the structural stability of the property's foundation.

Doorway and Window

The Structural Evaluation indicates that the doorway and window leading from the property's basement into the underground storage vault are framed with wood. The Structural Evaluation states that the property's limestone basement foundation wall and the openings in the wall associated with the doorway and window appear to be in a stable condition.

As the Structural Evaluation recommends that the underground storage vault be filled in prior to the reconstruction of the existing sidewalk, the Structural Evaluation recommends that the doorway leading into the vault be filled in prior to the filling in of the vault. The Structural Evaluation recommends that the wood framing associated with the doorway opening in the property's limestone basement foundation wall be removed prior to the opening being filled in with limestone and a material appropriate mortar.

The physical treatment of filling in the underground storage vault, the window, and the doorway openings within the basement foundation wall, meets the Secretary of the Interior's Standards for Rehabilitation in that these construction activities will "not destroy the historic materials that characterize the property" (Standards for Rehabilitation #9, <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>). The repairs will utilize in kind materials with a material appropriate mortar that will, to the extent possible, "match the design, color, texture, and materials" utilized originally (Standards for Rehabilitation #6). Furthermore, the repairs associated with the filling in of these features with in kind materials and a material appropriate mortar will be "compatible with the massing, size, scale, and architectural features in such a way as to protect the historic integrity" of the Historic District (Standards for Rehabilitation #9).

Building 45 – 195 Clay Street – Hair by Luann

The Hair by Luann property located at 195 Clay Street is a commercial brick building that was constructed in circa 1880. The property is a contributing element to the larger Tecumseh Historic District.

The Structural Evaluation identified three coal chutes associated with the property. The Structural Evaluation also identified a steel exterior stairway leading to the property's second floor. The Structural Evaluation also notes evidence of a stairwell that has been previously filled in with concrete at the southeastern corner of the property.

Coal Chutes

Coal Chute 1

The Structural Evaluation indicates that one of the coal chutes, which is covered with a metal grate, currently acts as a vent that leads to the property's basement. The Structural Evaluation also notes that the opening in the property's limestone basement foundation wall associated with the coal chute and the void below the existing sidewalk, which is also associated with the coal chute, appear to be in stable condition.

As the opening and void associated with the coal chute are in stable condition, the Structural Evaluation does not recommend the completion of any additional construction activities related to the coal chute. The Structural Evaluation states that the vent opening will need to be maintained and remain operational during the reconstruction of the existing sidewalk. The Structural Evaluation recommends, for aesthetic purposes, that the metal grate in the sidewalk should be removed and rest during the reconstruction of the existing sidewalk.

Coal Chutes 2 and 3

The Structural Evaluation indicates that the remaining two coal chutes are both framed with wood. The Structural evaluation states that the openings in the property's limestone basement foundation wall associated with these coal chutes have both been filled in previously. The Structural Evaluation notes that one of the coal chute openings has been partially filled in with poured concrete while the rest of the opening is filled in with debris which is being held back by deteriorating wooden planks. The Structural Evaluation notes that the remaining coal chute opening has been partially filled in with mortared limestone. Lastly, the Structural Evaluation states that neither of the openings with the property's basement foundation wall appear to be in stable condition. The coal chutes are not currently in use.

As these coal chutes are not currently in use and do not appear to be in a stable condition, the Structural Evaluation recommends that these coal chutes be filled in prior to the reconstruction of the existing sidewalk. The Structural Evaluation recommends that the wood framing and the materials currently used to fill in the openings in the property's limestone basement foundation wall be removed. The Structural Evaluation also recommends removing the walls of the coal chute down to the bottom of the opening in the property's limestone basement foundation wall. The Structural Evaluation then recommends filling the opening within the property's limestone basement foundation wall associated with the coal chute with limestone and a material appropriate mortar. Upon the completion of these construction activities, the Structural Evaluation recommends that the void space associated with the coal chute located beneath the existing sidewalk be filled in with an aggregate/gravel mixture. The aggregate/gravel mixture can fill the void spaces without being mechanically compacted which will help maintain the structural stability of the property's foundation.

