

W JACKSON STREET

Decatur

artistically inspired innovation

Downtown Revitalization Plan

N 3RD STREET

W MONROE STREET

MADISON STREET

FUTURE
RIVERFRONT PARK

E JEFFERSON STREET

ST. MARY'S RIVER

2015

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Section One: Introduction

PURPOSE

The purpose of the Decatur Downtown Plan (Plan) is to provide Decatur Main Street (DMS) and the Decatur, Indiana community in general with a planning document to assist in making key decisions and establish priorities within certain defined boundaries of downtown Decatur, Indiana. The Plan builds upon the existing strengths of the community, and further develops the “Artistically Inspired Innovation” identity for the downtown. Through an interactive process with DMS, the City of Decatur, the Greater Decatur Advisory Committee (Greater Decatur), downtown Decatur business and property owners, and community stakeholders, the Plan provides a fair representation of the needs of the downtown and will serve to guide future revitalization efforts.

DMS will be provided with tools to build the capacity to promote economic development and an improved quality of life within its downtown boundaries. In addition, by identifying goals, objectives and an action plan, DMS will be better enabled to foster the strategic investment of resources through coordination and leverage with community stakeholders and funding agencies.

SCOPE

The scope of the Plan involves the following aspects: an introduction detailing the approach and scope of the Plan; planning area overview; an assessment and analysis of existing conditions, issues and opportunities; an analysis of economic, cultural/social, and organizational conditions; an analysis of physical conditions and conceptual design to include urban and streetscape design, public art, infrastructure improvements, and building assessment; action plan detailing the implementation strategy; and an appendix with additional resources.

The Main Street Four Point Approach, developed by the National Main Street Center (Center), was utilized in this planning initiative, and is described by the Center as...

...the foundation for local initiatives to revitalize their districts by leveraging local assets—from cultural or architectural heritage to local enterprises and community pride. The four points of the Main Street approach work together to build a sustainable and complete community revitalization effort.¹

In using the Four Point Approach, the Plan will provide a sustainable plan of action for community revitalization in the downtown.



THE MAIN STREET FOUR-POINT APPROACH

Organization

Organization establishes consensus and cooperation by building partnerships among the various groups that have a stake in the commercial district. The most effective Main Street programs get everyone working toward the same goal. With this level of collaboration, your Main Street program can provide effective, ongoing management and advocacy for your downtown or neighborhood business district. Through volunteer recruitment and collaboration with partners representing a broad cross section of the community, your program can incorporate a wide range of perspectives into its efforts. A governing board of directors and standing committees make up the fundamental organizational structure of volunteer-driven revitalization programs. Volunteers are coordinated and supported by a paid program director. This structure not only divides the workload and clearly delineates responsibilities, but also builds consensus and cooperation among the various stakeholders.

Promotion

Promotion takes many forms, but the goal is to create a positive image that will renew community pride and tell your Main Street story to the surrounding region. The techniques we teach, and the variety of tools at your disposal, will help to rekindle the vitality of your community. Promotions communicate your commercial district's unique characteristics, its cultural traditions, architecture, and history and activities to shoppers, investors, potential business and property owners, and visitors.

Design

Design means getting Main Street into top physical shape and creating a safe, inviting environment for shoppers, workers, and visitors, and preserving a place's historic character. Successful Main Streets take advantage of the visual opportunities inherent in a commercial district by directing attention to all of its physical elements: public and private buildings, storefronts, signs, public spaces, parking areas, street furniture, public art, landscaping, merchandising, window displays, and promotional materials. An appealing atmosphere, created through attention to all of these visual elements, conveys a positive message about the commercial district and what it has to offer. Popular design activities also include instilling good maintenance practices in the commercial district, enhancing the district's physical appearance through the rehabilitation of historic buildings, encouraging appropriate new construction, developing sensitive design management systems, educating business and property owners about design quality, and long-term planning.

Economic Restructuring

Through economic restructuring, we can show you how to strengthen your community's existing economic assets while diversifying its economic base. Successful communities accomplish this by evaluating how to retain and expand successful businesses to provide a balanced commercial mix, sharpening the competitiveness and merchandising skills of business owners, and attracting new businesses that the market can support. Many Main Street programs also achieve success through creative reuse of historic properties. Converting unused or underused commercial space into economically productive property also helps boost the profitability of the district. The goal is to build a commercial district that responds to the needs of today's consumers while maintaining the community's historic character.

Source: http://www.preservationnation.org/main-street/about-main-street/the-approach/#.VE_FWvnF-Ao

The Main Street Four Point Approach is further broken down into Eight Guiding Principles to set the methodology apart from other redevelopment strategies.²

THE MAIN STREET EIGHT GUIDING PRINCIPLES

Comprehensive: No single focus — lavish public improvements, name-brand business recruitment, or endless promotional events — can revitalize Main Street. For successful, sustainable, long-term revitalization, a comprehensive approach, including activity in each of Main Street’s Four Points, is essential.

Incremental: Baby steps come before walking. Successful revitalization programs begin with basic, simple activities that demonstrate that “new things are happening “ in the commercial district. As public confidence in the Main Street district grows and participants’ understanding of the revitalization process becomes more sophisticated, Main Street is able to tackle increasingly complex problems and more ambitious projects. This incremental change leads to much longer-lasting and dramatic positive change in the Main Street area.

Self-help: No one else will save your Main Street. Local leaders must have the will and desire to mobilize local resources and talent. That means convincing residents and business owners of the rewards they’ll reap by investing time and money in Main Street — the heart of their community. Only local leadership can produce long-term success by fostering and demonstrating community involvement and commitment to the revitalization effort.

Partnerships: Both the public and private sectors have a vital interest in the district and must work together to achieve common goals of Main Street’s revitalization. Each sector has a role to play and each must understand the other’s strengths and limitations in order to forge an effective partnership.

Identifying and capitalizing on existing assets: Business districts must capitalize on the assets that make them unique. Every district has unique qualities like distinctive buildings and human scale that give people a sense of belonging. These local assets must serve as the foundation for all aspects of the revitalization program.

Quality: Emphasize quality in every aspect of the revitalization program. This applies to all elements of the process — from storefront designs to promotional campaigns to educational programs. Shoestring budgets and “cut and paste” efforts reinforce a negative image of the commercial district. Instead, concentrate on quality projects over quantity.

Change: Skeptics turn into believers and attitudes on Main Street will turn around. At first, almost no one believes Main Street can really turn around. Changes in attitude and practice are slow but definite — public support for change will build as the Main Street program grows and consistently meets its goals. Change also means engaging in better business practices, altering ways of thinking, and improving the physical appearance of the commercial district. A carefully planned Main Street program will help shift public perceptions and practices to support and sustain the revitalization process.

Implementation: To succeed, Main Street must show visible results that can only come from completing projects. Frequent, visible changes are a reminder that the revitalization effort is under way and succeeding. Small projects at the beginning of the program pave the way for larger ones as the revitalization effort matures, and that constant revitalization activity creates confidence in the Main Street program and ever-greater levels of participation.

Source: http://www.preservationnation.org/main-street/about-main-street/the-approach/eight-principles.html#.VE_HOvnF-Ao

PROCESS

Decatur Main Street (DMS) was organized in 2014 with an expressed interest to enhance its ability to promote downtown businesses and to encourage the preservation, revitalization, and general improvements of its downtown area. At the same time, Greater Decatur led the development of a Strategic Community Investment Plan (SCIP) as part of a Stellar Communities application in 2014 that set the strategic vision for investment within the downtown area. Through meetings with representatives from the City of Decatur, Greater Decatur, DMS, and other community stakeholders, it was determined that additional planning was needed that more specifically articulated the “how” and the “who” of the downtown vision. Initiation of the planning process was approved, and the City of Decatur enlisted the services of Sturtz Public Management Group, LLC (SturtzPMG) with additional assistance provided by Jones Petrie Rafinski (JPR) (formerly LandPlan Group), MartinRiley Architects, and Public Art and Practice, to complete this Plan on behalf of, and in collaboration with, DMS, and the City of Decatur.

Beginning in April 2015, meetings were held to discuss a proposed Plan scope and timeline, background information, and stakeholder discussion coordination. Additionally, a Planning Advisory Committee, comprised of representatives from DMS, the City of Decatur, Greater Decatur, and other community stakeholders, was formed to provide guidance and support throughout the planning process. A Decatur Downtown Plan Kick-Off meeting was held on April 7, 2015, that included an introduction of Planning Advisory Committee members, and discussions regarding Plan expectations; study area boundaries and gateways; and public art. Additional meetings were held to evaluate and fine-tune the Plan as its development progressed. The plan was completed in October 2015 and approved by City Council on October 27, 2015.

In 2014, some information gathering was conducted by Greater Decatur and DMS including an inventory of downtown businesses, and inventory of downtown parking. A survey was also conducted of business and property owners within the downtown area. The survey was meant to solicit attitudes and information from the owners with respect to why they have located downtown; what resources are needed to promote businesses and the downtown area; and suggestions for infrastructure projects that would improve the overall downtown environment. Additionally, in the spring of 2015, representatives from SturtzPMG and the City of Decatur canvassed the downtown area, speaking with business owners regarding downtown issues.

Data collection largely came from a series of reports related to demographics, housing, economic data, and market research. Generated by Esri, a company that specializes in geographic information software, these reports gathered data derived from a number of resources that included U.S. Census American Community Survey (ACS) 5-year Estimates 2008-2012, Census 2010 Summary File 1, 2011 and 2012 Consumer Expenditure Surveys from the Bureau of Labor Statistics, Dun and Bradstreet, and Esri forecasts for 2014 and 2019. Additionally, existing Decatur planning documents were consulted for supplemental information.

A Downtown Design Public Input meeting was held on May 12, 2015, to present an overview of the purpose of the Plan and the planning progress to date, as well as to gather ideas from attendees regarding streetscape elements, public art, and façade improvements. In addition, a downtown façade program development meeting was held with property owners to give information on program development and gain their input into the development of the program.

Several meetings were held with the DMS board and the Planning Advisory Committee to provide feedback on information collected and to discuss goals and strategies that were subsequently developed into a recommended plan of action. The Plan was then finalized and approved for DMS to use as a tool for the implementation of strategies toward the continued improvement of economic development and quality of life in the downtown area.

INTRODUCTION - ENDNOTES

¹ National Main Street Center, “The Main Street Four Point Approach,” <http://www.preservationnation.org/main-street/about-main-street/the-approach/?referrer=https://www.google.com/#.VYBZVPIViko> (accessed June 16, 2015).

² National Main Street Center, “The Eight Principles,” <http://www.preservationnation.org/main-street/about-main-street/the-approach/eight-principles.html#.VMkyomjF8fY> (accessed January 28, 2015).

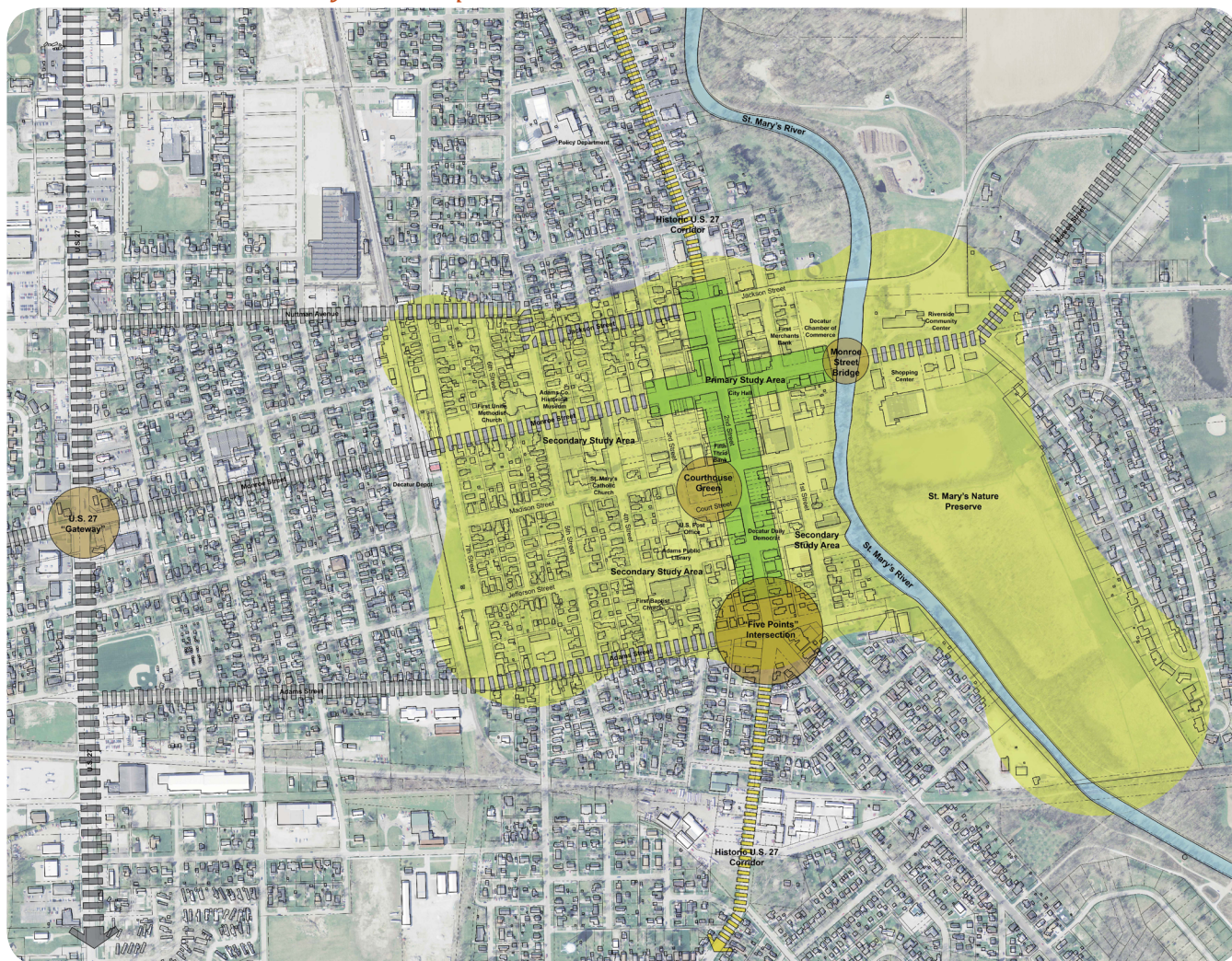
Section Two: Planning Area Overview

The City of Decatur, Indiana, situated at the juncture of US highways 27, 33, and 224, is located near the northeast corner of the state, a region with a population of nearly 700,000, and within a two-to-three hour drive from major Midwest cities such as Chicago, Detroit, and Indianapolis.¹ It is approximately 20 miles south of Fort Wayne, Indiana's second-largest city,² and near extremely rural southern Adams County where a significant Amish population, almost 19 percent of the total county population, resides.³ With a 2010 population of 9,405,⁴ Decatur currently encompasses 5.78 square miles,⁵ and is the county seat of Adams County.

STUDY AREA

The planning area for this study is the mostly commercial section of downtown Decatur, and is broken down into Primary and Secondary Study Areas. The Primary Study Area, identified for streetscape design and building analysis, focuses on 2nd Street between Jackson Street and to just south of the east-west alley between Jefferson Street and Adams Street. The Secondary Study Area is bounded by Jackson Street, 7th Street, Adams Street, and the future nature preserve area on the east side of the St. Marys River.

Decatur Downtown Study Area Map



See Appendix A for a 11x17 Map

There are several significant community landmarks that exist within the downtown area. These landmarks, including the Adams County Courthouse, Decatur City Hall, Founders Park and more have been identified on the following Landmarks Map. This map can also be used as a reference tool for the rest of the plan.

Decatur Downtown Landmarks Map



ZONING

A City of Decatur zoning map for the planning area is included below. The area includes a mix of residential and commercial zoning district designations which are defined in the City of Decatur Zoning Ordinance⁶ as follows:

R1 – Residence (Low Density) District: The Residence (Low Density) District permits one-family and two-family dwellings; certain accessory buildings and accessory uses; public parks, playgrounds, and other municipal uses; libraries; and museums. Certain other uses and contingent uses may be permitted by special exception.

R2 – Residence (Medium Density) District: The Residence (Medium Density) District includes all the structures and uses permitted in the Residence (Low Density) District and multi-family dwellings. Certain other uses and contingent uses may be permitted by special exception.

C1 – Local Commercial District: The Local Commercial District is intended for businesses that are primarily retail or service in nature. Examples include a filling station, bank, grocery, hardware store, or restaurant. Certain other uses and contingent uses may be permitted by special exception.

C2 – General Commercial District: The General Commercial District includes all the uses permitted in the Local Commercial District and specific additional uses such as auto sales, record shop, supermarket, or variety store. Certain other uses and contingent uses may be permitted by special exception.

The area bounded by Marshall, 4th, Jackson, and 3rd Streets, and most of the east side of 4th Street between Jackson and Monroe Streets is currently not zoned.

Decatur Downtown Zoning Map



Source: <http://www.co.adams.in.us/180/Geographical-Information-Systems-GIS>

DEVELOPMENT

Adams County, Indiana, was established by state law in 1836⁷ and Decatur, named for naval hero Stephen Decatur,⁸ was platted the same year by Samuel L. Rugg and Thomas Johnson. Located on the west side of the St. Marys River and about six miles west of the Indiana-Ohio state line, the town originally encompassed 177 lots, each 66 by 132 feet in size. Its boundaries were 5th Street on the west, Monroe Street on the north, Front Street (now 1st Street) on the east, and Adams Street on the south. Early subsequent additions were platted in 1844 and 1871, by which time the population was 947.⁹

Commerce in Decatur began not long after the town was platted. Henry Reichard, who arrived in town in about 1838, built the first commercial building at the northeast corner of Monroe and Front Streets. Other early storeowners included J. D. Nutman, who bought out Mr. Reichard's interests, and James Crabbs.¹⁰ In about 1857, the Crabbs brothers built the first brick commercial building, the French Second Empire style "Brick Corner," at 148 West Monroe Street.¹¹ Passenger rail arrived in Decatur and other nearby towns in 1871 with the development of the Cincinnati, Richmond and Fort Wayne Railroad, and helped Decatur grow as a town. In 1872, construction began on a new county courthouse located in the center of the block bounded by Madison, 2nd, Court, and 3rd Streets.¹² Designed by Ohio architect J.C. Johnson in the Second Empire-style, it was completed in 1873.¹³ By 1880, Decatur's population had grown to 1,905,¹⁴ and in 1882, Decatur was incorporated as a city.¹⁵

By 1885, businesses in downtown Decatur were located mostly on the north side of Monroe Street between 3rd and Front Streets, and on 2nd Street between Monroe and Madison Streets. The surrounding area was populated by houses. Types of businesses at that time included banks, hardware stores, a drugstore, warehouse, barber, bakery, several grocery stores, and a "notions and jewelry" shop.¹⁶ This concentration was essentially the same in 1895, but Front Street had then become known as 1st Street.¹⁷ By 1900, 2nd Street businesses had expanded north to Jackson Street and south to Jefferson Street.¹⁸ The population at this time was 4,142.¹⁹



2nd and Madison facing north

In 1906, the Fort Wayne and Springfield Railway began operating an electric, interurban line connecting Decatur to Fort Wayne.²⁰ By this same time, Decatur had increased in physical size to approximately a mile wide and two miles long, with a population of about 4,800.²¹ The 1910s were prosperous years for Decatur. A new combination firehouse/police station was built and housed the city's first motorized firetruck; a new concrete bridge was built on Monroe Street over the St. Marys River; and the Holland-St. Louis Beet Company (later McMillan Feed Mills/Central Soya/Bunge) opened. Other industries operating at the time included cigar and automobile manufacturers.²² By 1931, the area bounded by Jefferson, 3rd, Jackson, and 1st Streets was well-established as the business district in downtown Decatur.²³

The development of the automobile further influenced the development of Decatur. During the 1920s, the auto industry grew significantly, and the Federal Highway Act was initiated in 1921.²⁴ In 1927, the interurban through Decatur ceased operations, and by the 1940s, passenger train service had also left Decatur.²⁵ Major Decatur transportation routes included the Piqua Road, originally developed as a trail connecting the Miami villages in present-day Fort Wayne and Piqua, Ohio; Winchester Road connecting Fort Wayne and Decatur;²⁶ US 33; US 224; and US 27.²⁷

US 27 was created as a result of the Federal Highway Act. Eventually extending between the upper peninsula of Michigan to Miami, Florida, US 27 was a north-south gateway into Decatur as it originally went through the city following Winchester Street, 2nd Street, Monmouth Road, and Piqua Road. In the 1940s, US 27 became aligned with 13th Street,²⁸ thus becoming a “by-pass” of Decatur. Businesses soon sprang up along the road, and in 1979, the by-pass was widened to four lanes from Nuttman Avenue north to 2nd Street.²⁹ In the 1990s, it was widened to five lanes from the St. Marys River to the bypass off US 33 south at the city limits.³⁰ Efforts have begun in Michigan to promote the historic US 27 route, and Decatur Main Street hopes to designate its historic gateway route as a business loop to the downtown area.³¹

A spur of US 24, US 224 extends from Huntington, Indiana, to New Castle, Pennsylvania. Following Monroe Street, it serves as an east-west gateway to the heart of downtown Decatur. Portions of the road in the area were completed by 1930.³² US 33 extends from Dunlap, Indiana, to Richmond, Virginia, and originally went through downtown Decatur. Currently, from the north, it follows the same route as US 27 through Decatur. The two roads diverge on the south side of the city with US 27 heading south, and US 33 heading east. Nuttman Avenue/East Jackson Street is an east-west gateway road located on the north edge of downtown Decatur. On the south side of downtown, Adams Street, another east-west gateway road, joins up with Mercer Avenue, 2nd Street, and Winchester Street to form a major intersection known as “Five Points.”

Today, the business district in downtown Decatur continues to be concentrated in the area bounded by Jefferson, 3rd, Jackson, and 1st Streets, essentially encompassing the Primary Study Area. As the courthouse and Decatur City Hall are both located in downtown Decatur, much of the current business activity is focused around these entities.³³

National Register of Historic Places

The National Register of Historic Places (NRHP) is the official list of the nation’s historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the NRHP is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America’s historic and archeological resources.

Listing in the NRHP provides formal recognition of a property’s historical, architectural, or archeological significance based on national standards used by every state. Among the benefits of listing are:

- Federal preservation grants for planning and rehabilitation
- Federal investment tax credits
- Preservation easements to nonprofit organizations
- International Building Code fire and life safety code alternatives
- Possible state tax benefit and grant opportunities
- Encouraging preservation of historic resources by documenting a property’s historic significance

Source: http://www.nps.gov/nr/national_register_fundamentals.htm
(accessed May 29, 2015)

There are several scattered restaurants and retail shops, but a number of buildings are lacking any discernible commercial use. The surrounding areas to the north, west, and south, continuing to the outer boundaries of the Secondary Study Area, are primarily residential in nature, but several churches and a few commercial structures are present.

HISTORIC SITES AND STRUCTURES

Most buildings in the Primary Study Area date from about 1857 (148 West Monroe Street) to about 1937 (222-226 South 2nd Street) and span the architectural styles of Art Deco, Italianate, Craftsman, Second Empire, Classical Revival, Victorian Romanesque, and Romanesque Revival. Expanding out to the Secondary Study Area boundaries, the buildings date from the late 19th-century into the 1960s. A few more contemporary structures also exist.³⁴

In *Adams County Interim Report: Indiana Historic Sites and Structures Review (Interim Report)*, historic resources in Adams County were documented and evaluated for their level of historical and architectural significance. They were then assigned a rating, with the two highest

levels being “outstanding” and “notable” respectfully. Those rated as being “outstanding” had enough architectural or historical significance to already be listed, or to be considered for individual listing, in the National Register of Historic Places (NRHP). Those rated as being “notable” were still above average in significance, but further research would be required to determine NRHP eligibility.

An outstanding structure located in the Primary Study Area is the William Niblick House at the 203 N. 2nd Street. South of here, an area that approximates that of the downtown business district, comprised of 91 commercial buildings and largely encompassing the Primary Study Area, was identified as a potential historic district, based upon its collection of intact significant structures.³⁵

Two buildings within this potential historic district were rated as outstanding, and include the Adams County Courthouse, which is already listed in the NRHP, and the United States Post Office (213 West Court Street). Other notable historic resources include:³⁶

204-208 W. Monroe Street (Niblick Building)
148 W. Monroe Street (The Brick Corner)
116 S. 3rd Street (Adams County Superior Court)
101-103 N. 3rd Street (Murray Hotel)
168 S. 2nd Street (filling station)
140-142 S. 2nd Street (Boch Block/former interurban terminal)
101-119 N. 2nd Street (Allison & Studabaker Building)
151 N. 2nd Street
168-172 N. 2nd Street (Adams County Bank/Decatur City Hall)
205 S. 2nd Street (Masonic Temple)



101-103 N. 3rd Street (Murray Hotel)

Another potential historic district was identified in the “Five Points” area, so named for the five-way intersection of Adams Street, Second Street, Mercer Avenue, and Winchester Street. Consisting of primarily residential buildings and a few churches, architectural styles include Queen Anne, Italianate, Colonial Revival, Shingle, Free Classic, Craftsman, Modern, and Ranch. Only a portion of this district is within the Secondary Study Area, but this portion includes the outstanding-rated house at 104 East Adams Street. Other notable houses include:³⁷

304 W. Adams Street
221 S. 3rd Street
246 S. 2nd Street
242 S. 2nd Street
251 S. 2nd Street

Several outstanding and notable historic resources are located elsewhere within the Secondary Study Area and include:³⁸

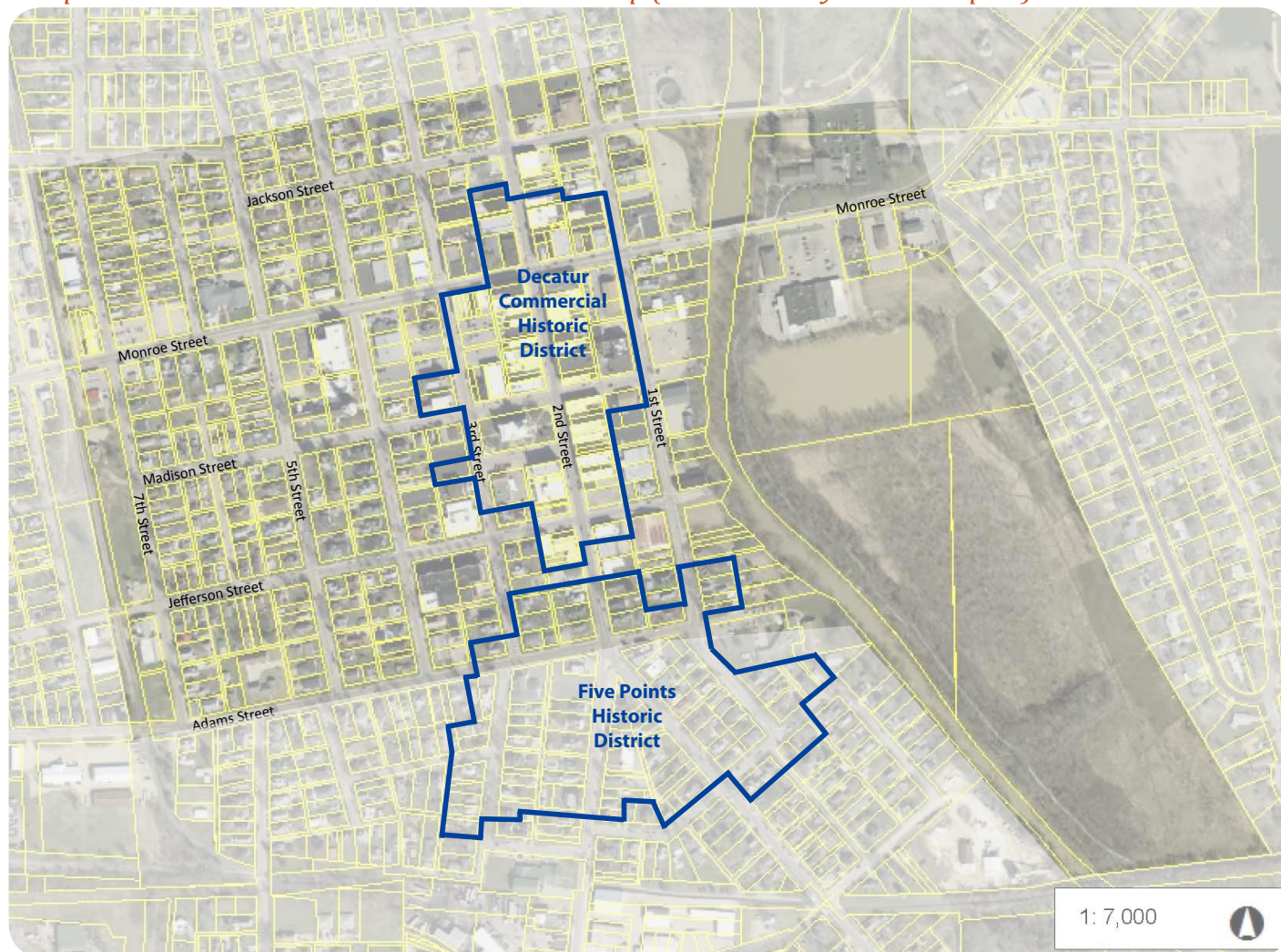
Outstanding

420 W. Monroe St. (Charles Dugan House) – listed in the NRHP
237 N. 5th Street (house)
111 N. 7th Street (Grand Rapids & Indiana Railroad Depot)
104 N. 4th Street (house)
103 S. 4th Street (Fred Hoffman House)
414 Madison Street (St. Mary’s of the Assumption Catholic Church)

Notable

315 N. 3rd Street (Zion Reformed Church)
227 N. 3rd Street (house)
215 N. 4th Street (house)
321 W. Jackson Street (house)
233 N. 4th Street (house)
103 N. 5th Street (house)
221 S. 4th Street (First Baptist Church)
313 W. Jefferson Street (Old Decatur High School)
116 S. 4th Street (house)
415 Madison Street (house)
115 N. 4th Street (St. Joseph’s School/Convent)

Proposed Decatur Downtown Historic Districts Map (Adams County Interim Report)



PLANNING AREA OVERVIEW - ENDNOTES

- ¹ Northeast Indiana Regional Partnership, "Why Northeast Indiana?" <http://www.neindiana.com/why-northeast-indiana/advantages> (accessed February 3, 2015).
- ² Indiana Demographics by Cubit, "Indiana Cities by Population," http://www.indiana-demographics.com/cities_by_population (accessed February 3, 2015).
- ³ Incontext, "Indiana's Amish Population," <http://www.incontext.indiana.edu/2012/nov-dec/article2.asp> (accessed April 27, 2015).
- ⁴ U.S. Census Bureau, 2010 Census.
- ⁵ U.S. Census Bureau QuickFacts, Decatur, Indiana (accessed April 27, 2015).
- ⁶ City of Decatur Zoning Ordinance, 19-22, 25-26, 28-29.
- ⁷ Heller, Dick D., ed., 1979 *History of Adams County, Indiana* (Dallas, TX: Taylor Publishing Company, 1980), 55.
- ⁸ <http://www.decaturchamber.org/Services/New%20to%20Decatur> (accessed April 27, 2015).
- ⁹ J.F. Snow, *Snow's History of Adams County Indiana* (Indianapolis, IN: B.F. Bowen & Company, 1907), 137-138.
- ¹⁰ Snow, 138.
- ¹¹ Max Miller, Decatur Main Street chairperson, e-mail to Sturtz Public Management Group, May 29, 2015.
- ¹² *Biographical and Historical Record of Adams and Wells Counties, Indiana* (Chicago, IL: The Lewis Publishing Company, 1887), 259.
- ¹³ *Adams County Interim Report: Indiana Historic Sites & Structures Inventory* (Fort Wayne, IN: ARCH, Inc., 2011), 55.
- ¹⁴ Snow, 138.
- ¹⁵ *Biographical and Historical Record of Adams and Wells Counties, Indiana*, 260.
- ¹⁶ *Insurance Maps of Decatur, Indiana, 1885* (New York, NY: Sanborn-Perris Map Company, 1885), 1.
- ¹⁷ *Insurance Maps of Decatur, Indiana, 1895* (New York, NY: Sanborn-Perris Map Company, 1895), 2.
- ¹⁸ *Insurance Maps of Decatur, Indiana, 1900* (New York, NY: Sanborn-Perris Map Company, 1900), 4, 5.
- ¹⁹ Snow, 138.
- ²⁰ *Interim Report*, 11.
- ²¹ Snow, 138.
- ²² Max Miller, "Decatur Can and Will," *Decatur News* 1, no. 1, (March 2015): 1.
- ²³ *Insurance Maps of Decatur, Indiana, 1931* (New York, NY: Sanborn Map Company, 1931), 2, 3.
- ²⁴ U.S. History, "46a. The Age of the Automobile," <http://www.ushistory.org/us/46a.asp> (accessed May 19, 2015).
- ²⁵ *Interim Report*, 11.
- ²⁶ *Interim Report*, 10.
- ²⁷ Heller, 115.
- ²⁸ "Historic US 27 Downtown Business Loop," *Decatur News* 1, no. 1, (March 2015): 5.
- ²⁹ Heller, 114-115.
- ³⁰ Max Miller, Decatur Main Street Chairperson, e-mail to Sturtz Public management Group, September 28, 2015
- ³¹ "Historic US 27 Downtown Business Loop," 5.
- ³² Heller, 115.
- ³³ Downtown Decatur Survey, 2014.
- ³⁵ *Interim Report*, 55-59; 71-79; 60-65.
- ³⁵ *Interim Report*, 55.
- ³⁶ *Interim Report*, 54-59
- ³⁷ *Interim Report*, 60-65.
- ³⁸ *Interim Report*, 70-76

Section Three: Existing Conditions, Issues & Opportunities

In order to gain insight into existing conditions, issues to be addressed and opportunities to pursue, several tactics were used to receive feedback from the Decatur community. These included a survey of downtown property owners; a canvas of the downtown where the city's Community Coordinator and Planning Consultants walked the downtown area and spoke with business owners; a public input workshop; and a review of previous planning efforts.

DOWNTOWN DECATUR SURVEY

In the spring of 2014, downtown Decatur business and property owners were asked to complete a survey regarding issues associated with economic development in the area. Of the 25 surveys received, 20 respondents owned the building where their business was located, while 4 were renters. The businesses employed from 1 to 25 people each, for a total of 194 workers.

Most of the businesses cited a need to be near the courthouse and other governmental offices as a reason for locating downtown, while others said it was due to liking the historical nature and long-term familiarity with downtown as a business hub. Other reasons for locating downtown included its ease of accessibility and walkability between stores; its safe, convenient, and comfortable environment; its charm; and because downtowns are just where certain businesses locate.

When asked what resources were lacking to help promote businesses and downtown Decatur, issues with parking, signage, and promotion in general were most often raised. Several respondents commented that the downtown sign ordinance needed to be revised to be more business-friendly. Others noted a lack of signage directing to downtown Decatur from as far out as I-69, around downtown, and regarding parking. The two-hour time limit on parking was frequently mentioned as a limitation, with suggestions made to go back to metered parking, have monthly or yearly parking passes for downtown employees, or create more parking areas. The development of an overall parking plan was also suggested. Many remarked that there needed to be better promotion of events, attractions, and businesses possibly through the creation of a convention and visitors' bureau, or at least through the Chamber of Commerce and the City of Decatur. Other resources needed included tax breaks/monetary assistance to help maintain older buildings; affordable advertising; snow removal; and fiber optic service. Although not necessarily resources, other needed items mentioned included more restaurants and retail (especially a grocery store); a county-wide library service; commitment from the courts and governmental offices that they will remain downtown; links on City, County, and the Adams County Economic Development Corporation websites; and the beautification of downtown.

When asked to list needed infrastructure improvements for promoting or improving downtown Decatur, parking was again often mentioned with specific suggestions to build a parking garage, provide other parking areas, or have angled street parking. Respondents cited a need for better sidewalks in general, and better maintenance and cleaning of those sidewalks already in place. Some mentioned a need to clean and maintain curbs; repair potholes; install public restrooms; have fiber optic service; upgrade sewers to prevent and eliminate backups; and to have consistent decorative lighting throughout the area. Several other suggestions were made that didn't necessarily relate to infrastructure, but included such things as the addition of streetscape accessories (trees, benches, trash containers); use of security cameras and the installation of a public address system; facade improvements; upper-level housing; riverfront development; development of an overall plan for the placement of sculptures, flower pots, and benches; having an historic-looking downtown; remove or restore run-down buildings; and promote Old Highway 27.

Parking was overwhelmingly cited as a challenge to conducting business in downtown Decatur followed by a lack of promotion and a lack of effective signage. Other challenges mentioned included the presence of vacant and deteriorating buildings; not enough retail businesses and inconsistent business hours; needing public restrooms and second-floor housing; needing a grocery and other conveniences within walking distance of downtown and the near east side; the lack of a corridor connection to 13th Street and decreased visibility compared to businesses there; a lack of resources, such as grants or loans, to assist with maintaining buildings; needing chairs and tables for events; difficulty in using the courthouse lawn for events; and that downtown Decatur is not a "destination."

PUBLIC WORKSHOP

A Downtown Design Public Input meeting was held on May 12, 2015 to present an overview of the purpose of the Plan and the planning progress to date, as well as to gather ideas from attendees regarding streetscape elements, public art, and façade improvements. Forty-three people attended the event, and heard presentations on each of the three primary meeting topics.

Kevin McCrory, a landscape architect from JPR, showed a series of photos of the various components of streetscape design such as benches, planters, traffic signal poles, streetlights, pavement configurations, signage, banners, trees, and parking. Attendees were then asked to further discuss and provide written feedback on sidewalk activities and uses; street furniture; parking; alley improvements; street lighting, and street trees.

Although there was interest in increasing sidewalk activities, there was concern that the existing sidewalks aren't wide enough to provide the needed space. Ideas for incorporating street furniture included tables, chairs, benches, trash receptacles, bike racks, and combining sculpture into bike racks. Attendees cited a need for street furniture placement policies and policy enforcement, and a concern about the sidewalk width making it difficult to accommodate additional furnishings. Issues related to parking included there being a lack of available spaces, needing signage to direct to parking areas, and a suggestion for on-street parking to be on just one side of the street. One idea included adding the number of steps it takes to get to certain places and the number of calories burned in the process. With regard to alley improvements, suggestions were made to create pedestrian walkways in the alleys by the former City Hall and the alley just south of the current Sherwin-Williams building to include art, benches, landscaping, and lighting. Street light styles in black and of an historic design, like those on Calhoun Street in Fort Wayne, were preferred. Many were concerned about street trees, citing issues with previous attempts to add them to the streetscape. There were questions about maintenance and where they would be planted.

Other ideas generated in the overall discussion included such things as integrating a sound system into the downtown area; enhancing the view from the Adams County Courthouse down Madison Street to Riverside Park; incorporating the historic route of US 27 into the downtown area; and examining changing one-way streets to two-ways streets.



Decatur Downtown Plan Meeting May 12, 2015

Steve Boody, a renowned public art consultant from Public Art and Practice, was included in the planning consultant team to assist in the development of a public art plan for the community. Mr. Boody took the audience through a “visual listening” exercise where he showed a series of photos of various public art displays from across the country. Attendees were given worksheets to rate the level of appeal of each piece of art as it was being presented. Mr. Boody also showed the audience a list of potential public art sites in Decatur. Attendees were then asked to provide written answers to questions with respect to public art locations and the type of art most appropriate for Decatur. Results of the visual listening exercise revealed

an overwhelming preference for bronze sculptures as the six top-rated sculptures were made of this material. Of the proposed public art locations, the Monroe Street bridge received the most votes, followed respectively by the park at Monroe and 2nd Streets; along the Rivergreenway trail; at the Five Points intersection; and as part of the riverfront development.

Aimee Shimasaki from Martin Riley Architects & Engineers (MartinRiley) gave a presentation on building facades to gain feedback on what the community would like downtown Decatur buildings to look like and how that translates into a preferred image for downtown; and to illustrate the differences between good and great building renovations. Attendees were then asked to fill out a downtown façade survey to solicit input on topics such as their best downtown memories, best downtown features, types of activities they'd like to see downtown, the types and styles of renovations and improvements they'd like to see occur, and several other questions that MartinRiley used in developing their Plan recommendations.

EXISTING COMMUNITY PLANNING AND OTHER RESOURCES

As part of the planning process, the following documents were consulted for elements pertinent to the downtown study area. Plans can be accessed either on the City of Decatur website or at Decatur City Hall.

Active Living Workshop City of Decatur Summary Report

The Active Living Workshop was held in October 2014 to raise awareness of the ways in which partners in Decatur can support active living by implementing strategic plans, policies, programs, and projects. Workshop content focused on the value of active living to the overall health and well-being of residents, and how Decatur can enhance livability, economic development, and environmental quality by developing and supporting a comprehensive network of opportunities for active transportation. The Summary Report of this workshop details the top priorities identified by participant focus groups and resources to support their implementation.

Adams County Interim Report

This 2011 report inventoried and evaluated historic sites and structures throughout Adams County, Indiana. It was published by ARCH, Inc., an historic preservation organization.

City of Decatur, Indiana ADA Transition Plan

Adopted in 2011, this plan ensures compliance by the City of Decatur with Title II of the Americans with Disabilities Act of 1990. The plan was developed to avoid discrimination against the disabled citizens of Decatur by identifying physical and non-physical barriers to access; by identifying how and when access barriers are to be removed; by providing a means to address complaints of discrimination; by encouraging public input to assess address, and meet access needs; and by establishing periodic reviews of the plan to monitor progress and compliance.

City of Decatur, Indiana Comprehensive Plan of 2010

This document provides a set of goal-driven policies, strategies, and objectives that will promote the health, safety, and welfare of the citizens of Decatur. It will also provide guidance and direction in terms of urban planning and transportation theories that promote growth in the city center; compact, walkable land uses; and mixed-use development.

Decatur Strategic Community Investment Plans

In 2014 and 2015, Strategic Community Investment Plans were developed through the Stellar Communities Finalist process. These plans developed a vision for the strategic investment of resources within downtown Decatur including: pedestrian improvements, streetscapes, facades, downtown residential housing, owner-occupied housing improvements, and the development of a Center for Creative Engagement that includes entrepreneurial programming, co-working space, and space for arts programming.

Decatur-Adams County Parks and Recreation 5-Year Master Plan

In 2012, this plan was developed to provide short and long-term guidance to the Decatur-Adams County Parks and Recreation Department staff in the development and stewardship of their parks, trails, recreational facilities, and programs. It includes prioritized decision-making and an identification of core services to aid in the long-term sustainability of the area's parks and recreation resources. The plan was updated in 2015 to include the Nature Preserve project east of the St. Marys River that is located within the Secondary Study Area.

Decatur Cultural Connection Plan

Developed in 2014, the Decatur Cultural Connection Plan is a cultural arts development and maintenance document based on establishing and fostering collaborations among private, public, and non-profit entities, to promote and increase awareness of the arts and enhance economic development through placemaking initiatives.

Decatur Cultural Needs Assessment

Begun in 2014 by Arts Place, a regional arts council serving east central Indiana and west central Ohio, an evaluation of the cultural needs of the Decatur community came as the result of the 2014 Decatur Cultural Connection Plan. In early 2015, the Cultural Needs Assessment Report was released detailing the evaluation process and a summary of five outcomes that would provide a basis for the development of a more culturally rich and diverse arts environment in Decatur.

Decatur Long-Term Control Plan

This 2015 plan provides an analysis and evaluation of the current operation of Decatur's combined sewer overflow (CSO) facilities, potential correlation between the St. Marys River and the city's sewer system, and wet weather flow reductions from previous sewer separation improvements. It details flow monitoring and rainfall data; evaluates river water intrusion; and discusses hydraulic modeling. Plan alternatives are also provided.

North Adams Community Schools Needs Assessment

In September 2015, North Adams Community Schools (NACS) presented the results of its needs assessment, a portion of which assessed its current building and facility portfolio, and provided a comprehensive list of necessary facility improvements for a 40-year span. NACS presented the concept of a \$10 million community recreation facility located on the Bellmont High School/Middle School campus, just east of downtown Decatur. The proposed improvements to the Monroe Street bridge will enhance walkability and accessibility to this new recreation facility.



Decatur Stellar Communities 2015 Cover

Section Four: Market Conditions

REGIONAL MARKET UNDERSTANDING

The City of Decatur is located in northeast Indiana, approximately 20 minutes south of the City of Fort Wayne off of U.S. 27 in Adams County, Indiana. Decatur is in a unique position of being sandwiched between the second largest city in the State of Indiana, and extremely rural southern Adams County where a significant Amish population resides. Realignment of U.S. 27 from 2nd Street in the heart of downtown Decatur to 13th Street in the mid-20th Century has diverted development and created a dynamic where those travelling through the City often have little knowledge of what Decatur is all about.

The Decatur community has been working over the past few years to develop an approach to change this dynamic. The Decatur Sculpture Tour was introduced to the community in 2011. In June 2015, 25 new sculptures were unveiled by artists and are on display throughout Decatur's downtown in a year-round indoor/outdoor exhibit. The Sculpture Tour captures the heritage and heart of the community. It is an authentic representation of Decatur's artistic heritage as the birthplace and boyhood home of David Smith, widely heralded as the greatest American sculptor of the 20th Century, and the hometown of preeminent American sculptor, Ralph Hurst. The tour has provided something tangible for the community to rally around and has acted as a catalyst for downtown revitalization efforts inspired by the arts.