The physical treatment of filling in the coal chutes, and the associated openings within the basement foundation wall, meets the Standards for Rehabilitation in that these construction activities will "not destroy historic materials that characterize the property" (Standards for Rehabilitation #9, <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>). The repairs will utilize in kind materials with a material appropriate mortar that will, to the extent possible, "match the design, color, texture, and materials" utilized originally (Standards for Rehabilitation #6). Furthermore, the repairs associated with the filling in of these features with in kind materials and a material appropriate mortar will be "compatible with the massing, size, scale, and architectural features in such a way as to protect the historic integrity" of the historic buildings or the Tecumseh Historic District (Standards for Rehabilitation #9).

Filled in Stairwell

The Structural Evaluation indicates that the stairwell at the southern corner of the property has been previously filled in with concrete and is no longer in use. The Structural Evaluation also notes the presence of a doorway in the property's limestone foundation wall that, prior to being filled in with poured concrete, led from the property's basement to the stairwell. The Structural Evaluation states that the opening in the property's limestone basement foundation wall associated with the doorway appears to be in a stable condition.

The Structural Evaluation indicates that the existing sidewalk can be reconstructed without the completion of further construction activities to the stairwell. However, the Structural Evaluation recommends that if a void is discovered beneath the existing sidewalk associated with the stairwell during the reconstruction of the existing sidewalk that the void should be filled in with an aggregate/gravel mixture. The aggregate/gravel mixture can fill the void space without being mechanically compacted which will help maintain the structural stability of the property's foundation.

Exterior Steel Stairway

The Structural Evaluation indicates that the steel stairway leading to the property's second floor is currently in use. The Structural Evaluation recommends that the exterior stairway be removed and stored off-site before being reinstalled after the existing sidewalk is reconstructed. The construction activities recommended regarding the exterior stairway will be added to a construction commitment that was indicated in the April 2015 SHPO concurrence letter which indicated that the exterior stairway and the railing at the Ellsworth Building. In accordance with the construction commitment, the exterior steel stairway would be carefully removed by the contractor prior to the commencement of construction activities and safely stored within a secure area owned by the City of Tecumseh. The stairway will be cleared labeled as "Do Not Dispose." The contractor will be responsible for the reinstallation of the stairwell. Access will be negotiated during the ROW process and will not affect historic properties. The temporary removal and the later reinstallation of the stairwell meets the Standards for Rehabilitation in that, "the historic character of a property shall be retained and preserved" and that "distinctive features...that characterize a property shall be preserved" (Standards for Rehabilitation #2 and #5, <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>).

Building 46 – 276 Clay Street – Blessing Heating & Pumping

The Blessing Heating and Pumping property at 276 Clay Street is a brick commercial building that was constructed in circa 1900. The property is a contributing element to the larger Tecumseh Historic District.

The Structural Evaluation identified a large underground storage vault associated with this property. The Structural Evaluation also notes the presence of a doorway with wooden framing that leads from the property's basement into the underground storage vault.

Underground Storage Vault

The Structural Evaluation indicates that the vault is not currently in use. The Structural Evaluation states that access to the vault was not available during the investigation, but that limestone rubble could be seen on the floor. The Structural Evaluation indicated that the vault is believed to be in satisfactory condition; however, the concrete vault lid is believed to be in very poor condition.

As the underground storage vault is no longer in use and is suspected of being in poor condition, the Structural Evaluation recommends that the vault be filled in prior to the reconstruction of the existing sidewalk. The Structural Evaluation recommends that the vault's concrete lid be removed prior to the vault being filled in with an aggregate/gravel mixture. The aggregate/gravel mixture can fill the void space without being mechanically compacted which will help maintain the structural stability of the property's foundation.

Doorway

The Structural Evaluation indicates that the opening in the property's limestone foundation wall associated with the doorway appears to be in a stable condition.

As the underground storage vault will be filled in, the Structural Evaluation recommends that the doorway leading into the vault also be filled in prior to the reconstruction of the existing sidewalk. The Structural Evaluation recommends removing the wood framing from the opening in the property's basement foundation wall prior to filling the opening with limestone and a material appropriate mortar.

The physical treatment of filling in the underground storage vault and the doorway opening meets the Secretary of the Interior's Standards for Rehabilitation in that these construction activities will "not destroy the historic materials that characterize the property" (Standards for Rehabilitation #9, <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>). The repairs will utilize in kind materials with a material appropriate mortar that will, to the extent possible, "match the design, color, texture, and materials" utilized originally (Standards for Rehabilitation #6). Furthermore, the repairs associated with the filling in of these features with in kind materials and a material appropriate mortar will be "compatible with the massing, size, scale, and architectural features in such a way as to protect the historic integrity" of the Historic District (Standards for Rehabilitation #9).

Building 47 – 266 Clay Street – Hupka Farm Toys

The Hupka Farm Toys property located at 266 Clay Street is a brick commercial building that was constructed in circa 1880. The property is a contributing element to the larger Tecumseh Historic District.

The Structural Evaluation identified a large underground storage vault at this property. The Structural Evaluation also identified a doorway and two windows that lead from the property's basement into the underground storage vault.

Underground Storage Vault

The Structural Evaluation states that the walls of the underground storage vault beneath the existing sidewalk are in satisfactory condition; however, the concrete lid – which includes a manhole leading from the existing sidewalk into the vault – is in very poor condition. The Structural Evaluation notes that nearly all of the reinforcing bars are exposed and severely rusted, with some rebars being completely rusted through. The Structural Evaluation indicates that the vault is not currently in use.

As the underground storage vault is no longer in use and the vault's concrete lid is in very poor condition, the Structural Evaluation recommends that the underground storage vault be filled in prior to the reconstruction of the existing sidewalk. The Structural Evaluation recommends that the vault's concrete lid be removed prior to the vault being filled in with an aggregate/gravel mixture. The aggregate/gravel mixture can fill the void space without being mechanically compacted which will help maintain the structural stability of the property's foundation.

Doorway and Windows

The Structural Evaluation indicates that the openings in the property's limestone foundation wall associated with the doorway and two windows are framed with wood. The Structural Evaluation also indicates that the openings in the property's foundation wall appear to be in a stable condition.

As the underground storage vault will be filled in, the Structural Evaluation recommends that the doorway and windows leading into the vault also be filled in prior to the reconstruction of the existing sidewalk. The Structural Evaluation recommends removing the wood framing from the openings in the property's basement foundation wall prior to filling the openings with limestone and a material appropriate mortar.

The physical treatment of filling in the underground storage vault, and the openings within the foundation basement wall associated with the doorway and windows, meets the Standards for Rehabilitation in that these construction activities will "not destroy the historic materials that characterize the property" (Standards for Rehabilitation #9, <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>). The repairs will utilize in kind materials with a material appropriate mortar that will, to the extent possible, "match the design, color, texture, and materials" utilized originally (Standards for Rehabilitation #6). Furthermore, the repairs associated with the filling in of these features with in kind materials and a material appropriate mortar will be "compatible with the massing, size, scale, and architectural features in such a way as to protect the historic integrity" of the Historic District (Standards for Rehabilitation #9).

Building 48 – 256 Clay Street – Tecumseh EDC Building

The Tecumseh EDC property located at 256 Clay Street is a brick commercial building that was constructed in circa 1880. The property is a contributing element to the larger Tecumseh Historic District.

The Structural Evaluation states that the condition of this property could not be assessed due to the unsafe nature of the property. A previous fire caused substantial damage to the property and the rear wall of the property is partially collapsed. The Structural Evaluation states there is a large vault beneath the sidewalk at this property.

Underground Storage Vault

The Structural Evaluation indicates that the underground storage vault is suspected of being in poor condition. The Structural Evaluation states that the underground storage vault is not currently in use.

As the underground storage vault is not currently in use and is suspected of being in poor condition, the Structural Evaluation recommends that the underground storage vault be filled in prior to the reconstruction of the existing sidewalk. The Structural Evaluation recommends that the concrete vault lid be removed and that the vault void filled in with an aggregate/gravel mixture prior to the reconstruction of the existing sidewalk. The aggregate/gravel mixture can fill the void space without being mechanically compacted which will help maintain the structural stability of the property's foundation.

Potential Foundation Repairs

The Structural Evaluation indicates that the condition of the foundation wall associated with the property could not be determined and neither could the number and condition of openings in the foundation wall of the basement which lead into the underground storage vault. The Structural Evaluation states that further investigation of the foundation wall will be necessary before the existing sidewalk is reconstructed. The Structural Evaluation recommends removing any existing frames associated with these openings and filling openings with like materials of the existing foundation wall with a material appropriate mortar.