In 2014, a Strategic Investment Plan was created for Downtown Decatur as part of the Stellar Communities Initiative. Through this initiative, place-based, people-based and community-based strategies were established toward the overarching goal of making Decatur a great place to live, work, play, and visit. The Decatur Downtown Plan will work to fill in the details of how to accomplish this work.

Regional Influences

Adams County

- Population nearly 35,000
- Over 12,000 Households
- 34% of Households Have Children
- \$48,000 Median Annual Household Income

Adams and Surrounding Counties (Allen, Jay, VanWert, Wells)

- Population approximately 475,000
- Nearly 180,000 Households
- 32% of Households Have Children

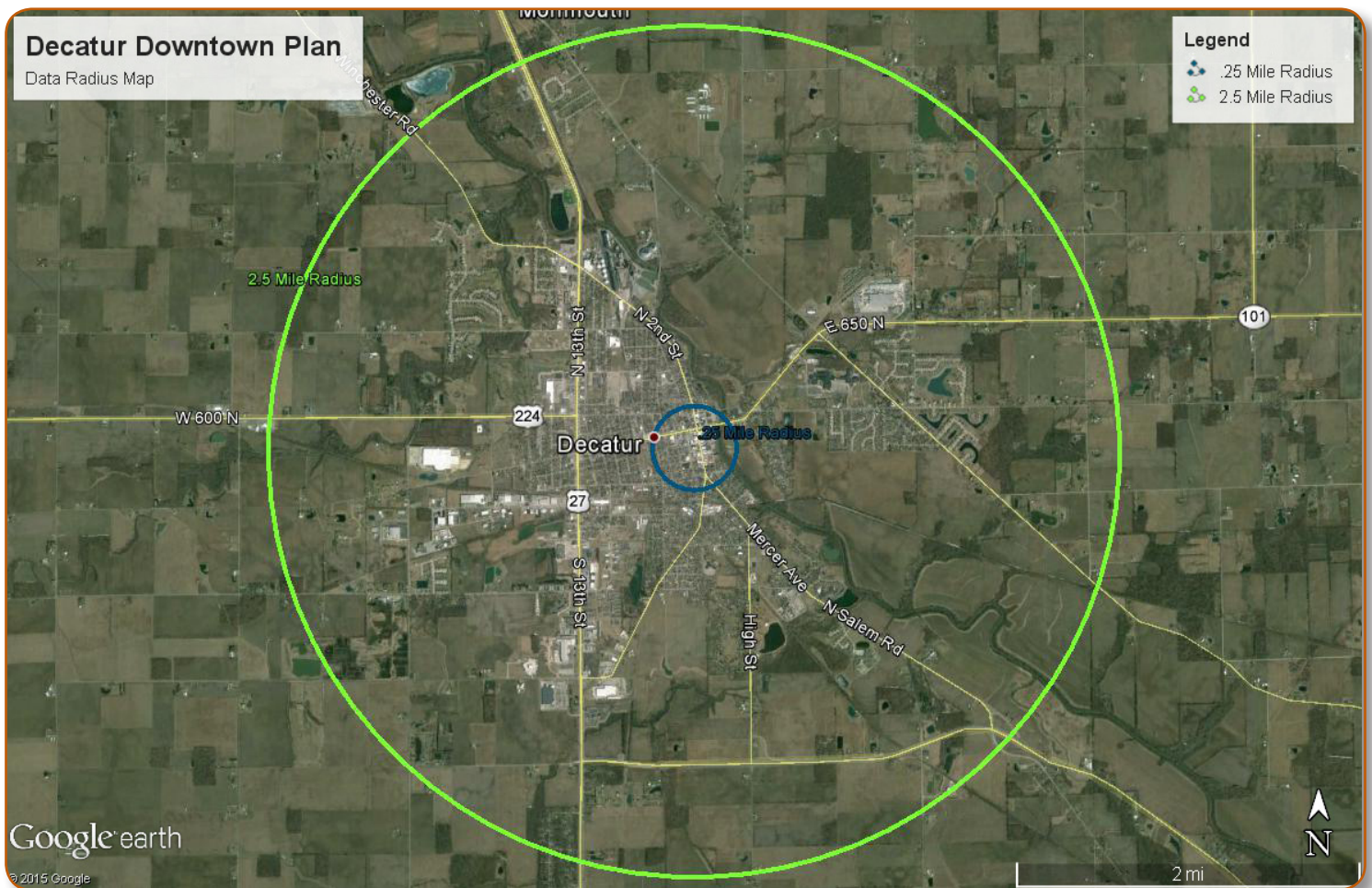
Indiana

- Population nearly 6.5 Million
- Over 2.5 Million Households
- 30% of Households Have Children
- \$47,500 Median Annual Household Income

Source: U.S. Census, American Community Survey 5 Year Estimates

LOCAL MARKET UNDERSTANDING

As the Decatur Downtown Plan largely focuses on economic development, a series of reports related to the existing market and market potential of the area was generated using software from Esri, a geographic information system company. These reports collected data using radii, and is representative of current and potential downtown and near-downtown customers. The data was derived using a number of resources that include the U.S. Census American Community Survey (ACS) 5-year Estimates 2008-2012, Census 2010 Summary File 1, 2011 and 2012 Consumer Expenditure Surveys from the Bureau of Labor Statistics, Dun and Bradstreet, and Esri forecasts for 2014 and 2019. Data was gathered at 0.25-mile and 2.5-mile radii from a central point in downtown Decatur, identified as 230 Madison Street.



POPULATION

With respect to the 2014 population by age, within the 0.25-mile radii, the 25-34 range represented the largest group followed by those ages 45-54, then ages 35-44 and 55-64 (tie). Within the 2.5-mile radius, the 45-54 age range represented the largest group followed very closely by the 25-34 range then 55-64. By 2019, the largest age group within the 0.25-mile radii is still expected to be those ages 25-34, followed by the 55-64 group then the 35-44 group. Within the 2.5-mile radius, the 25-34 age group is expected to be the largest followed by those ages 55-64, then 35-44 and 45-54 (tie).

The breakdown of race in 2014 was forecasted to be essentially the same at both radii. Approximately 94 percent of the population identified as being white followed by about 0.7 percent as black. The remainder of the population was divided among American Indian, Asian, Pacific Island, some other race, and two or more races. Within the 0.25-mile radius, 9.5 percent were of Hispanic origin, compared to 8.1 percent within the 2.5-mile radius. These distributions are expected to remain relatively stable into 2019.

	2014 0.25-Mile Radius	2014 2.5-Mile Radius	2019 0.25-Mile Radius	2019 2.5-Mile Radius
Total Population	621	11,455	623	11,558
0-4	6.4%	6.9%	6.6%	6.9%
5-9	6.3%	6.7%	6.1%	6.5%
10-14	6.8%	6.5%	5.9%	6.6%
15-24	14.4%	12.8%	13.1%	11.5%
25-34	14.6%	13.1%	16.4%	13.4%
35-44	12.5%	11.8%	12.5%	11.8%
45-54	13.0%	13.2%	11.7%	11.8%
55-64	12.5%	12.9%	13.2%	13.1%
65-74	6.9%	8.0%	8.5%	9.9%
75-84	4.2%	4.9%	3.7%	5.3%
85+	2.3%	3.2%	2.2%	3.1%

Source: ESRI Demographic and Income Profile Report

	2014 0.25-Mile Radius	2014 2.5-Mile Radius	2019 0.25-Mile Radius	2019 2.5-Mile Radius
Total Population	621	11,455	623	11,558
White	93.7%	94.5%	92.8%	93.7%
Black	0.6%	0.7%	1.0%	0.9%
American Indian	0.3%	0.4%	0.3%	0.4%
Asian	0.5%	0.4%	0.6%	0.5%
Pacific Islander	0.0%	0.0%	0.0%	0.0%
Some Other Race	2.4%	2.5%	2.6%	2.7%
Two or More Races	2.4%	1.5%	2.7%	1.8%
Hispanic Origin	9.5%	8.1%	10.1%	8.7%

Source: ESRI Demographic and Income Profile Report

HOUSING

The following table details housing-related statistics within the downtown and near-downtown:

	0.25-Mile Radius	2.5-Mile Radius
Total Population	539	11,779
Total Households	282	4,990
Total Housing Units	344	5,333
Median Year Unit Built	1940	1966
Occupied Units	81.7%	93.6%
Owner-occupied Housing Units	66.9%	74.1%
Median Home Value	\$93,125	\$96,372
Housing Units With a Mortgage	53.2%	68.5%
Housing Units Without a Mortgage	47.3%	31.5%
Renter-occupied Housing Units	33.1%	25.9%
Median Rent	\$421	\$413
Median Year Moved Into Unit	2001	2001

Source: ESRI ACS Housing Summary Report

Of the occupied housing units, 3.2 percent within the 0.25-mile radius had no vehicle available. Within the 2.5-mile radius, this number increased to 5.9 percent. Within both the 0.25-mile and 2.5-mile radii, most owner-occupied units had two vehicles available, while most renter-occupied units had just one vehicle.

Based on Esri forecasts, the population, number of households and families, and occupied housing units (both owner and renter) within the 0.25-mile radius is expected to remain essentially unchanged between 2014 and 2019. The average household size is expected to remain around 2.21, and the median age will rise from 36.2 to 36.4. Within the 2.5-mile radius, the population, number of households and families, and occupied housing units (both owner and renter) are all expected to increase between 2014 and 2019. The average household size is expected to remain around 2.33, and the median age will rise from 38.4 to 39.0. The forecasted changes for population and the number of households and families within both radii are below those expected for the state and the nation.

MEDIAN HOUSEHOLD INCOME

Median income within the 0.25-miles radius is expected to grow at a lesser rate (1.87%) than that of the state (3.07%) or nation (2.74%), while the income at the 2.5-mile radius will grow at a greater rate (3.75%).

The following table details the income at both radii:

0.25-Mile Radius 2014	2.5-Mile Radius 2014	0.25-Mile Radius 2019	2.5-Mile Radius 2019
\$36,096	\$42,173	\$39,600	\$50,700

Source: ESRI Demographic and Income Profile Report

EDUCATIONAL ATTAINMENT

A breakdown of educational attainment, forecasted for 2014, within both radii is shown in the table below.

	0.25-Mile Radius	2.5-Mile Radius
Less than 9th Grade	9.7%	4.1%
9th-12th Grade, No Diploma	9.5%	9.0%
High School Graduate	31.6%	37.9%
GED/Alternative Credential	2.2%	4.5%
Some College, No Degree	25.3%	23.1%
Associate Degree	11.2%	8.3%
Bachelor's Degree	6.3%	7.9%
Graduate/Professional Degree	4.1%	5.1%

Source: ESRI Market Profile Report

Most residents within both radii are high school graduates or have some college, but no degree. Additionally, 96.3 percent of those age 16 or older within the 0.25-mile radius are employed, 36.8 percent of whom work in the service industry, followed by manufacturing and wholesale trade. Within the 2.5-mile radius, 93.0 percent of those in this group are employed, 40.4 percent of whom work in the service industry followed by manufacturing and retail trade.

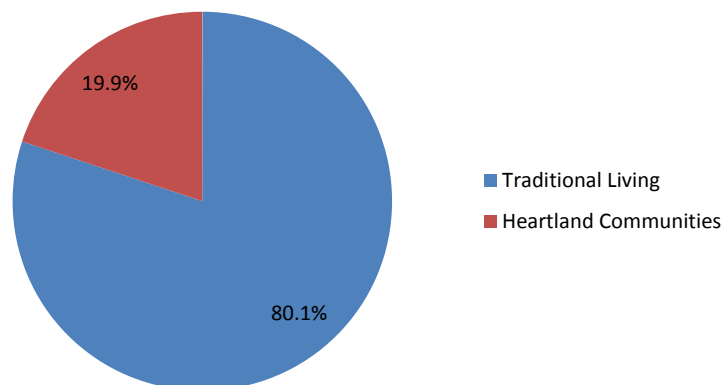
TAPESTRY SEGMENTATION

A Tapestry Segmentation, based upon socioeconomic and demographic composition of the area, was done at both radii. Each segment represents a particular type of neighborhood with a specific definition. Only two segments were represented within the 0.25-mile radius:

Traditional Living (80.1%) - Residents in this segment live primarily in low-density, settled neighborhoods. The households are a mix of married-couple families and singles. Many families encompass two generations who have lived and worked in the community; their children are likely to follow suit. The manufacturing, retail trade, and health care sectors are the primary sources of employment for these residents. This is a younger market—beginning householders who are juggling the responsibilities of living on their own or a new marriage, while retaining their youthful interests in style and fun.

Heartland Communities (19.9%) - Well-settled and close-knit, Heartland Communities are semirural and semiretired. These older householders are primarily homeowners, and many have paid off their mortgages. Their children have moved away, but they have no plans to leave their homes. Their hearts are with the country; they embrace the slower pace of life here, but actively participate in outdoor activities and community events. Traditional and patriotic, these residents support their local businesses, always buy American, and favor domestic driving vacations over foreign plane trips.

Tapestry Segmentation (.25 mile radius)



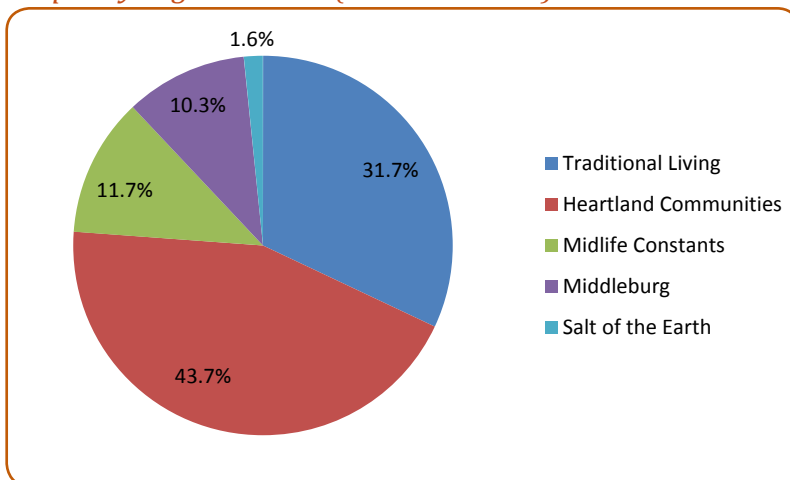
Within the 2.5-mile radius, the Heartland Communities segment increased to 43.7 percent while the Traditional Living segment decreased to 31.7 percent. Additional segments represented were:

Midlife Constants (11.7%) - These residents are seniors, at or approaching retirement, with below-average labor force participation and above-average net worth. Although located in predominantly metropolitan areas, they live outside the central cities, in smaller communities. Their lifestyle is more country than urban. They are generous, but not spendthrifts.

Middleburg (10.3%) - Middleburg neighborhoods transformed from the easy pace of country living to semirural subdivisions in the last decade, when the housing boom reached out. Residents are conservative, family-oriented consumers. Still more country than rock and roll, they are thrifty, but willing to carry some debt and are already investing in their futures. They rely on their smartphones and mobile devices to stay in touch and pride themselves on their expertise. They prefer to buy American and travel in the US. This market is younger, but growing in size and assets.

Salt of the Earth (1.6%) - Salt of the Earth residents are entrenched in their traditional, rural lifestyles. Citizens here are older, and many have grown children that have moved away. They still cherish family time, and also tending to their vegetable gardens and preparing homemade meals. Residents embrace the outdoors; they spend most of their free time preparing for their next fishing, boating, or camping trip. The majority has at least a high school diploma or some college education; many have expanded their skill set during their years of employment in the manufacturing and related industries. They may be experts with DIY projects, but the latest technology is not their forte. They use it when absolutely necessary, but seek face-to-face contact in their routine activities.

Tapestry Segmentation (2.5 mile radius)



CONSUMER SPENDING

With respect to 2014 consumer spending, residents in both radii spent the largest portion of their income on retail goods (0.25-mile radius: \$3.9 million; 2.5-mile radius: \$87.1 million). The following table lists the spending categories and their rank in each radii, in terms of amount spent in each:

	0.25-Mile Radius Ranking	2.5-Mile Radius Ranking
Apparel and Services	10	10
Computers and Accessories	14	14
Education	11	12
Entertainment/Recreation	5	5
Food at Home	3	3
Food Away from Home	6	6
Health Care	4	4
Household Furnishings and Equipment	9	9
Investments	8	7
Retail Goods	1	1
Shelter	2	2
TV/Video/Audio	12	11
Travel	7	8
Vehicle Maintenance and Repairs	13	13

Source: ESRI Market Profile Report

SUPPLY & DEMAND ANALYSIS

Attraction of retail into a downtown can add to the vibrancy, economy and desirability of the location. Strategic attraction of retail businesses into the downtown can be accomplished by identifying types of retail categories where demand is greater than supply. The Retail MarketPlace Profile for Decatur's downtown is represented in the table below. Esri further analyzed the retail goods category using the North American Industry Classification System (NAICS) to classify businesses by their primary economic activity.



Retail MarketPlace Profile

Adams County Courthouse
230 Madison St, Decatur, Indiana, 46733
Ring: 0.25 mile radius

Latitude: 40.82973
Longitude: -84.92457

Summary Demographics						
2014 Population						621
2014 Households						272
2014 Median Disposable Income						\$29,646
2014 Per Capita Income						\$17,581
Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$4,807,963	\$13,008,712	-\$8,200,749	-46.0	27
Total Retail Trade	44-45	\$4,342,499	\$12,200,820	-\$7,858,321	-47.5	23
Total Food & Drink	722	\$465,463	\$807,892	-\$342,429	-26.9	4
Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$906,914	\$499,567	\$407,347	29.0	1
Automobile Dealers	4411	\$796,517	\$0	\$796,517	100.0	0
Other Motor Vehicle Dealers	4412	\$52,812	\$0	\$52,812	100.0	0
Auto Parts, Accessories & Tire Stores	4413	\$57,586	\$499,567	-\$441,981	-79.3	1
Furniture & Home Furnishings Stores	442	\$84,260	\$501,297	-\$417,037	-71.2	1
Furniture Stores	4421	\$51,838	\$0	\$51,838	100.0	0
Home Furnishings Stores	4422	\$32,422	\$501,297	-\$468,875	-87.9	1
Electronics & Appliance Stores	443	\$133,855	\$393,937	-\$260,082	-49.3	1
Bldg Materials, Garden Equip. & Supply Stores	444	\$145,180	\$500,543	-\$355,363	-55.0	1
Bldg Material & Supplies Dealers	4441	\$114,269	\$500,543	-\$386,274	-62.8	1
Lawn & Garden Equip & Supply Stores	4442	\$30,912	\$0	\$30,912	100.0	0
Food & Beverage Stores	445	\$647,921	\$1,988,084	-\$1,340,163	-50.8	2
Grocery Stores	4451	\$587,715	\$1,928,116	-\$1,340,401	-53.3	1
Specialty Food Stores	4452	\$12,178	\$59,968	-\$47,790	-66.2	1
Beer, Wine & Liquor Stores	4453	\$48,028	\$0	\$48,028	100.0	0
Health & Personal Care Stores	446,4461	\$415,541	\$632,329	-\$216,788	-20.7	1
Gasoline Stations	447,4471	\$480,531	\$2,786,381	-\$2,305,850	-70.6	1
Clothing & Clothing Accessories Stores	448	\$241,236	\$2,365,706	-\$2,124,470	-81.5	4
Clothing Stores	4481	\$167,802	\$607,465	-\$439,663	-56.7	3
Shoe Stores	4482	\$39,677	\$0	\$39,677	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$33,757	\$1,758,241	-\$1,724,484	-96.2	1
Sporting Goods, Hobby, Book & Music Stores	451	\$120,299	\$307,733	-\$187,434	-43.8	2
Sporting Goods/Hobby/Musical Instr Stores	4511	\$94,146	\$144,232	-\$50,086	-21.0	1
Book, Periodical & Music Stores	4512	\$26,154	\$163,501	-\$137,347	-72.4	1
General Merchandise Stores	452	\$895,410	\$0	\$895,410	100.0	0
Department Stores Excluding Leased Depts.	4521	\$254,191	\$0	\$254,191	100.0	0
Other General Merchandise Stores	4529	\$641,219	\$0	\$641,219	100.0	0
Miscellaneous Store Retailers	453	\$137,609	\$1,982,249	-\$1,844,640	-87.0	8
Florists	4531	\$3,895	\$57,982	-\$54,087	-87.4	1
Office Supplies, Stationery & Gift Stores	4532	\$39,001	\$774,991	-\$735,990	-90.4	2
Used Merchandise Stores	4533	\$14,324	\$501,997	-\$487,673	-94.5	4
Other Miscellaneous Store Retailers	4539	\$80,388	\$647,279	-\$566,891	-77.9	1
Nonstore Retailers	454	\$133,744	\$0	\$133,744	100.0	0
Electronic Shopping & Mail-Order Houses	4541	\$88,327	\$0	\$88,327	100.0	0
Vending Machine Operators	4542	\$7,953	\$0	\$7,953	100.0	0
Direct Selling Establishments	4543	\$37,464	\$0	\$37,464	100.0	0
Food Services & Drinking Places	722	\$465,463	\$807,892	-\$342,429	-26.9	4
Full-Service Restaurants	7221	\$154,243	\$545,881	-\$391,638	-55.9	2
Limited-Service Eating Places	7222	\$248,450	\$0	\$248,450	100.0	0
Special Food Services	7223	\$23,922	\$0	\$23,922	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$38,848	\$262,011	-\$223,163	-74.2	2

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please view the methodology statement at <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>.



Retail MarketPlace Profile

Adams County Courthouse
230 Madison St, Decatur, Indiana, 46733
Ring: 2.5 mile radius

Latitude: 40.82973
Longitude: -84.92457

Summary Demographics						
2014 Population						11,455
2014 Households						4,816
2014 Median Disposable Income						\$35,654
2014 Per Capita Income						\$21,324
Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$107,948,915	\$268,012,992	-\$160,064,077	-42.6	134
Total Retail Trade	44-45	\$97,647,152	\$247,694,443	-\$150,047,291	-43.4	109
Total Food & Drink	722	\$10,301,763	\$20,318,549	-\$10,016,786	-32.7	25
Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$20,584,374	\$58,510,359	-\$37,925,985	-48.0	18
Automobile Dealers	4411	\$18,023,997	\$56,081,737	-\$38,057,740	-51.4	13
Other Motor Vehicle Dealers	4412	\$1,288,549	\$473,073	\$815,476	46.3	2
Auto Parts, Accessories & Tire Stores	4413	\$1,271,828	\$1,955,549	-\$683,721	-21.2	3
Furniture & Home Furnishings Stores	442	\$1,852,959	\$2,858,222	-\$1,005,263	-21.3	5
Furniture Stores	4421	\$1,135,698	\$1,897,966	-\$762,268	-25.1	1
Home Furnishings Stores	4422	\$717,261	\$960,256	-\$242,995	-14.5	4
Electronics & Appliance Stores	443	\$2,964,155	\$3,249,378	-\$285,223	-4.6	5
Bldg Materials, Garden Equip. & Supply Stores	444	\$3,435,931	\$1,401,758	\$2,034,173	42.0	4
Bldg Material & Supplies Dealers	4441	\$2,699,108	\$857,523	\$1,841,585	51.8	3
Lawn & Garden Equip & Supply Stores	4442	\$736,824	\$544,235	\$192,589	15.0	1
Food & Beverage Stores	445	\$14,464,073	\$17,868,989	-\$3,404,916	-10.5	9
Grocery Stores	4451	\$13,121,749	\$14,243,834	-\$1,122,085	-4.1	5
Specialty Food Stores	4452	\$270,467	\$363,898	-\$93,431	-14.7	3
Beer, Wine & Liquor Stores	4453	\$1,071,856	\$3,261,256	-\$2,189,400	-50.5	1
Health & Personal Care Stores	446,4461	\$9,496,854	\$22,441,607	-\$12,944,753	-40.5	9
Gasoline Stations	447,4471	\$10,799,513	\$84,826,583	-\$74,027,070	-77.4	8
Clothing & Clothing Accessories Stores	448	\$5,245,581	\$4,925,901	\$319,680	3.1	7
Clothing Stores	4481	\$3,629,916	\$2,896,442	\$733,474	11.2	5
Shoe Stores	4482	\$866,087	\$0	\$866,087	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$749,577	\$2,029,459	-\$1,279,882	-46.1	2
Sporting Goods, Hobby, Book & Music Stores	451	\$2,659,429	\$1,515,004	\$1,144,425	27.4	11
Sporting Goods/Hobby/Musical Instr Stores	4511	\$2,106,799	\$1,208,056	\$898,743	27.1	8
Book, Periodical & Music Stores	4512	\$552,630	\$306,947	\$245,683	28.6	3
General Merchandise Stores	452	\$19,949,290	\$40,642,566	-\$20,693,276	-34.2	5
Department Stores Excluding Leased Depts.	4521	\$5,607,496	\$39,683,508	-\$34,076,012	-75.2	4
Other General Merchandise Stores	4529	\$14,341,794	\$959,058	\$13,382,736	87.5	1
Miscellaneous Store Retailers	453	\$3,133,876	\$5,006,939	-\$1,873,063	-23.0	23
Florists	4531	\$89,719	\$211,205	-\$121,486	-40.4	2
Office Supplies, Stationery & Gift Stores	4532	\$893,821	\$932,141	-\$38,320	-2.1	6
Used Merchandise Stores	4533	\$307,631	\$660,491	-\$352,860	-36.4	5
Other Miscellaneous Store Retailers	4539	\$1,842,706	\$3,203,103	-\$1,360,397	-27.0	10
Nonstore Retailers	454	\$3,061,117	\$4,447,136	-\$1,386,019	-18.5	6
Electronic Shopping & Mail-Order Houses	4541	\$1,965,390	\$1,770,179	\$195,211	5.2	1
Vending Machine Operators	4542	\$177,320	\$129,049	\$48,271	15.8	1
Direct Selling Establishments	4543	\$918,406	\$2,547,909	-\$1,629,503	-47.0	4
Food Services & Drinking Places	722	\$10,301,763	\$20,318,549	-\$10,016,786	-32.7	25
Full-Service Restaurants	7221	\$3,417,704	\$3,783,011	-\$365,307	-5.1	8
Limited-Service Eating Places	7222	\$5,543,784	\$11,808,390	-\$6,264,606	-36.1	12
Special Food Services	7223	\$519,263	\$4,249,621	-\$3,730,358	-78.2	2
Drinking Places - Alcoholic Beverages	7224	\$821,012	\$477,527	\$343,485	26.5	4

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please view the methodology statement at <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>.

Within the 0.25-mile radius, most industry groups show an oversupply, representing markets drawing customers in from outside the area. The industry groups with the biggest draw include jewelry, luggage, and leather goods stores; used merchandise stores; and office supplies, stationery and gift stores. The following groups show an under supply, meaning that retail opportunity exists:

- Automobile dealers
- Other motor vehicle dealers (other than automobiles)
- Auto parts, accessories, and tire stores
- Furniture stores
- Lawn and garden equipment and supply stores
- Beer, wine, and liquor stores
- Shoe stores
- Department stores (excluding leased depts.)
- Other general merchandise stores
- Limited services eating establishments
- Special Food Services

Within the 2.5-mile radius, the industry groups with the most significant oversupply include gasoline stations, department stores (excluding leased departments), and automobile dealers. The following groups show a retail opportunity:

- Motor vehicle dealers (other than automobiles)
- Building material and supplies dealers
- Lawn and garden equipment and supply stores
- Clothing stores
- Shoe stores
- Sporting goods, hobby, musical instrument stores
- Book, periodical, and music stores
- Other general merchandise stores
- Drinking Places - Alcoholic Beverages

Section Five: Economic Development & Capacity Building

A thriving downtown business environment makes for an exciting Main Street atmosphere where residents, workers, and visitors can live, work, and play. This means having a successful mix of commercial enterprises within the downtown that may include such things as retail and food service establishments; arts, entertainment, and recreational venues; and health and professional services. Critical to crafting such a mix is the creation of business retention and expansion programs, programs for developing new entrepreneurs, and educational training and economic development tools that support and cultivate emerging and existing businesses.

BUSINESS RETENTION AND EXPANSION

Downtown business recruitment is a sales effort in which a downtown or commercial district strives to locate new businesses in their area. The process of downtown business recruitment takes specialized attention and focus in determining how to create a balanced downtown business environment of existing and newly recruited businesses. It is important to note that business recruitment is an evolving process, and as conditions in the market change, the approach should also change to meet the current demands of the market. The goal is to create a business-friendly climate for small businesses to thrive in downtown Decatur.

A top action step for downtown Decatur is to bring in new businesses. What follows is a step-by-step guide for civic leaders and community members on how to conduct successful business recruitment. The specific steps are:

1. Forming a business recruitment team
2. How to establish a supportive business environment
3. Developing recruitment and marketing materials
4. Creating an ideal tenant mix
5. How to identify potential tenants
6. How to contact prospective tenants
7. How to close deals with prospects
8. Maximizing your success

Note: The steps listed above were adapted from the Downtown and Business District Market Analysis toolbox which is the result of a collaborative effort involving University of Minnesota Extension, Ohio State University Extension, and University of Wisconsin Extension.

1. Forming a Business Recruitment Team

A first step in downtown business recruitment includes assembling a team composed of individuals with skills in sales, marketing, economic development, real estate, current and retired business owners, civic leaders, bankers, and other interested individuals. The purpose of the team is to manage business recruitment efforts, determine which properties should be developed, develop business opportunities, distribute market analysis information to prospective businesses, and encourage good business practice. Once this team has been assembled, the group should answer the following questions:

- What is the current condition of the downtown?
- Where would the downtown like to be 5 to 10 years from now?
- What types of businesses can the downtown currently sustain?
- What types of business does the downtown want to recruit?
- How has the downtown area changed over time, and how may this affect future business development?

Next, the team should draft a work plan based on an evaluation of the market analysis, an inventory of vacant and underutilized downtown buildings, discussions with existing business owners to gain their support, and establishing

incentives and sales packages for future business development. The work plan should include action steps with timeframes and assignments for each individual on the team.

In developing the business recruitment team, ensure that the community stays involved. This could be accomplished through holding public meetings to inform the community of the process of the plan and to gather input. Assistance from the Adams County Economic Development Corporation, the Decatur Chamber of Commerce, and other similar organizations may be helpful in coordinating volunteers and ensuring that the project meets its timelines. Finally, a budget should be created for printing, mailing, and travel to visit potential businesses.

2. How to establish a supportive business environment

The business development team should ensure that the downtown area is inviting to a prospective business and investors through making the downtown active, attractive, and safe, and also knowing what the downtown area offers that other downtown or commercial areas do not. Having this information will give the potential business valuable information to make a sound decision of whether to develop in the downtown area.

To assist in attracting new businesses, create a base map with information on every building and open space in the downtown area. The base map will give the business development team a visual tool that will be useful in responding to location requests, and it can be updated easily.

The business development team should also consider any real or perceived barriers to a potential business seeking to locate in the downtown area. Barriers could include higher land costs, zoning issues, complex permitting processes, site preparation for new construction, parking restrictions, or any other problem that may exist that could cause a business difficulty. To overcome these barriers, incentives should be offered to prospective businesses in the form of assistance with local zoning and development procedures, financing building improvements, and start-up costs. Networking opportunities should also be provided to private development partners who may develop, own, and operate a needed business.

3. Developing recruitment and marketing materials

Recruitment and marketing materials are very important documents that convey the downtown's market potential and helps convince potential businesses that the downtown area has unique qualities. This information should be attractive and should only present relevant information that would be useful to a prospective business. The materials to be considered in a recruitment and marketing package include general information and photos of the downtown assets; a wish list of new businesses with market supply and demand data; trade area demographics; vehicle and pedestrian traffic volumes; press coverage of successful stores; a summary of financial incentives and other business assistance services; and market position and vision statements.

A market position statement characterizes the downtown's retail mix and shopping environment, and indicates the target customer market. The market position statement also distinguishes the downtown area from surrounding commercial and shopping districts.

The business development team should also consider customizing marketing materials when targeting retail prospects. For example, a grocery store and a general merchandise store have different marketing strategies and have different needs.

4. Creating an ideal tenant mix

The design of an ideal tenant mix of existing and new businesses requires the correct placement of businesses in the downtown area. The ideal businesses will enhance existing businesses, utilize vacant space, create energy, and a new appeal to an area.

The business development team should create a wish list of businesses that would be suitable for the downtown area. The businesses should be similar and/or complement the existing businesses and also align with the market position statement.

5. Identify Prospective Tenants

To identify prospective tenants, the business development team should consult with existing businesses within or near the downtown area to determine if these businesses need additional space or need a new location to better serve current customers.

The business development team should also contact existing local and regional businesses that have multiple locations to determine where they are expanding next. Realtors, commercial brokers, and sales representatives will be helpful in discovering these businesses. National chains should be approached with caution, especially in small communities, due to store size and parking requirements that may not be suitable for the downtown area.

6. Contacting Prospective Tenants

The business development team should contact prospective tenants in an effort to communicate why the downtown is a good location to expand or establish a new business. This can be accomplished by first sending a personalized introduction letter to the business owner explaining why the downtown area is a good place to locate a business, along with data relevant to the specific business and information on available financial incentives.

Next, a member of the business development team should call the prospective business owner to set up a site visit to further discuss why there is interest in bringing in the business and why the downtown area is the most suitable location. During the meeting, discuss the recruitment and marketing materials that are relevant to the prospective business. Provide these to the business owner at the conclusion of the meeting, and extend an invitation to visit the downtown area with a member of the business development team.

Once the prospective business owner has agreed to visit the downtown, the business development team should strategize on how to best persuade the owner that the downtown area has distinct advantages over other areas or downtown districts. The prospective business owner or developer should be given a tour of the city including visits to potential site locations, surrounding neighborhoods, and City Hall. The business development team should be prepared to answer any questions regarding existing businesses, why similar businesses have closed, and how to contact current landlords.

7. How to close deals with prospects

To close a deal with a prospective business owner, a person should be selected from the business development team to handle any questions or concerns the owner may have when deciding to locate in the downtown area. The selected individual will be responsible for assisting the owner with any negotiations with landlords, the City of Decatur, local banks, or any other entities where assistance may be needed. The selected individual will need to remind the owner of the merits of the downtown area, and provide any additional information that may be needed in making a decision. If, following the meeting, the prospective business owner seems interested in locating to downtown Decatur; a member of the business development team should immediately make a follow up phone call with that person to maintain contact. If the owner is somewhat interested, a phone call should be made within 6 weeks of the meeting, and if the owner is not interested, the business should be placed on a contact list for future calls. Once a business decides to locate in the downtown area, it should be welcomed and supported by the community and existing businesses, and should be provided with assistance in marketing and networking opportunities.

8. Maximizing Your Success

Recognition should be given to any business that makes the decision to locate in the downtown area through such avenues as local newspaper, magazine, or television stories, and/or postings on websites and social media sites. The business development team should continue to support the business by ensuring that it is operating according to plans or to discuss any issues that may have occurred during the first weeks of operation. Also, the new business should be encouraged to become a part of the business development team, and to give any feedback or ideas on how the business recruitment process may be improved.

ENTREPRENEURIAL SUPPORT

Main Street communities are often populated by locally-owned, independent businesses, but these types of businesses typically have difficulty getting started as they may not know how to go about doing so. The process of developing new businesses for downtown is similar to that of recruiting businesses. Components of an entrepreneurial support program include providing technical assistance for such things as financing and finding the right downtown location; educating about the value and importance of entrepreneurial businesses; partnering with local colleges or universities to develop or enhance existing entrepreneurial training programs; developing business guidelines and a new business checklist; organizing business incubator spaces; and providing a networking and mentoring system where new entrepreneurs are connected with both another new entrepreneur and a successful entrepreneur.¹

First begin by connecting with local and regional entrepreneurs and prospective entrepreneurs. Groups not to be left out of the mix include early retirees and non-native English speakers, a population opening businesses throughout the country. Partner with banks, realtors, Small Business Development Centers (SBDC), and other entities likely to come into contact with people interested in opening a business. Let representatives of local colleges and universities know that you are looking for prospective business owners and can offer programs in training, financing, and other start-up support. Also, take an inventory of hidden or home-based talents in your area, and work to connect these people with those who could help further their ideas.²

To promote the value and importance of homegrown, independent, and entrepreneurial businesses:

- Send press releases to the local media about new businesses, and highlight them in your organization's newsletter, and through your website and social media channels. This is similar to the business retention model.
- Hold ribbon-cutting ceremonies when new businesses open.
- Host open houses to showcase successful entrepreneurs and their businesses.
- Encourage entrepreneurs to make presentations to students as part of the school curriculum, perhaps combining it with a field trip to the actual business.³

A number of programs already exist for developing new entrepreneurs and may be used to supplement Decatur's own entrepreneurial support system:

EDUCATION

Co.Starters – Participants in this nine-week program, offered by Artlink in Fort Wayne, Indiana, will identify and test business assumptions through customer interactions, develop a functioning business model, learn valuable management and marketing skills, and receive constructive feedback from advisors, peers and former grads. Once completed, they will have the tools, framework and momentum to make their vision a reality.⁴

Courses for small businesses – The Indiana University-Purdue University at Fort Wayne (IPFW) Division of Continuing Studies partners with the Northeast Indiana Small Business Development Center to offer several classes

relevant to small businesses. Topics include marketing, how to start a small business, understanding financial statements, and others. Courses vary in length from 1 to 6 sessions.⁵

Media Entrepreneurship Training in the Arts (META) program – Offered through the School of Creative Arts at the University of St. Francis in Fort Wayne, META focuses on project-based learning to address the changing landscape of creative industries and to foster the growth of small businesses. While providing interdisciplinary learning in a competitive environment, META students will gain an understanding of core business concepts and entrepreneurial thinking and develop technical skills, knowledge, and ability to start their own business. They will also receive mentorships by faculty and industry professionals.⁶

Young Entrepreneurs Program – Offered through the Indiana Small Business Development Center (ISBDC), this program assists entrepreneurs in transitioning from college student to small business owner. The Office of Small Business and Entrepreneurship (OSBE) works with local and regional communities to provide incentives to the college-aged entrepreneurs who are passionate about owning their own business. In exchange, young entrepreneurs agree to locate their start-up business within the community. Qualified participants must be enrolled in an educational institution located in the state of Indiana or graduated from an educational institution located in the state of Indiana within the last three years. Participants are asked to submit business plans for program consideration. Once approved, the participants will have access to resources such as business consulting at no cost, a network of like-minded individuals, and the opportunity to connect with communities throughout Indiana looking to bring new businesses into their area. Community incentives can include, but are not limited to free or reduced rent; loan and/or grant opportunities; utility support; legal services; and marketing services.⁷

Young Entrepreneurs Academy (YEA!) - Through the National Association of Women Business Owners, YEA! is a yearlong program that transforms local middle and high school students into real, entrepreneurial success stories through a proven projects-based approach. With both a credit bearing, in-school elective as well as an after-school enrichment format, the YEA! curriculum enables students to discover the power of themselves and their ideas at a very young age. Many YEA! student businesses continue on for years after graduation from the Academy, and 20% of YEA! graduates start a second business or organization soon after.⁸

MENTORING

Business Consulting and Connection to Resources – The Indiana Office of Small Business and Entrepreneurship (OSBE) provides access to the state's most expert business consultants in a variety of specialized fields including, but not limited to, business plan development, capital formation, exporting, government procurement and strategic planning. These consulting services are available at no cost to entrepreneurs launching or growing businesses.⁹

Business Ignition System - Elevate Ventures' Business Ignition System is a set of flexible and validated business tools developed by investors to help their portfolio companies think through building a business and avoid typical pitfalls. Through effective mentoring and use of these tools, companies begin a path to commercialization and growth. These "toolboxes" save time and reduce mistakes because they were created, adapted, and used by experienced entrepreneurs and executives as they mentored their own investment portfolio of companies.¹⁰

Women's Economic Opportunity Center (WEOC) – Housed within the Northeast Indiana Innovation Center (NIIC) in Fort Wayne, the WEOC will provide counseling, mentoring, and coaching and business development assistance. It will also help with access to legal, financial, capital, marketing, business planning, and management team expertise and tools.¹¹

FINANCING

21st Century Research & Technology Fund - Elevate Ventures, the Fund's manager, works with pre-revenue or early revenue Indiana companies to solve product demonstration and market penetration issues in order to accelerate company growth and job creation. The explicit goal of the Fund is to supply startup capital, with the intent of creating high-impact entrepreneurial companies.¹²

Economic Development for a Growing Economy (EDGE) Tax Credit - The Economic Development for a Growing Economy (EDGE) Tax Credit provides incentive to businesses to support jobs creation, capital investment and to improve the standard of living for Indiana residents. The refundable corporate income tax credit is calculated as a percentage (not to exceed 100%) of the expected increased tax withholdings generated from new jobs creation. The credit certification is phased in annually for up to 10 years based upon the employment ramp-up outlined by the business.¹³

Indiana Angel Network Fund - The Indiana Angel Network Fund (the "IAN Fund") is a source of seed capital dedicated to discovering and nurturing emerging, high-potential, innovation-based companies within the State of Indiana. This IAN Fund strives to empower entrepreneurs to create novel new businesses or transition existing businesses to address customer problems.¹⁴

Indiana Diversity Investment Fund - The Indiana Diversity Investment Fund (the "IDI Fund"), as a sub program under the Indiana Angel Network Fund, is dedicated to supporting and investing in innovative women, minority and veteran owned businesses with high growth potential in Indiana.¹⁵

Research Funding (SBIR/STTR Technical Assistance) - The federal government awards contracts and grants to small businesses to conduct research and develop new products using the Small Business Innovation Research/Small Business Technology Transfer (SBIR/STTR) program – the nation's largest source of non-dilutive seed funding. The State of Indiana has created an SBIR/STTR support program to assist entrepreneurs applying for SBIR/STTR funding as well as financial support to commercialize developed research. In particular, the state provides education and application assistance in the process of identifying and applying for SBIR proposals. Once an SBIR is awarded, the State will provide additional matching funds; committing \$0.50 towards every federal dollar awarded up to \$50,000 per award.¹⁶

Revolving Loan Fund (RLF) – The Adams County Economic Development Corporation offers three revolving loan funds to new or existing Adams County businesses. An RLF is a federally- funded, low- interest loan for providing gap financing for businesses that are unable to fully secure needed capital from other sources.¹⁷

Small Business Loan Program – This financing program, offered through Brightpoint in Fort Wayne, Indiana, is available to entrepreneurs and business owners in northeast Indiana. Business-development services are also provided to assist with business plan writing, registration, marketing, bookkeeping, and other essential activities.¹⁸

Venture Capital Investment (VCI) Tax Credit - The Venture Capital Investment Tax Credit program improves access to capital for fast growing Indiana companies by providing individual and corporate investors an additional incentive to invest in early stage firms. Investors who provide qualified debt or equity capital to Indiana companies receive a credit against their Indiana tax liability.¹⁹

BUSINESS INCUBATOR/LIVE-WORK SPACES

Another way in which entrepreneurs may be assisted in their development is through business incubators and live-work spaces. Business incubators help new retailers promote their products by providing them a small space to sell, or sometimes create, their merchandise, where new professional businesses may be helped by having access to joint office equipment and common space. Typically the rent for these spaces is offered at competitive rates, and tends to also include business and management assistance for getting entrepreneurs prepared for moving into their own space.²⁰

A regional example of a business incubator recently opened in Fort Wayne, Indiana. Called The City Exchange, a downtown building has spaces ranging from 150 to 550 square feet that will accommodate up to 12 shops. The intent is to provide startup businesses, retail and service-related, an affordable place to operate as they start out, usually for a span of about one to two years. At that point, the startup businesses should have enough viability to move to larger spaces outside of The City Exchange structure. More details are available at <http://www.the-city-exchange.com>.²¹

Similarly, co-working spaces geared toward assisting new entrepreneurs are springing up across the country. The typical co-working space is a shared environment where the entrepreneur brings his or her own computer and is provided with a work space, internet access, a kitchen area with drinks and snacks, conference rooms, and office equipment. In this type of setting, members of the co-working space gain opportunities to connect and collaborate with like-minded individuals. Rent is either on a monthly or yearly basis, depending upon how the organization is structured. Some co-working spaces also offer workshops on such things as web development and marketing as well as networking events to help build the knowledge and capacity of prospective entrepreneurs. There are co-working spaces in several cities and towns in Indiana, and an Indiana Co-Working Passport has recently been created to allow entrepreneurs who live and work in one part of the state, and who are members of their local co-working organization, to work at another co-working site or innovation hub in another part of the state.²² Examples of such spaces near Decatur include CoWork FTW and Destination, Your Future in Fort Wayne, the Richmond Innovation Center in Richmond, Indiana, and the Innovation Center and Downtown Business Connector in Muncie, Indiana.

Live-work spaces are co-work spaces that have a residential component included with them. Artspace is a nonprofit that has had a large influence in developing this concept across the U.S. Artspace runs a network of more than 35 affordable arts facilities in 15 states. Representing a \$582 million investment in America's arts infrastructure, the facilities provide more than 1,300 affordable live-work units for artists and their families, and a million square feet of non-residential space for artists, arts organizations, and creative enterprises. Programs offered by Artspace include the Distance Collaboration program which is designed to facilitate a network of organizations using videoconferencing and live-streaming technology to further the artistic process, creativity, and collaboration, and Artspace Immersion which brings together community leaders from around the country to learn about nonprofit development and arts facility management.²³

2nd Street Lofts

Two downtown Decatur properties have been identified for redevelopment into affordable apartments geared toward attracting artists and creative entrepreneurs. To be known as the 2nd Street Lofts, the projects will pull together a live-work-play concept that supports the vision and economy of downtown. The proposed properties include the historically notable Allison & Studabaker Building located at 101 N. 2nd Street at the northwest intersection of 2nd and Madison Streets, and the historically contributing Music House structure located at 118 N. 2nd on the same block and across from the Allison & Studabaker building. A mix of approximately thirty-five, one and two-bedroom, energy-efficient apartments will comprise the housing component of the loft development. Acquisition and demolition of the blighted Schafer Building located at 101 N. Madison Street and directly behind the Music House is a complementary project that will, in part, provide additional parking for 2nd Street Loft residents as well as for downtown visitors.