The physical treatment of filling in the underground storage vault, and any openings within the foundation basement wall associated with the underground storage vault, meets the Secretary of the Interior's Standards for Rehabilitation in that these construction activities will "not destroy the historic materials that characterize the property" (Standards for Rehabilitation #9, <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>). The repairs will utilize in kind materials with a material appropriate mortar that will, to the extent possible, "match the design, color, texture, and materials" utilized originally (Standards for Rehabilitation #6). Furthermore, the repairs associated with the filling in of these features with in kind materials and a material appropriate mortar will be "compatible with the massing, size, scale, and architectural features in such a way as to protect the historic integrity" of the Historic District (Standards for Rehabilitation #9).

Building 49 – 252 Clay Street – Gartner Transportation

The Gartner Transportation property located at 252 Clay Street is a brick commercial building that was constructed in circa 1965. The property is a contributing element to the larger Tecumseh Historic District.

The Structural Evaluation identified a large underground storage vault associated with this property. The Structural Evaluation notes that a doorway is associated with the underground storage vault. The Structural Evaluation also identified a three-foot square opening within the concrete basement foundation.

Underground Storage Vault

The Structural Evaluation states that access to the underground storage vault was not available at the time of the inspection. The Structural Evaluation also states that personnel with the City of Tecumseh noted that the concrete lid associated with the vault is in poor condition while servicing a frozen water line at the property. The Structural Evaluation notes that the underground storage vault is not currently in use.

As the underground storage vault is not currently in use and the vault's lid is in poor condition, the Structural Evaluation recommends that the underground storage vault be filled in prior to the reconstruction of the existing sidewalk. The Structural Evaluation recommends the removal of the vault's concrete lid prior to filling the vault void with an aggregate/gravel mixture. The aggregate/gravel mixture can fill the void space without being mechanically compacted which maintain the property's structural stability.

The physical treatment of filling in the underground storage vault meets the Standards for Rehabilitation in that these construction activities will "not destroy the historic materials that characterize the property" (Standards for Rehabilitation #9, <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>).

Doorway

The Structural Evaluation indicates that the opening in the property's foundation wall associated with the doorway, which leads from the property's basement into the underground storage vault, has been previously filled in with concrete masonry units and appears to be in stable condition.

As the opening the property's concrete foundation wall associated with the doorway is in stable condition, the Structural Evaluation does not recommend the completion of any additional repairs associated with this feature prior to the filling in of the vault or the reconstruction of the existing sidewalk.

Three-Foot Square Hole

The Structural Evaluation states that the three-foot square hole in the property's concrete basement foundation wall was cut by personnel with the City of Tecumseh in order to service a frozen water line at the property. The Structural Evaluation also states that the three-foot square hole, which leads into the underground storage vault, is currently open.

As the three-foot square hole remains open, the Structural Evaluation recommends that the opening be filled in prior to the reconstruction of the existing sidewalk. The Structural Evaluation recommends that the three-foot square hole be filled in with concrete prior to the completion of additional construction activities at this property.

The physical treatment of filling in the three-foot square hole meets the Standards for Rehabilitation in that the repairs will utilize in kind materials that will, to the extent possible, "match the design, color, texture, and materials" utilized originally (Standards for Rehabilitation #6). Furthermore, the repairs associated with filling in this feature with in kind materials will be "compatible with the massing, size, scale, and architectural features in such a way as to protect the historic integrity" of the Historic District (Standards for Rehabilitation #9).

Building 55 – 287/295 Clay Street – Johnson County Museum

The Johnson County Museum property located at 287/295 Clay Street is a commercial building that was constructed in circa 1890. The property is a contributing element to the larger Tecumseh Historic District.

The Structural Evaluation identified the following features at this property: an exterior stairwell; a doorway and window leading into the property's basement from the exterior stairwell; two arched windows; and three coal chutes.

Exterior Stairwell

The Structural Evaluation indicates that the exterior stairwell is still in use and acts as an emergency exit from the property's basement. The Structural Evaluation states that the exterior stairwell is constructed out of a combination of concrete masonry units (CMUs) and limestone that is covered with stucco and concrete. The Structural evaluation also states that the eastern retaining wall of the stairwell is crumbling and leaning towards the building, that the steps leading from the existing sidewalk to the doorway – which leads to the property's basement – are in disrepair, and that the safety railing associated with the stairwell is missing and has been replaced with hog-wire fencing. The Structural Evaluation indicates that because of these issues the exterior stairwell is in very poor condition.