A Creative Engagement Center will be housed in the 2nd Street Lofts development. A “gray box” space will be housed in the Music House, and will be developed collaboratively with the City of Decatur to provide a center for entrepreneurial and artistic engagement. This center will include areas for co-working space; meetings, instruction and collaboration; and a community art center. The public space will be owned and/or leased and managed by the City of Decatur. Project and program support will be provided by Connect to Careers, the Adams County Economic Development Corporation, North Adams Arts Council, and the Decatur Sculpture Tour. A development team will be working closely with the Indiana Office of Small Business and Entrepreneurship to create a targeted marketing strategy for attracting artists and creative entrepreneurs from around the region.

To accommodate the prospective entrepreneurs, a collaborative work area, featuring desk space, a private meeting room, a copier/printer/scanner, audio-visual equipment, and conferencing telephone, will be provided in the Creative Engagement Center. The creative residents of the lofts development will have access to a community room connected to the work area containing collaborative amenities. A second collaborative area will be open to the public for a fee, which, along with public economic development funds, will help finance the operational cost of the public space. Additionally, the Northeast Indiana Innovation Center (NIIC) is considering developing a network of co-working spaces throughout the northeast Indiana region allowing participating members to utilize various locations, each having a unique niche. Decatur is well-positioned to serve as the network’s creative node.

As a means for providing teaching, coaching and mentoring to Adams County entrepreneurs to take their creative ideas to the next level, the City of Decatur is in conversations with Elevate Ventures to participate in the new Community Venture Accelerator Program (CVAP) being offered in select communities throughout Northeast Indiana. Entrepreneurial programming will be provided through a 10-week course. Approximately two cohorts (8 total companies) will participate annually. Seed money, \$2,500 for each Decatur participant, will be provided by the City of Decatur, and oversight of the program will be provided by the Adams County Economic Development Corporation through the Connect to Careers Board. Prospective entrepreneurs will be coached through refining ideas, drafting an effective business plan, connecting with resources to produce product or deliver services, and ways to access capital toward becoming a viable enterprise.

Participation in CVAP will provide the opportunity to access capital through revenue share loans (RSL) and investor/mentor relationships. RSLs are attractive to use to start-up ventures or less mature businesses as the borrower does not need to provide collateral or guarantees. Unlike with venture capital, RSLs do not require company ownership. RSLs adjust the debt service to the revenue, so if a start-up company does not make money for the first six months, no debt service is required. Localstake, founded in Indianapolis, is an RSL platform that will help manage this loan product and help match business ideas to investor/mentors.

ADDITIONAL CAPACITY BUILDING APPROACHES

Business Improvement Districts

Economic Improvement Districts/Business Improvement Districts (EID/BID) are an important tool in accomplishing the important work of revitalizing commercial corridors in downtowns. An EID/BID is a public-private partnership in which taxpayers in a defined area pay an additional assessment or fee in order to fund improvements within the district’s boundaries. The Fort Wayne (Indiana) Downtown Improvement District is an example. EIDs/BIDs provide services, such as cleaning streets, providing security, making capital improvements, and marketing the area. The services provided by EIDs/BIDs are supplemental to those already provided by the municipality. Newer shopping centers typically cover the cost of such supplemental services through mandatory Common Area Maintenance Fees that all tenants are required to pay, but this is impossible in older commercial districts in which many separate individuals own the commercial buildings. This lack of a mechanism to collect funds from individual tenants and property owners has placed traditional downtowns and commercial districts at a competitive disadvantage with newer shopper centers.

Indiana State statute requires signatures from a majority of the owners of real property within the proposed district and the signatures of the owners of real property constituting more than 50 percent of the assessed valuation in the proposed district. City Council would need to give approval to the development of the district. See Indiana Code 36-7-22 at <http://iga.in.gov/legislative/laws/2014/ic/titles/036/articles/007/chapters/022/> for further information.

Riverfront Development Districts

Creating a Riverfront Development District can be useful in attracting dining, entertainment, and cultural establishments into the area. Through state legislation (IC 7.1-3-20-16.0 and IC 7.1-3-20-16.1), this designation allows business owners located in this area to purchase alcoholic beverage permits without regard to the quota provisions of Indiana Code 7.1-3-22. The boundaries of the riverfront development district must be designated by ordinance or resolution by the City Council. In order to be considered for the permit, a completed application must be submitted to the Alcohol and Tobacco Commission.²⁴ Cities in Indiana with Riverfront Development Districts include South Bend, Anderson, and Elkhart.

National Register of Historic Places Historic Districts

Creating National Register of Historic Places (NRHP) historic districts can be useful toward rehabilitating properties often found in commercial corridors. Rehabilitation Investment Tax Credits (RITC) are available at both the federal and state levels equaling 20% of rehabilitation costs for qualified work of income-producing properties that are certified historic buildings. A net subsidy equaling 40% of qualified rehabilitation costs may be yielded by participation in both the federal and state programs. Eligible properties include commercial buildings, factories, or even old houses, but they must be income producing.

For participation in the federal RITC program, a building must have been determined to be eligible for listing in the National Register of Historic Places. The building may be individually significant or a contributing resource within a historic district. For the Indiana Historic Rehabilitation Tax Credit (IHRTC), a building is required to be listed in the Indiana Register of Historic Sites and Structures, although buildings listed in the NRHP are automatically listed in the State Register. If the federal RITC is claimed, the building must be listed in the NRHP within 30 months following claiming of the credit.²⁵

ECONOMIC DEVELOPMENT & CAPACITY BUILDING - ENDNOTES

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⁴ Artlink, “Co.Starters,” <http://artsincubatorfw.com/programs/co-starters/> (accessed October 6, 2015).

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⁶ University of St. Francis School of Creative Arts, “Media Entrepreneurship Training in the Arts (META),” <http://art.sf.edu/undergraduate/meta/> (accessed September 30, 2015).

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⁸ National Association of Women Business Owners, YEA! (Young Entrepreneurs Academy), <http://www.nawboindy.org/pagesroot/pages/EventsYEA!.aspx?LinkLevel1Id=84&LinkLevel2Id=293> (accessed September 16, 2015).

⁹ Indiana Small Business Development Center, “Services for Entrepreneurs,” http://www.isbdc.org/wp-content/uploads/2015/06/NEW-IEDC-OBSE-Elevate_FINAL.pdf (accessed September 16, 2015).

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¹¹ Dan McGowan, “Center to ‘Catalyze’ Underrepresented Entrepreneurs,” <http://www.insideindianabusiness.com/story/29923321/new-center-aims-to-catalyze-underrepresented-entrepreneurs> (accessed September 30, 2015).

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¹⁷ Adams County Economic Development Corporation, “Incentives & Programs,” <http://www.adamscountyedc.com/site-selector-information/business-incentives/local-incentives-programs/> (accessed September 30, 2015).

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²⁴ Anderson, Indiana, Economic Development, “Municipal Riverfront Development District,” <http://andersonecondev.com/349/Municipal-Riverfront-Development-District> (accessed October 6, 2015).

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Section Six: Urban Streetscape Design & Infrastructure Improvements

The overall focus of the conditions and design analysis is to evaluate and determine ways to improve Decatur's downtown as a "place" such as streets, sidewalks, parking, landscaping, lighting, street furnishings, public art elements, and building facades.

The general consensus of the community, through the use of surveys, a public workshop, and discussion groups is that the downtown has a desire for "friendlier" pedestrian sidewalks, to highlight public art as an economic catalyst to draw people to downtown Decatur, address deteriorating commercial structures, and an overall need for beautification.

At the public design workshop held on May 12, 2015, residents were provided with examples of streetscape elements and infrastructure improvement approaches and were asked to provide their feedback. Below is a summary of the feedback received.

Street Trees

- Messy, leaves, who maintains?
- Against trees
- Prior trees in pots didn't work
- Like hanging flower baskets
- Bumpouts with trees...not entire street
- Selective locations of trees and lighting...irrigation of planting trees & electrical
- Remove planters and incorporate planting areas and hanging plants.
- Trees, trees, trees...add grates around the trees not floral beds to trip on
- Streets too narrow for street trees.

Street Lighting

- Historic/Vintage
- Lights like along Calhoun in FW
- Street lamps and traffic lights black, historic/retro
- Slimmer post/base than existing

Street Furniture

- Table & chairs
- Policy & reinforcement
- More trash receptacles
- Bike racks on sides streets/alleys and not on 2nd
- In past benches were painted/moved and lacked uniformity
- Benches – backless or planters, trashcans
- Incorporate sculpture into bike racks
- Large pole banners
- Historic cast iron look with benches, trash, bike racks.
- Sidewalks aren't wide enough for lots of street furnishings... place them on side streets
- Similar to Storybook Park

Sidewalks, Activities & Uses

- Concerned that sidewalks aren't wide...don't want things to be overcrowded
- Allow for sidewalk sales and outdoor eating
- Brick paved walkways & crosswalks

Alley Improvements

- Pedestrian Alleyway (old City Hall)
- Abandon Sherwin Williams alley, art, bench, lights
- Alleyway (gateways) into 2nd Street (between 1st & 2nd and 2nd & 3rd mid-block Monroe to Madison east to west)
- Define like alleys to be decorated & landscaped

On-Street Parking

- There is a lack of parking
- On street parking - one side only?
- Signs to parking
- Parking connected to by good walkways
- Identify the parking, directional signs to certain stores & show # of steps and calories you can burn.

Other

- Can a downtown sound system be integrated into streetscapes?
- Enhance view from the courthouse down Madison to Riverside Park
- Tie in look to pocket park
- Mass Ave (Indy)feel – historic preservation, lofts, dancing lady at the corner
- Examine one-way streets (Court Street one-way, 3rd St. two-way)
- Mural on old city hall along alley
- Placement of sculptures important
- Highlight sculptures - stopping points with benches/flowers
- Like lighting on MLK Bridge
- Historic 27 Route
- Empower local artists
- Electrical available throughout downtown
- It's good for the farmer's market to be in a parking lot rather than in the street
- Can overhead wires be removed?
- Strong desire for meat market downtown (Manley's Meat Market out of Monroe)
- Mad Anthony's type of restaurant desires.

BRANDING, GATEWAYS AND SIGNAGE

In the ever growing world of advertising and marketing, it is critical to have a brand or iconic image with a memorable tag line. This “brand” is used to identify and separate one entity from another and, in the case of cities and towns, give the visitor a sneak-preview into the culture of the community. Branding enables small communities to differentiate themselves from their competition and carve out their unique and diverse segment in the marketplace. As part of the Stellar Communities Strategic Investment Planning process, the Decatur community decided to focus their revitalization strategy by capitalizing on their strengths of arts and innovation.

As regional planning becomes more prevalent, it is important that Decatur is proactive in identifying how the bigger goals can be specifically tailored to its unique makeup. The current art and business co-working initiatives being introduced in Fort Wayne are important to the region, but will have to look different in a rural community. Decatur is uniquely positioned to become a center of excellence in rural creative entrepreneurship; due to its rich heritage of art and innovation. Decatur is the birthplace of world renowned modern sculptor David Smith, film director David Anspaugh, and is home to successful creative industries such as Bunge, Mind’s Eye Graphics, Formula Boats, Lingenfelter Performance Engineering, Allied Recreation Group, Hoosier Pattern, and more. These creative industries alone account for approximately 1,900 local jobs.

In 2011, the sculpture “It Must Be a Good Book” by Decatur native Greg Mendez was installed at the library in downtown Decatur. This sparked a new community initiative, the Decatur Sculpture Tour (DST), currently in its fourth year. On June 5, 2015, this year’s DST unveiling event included 25 new sculptures by artists from six states, resulting in an estimated \$60,000 economic impact for the day alone. The overall yearly impact of the DST is expected to be near \$220,000. The DST has acted as a catalyst for downtown revitalization efforts inspired by the arts. The success of this event affirms what leading experts in creative placemaking have presented. As promoted by John Howkins, Richard Florida and others, creativity has become a decisive source of gaining a competitive advantage in the future economy. According to Howkins, “New ideas, not money or machinery, are the source of success today, and the greatest source of personal satisfaction. The creative economy is revitalising (sic) manufacturing, services, retailing and entertainment industries. It is changing where people want to live, work and learn – where they think, invent and produce. The creative economy is based on a new way of thinking and doing...The heartlands are art, culture, design and innovation.” The Decatur community has adopted a logo that represents this concept and includes the tagline: “Artistically Inspired Innovation”.

A community’s brand is often incorporated into a city’s signage system. Gateway markers are signs that represent a visitor’s first impression of the community. This “hand-shake” to visitors needs careful consideration in both design and placement. Gateways are typically vehicular oriented signs incorporated into architectural features such as walls, columns, murals or sculpture. These monumental features are most often located at entry points into the city or downtown. Several gateways have been identified by the Decatur community to draw visitors into the downtown including:

- Northern Gateway: Intersection of 13th and 2nd Streets near Bunge
- Existing U.S. 27 Gateway: Intersection of 13th and Monroe Streets west of downtown
- Monroe Street Bridge Gateway: Over St. Marys River along Monroe Street on the east side of downtown
- Five Points Gateway: Five Points intersection south of downtown
- Historic U.S. 27 Gateway (2nd Street): Original entrances into the downtown to the north and south

The smaller cousins to the gateway sign are wayfinding signs that direct visitors to important destinations throughout the community. These signs are most often viewed by vehicular traffic and located at major decision points for the driver. Wayfinding signs may also incorporate the city logo and tag-line, along with color and lettering styles that are consistent on all signs in the city system. This is often referred to as a “family-of-signs”, and unifies the city’s image.

DOWNTOWN GALLERY

It is recommended that the City of Decatur integrate gateway features and wayfinding signage into the streetscape design of downtown. The culmination of these elements tied together by the Artistically Inspired Innovation theme will create an outdoor gallery that includes pedestrian-friendly sidewalk improvements. Streetscape installations will be made throughout the downtown area and at the heart of the Decatur Sculpture Tour route to include the following segments:

- Monroe Street from the Monroe Street Bridge to 3rd Street
- 2nd Street from Jackson Street to the mid-block of Jefferson Street
- The intersection of 2nd and Monroe Streets
- Alleyways between Monroe and Madison Streets and Madison and Jefferson Streets
- Madison Street Event Plaza (vacating Madison Street from 2nd Street to 1st Street)

Improvements will include the installation of street trees, street lighting, new sidewalk segments, specialty paving accent bands, ADA curb-ramp improvements, crosswalk delineation, street furniture, bike racks, electric receptacles, and art sculpture pedestals. These improvements will help to promote outdoor cafes and dining opportunities, gathering spaces for special events, and complement locally-funded building façade improvements. A program of maintainable and sustainable seasonal plantings and festive banners will be incorporated throughout the downtown. Estimates of construction costs are provided in the Appendix.



Downtown Decatur facing south on 2nd Street

Conceptual Master Plan Map



See Appendix B for 11x17

2nd Street Perspective



See Appendix C for 11x17 perspective

Monroe Street Bridge Perspective



See Appendix D for 11x17 perspective

STREET TREES

One of the most important features of a livable downtown, especially from a pedestrian standpoint, is street trees. Street trees create a sense of canopy and shade for the pedestrians on hot summer days, while providing color in the spring and the fall. The proper selection and placement of street trees can complement the downtown's aesthetics while still allowing the view of storefronts and signage. Selections should include trees that are native to the region, tolerant to reflective heat from pavement, and have the ability to withstand salt used on icy winter roads. Additionally, city trees should have the ability to be limbed up to a height that allows for the pedestrian to walk under and promote views of storefronts from cars.

Tree placement should never block the driver's view when making turns from surrounding streets, drives, and parking lots. This approach requires the careful study of each street to determine where tree opportunities exist, and which type should be specified. Trees planted in an urban environment should be specified at a minimum size of 2 ½-inch caliper to help ensure their survivability. This larger size normally allows for the tree to be limbed-up without compromising the tree's shape and branch structure.

Trees recommended for Decatur's downtown would include the Callery Flowering Pear, Pioneer Elm, Thornless Honeylocust, London Plane Tree, Ivory Silk Tree Lilac, Little-leaf Linden, Japanese Zelkova and select varieties of Maple.



Callery Pear



Pioneer Elm



Thornless Honeylocust



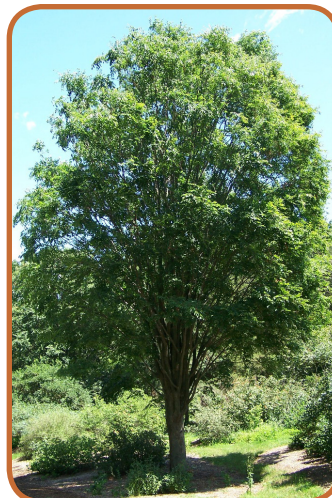
London Plane Tree



Ivory Silk Tree Lilac



Little-leaf Linden



Japanese Zelkova



Autumn Blaze Maple

STREET LIGHTING

Street lights play an important role in the urban environment from two perspectives: 1) the actual lighting effect that the light creates at night, and 2) the visual character of the fixture during the day. The proper lighting of a downtown environment will create a sense of welcoming and safety to both the pedestrian and motorist. Therefore, it is imperative that the proper combination of light color, fixture style, and light intensity, or brightness be carefully studied.

Based on public input, a traditional style of lighting is being recommended in keeping with the historic character of the downtown. In addition, LED lamps are recommended to conserve energy. It will be important to position the light fixtures, street trees and sculpture locations so that the light properly illuminates streetscape features and light patterns are not blocked.

Where needed, “house-side-shields” can be installed within the light fixture to block light from shining into windows, especially residential homes and second floor housing units. Fixtures can also be mounted on taller decorative poles with mast-arms to illuminate critical locations such as intersections. The fixture may also be mounted on building facades with a bracket adapter.



Acorn



Caged Acorn



Lantern

STREET FURNISHINGS

Street furniture and furnishings are important contributions to a successful streetscape. They provide the human scale that is often lacking in urban environments, and help make the pedestrian feel comfortable and at home when shopping. Consideration should be given to the materials and style of the street furniture and furnishings selected. They should be harmonious with one another in color, materials, and style so as to create a common look and feel to the streetscape. Streetscape furniture and furniture may include the following items:

- Benches
- Bike racks
- Trash receptacles
- Sculptures
- Clocks
- Flagpoles and banners
- Bollards and safety barriers
- Sound system speakers
- Planter pots and urns



Sculpture



Bench

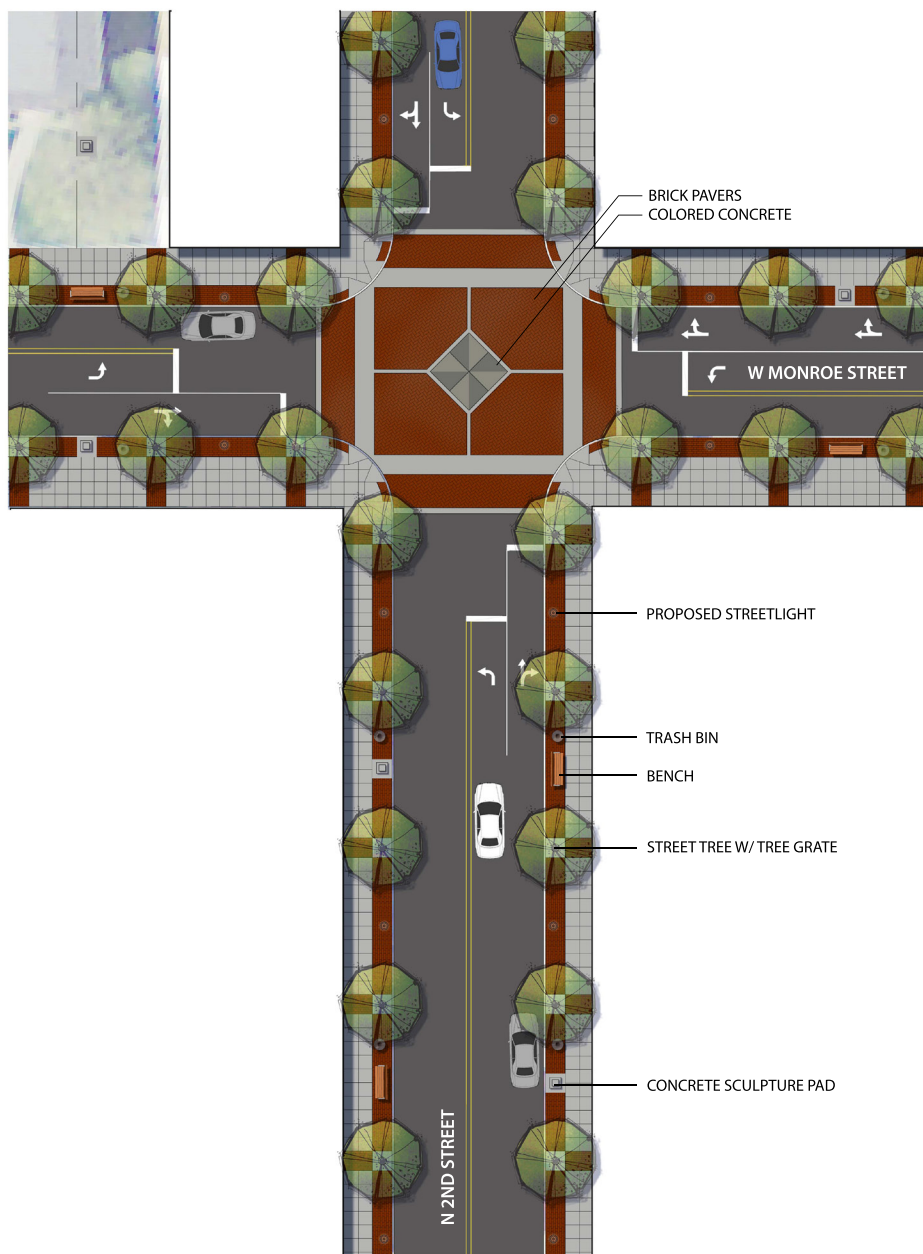


Trash Receptacle

SIDEWALK TREATMENTS

The majority of the sidewalks located along Second Street are $\pm 12'-6"$ wide from face-of-curb to building fronts. The majority of the sidewalks located along Monroe Street are $\pm 17'-6"$ wide from face-of-curb to building fronts. The design standard will be to tool-joint the concrete walks into 30" squares with a 60" wide brick accent band running parallel to the curb. Street lights, street trees, benches and sculptural opportunities will be located within the 60" brick band, along with required regulatory and directional signs.

At the project's central intersection of Monroe Street and Second Street, decorative brick paver crosswalks are recommended and would carry through the intersection providing a traffic calming effect, as well as designating and celebrating the center of downtown. Street trees will be planted in 5' square, cast-iron tree grates located at strategic positions throughout the project limits. These tree grates are installed flush with the sidewalk and are expandable, allowing for tree growth. The concrete portion of the sidewalk is intentionally tool-jointed at 30" square modules to add a sense of human scale to the sidewalks. This sidewalk treatment is carried through the entry drive aprons from the street. This detail makes the pedestrian dominant over turning vehicular traffic and creates the perception of a continuous sidewalk uninterrupted by traffic.



ALLEYWAYS

Alleyways within the downtown "core" of Decatur can serve as excellent corridors for pedestrian circulation while remaining active as vehicular drives. These alleyways will allow for pedestrian movement between 1st, 2nd, and 3rd Streets. They should be improved with sidewalk-quality paving and lighting, and their entrances onto the street fronts enhanced to serve as gateways.

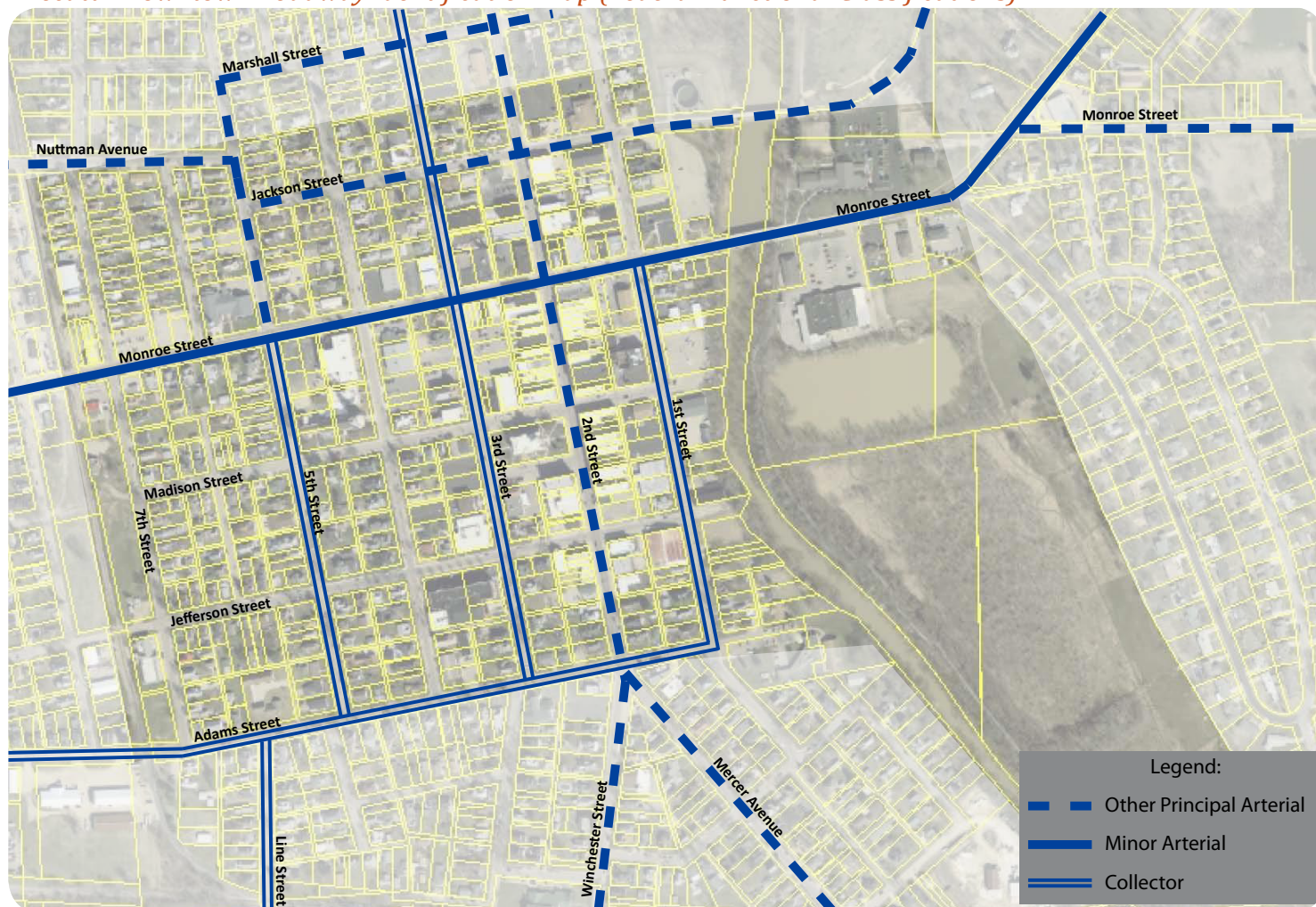
ROADWAY

The City of Decatur is responsible for the streets within the city limits, except for US 224 (Monroe Street) which is within the jurisdiction of the Indiana Department of Transportation (INDOT). U.S. 224 is classified as a Minor Arterial by INDOT. It is a spur of U.S. 24 with a western terminus at Huntington, Indiana, and an eastern terminus at New Castle, Pennsylvania, for a total length of approximately 290 miles. The highway passes through Indiana, Ohio, and Pennsylvania including the cities of Canfield, Akron and Findley, Ohio.

Proposed streetscape improvements are concentrated along US 224 (Monroe Street), 2nd Street, and Madison Street. Monroe Street has a 65' right-of-way, and 13' travel lanes exist with center turn lanes and no on-street parking provided. Second Street has a 60' right-of-way, and 11' travel lanes exist with 8' perpendicular on-street parking on either side.

Most other existing roadways in the study area are approximately 20 feet to 24 feet in width. Local roads that are thoroughfares within the town are designated on the Federal Functional Classification Map and are therefore eligible for federal funding. These roads include: Jackson Street and 2nd Street (Principal Arterials), 1st, 2nd, 3rd, 5th, Adams (Collectors). Other secondary local roads and alleys throughout the planning area include 4th, 6th, 7th, Madison, and Jefferson Streets.

Decatur Downtown Roadway Identification Map (Federal Functional Classifications)



PARKING

Through public outreach efforts, many businesses and residents have specified that parking is an issue to be addressed, citing lack of parking, particularly near CenturyLink; placement and enforcement of 2-hour parking; and lack of signage as issues to be looked into. In 2014, the City of Decatur's Planning Advisory Committee, Greater Decatur, took an inventory of the parking spaces within the downtown area. This inventory is visualized in the attached Parking Map. The inventory identified the following spaces:

Off street public special (designated for adjacent use)	93
On street public special (designated for adjacent use)	10
Off street public 60 hour	217
Off street public 2 hour	66
On street public 2 hour	193
On street public unrestricted	undetermined
Off street private	338

A more in depth look into the parking with specific recommendations is needed. One project being planned is for the acquisition and demolition of the Schaefer Building at the intersection of Madison and Monroe Streets. A parking lot would then be developed at this location to serve future downtown housing as well as replace parking that is currently located along the riverfront, freeing up the riverfront for more greenspace development. Up to 166 spaces would be possible in this lot.



UTILITIES

Aged waterlines, services and fire hydrants exist along the east side of 2nd Street and the north side of Monroe Street, and will need to be replaced at the time that any sidewalks are being torn up.

Relocation of a sewer interceptor line will also be completed from the banks of the St. Marys River to 1st Street from Jefferson Street north to the river crossing behind Zwick & Jahn Funeral Home. This relocation will replace an original portion of the interceptor which has been repaired numerous times. According to investigations done in 2014, a major lining project done in 1982 is the leading cause of river water inflow. The City will also construct a wet weather relief sewer that will parallel the interceptor from Jefferson Street to the existing Jackson Street Combined Sewer Over Flow storage facility.

Whether underground or overhead, utilities are a reality of life in every downtown. The most visual and often unattractive utility is the overhead variety. The ultimate goal of the streetscape revitalization project is to relocate and/or bury overhead lines running parallel to improvement areas.

All subsurface “vaults or coal shoots” will be identified and solutions for filling in these vaults will be engineered prior to implementing sidewalk improvements.

Section Seven: Public Art

The roots for the City of Decatur public art efforts were initiated in 2011 resulting in the creation of the Decatur Sculpture Tour (DST). Its vision is to provide opportunities to artists, residents, tourists, and to influence economic development. The foregoing efforts resulted in Public Art & Practice, LLC being retained to assist the City with its Downtown Revitalization Plan and provide a public art component to the effort. The success of the DST was the inspiration behind commissioning the public art component of the plan; is an example that public art works in Decatur; and will spur additional public art initiatives.

Public art has evolved noticeably over the years as artists, designers, civic and business leaders, and residents give shape to a “new” public art that is site-specific, environmentally integrated into their surroundings, and meaningful to its community, including downtown urban areas, commercial corridors, residential neighborhoods and parks.

In over 30 states and 300 plus cities in America, superior examples of public art exist that are truly significant, aesthetically-relevant works. These examples include contemporary works displayed in architectural designs; fine crafts; commemorative memorials; decorative objects; folk art inspired work; functional elements (gates, fences, street & park furniture); landmarks; landscape design such as gardens; water fountains and retention basins; murals; sound; and wall, floor, and other exterior treatments.

The assimilation of public art into daily life doesn’t happen by accident. Public art requires good planning and community involvement from a wide variety of interested and concerned individuals and groups to be successful. The art component of the Revitalization Plan will provide Decatur with a consistent, but flexible process to carry out both public and private public art projects.

Decatur Sculpture Tour

During the 2011 Decatur Kekionga Festival, the Adams Public Library hosted a sculpture exhibit by local artist Greg Mendez. Concurrently, the library commissioned Mr. Mendez to create and install the sculpture “It Must Be a Good Book” in front of the library in memory of longtime library volunteer Dianne Linn. The sculpture was recognized as a concrete example of the positive effects an outside sculpture creates in a downtown setting. The Mendez sculpture and encouragement from the community led the artist and local leaders to begin organizing what is now the Decatur Sculpture Tour. In June 2015, 25 new loaned sculptures were unveiled by artists from six states and put on display throughout Decatur’s downtown in a year-round indoor/outdoor exhibit.

The Decatur Sculpture Tour captures the heritage and heart of the community. It is an authentic representation of Decatur’s artistic heritage as the birthplace and boyhood home of David Smith, widely heralded as the greatest American sculptor of the 20th Century, and the hometown of preeminent American sculptor Ralph Hurst. The tour has provided something tangible for the community to rally around and has acted as a catalyst for downtown revitalization efforts inspired by the arts.



Many benefits can accrue to Decatur from the implementation of a public art program. Other cities have shared both empirical and anecdotal evidence that shows public art helps to:

- Promote economic development in revitalizing a downtown, commercial corridors, and residential neighborhoods;
- Express the diversity, values, culture, and history;
- Enhance the city's prestige and image;
- Involve artists and residents in shaping the community;
- Stimulate private investment in public amenities;
- Improve the visual look of the city;
- Lift the spirit and transform the mundane and the purely functional world into an arena in which the heart and soul can survive;
- Add beauty to the function of getting from point A to point B, or just giving the soul a place to rest;
- Create wayfinding and placemaking spaces for people to gather; and
- Provide an opportunity for branding and to distinguish your community from other cities in the area.

The goal of this initiative is to articulate a vision and provide a detailed guide to help civic leaders acquire works of art or identify and commission professional artists to create works of the imagination that reflect the culture and heritage of Decatur and the region. The planning effort will encourage partnerships with city departments, developers, and other public and private-sector organizations and agencies to develop, plan and implement public art projects that benefit all residents and visitors to the City. It is intended to establish and ensure a process to govern public sector projects and assist, when appropriate, private sector projects that sustain interest and support for public art. Furthermore, it provides an overview of philosophy, policies, procedures, and aesthetic considerations that will ensure the acquisition of high-quality public art. These guiding principles provide a responsible approach for the integration of artists into the development, design, and cultural inclusion of contemporary art in the city.

PUBLIC ART DEFINITION

The term “public art” usually refers to the commissioning and acquisition of contemporary art outside of the traditional gallery or museum structure. Historically, public art has been dominated by commemorative, symbolic, and memorial sculpture, and artists were invited to participate either as a late addition or in isolation, away from the design process.

Public art is accessible original art that enhances the environment and evokes meaning. It may include permanent visual art, sculpture, installations, events and other works of the imagination. Successful public art must consider the context of the site and its audience and may possess functional as well as aesthetic qualities; it may be integrated into the site or related as a meaningful work.

Public art primarily involves:

- The integration of artists and designers into collaborative design teams;
- Commissioning artists to produce permanent or temporary site-specific works, as appropriate;
- Commissioning artists to create works of the imagination for specific locations; and
- Purchasing of existing works to be permanently sited in public places.

Public art projects may result in artists creating:

- Visual artworks including paintings, sculpture, or installations;
- Functional items (e.g., kiosks, street furniture, signage), with the knowledge that form, as it relates to public art, is the primary consideration and function is secondary;
- Streetscape elements (e.g., lighting, curbs, sidewalks, pavement);
- The integrated treatment of floors, paving, walls, windows, doors, stairwells, murals;
- Literary works, digital media or film production, and projected images; and
- Environment works of art or land forms.

DEFINITION OF A PUBLIC ART PROJECT

A building project generally means a city project that includes the construction of new buildings, extensions to buildings, major refurbishment or upgrading of buildings, and streetscape and landscape enhancement.

Artworks are defined in terms of the visual arts as distinguished from the performing arts, media arts, literary or cultural arts. The artwork may be permanent or temporary in nature and accessible to the public, and the selection of each work of art should be contextual and based on the character and aesthetics of the landscape and architecture of the site. The material to be used for fabrication of the work should be appropriate to the theme or concept of the proposed artwork and should respect the surrounding natural and architectural environments.

PUBLIC ART PROJECT EXAMPLE

A public art project is designed to enliven a building or space through the thoughtful integration of site-specific designed art in spaces accessible to the public. Such projects provide the public with opportunities to explore the unique qualities of art ad place. Public art audiences get a sense of community character, cultural heritage and history, while the area emanates a sense of place and context.

Projects often incorporate a variety of media and materials including, but not limited to, painting, sculpture, mixed media, video, sound, kinetic light and photography, that investigate the character of each site, the city, and surrounding neighborhoods.

Public art can be likened to a gallery “without walls,” but it too requires a curatorial philosophy and approach that helps provide a common thread throughout the body of work. It is a strand that ties individual works, or the collection as a whole, to an aesthetic vision that defines the urban and suburban landscape.



2015 Decatur Sculpture Tour featured artists

Artists are often asked to make site-specific considerations in the production of their work through methodology, process, and use of materials. They are routinely encouraged to consider the various social, cultural, and historic dimensions of the project location.

After the artwork installation has been completed, it is customary to host an inaugural event. In addition to formal ceremonies, a dedication celebration might include activities such as artist-led tours, discussions, or presentations that engage viewers in a dialogue about the work and its relationship to the city's ongoing development. Dedications are usually preceded by significant promotional considerations that serve to promote both the city's public art program and the artist.

PUBLIC ART MAINTENANCE & CONSERVATION

Decatur should consider developing and enacting a Maintenance, Restoration and Conservation Plan for its current art collection and future public art acquisitions. It should maintain a curatorial survey of existing work, along with photographic documentation of each work with routine conservation data, such as the following:

- Bibliography or references about the work;
- Artist's name;
- Condition of each work;
- Materials and method of construction (samples of materials, patina formulas, paint samples or formulas – allowing the work to be maintained years into the future);
- An assessment of the cultural significance of each item based on formal criteria; and
- If the object is listed on any local, state, regional, or national heritage register.

Maintenance, Restoration and Conservation Plans are interdependent efforts to ensure public works of art are well cared for, properly restored, and/or conserved in perpetuity. The following information is intended to be a catalyst in formulating plans and strategies for protecting valuable works of art.

Maintenance Policies

Requirements of a maintenance plan should include:

- Prior to acceptance of a new artwork, the commissioned artist will submit in writing a routine maintenance plan and provide appropriate training where necessary;
- Routine maintenance of permanently installed artwork will be the responsibility of the City and needs to be implemented in accordance with the artist's maintenance plan;
- If feasible, the artist should retain the right to be involved all repairs and restorations of the art work;
- It is recommended that routine maintenance activities be documented on a regular basis by designated individuals; and
- Any maintenance beyond that which is specified by the artist should be supervised by designated professional.

An effective maintenance plan, particularly if it is preventative in nature, can reduce the need for costly restoration/conservation measures. A Maintenance Procedures Manual should be developed and provide "how to" information, including a maintenance schedule for each item with assigned tasks and their frequency stated.

Project Objectives

As a way to express the area's rich and diverse history and invite renewed interest in an area of the city, artists are often encouraged to develop and create concepts and designs for work with specific sites in mind. In preparing to create their work, commissioned artists are frequently asked to consider the following:

- The cultural and historic characteristics of the area;
- The area's amenities, infrastructure and surrounding natural landscape;
- The connections and relationships among the various planned site uses;
- A vision for the site, one that creates connections and harmon among the area's disparate elements and surrounding environment; and
- The scale of the work as it relates to size of the site.

Site Information

The sites approved for public art routinely have characteristics that will challenge the artist and, as such, may require that accommodations be made in concept and design development.

Site Criteria

Prior to selecting a site for an artwork, whether purchased or commissioned, the following factors should be taken into consideration:

- Visibility and public access;
- Public safety;
- Interior and exterior traffic patterns;
- Relationship of proposed artwork to existing or future architectural features, natural features, and urban design elements;
- Function of the facility;
- Facility users and surrounding community and interaction of users and community members with proposed artwork;
- Future development plans for area;
- Overall program goal or concept;
- Landscape design;
- Relationship of proposed artwork to existing art works within the site vicinity;
- Environmental impact;
- Public accessibility of the artwork; and
- Social context of artwork.

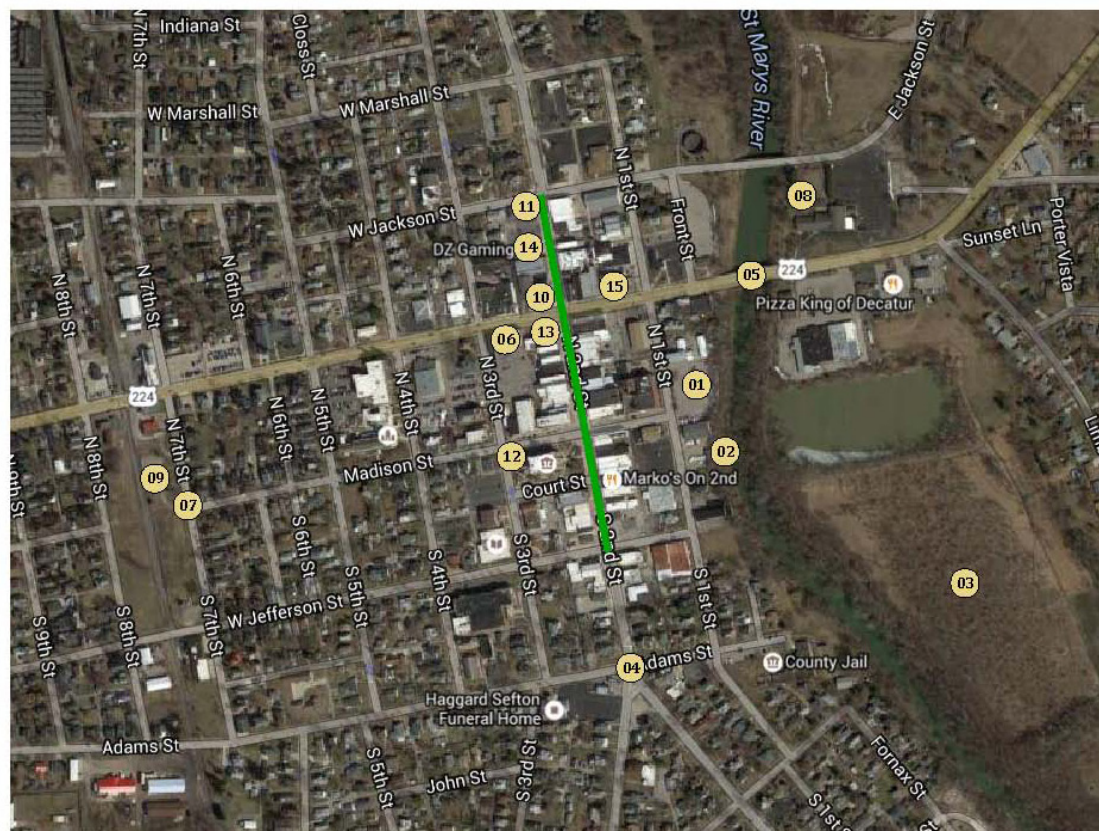
An example of a process that could be used to select artists is provided in Appendix F.

DECATUR'S VISUAL LISTENING PROCESS

A Visual Listening Process was used to obtain input from public officials, business leaders and the public in general into possible public art sites for the City of Decatur and the downtown study area. More importantly, it allowed the experts (residents of the Community) to rank or prioritize the sites for current and future expenditures on public art and objectified a very subjective step in the process. It is important for the reader to understand the rankings are merely recommendations and that flexibility needs to be considered, allowing current and future capital expenditures to modify the rankings as needed.

The Decatur Downtown Planning Advisory Committee was surveyed to secure a comprehensive listing of potential sites appropriate for the City's future art collection that was used to identify locations to locate art outside of the downtown to create a community-wide presence and draw into downtown activities. Through this process, the Downtown Planning Advisory Committee ranked the following three locations as a priority for community-wide public art: 1). riverfront development east of 1st Street & south of Monroe Street; 2). Winchester Road/2nd Street and 13th Street - across from Bunge (North Gateway); and 3). 13th Street (US27/US33) and Nuttman Avenue (US224) (West Gateway).

The Downtown Planning Advisory Committee also developed a list of sixteen potential public art sites restricted to the downtown area. At the May 12th public workshop, each participant rated each location on a rating scale of 0 to 5, with 5 being the highest rating. The top five sites were: 1) Monroe Street Bridge; 2) pocket park (Founders Park); 3/4) the Five Points Intersection and River Greenway Trail (tied); and 5) the Riverfront.



Visual Listening Matrix Locations Map

Legend

- 01. Riverfront Development
- 02. River Greenway Trail
- 03. Nature Preserve Development
- 04. Five Point Intersection
- 05. Monroe Street Bridge
- 06. Former City Hall
- 07. 7th Street
- 08. Rivergreenway Trailhead
- 09. Pennsy Depot
- 10. Niblick's Bistro
- 11. Appliance Store
- 12. NW Corner of Courthouse Square
- 13. "Pocket Park"
- 14. DZ Gaming
- 15. Miller's Floor's & More
- 2nd St. from Jackson to Jefferson

VISUAL LISTENING PRESENTATION/POTENTIAL ARTISTS OR MOTIFS APPROPRIATE FOR THE CITY OF DECATUR

The Visual Listening Process was used again to obtain input from public officials, business leaders and the public in general in an effort to acquire insight into the possible motif/themes/subject matter for the city's art collection and the planning area, and to objectify a very subjective step in the process. Perhaps most importantly, it allowed the residents of the community to rank or prioritize a theme(s) for current and future expenditures on public art. Again, it is important for the reader to understand the rankings are merely recommendations and that flexibility needs to be considered allowing current and future capital expenditures to modify the rankings as needed.