As the exterior stairway is in very poor condition, the Structural Evaluation recommends that the exterior stairway be reconstructed prior to the reconstruction of the existing sidewalk. Access will be negotiated during the ROW process and will not affect historic properties. The Structural Evaluation recommends that that the existing stairwell be removed prior to being reconstructed with CMUs and limestone that are covered with stucco and concrete. The Structural Evaluation also recommends that a new safety railing be installed.

The physical treatment of reconstructing the stairwell meets the Standards for Rehabilitation in that the deteriorated stairwell will be reconstructed with in kind materials and a material appropriate mortar that, to the extent possible, will "match the old in design, color, texture, and other visual qualities and, where possible, materials" (Standards for Rehabilitation #6, <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>). Furthermore, the reconstructed stairwell will be "compatible with the massing, size, scale, and architectural

features in such a way as to protect the historic integrity” of the individual properties and the Historic District (Standards for Rehabilitation #9). The installation of the new safety railing will not alter the historic character of the property as the existing railing is not a contributing element to the property and the new railing is a minor element and will be compatible with the surrounding urban historic district.

Doorway and Window

The Structural Evaluation indicates that the openings within the property’s limestone basement foundation wall associated with the doorway and window leading from the exterior stairwell into the basement are framed in wood. The Structural Evaluation states that the openings in the limestone basement foundation wall associated with these features are in good condition; however, both the door and window – including their frames – are in very poor condition.

As the door, window, and their frames are in very poor condition, the Structural Evaluation indicates that these features will need to be protected during the completion of construction activities associated with reconstructing the previously mentioned exterior stairwell (Standards for Rehabilitation #2).

Arched Windows

The Structural Evaluation indicates that both arched window openings, which are located on the eastern edge of the corer building, have been previously filled in with mortared brick. The Structural Evaluation also indicates that both arched window openings are located mostly below the existing sidewalk. The Structural Evaluation states that the existing mortared brick has deteriorated and that the openings within the property’s limestone basement foundation wall are in an unstable condition.

As the openings within the property’s limestone basement foundation wall are in an unstable condition, the Structural Evaluation recommends that the arched windows be re-filled in prior to the reconstruction of the existing sidewalk. The Structural Evaluation recommends removing the soil below the existing sidewalk down to the bottom of the openings associated with the arched windows, removing the existing, deteriorated brick pavers, filling the window openings with new and/or salvaged brick pavers, and filling the voids beneath the existing sidewalk with an aggregate/gravel mixture. The aggregate/gravel mixture can fill the void space without being mechanically compacted which maintain the property’s structural stability. Prior to the reconstruction of the existing sidewalk, the brick pavers associated with the two arched windows will be protected from the new sidewalk concrete through installation of a joint made of self-leveling polyurethane. The self-leveling polyurethane joint can be completely removed without affecting the brick pavers.

The physical treatment of filling and sealing the openings associated with the windows and doorways meets the Standards for Rehabilitation in that the filling and sealing of these windows and doorways will “not destroy historic materials that characterize the property.” The repairs will utilize in kind materials with a material appropriate mortar that will, to the extent possible, “match the design, color, texture, and materials” utilized originally (Standards for Rehabilitation #6). Furthermore, the repairs associated with the filling in of these features with in kind materials and a material appropriate mortar will be “compatible with the massing, size, scale, and architectural features in such a way as to protect the historic integrity” of the historic buildings or the Tecumseh Historic District (Standards for Rehabilitation #9). Lastly, the placement of the self-leveling polyurethane joint between the brick pavers associated with the building and the new concrete will help “retain and preserve” the integrity of the Johnson County Museum building (Standards for Rehabilitation #9).

Coal Chutes

The Structural Evaluation states that the openings with the property's limestone basement foundation wall associated with the coal chutes, which are associated with the west annex building, have been previously filled in with mortared brick or poured concrete. The Structural Evaluation also states that the openings within the property's limestone foundation wall associated with these coal chutes appears to be in stable condition.

As the openings in the property's limestone foundation wall associated with the three coal chutes have been previously filled in and appear to be in a stable condition, the Structural Evaluation does not recommend the completion of any additional activities with relation to these coal chutes. However, the Structural Evaluation recommends that if voids associated with these coal chutes are discovered beneath the existing sidewalk that these voids should be filled with an aggregate/gravel mixture prior to the reconstruction of the existing sidewalk. The aggregate/gravel mixture can fill the void space without being mechanically compacted which maintain the property's structural stability.