The following matrix provides the responses from a diverse PowerPoint presentation presented at the public workshop depicting a variety of art styles, subject matter and mediums, which might be appropriate for the City's future public art program. The artist name and title to each image or work of art and/or a description of the piece is provided as well as the score. Those with the highest score received the highest ranking. There were 58 images evaluated, and the top 15 are listed. Public art that is more literal or has a more realistic form generally received the highest ranking by the community.



Jane DeDecker

Shortcut

72" x 10" x 45"



Sandy Scott

Glen Eagle

19' Wingspan

Ranking of Motifs Appropriate for the City of Decatur

Artist	Art Piece	Rating
Janie DeDecker	Shortcut - Kids on a Log	133
Gary Price	Mark Twain - on bench	121
Janie DeDecker	Who's Watching Who 3 kids sitting on a log	119
Sandy Scott	Glen Eagle	117
Dennis Smith	Roots and Wings	115
	Portland, OR Bridge lighted	115
Kent Ullberg	Spirit of Nebraska's Wilderness - Geese	114
Chesterfield, Missouri	Flood protection wall	108
Randy Hand	George the Tortoise	107
Harry Webber	Perseverance - Firefighters Monument	102
Brower Hatcher	Oculus and Wellspring	102
Dan Gutzmann	Mural	101
Cammie Lundeen	BabySitter - Mare & Colt	100
Pat Kennedy	Horses Along the Way	100
Ed Carpenter	Council Bluffs, Iowa Gateway	98

Question #1: After seeing the initial identification of potential permanent public sites or locations within the Downtown Study Area, are there additional sites you believe need to be taken into account? Please list your ideas.

Close off Madison Street from 3rd to 2nd and make it a courtyard

Brick Street with a nice sculpture running down center

NW Corner of Winchester Road and US 27

8th Street, Children need a place to play

Riverfront

North of Monroe along river around Chamber and Riverside

Gateway where Monmouth Road intersects with 2nd Street

Alleyway from parking areas

Gateway to old US 27 and Winchester/US 27 - Bunge

Rivergreenway

Mr. Planners red/white fence

Wall in alley by City Hall

Please- no mural on "pocket park" brick wall

Question #2: After seeing a variety of art images, what style or kind of art do you believe is appropriate for Decatur? Is there a particular image that stood out to you?

Historical and representative

Lights on the bridge and lighted artwork

Loved the running horses

A historic mural on the east wall of the old City Hall would look great as it faces the new "Pocket Park". I really like the idea of special lights and something on the corners of the bridge

Animals (birds for Nature Preserve)

Lighting on the bridge and repeat same type of art through the downtown entrances into city block arts

My favorite was the fountain art horse

Probably more traditional/realistic, however needs to be interactive and tough

In keeping with the historical nature of Adams County, I prefer artistic lighting and the art created with words.

My favorite was the park bench with Mark Twain

A broad variety so there's something to appeal to everyone and to show off our multi- faceted appeal

Nature and with a patriotic theme

Love the art children can play on, like the slide and giant snail

Lighting on the bridge could be really nice and not costly

Semi-abstract style (recognizable images without being photorealistic)

Nothing too big

Interactive and kid-friendly

What does that mean (appropriate)? David Smith, world renowned sculptor, was born in Decatur. Does that mean we should be tied to modern? No, the sculpture tour is about awareness of art and opportunity to experience it.

Family

Historical and cultural

Lighting display at "Pocket Park"

Railing along bridge

SUMMARY OF PUBLIC ART COMPONENT TO DECATUR'S DOWNTOWN REVITALIZATION PLAN

The community of Decatur has visionary leadership by understanding the importance of a vibrant downtown business district to anchor the community as it moves forward into the new century. The Knight Foundation's 2010 third annual Soul of the Community study conducted by Gallup, Inc., "provides empirical evidence that the drivers that create emotional bonds between people and their community are consistent in virtually every city and can be reduced to just a few categories. Interestingly, the usual suspects — jobs, the economy, and safety — are not among the top drivers. Rather, people consistently give higher ratings for elements that relate directly to their daily quality of life: an area's physical beauty, opportunities for socializing, and a community's openness to all people. Remarkably, the study also showed that the communities with the highest levels of attachment had the highest rates of gross domestic product growth."

In addition, "when examining each factor in the study and its relationship to attachment, the same items rise to the top, year after year: social offerings — places for people to meet each other and the feeling that people in the community care about each other; openness — how welcoming the community is to different types of people, including families with young children, minorities, and talented college graduates; and aesthetics — the physical beauty of the community including the availability of parks and green spaces" were the Key Drivers of Attachment in the 2010 report.

With respect to the Decatur community, the key take-aways of this public art planning process are as follows:

The top five public art sites for the Downtown Study are:

- Monroe Street Bridge;
- Pocket Park;
- Five Points intersection and River Greenway Trail (tied);
- Riverfront

The top three motifs selected by Decatur Main Street and at the public meeting were of a more literal or realistic figurative form of art.

Additional consideration for integrating downtown public art efforts into community-wide identity efforts should include the integration of public art at key community locations including:

- Riverfront development east of 1st Street and south of Monroe Street;
- Winchester Road/2nd Street and 13th Street - across from Bunge (North Gateway)
- 13th Street (US27/US33) and Nuttman Avenue (US224) (West Gateway)

Section Eight: Facade Assessment

OVERVIEW

The following facade assessment has been focused along the primary study area and is organized as follows:

Each property has been given a number. The number is used to identify the location on the aerial map.

- 1 If the number is contained within a green circle, the building is not considered historically significant.
- 1 If number is contained within an orange circle, the building has been rated in the *Adams County Interim Report, Indiana Historic Sites and Structures Inventory* (Interim Report).

Each property is identified by its address. Properties that have been identified in the Interim Report have orange text in parentheses indicating the number it was given in the document, the rating it received (which will be further explained), the style of architecture, and when the structure/building was constructed.

Following this information is the parcel number, legal description, acres, deeded owner, and property classification. The description includes primary steps to providing maintenance and repair suggestions for the structures within the downtown area. The team of MartinRiley architects and engineers spent an afternoon reviewing each property to determine which properties have severe, potentially detrimental or hazardous issues that should be addressed prior to any facade work, and which buildings are in fairly sound condition, have an intermediate level of maintenance or repair work that is necessary, but have had the facades modified and would be good candidates for further investigation and renovation.

Historical images have been included, if they were available. Suggestions have been given for possible modifications, as have idea images where possible.

DESIGN GUIDELINES

Before making any modification to an historic building, its overall character and its surroundings should be taken into consideration. To prevent making inappropriate changes that could permanently alter the building's architecture, refer to the Secretary of the Interior's Standards for Rehabilitation (Standards) as a guide. These Standards contain concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. They pertain to historic properties of all types, materials, construction, sizes, and use, and encompass a building's interior and exterior, related landscape features, site, and environment as well as attached, adjacent, or related new construction:

The Secretary of the Interior's Standards For Rehabilitation
36 CFR 67

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Source: National Park Service - U.S. Department of the Interior, Technical Preservation Services, "Secretary's Standards for Rehabilitation," <http://www.nps.gov/tps/standards/rehabilitation.htm> (accessed September 22, 2015)

For additional guidance on such things as addressing and understanding architectural features and character, the appropriate treatment of traditional building materials, making historic buildings accessible, and the reuse of specific building types, refer to the series of Preservation Briefs provided by the National Park Service. The following is a list of titles, all of which are available on-line at <http://www.nps.gov/tps/how-to-preserve/briefs.htm> (see next page for text box).

Preservation Briefs

1. Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
2. Repointing Mortar Joints in Historic Masonry Buildings
3. Improving Energy Efficiency in Historic Buildings
4. Roofing for Historic Buildings
5. The Preservation of Historic Adobe Buildings
6. Dangers of Abrasive Cleaning to Historic Buildings
7. The Preservation of Historic Glazed Architectural Terra-Cotta
8. Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings
9. The Repair of Historic Wooden Windows
10. Exterior Paint Problems on Historic Woodwork
11. Rehabilitating Historic Storefronts
12. The Preservation of Historic Pigmented Structural Glass (Vitrolite and Carrara Glass)
13. The Repair and Thermal Upgrading of Historic Steel Windows
14. New Exterior Additions to Historic Buildings: Preservation Concerns
15. Preservation of Historic Concrete
16. The Use of Substitute Materials on Historic Building Exteriors
17. Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character
18. Rehabilitating Interiors in Historic Buildings—Identifying Character-Defining Elements
19. The Repair and Replacement of Historic Wooden Shingle Roofs
20. The Preservation of Historic Barns
21. Repairing Historic Flat Plaster—Walls and Ceilings
22. The Preservation and Repair of Historic Stucco
23. Preserving Historic Ornamental Plaster
24. Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
25. The Preservation of Historic Signs
26. The Preservation and Repair of Historic Log Buildings
27. The Maintenance and Repair of Architectural Cast Iron
28. Painting Historic Interiors
29. The Repair, Replacement, and Maintenance of Historic Slate Roofs
30. The Preservation and Repair of Historic Clay Tile Roofs
31. Mothballing Historic Buildings
32. Making Historic Properties Accessible
33. The Preservation and Repair of Historic Stained and Leaded Glass
34. Applied Decoration for Historic Interiors: Preserving Historic Composition Ornament
35. Understanding Old Buildings: The Process of Architectural Investigation
36. Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
37. Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing
38. Removing Graffiti from Historic Masonry
39. Holding the Line: Controlling Unwanted Moisture in Historic Buildings
40. Preserving Historic Ceramic Tile Floors
41. The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront
42. The Maintenance, Repair and Replacement of Historic Cast Stone
43. The Preparation and Use of Historic Structure Reports
44. The Use of Awnings on Historic Buildings: Repair, Replacement and New Design
45. Preserving Historic Wooden Porches
46. The Preservation and Reuse of Historic Gas Stations
47. Maintaining the Exterior of Small and Medium Size Historic Buildings

Source: National Park Service – U.S. Department of the Interior, Technical Preservation Services, "Preservation Briefs," <http://www.nps.gov/tps/how-to-preserve/briefs.htm> (accessed September 22, 2015).

While many of these titles contain information pertinent to the buildings of downtown Decatur, #11 – Rehabilitating Historic Storefronts, will provide a good, general overview of what is the most important feature of a commercial building as it is the area that pedestrians and drivers notice the most. It is also the feature that is most often altered. (See Appendix G for Rehabilitating Historic Storefronts Service Brief)

The following glossary and visual identification of building elements are provided as a reference in regard to the building assessment.

GLOSSARY OF TERMS

ADA – acronym for “Americans with Disabilities Act” of 1990 which prohibits discrimination and ensures equal opportunity for persons with disabilities in employment, state and local government services, public accommodations, commercial facilities, and transportation.

Addition – new construction added to an existing building or structure.

Alteration – any work, including construction, reconstruction, or removal of any building or building element, that impacts any exterior architectural feature.

Awning – a sheet of canvas or other material stretched on a frame and used to keep the sun or rain off a storefront, window, or doorway.

Bay – an outward projection of a wall with windows, or a division in a wall seen as space between piers or columns.

Bulkhead (lower window panel) – the part of a storefront that forms a base for one or more display windows.

Column – an upright member, designed to carry a load.

Coping – a capping or covering to a wall, either flat or sloping, to throw off water.

Cornice – any projecting ornamental molding along the top of a building, wall, etc., finishing or crowning it.

Door head – the uppermost member of a door frame.

Elevation – the external faces of a building.

Façade – the face of a building, especially the principal or front face, showing its most prominent architectural features.

Gable – the triangular part of an exterior wall, created by the angle of a pitched roof with two sides.

Glazing – glass windows.

Header – a framing member which crosses and supports the ends of joists, rafters, etc., transferring the weight of the latter to parallel joists, rafters, etc.

Hipped roof – a roof which slopes upward from all four sides of a building.

Infill – to fill or block up (a space or hole).

Masonry – stonework.

Parapet (pediment) – that part of a wall which is entirely above the roof.

Pier – a member, usually in the form of a thickened section, which forms an integral part of a wall; the solid mass between doors, windows, and other openings in buildings.

Pilaster – a shallow pier or rectangular column projecting only slightly from a wall.

Signboard – area of a building designed for displaying the name of a business

Spalling – the crumbling or flaking of masonry and concrete surfaces often due to the freezing and thawing of water that has infiltrated.

Streetscape – the visual elements of a street, including the road, adjoining buildings, sidewalks, street furniture, trees, and open spaces, etc., that combine to form the street's character.

Storefront – the portion of the ground floor of a building consisting of a main entry (often recessed), bulkhead; display windows, and transom windows, and used for retail purposes.

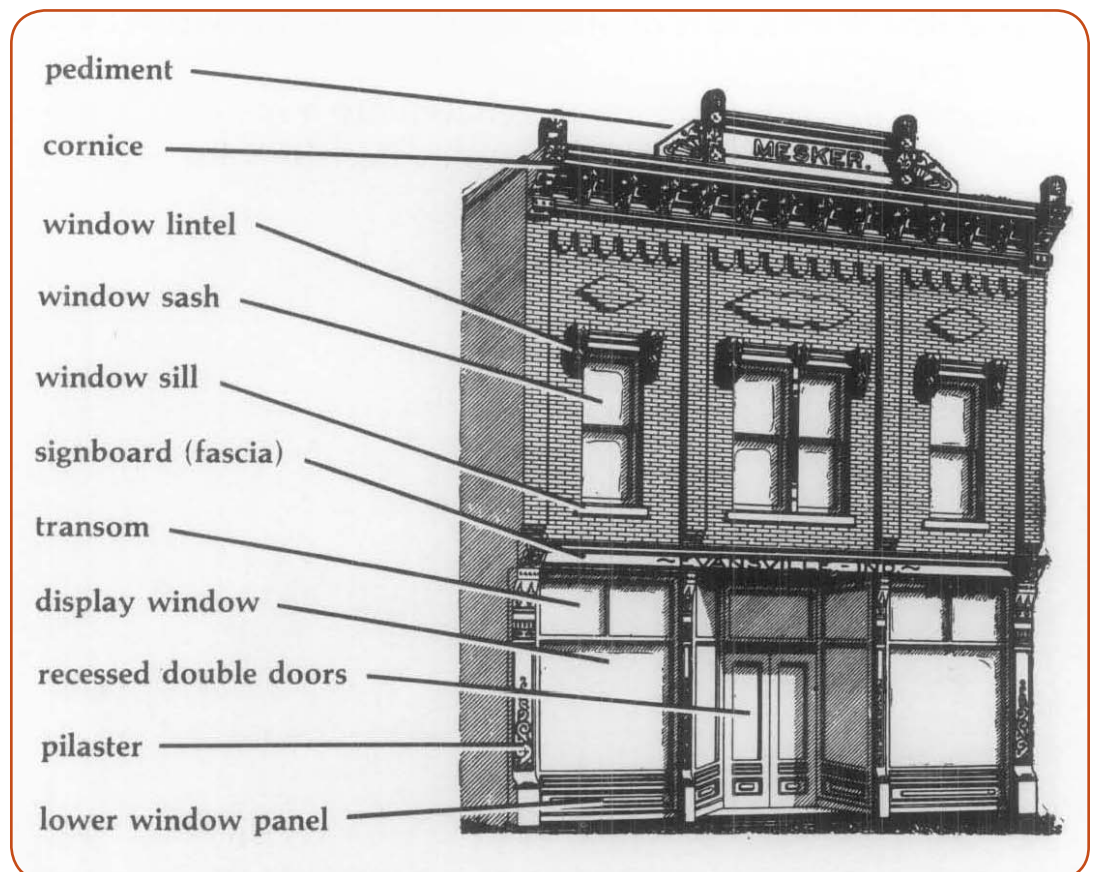
Transom – a small, horizontal window that is above a door or larger window.

Tuckpointing – the process of removing deteriorated mortar from the joints of a masonry wall and replacing it with new mortar.

Window head (window lintel) – the upper, horizontal cross member or decorative element of a window frame.

Window sash – the framed part of the window holding the panes of glass in place.

Window Sill – a ledge forming the bottom part of a window



Source: Preservation Brief #11 Rehabilitating Historic Storefronts, U.S. Department of the Interior, National Park Service (See Appendix

INTERIM REPORT CLASSIFICATION SYSTEM SUMMARY

The Interim Report divides historic sites and structures into four categories based upon the integrity of the site or structure, remaining historic fabric, alterations, additions, structure relocation, environment and associated history.

Outstanding (O) - The “O” rating means that the property has enough historic or architectural significance that it is already listed, or should be considered for individual listing, in the National Register of Historic Places. “Outstanding” resources can be of local, state or national importance.

Notable (N) - The rating of “N” means that the property did not quite merit an “Outstanding” rating, but still is above average in its importance. Further research or investigation may reveal that the property could be eligible for National Register listing.

Contributing (C) - The “C” rating was given to any properties meeting the basic inventory criterion of being pre-1970, but that are not important enough to stand on their own as individually “Outstanding” or “Notable.” Such resources are important to the density or continuity of the areas’ historic fabric. “Contributing” properties can be listed in the National Register of Historic Places if they are part of a historic district, but would not usually qualify individually.

Non-Contributing (NC) - Properties rated “NC” were not included in the inventory unless they were located within a historic district. Such properties are usually either built after 1970, are older structures that have been significantly altered and have lost historic character, or are otherwise incompatible with their historical surroundings. These properties are not eligible for the National Register.

2nd Street from W. Jackson Street to Monroe Street



1 265 N 2nd Street, Decatur, IN 46733



Parcel Number: 01-05-03-201-036.000-022

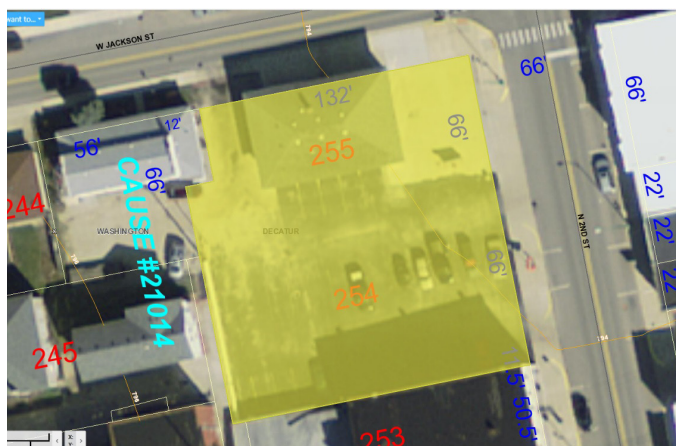
Legal Description: 1st ADD N 115' Lot 253 and Vacaded alley & Lots 254 and 255 EXC NW COR

Acres: 0.4446

This building is not classified as historic in the Interim Report. The structure appears to have had an addition to the south, as well as the hipped roof added to the original structure. The building has been fairly well maintained.

The hipped roof, windows, main entry door, and signage are not in keeping with the character with the style of the building. The character of the building would benefit from the removal or modification of these elements to a style that is more sympathetic to the original design and character of the structure.

Following are examples of similar structures:





Example of historic structure similar in style.



The facade would benefit from new signage in keeping with the historic character of downtown. This would apply to both the style and the color scheme. The freestanding sign should also be removed.



Example of a streetscape design addressing a corner lot needing vehicular access.



The corner lot transitions from commercial to the south and residential to the north. The incorporation of landscaping along the streetscape would blend the transition, as well as provide safety for pedestrians. Pedestrian and vehicular traffic should be separated on the site and identified through the use of different materials and landscaping. The corner lot also allows for the opportunity for additional streetscape amenities, such as sculpture and benches.



The proposed street improvements will assist with limiting the access to the parking lot. Additional low decorative fencing and landscaping will improve the aesthetics of the area.



Image of similar idea showing streetscape improvements, landscape buffer and decorative fencing.

2 258 N 2nd Street, Decatur, IN 46733



Parcel Number: 01-05-03-201-044.000-002

Legal Description: 1st ADD LOT 268

Acres: 0

This building is not classified as historic in the Interim Report.

The storefront has been infilled with vinyl siding and residential doors, covering up the transom and display windows, while the upper facade windows have been replaced with vinyl versions or infilled with brick. Traditional crank canvas awnings have also been removed. However, the iron transom header and masonry pilasters are original. Following is an historical image of the building.





The iron header above previous location of transom windows remains as well as masonry pilasters. Storefront system has been infilled with vinyl siding and residential doors.

The importance of good signage for commercial enterprise cannot be overestimated. However, an unobtrusive, attractive sign can be just as effective, if not more so than an overly large or bright sign.

There is some brick spalling on the upper facade that should be addressed, and the installation of satellite dishes on building fronts should be discouraged.



3 258 N 2nd Street, Decatur, IN 46733



This building is not classified as historic in the Interim Report.

The storefront has been covered with vinyl siding and incorporates residential doors and windows, and the brick has been painted. It appears it was originally designed to have a centered main storefront entrance. It also appears an entrance to the second floor may have been infilled on the north side (left side of the front entrance). The layout of the windows, the details, and the signage are not in keeping with historic storefront design.

Parcel Number: 01-05-03-201-021.000-022

Legal Description: 1st ADD N 22' LOT 269

Acres: 0



4 254 N 2nd Street, Decatur, IN 46733



Parcel Number: 01-05-03-201-021.000-022

Legal Description: 1st ADD N 22' LOT 269

Acres: 0

This building is not classified as historic in the Interim Report.

The storefront, with centered entrance, has been covered with wood siding, and incorporates a residential door and windows. The layout of the windows, design of the door, the awning, and signage are not in keeping with the historic storefront design. Also, lighting for the building should typically come from the interior and street lights as opposed to the current residential carriage lights. Water damage to the lower portion of the wood siding should be addressed.

A new storefront system, awning, horizontal wall sign, projecting sign, and window signs would greatly improve the exterior appearance of the building.



5 250 N 2nd Street, Decatur, IN 46733



Parcel Number: 01-05-03-201-034.000-022

Legal Description: S 22' 1st ADD LOT 269

Acres: 0



This building is not classified as historic in the Interim Report.

The storefront has been infilled with wood siding and incorporates a residential-type window. The transom, currently covered with corrugated metal siding, is an ideal location for signage, although signage could also be added to the upper brick area, or as a projecting sign located at a level between the transom and storefront windows. The layout of the windows, door design, and signage are not in keeping with the historic storefront design. Tuckpointing is needed at the top of the parapet and along the south side of the building, and water damage to the lower portion of the wood siding should be addressed

A new storefront system, awning, horizontal wall sign, and projecting sign would greatly improve the exterior appearance of the building.