The physical treatment of filling in any voids associated with the coal chutes meets the Standards for Rehabilitation in that this construction activity will "not destroy historic materials that characterize the property" (Standards for Rehabilitation #9).

Building 56 – 301/305/306 Clay Street – Brinkman Brother's Chevrolet & Buick

The Brinkman Brother's Chevrolet and Buick property located at 301/305/306 Clay Street is a brick commercial building that was constructed in circa 1910. The property is a contributing element to the larger Tecumseh Historic District.

The Structural Evaluation identified two coal chutes and one manhole opening associated with the property's eastern building.

Coal Chute 1

The Structural Evaluation indicates that the opening in the eastern building's limestone foundation wall associated with one of the coal chutes has been previously filled in with poured concrete. The Structural Evaluation also indicates that the opening in the limestone foundation wall appears to be in stable condition. The Structural Evaluation states that the coal chute is not concurrently in use.

As the opening with the property's limestone foundation wall appears to be in stable condition, the Structural Evaluation does not recommend the completion of additional activities with relation to this feature prior to the reconstruction of the existing sidewalk. However, the Structural Evaluation recommends that if a void associated with the coal chute is discovered beneath the existing sidewalk that the void should be filled with an aggregate/gravel mixture prior to the reconstruction of the existing sidewalk. The aggregate/gravel mixture can fill the void space without being mechanically compacted which maintain the property's structural stability.

The physical treatment of filling in a void associated with this coal chute meets the Standards for Rehabilitation in that this construction activity will "not destroy historic materials that characterize the property" (Standards for Rehabilitation #9 <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>).

Coal Chute 2 and Manhole

The Structural Evaluation indicates that the openings within the property's limestone basement foundation wall associated with the second coal chute and the manhole have been previously filled in with debris. The Structural Evaluation also indicates that the opening in the property's basement foundation wall associated with the second coal chute is framed with wood. The Structural Evaluation states that neither the coal chute nor the manhole are currently in use. The Structural Evaluation also states that the openings in the property's basement foundation wall associated with both features does not appear to be in a stable condition.

As the openings within the property's limestone foundation wall associated with the coal chute and the manhole are not in use and are not in stable conditions, the Structural Evaluation recommends filling in these features prior to the reconstruction of the existing sidewalk. The Structural Evaluation recommends removing the debris from these openings, removing the wooden framing of the opening associated with the coal chute, removing the walls of these openings down to the bottom of the openings within the property's basement foundation wall, filling in the openings within the property's basement foundation wall with limestone and a material appropriate mortar, and filling the voids beneath the existing sidewalk with an aggregate/gravel mixture. The aggregate/gravel mixture can fill the void space without being mechanically compacted which will help maintain the structural stability of the property's foundation.

The physical treatment of filling in the manhole and the coal chute, and the associated openings within the basement foundation wall, meets the Secretary of the Interior's Standards for Rehabilitation in that these construction activities will "not destroy historic materials that characterize the property" (Standards for Rehabilitation #9). The repairs will utilize in kind materials with a material appropriate mortar that will, to the extent possible, "match the design, color, texture, and materials" utilized originally (Standards for Rehabilitation #6). Furthermore, the repairs associated with the filling in of these features with in kind materials and a material appropriate mortar will be "compatible with the massing, size, scale, and architectural features in such a way as to protect the historic integrity" of the historic buildings or the Tecumseh Historic District (Standards for Rehabilitation #9).

Building 57 – 335 Clay Street – Dareld Weber Real Estate

The Dareld Weber Real Estate property located at 335 Clay Street is a brick commercial building that was constructed in circa 1890. The property is a contributing element to the larger Tecumseh Historic District.

The Structural Evaluation identified a single coal chute associated with this property. The Structural Evaluation states that the opening in the property's limestone basement foundation wall associated with the coal chute is framed in wood. The Structural Evaluation indicates that the opening associated with the coal chute in the property's limestone basement foundation wall does not appear to be closed off and that rubble fills the chute below the existing sidewalk. The Structural Evaluation states that the opening in the property's limestone basement foundation wall is not a stable condition. The coal chute is not currently in use.

As the coal chute is not in use and the opening associated with the coal chute in the property's limestone basement foundation wall is not in a stable condition, the Structural Evaluation recommends filling in the coal chute prior to the reconstruction of the existing sidewalk. The Structural Evaluation recommends removing the rubble and wooden framing from the opening associated with the coal chute, removing the walls of the opening down to the bottom of the opening within the property's basement foundation wall, filling in the opening within the property's basement foundation wall with limestone and a material appropriate mortar, and filling

the void beneath the existing sidewalk with an aggregate/gravel mixture. The aggregate/gravel mixture can fill the void space without being mechanically compacted which will help maintain the structural stability of the property's foundation.

The physical treatment of filling in the coal chute, and the associated openings within the basement foundation wall, meets the Secretary of the Interior's Standards for Rehabilitation in that these construction activities will "not destroy historic materials that characterize the property" (Standards for Rehabilitation #9, <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>). The repairs will utilize in kind materials with a material appropriate mortar that will, to the extent possible, "match the design, color, texture, and materials" utilized originally (Standards for Rehabilitation #6). Furthermore, the repairs associated with the filling in of these features with in kind materials and a material appropriate mortar will be "compatible with the massing, size, scale, and architectural features in such a way as to protect the historic integrity" of the historic buildings or the Tecumseh Historic District (Standards for Rehabilitation #9).

Building 59 – 381 Clay Street – Tecumseh Central Market

The Tecumseh Central Market property located at 381 Clay Street is a brick commercial building that was constructed in circa 1910. The property is a contributing element to the larger Tecumseh Historic District.

The Structural Evaluation identified a vent leading into the basement of the property. The Structural Evaluation also identified two window openings associated with the property's east annex building.

Vent Opening

The Structural Evaluation indicates that the vent opening within the property's basement foundation wall, which is constructed out of concrete masonry units (CMUs), is open and is covered with a metal grate at the sidewalk level. The Structural Evaluation states that the opening within the property's basement foundation wall associated with the vent is in very good and stable condition.

As the opening within the property's basement foundation wall associated with the vent is in very good and stable condition, the Structural Evaluation does not recommend the completion of any additional activities associated with this feature prior to the reconstruction of the existing sidewalk. The Structural Evaluation recommends that the metal grate in the sidewalk should be removed and reset during the reconstruction of the existing sidewalk.

Windows

The Structural Evaluation identified openings associated with two windows, which are framed with wood, in the property's limestone basement foundation wall. The Structural Evaluation indicates that the windows are located partially below the existing sidewalk. The Structural Evaluation states that one of the windows has a small vent, which is currently in use, that leads to the existing sidewalk. The Structural Evaluation indicates that the openings associated with these windows in the property's limestone basement foundation wall have previously been filled in with batt insulation below the elevation of the existing sidewalk. The Structural Evaluation indicates that the openings in the property's basement foundation wall associated with the windows are in unstable condition.

As the openings within the property's basement foundation wall associated with the windows are in unstable condition, the Structural Evaluation recommends filling in the windows prior to

the reconstruction of the existing sidewalk. The Structural Evaluation recommends removing soil beneath the existing sidewalk down to the bottom of the existing window openings, removing the wooden frames associated with the windows, filling the openings with limestone and a material appropriate mortar, and filling the voids beneath the existing sidewalk with an aggregate/gravel mixture. The aggregate/gravel mixture can fill the void associated with the coal chute without being mechanically compacted which maintain the property's structural stability. The Structural Evaluation states that the existing vent is to be placed back into the new wall during construction.

The physical treatment of filling and sealing the openings associated with the windows meets the Secretary of the Interior's Standards for Rehabilitation in that the filling and sealing of these windows and doorways will "not destroy historic materials that characterize the property." The repairs will utilize in kind materials with a material appropriate mortar that will, to the extent possible, "match the design, color, texture, and materials" utilized originally (Standards for Rehabilitation #6, <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>). Furthermore, the repairs associated with the filling in of these features with in kind materials and a material appropriate mortar will be "compatible with the massing, size, scale, and architectural features in such a way as to protect the historic integrity" of the historic buildings or the Tecumseh Historic District (Standards for Rehabilitation #9). Lastly, the temporary removal and replacement of the grate associated with the vent at the western property and the replacement of the vent in the eastern building meets the Standards for Rehabilitation in that, "the historic character of a property shall be retained and preserved and that "distinctive features...that characterize a property shall be preserved" (Standards for Rehabilitation #2 and #5).