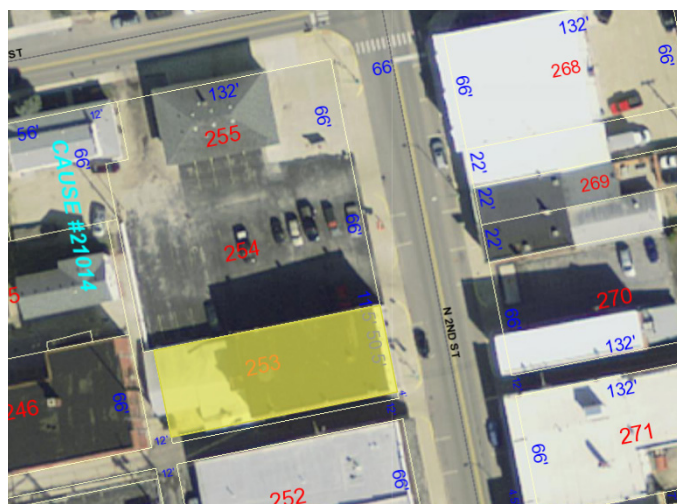
6 **241 N 2nd Street, Decatur, IN 46733 -**
(21055 Contributing; Italianate; c. 1893)



Parcel Number: 01-05-03-201-056.000-022

Legal Description: N 50.5' OF S 54.5' & S 4' LOT
254 1ST ADDITION

Acres: 0



This building has been classified as Italianate; c. 1893, Contributing in the Interim Report.

The storefront has been infilled with anodized aluminum storefront windows and doors. The amount of glass is likely similar to the original building; however, the transom, pilasters, and bulkheads have been modified since the building's construction. The style of the doors and frames are not in keeping with the historic storefront design. The front facade has been painted, which has caused much of the cornice details to be lost. The upper facade windows have been replaced with glass block and a residential-type window which detracts from the building's appearance. Signage should be rectangular in shape, in a size in keeping with the scale of the building, and placed centrally over each storefront. Tuckpointing is needed at the top portion of the parapet and along the south side of the building.



Tuckpointing is needed on the upper facade. The paint should be removed from the brick. The cornice detail should be repaired and painted in a historical color to coordinate with the building, while the glass block windows should be replaced with windows in keeping with the original style.



The limestone façade requires minor repairs, although ideally, it should be removed to bring it back to its original Italianate-style appearance. The image below shows the north wall with attractive brick design, but infilled windows and door. Tuckpointing is needed.



7 **238 N 2nd Street, Decatur, IN 46733 -**
(21056 Contributing; Italianate; c. 1893)



Historical image of facade.

This building has been classified as Italianate; c. 1885, Contributing in the Interim Report.

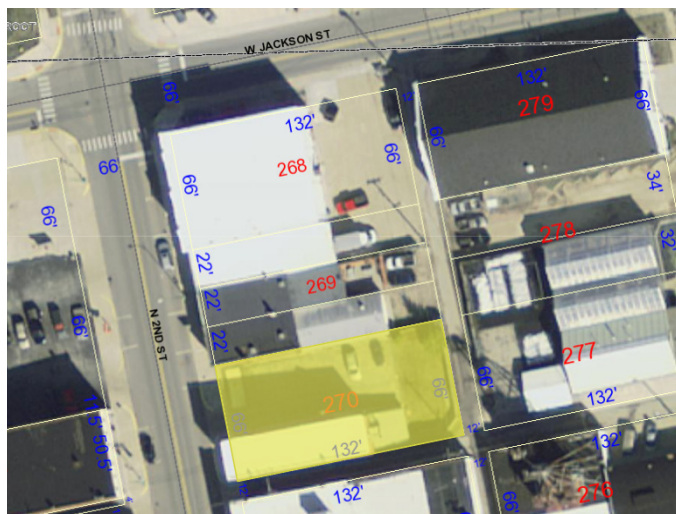
On this building, as the storefront has been covered with vinyl siding and the windows replaced with residential-style versions, it no longer reflects historic storefront design. Also, the upper brick façade, in need of tuckpointing, has been painted, and has had inappropriate light fixtures added.

A new storefront system, awning, horizontal wall sign, and projecting sign would greatly improve the exterior of the building.

Parcel Number: 01-05-03-201-069.000-022

Legal Description: S1ST ADD LOT 270

Acres: 0.1999



The parking lot fencing is not in keeping with the historic character of the downtown. Replacing it with low, decorative fencing and landscaping will improve the area's aesthetics, while the proposed street improvements will assist in limiting access to the lot. See the image example for 265 N. 2nd Street.



A closeup view of the storefront system.



As described previously, the current storefront is not in keeping with historic storefront design, and the entrance does not meet ADA guidelines for wheelchair accessibility. If alterations are made to the building, a ramp would need to be constructed or another entrance made to be accessible.

8 233 N 2nd Street, Decatur, IN 46733 -
(21054 Contributing; Functional; c. 1930)



Parcel Number: 01-05-03-201-035.000-022

Legal Description: 1ST ADD LOT 252

Acres: 0

This building has been classified as Functional; c. 1930, Contributing in the Interim Report.

This building's storefront has been replaced with anodized aluminum storefront windows and doors, and the transom has been covered by the wood-shingled awning. However, the amount of glass in the storefront is likely similar to what would have originally been present. The door style and frames of that on the left side of the front elevation are not in keeping with historic storefront design. Constructing a new storefront system, and adding appropriate awning and signage would greatly improve the exterior appearance. As the proposed streetscape improvements will incorporate new benches, the existing bench will be removed.



9 **236 N 2nd Street, Decatur, IN 46733 -**
(21057 Contributing; Italianate; c. 1892)



Parcel Number: 01-05-03-201-029.000-022

Legal Description: 1ST ADD LOT 271 & N 4.5'
LOT 272

Acres: 0

This building has been classified as Italianate; c. 1892, Contributing in the Interim Report.

The storefront has been replaced with wood siding, and the doors and windows are not in the proper scale or material for historic storefront design. The shingled awning should be removed, the transom glass should be restored, and new fabric awning should be installed.

The north wall needs tuckpointing in several areas, as does the upper façade, which should also have its painted surface removed. The cornice, which when compared to an historical image of the building is missing a portion on one end, should be painted in an historical color palette and in a way that contrasts with the main body of the building to highlight its detail. As the windows of the upper façade have been infilled, they should be replaced with windows like those in the historical image.

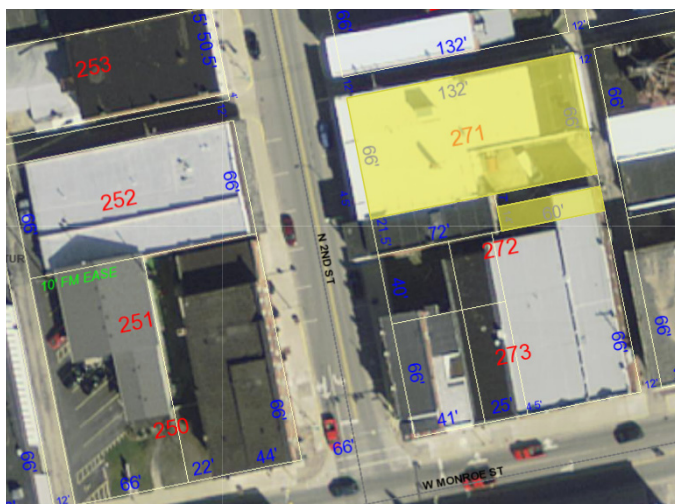




Image from Google Earth to align with historical image.



Historical image of facade.



North elevation has similar issues as noted for the front elevation.



Painted brick is peeling, and windows are boarded up.



Cornice segment needs replacing, and tuckpointing is needed.



Wood siding, asphalt shingled awning, and inappropriate doors and windows should be removed.

10 **222 N 2nd Street, Decatur, IN 46733 -**
(21058 Contributing; Craftsman; c. 1925



Google image similar angle as historical image.



Historical image of facade.

This building has been classified as Craftsman; c. 1925, Contributing in the Interim Report.

The storefront appears to be in keeping with the original design, although the brick has been painted. The upper facade has had the transom windows infilled, and the door and windows have been replaced with residential style units.





Infilled transom window.



Existing storefront and storefront entry should remain.



Transom detail. Paint from brick should be removed.

11 210 N 2nd Street, Decatur, IN 46733 -
(21059 Non-Contributing; Vacant Lot (214-218 North Second Street))



Parcel Number: 01-05-03-201-035.000-022

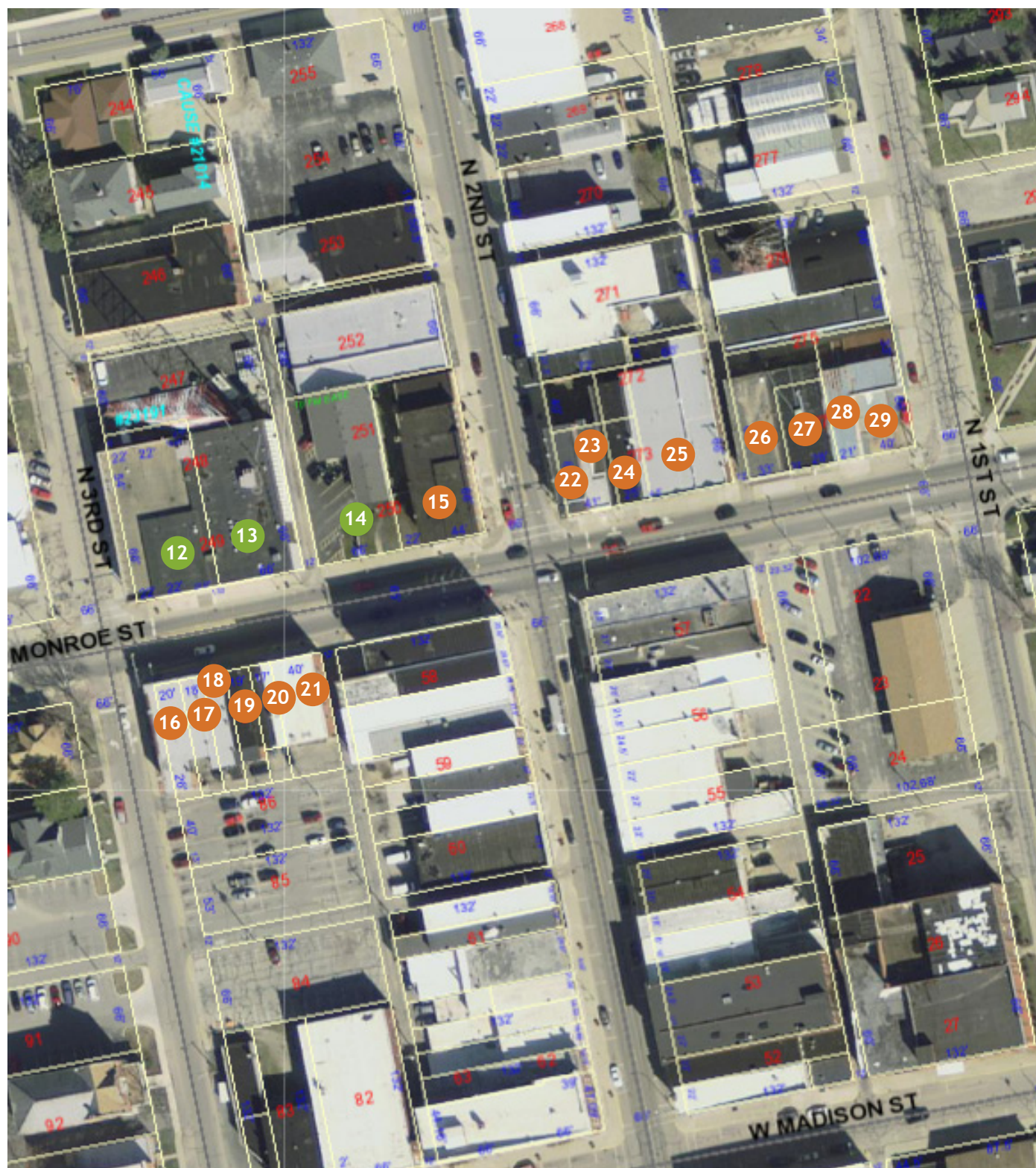
Legal Description: 1ST ADD S 40' of W 41' LOT 272

Acres: 0

This area could be used by adjacent businesses for an outdoor dining area, entertainment area, etc. Adding decorative fencing and landscaping would improve the aesthetics of the space.



Monroe Street to 3rd Street and 1st Street



12 240 W Monroe Street, Decatur, IN 46733

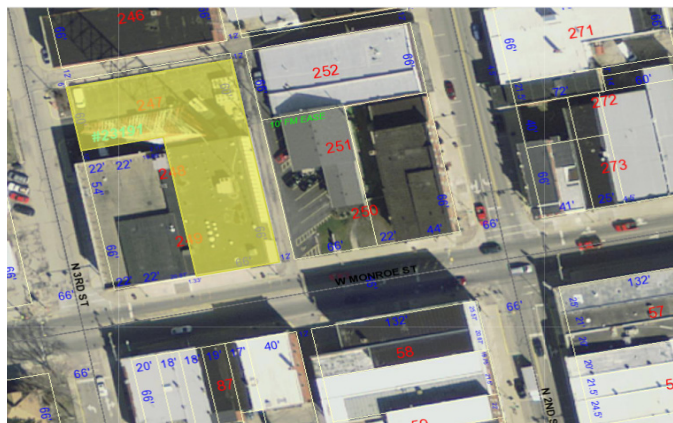
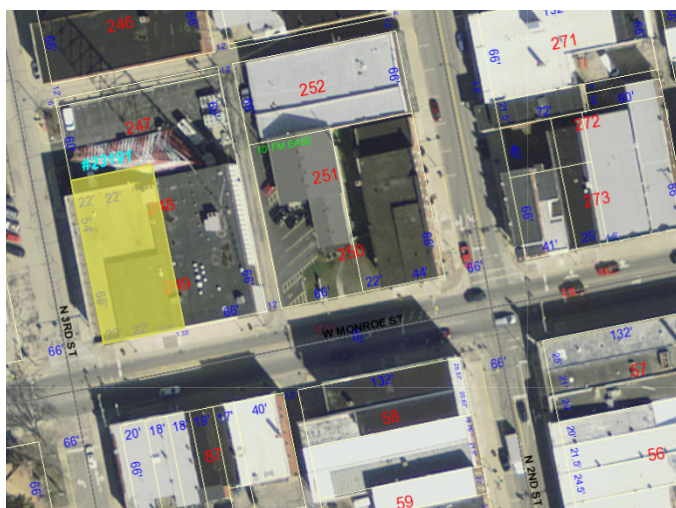
13 248 W Monroe Street, Decatur, IN 46733



Parcel Number: 01-05-03-201-013.000-022
Legal Description: 1ST ADD S 54' W/2 LOT 248 & W/2 LOT 249
Acres: 0

This building is not classified as historic in the Interim Report.

The building design is not in keeping with the historic character of downtown Decatur. The streetscape improvements proposed for the area will help to soften the facade.



14 216 W Monroe Street, Decatur, IN 46733



Parcel Number: 01-05-03-201-032.000-022

Legal Description: 1ST ADD W 66' LOTS 250 & 251

Acres: 0

This building is not classified as historic in the Interim Report.

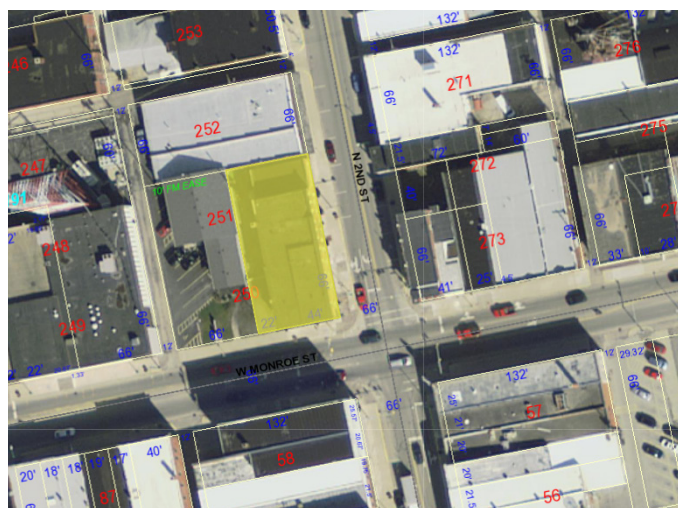
The building design is not in keeping with the historic character of downtown Decatur, although the proposed streetscape improvements will help to tie the site into the fabric of the area. Low decorative fencing and landscaping should be installed to screen the parking area.



15 **210 N 2nd Street, Decatur, IN 46733 -**
(21059 Non-Contributing; Vacant Lot (214-218 North Second Street))



Parcel Number: 01-05-03-201-006.000-022
Legal Description: 1ST ADD E/2 LOTS 250 & 251
Acres: 0

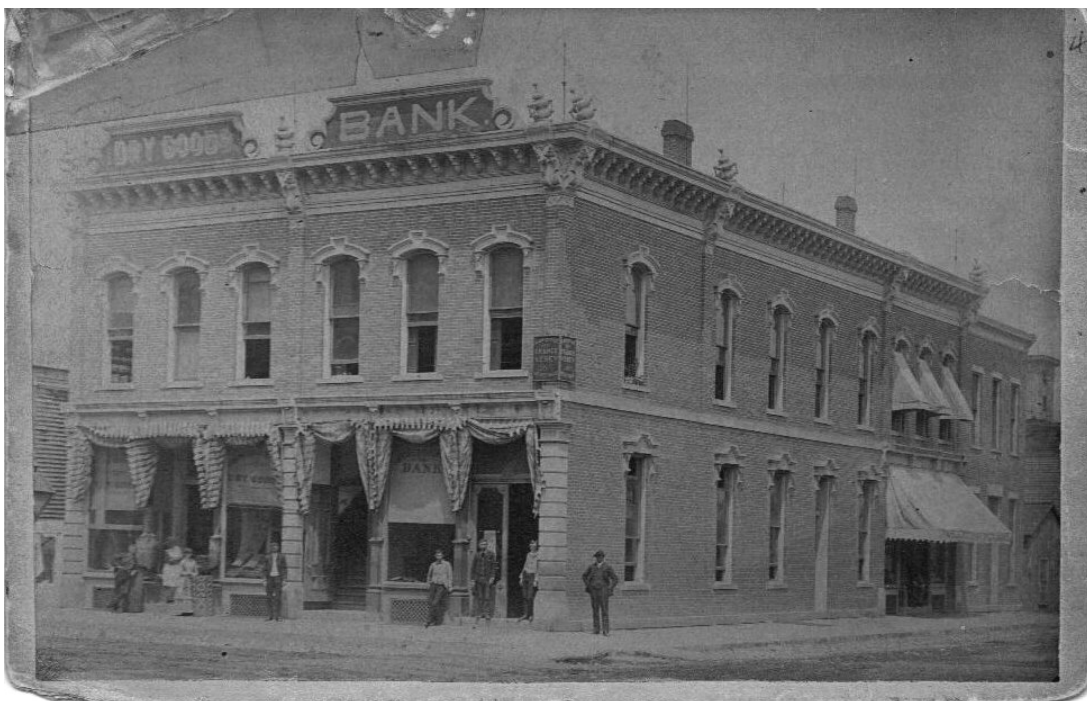


This building has been classified as Italianate; c. 1875, Notable in the Interim Report.

Although the storefront appears to have been altered when comparing it to the historical image, it does feature proper proportions, elements, and materials. The transom, storefront windows, doors, and bulkhead are in keeping with the historic characteristics of downtown, and the signage ties in well with the front façade. Although the upper windows have been replaced, the original openings are still intact. Needed maintenance includes tuckpointing of the upper façade and repairs and painting of the cornice.



Current image of the building.



Historical image of the building.

As shown on the adjacent page, the historical image shows what the building looked like when it was originally constructed. The east elevation could be improved by bringing back the previous window and door openings as well as by adding an awning.



The above image shows an excellent example of an appropriate cornice, upper facade, transom, storefront windows, and bulkhead.

The adjacent image is an excellent example of an appropriate storefront entry.



The upper facade has areas that need to be tuckpointed and caulked, and trim needs to be painted. The cornice needs some repairs and paint as well.



15 **208 W Monroe Street, Decatur, IN 46733 -**
(21053 N/C Commercial Block 221 North Second Street; No Style; c. 1875)



This building is classified as non-contributing and no style in the Interim Report.

To improve appearance of this building, the storefront transom, display windows, and the brick and store bulkhead should be replaced. The facade also needs to be tuckpointed.



15 **208 W Monroe Street, Decatur, IN 46733 -**
(21052 C Commercial Block 217 North Second Street; Italianate; c. 1885)



This building is classified as Contributing and Italianate in the Interim Report.

As seen in the historical image of this building, the front façade originally had a central entrance flanked by windows that extended much lower than the current replacement versions. The brick infill clearly marks where these openings had once been. The north elevation is covered in metal siding that is not in keeping with historic design guidelines; however, the upper façade windows, despite being replacements, are of an appropriate style for the building. Tuckpointing is needed in several areas of the front façade.



16 **239 W Monroe Street, Decatur, IN 46733 -**
(21012 C Commercial Block, 243-247 West Second Street; Italianate; c. 1892)



Parcel Number: 01-05-03-202-120.000-022
Legal Description: O P N 26' OF W 20' LOT 86 &
W 20' LOT 87
Acres: 0

This building has been classified as Italianate; c. 1892, Contributing in the Interim Report.

The storefront of this building has been replaced with wood siding, and a wood-shingled awning has been added in some areas. As these are not in keeping with the historic character of the building, these elements should be removed. The upper façade remains intact including the original window openings, although the windows themselves have been replaced. On the west side of the building, the sidewalk area is wide enough to accommodate outdoor seating for the existing restaurant business.





On the west side of the building, the bottom portion of the wood siding, which appears to be covering some lower level openings, has some water damage, and some shingles are beginning to fall off the awning. The doors and lighting are not in keeping with the design of a commercial building as they are residential in style. Some masonry spalling is apparent and should be addressed, while needed maintenance includes repairs to and painting of the cornice, painting of the window trim, and tuckpointing.



17 **239 W Monroe Street, Decatur, IN 46733 -**
(21012 C Commercial Block, 243-247 West Second Street; Italianate; c. 1892)



Parcel Number: 01-05-03-202-118.000-022

Legal Description: N 26' OF E 18' OF W 38' O P
LOT 86 & E 18' W 36' LOT 87
Acres: 0



This building has been classified as Italianate; c. 1892, Contributing in the Interim Report.

The storefront, transom, and bulkhead have been replaced with wood siding. As these elements are not in keeping with the historic character of the building, they should be removed. The upper façade remains intact.



As seen in the previous image of the door and window, the glazing is reflective rather than clear. While the door style is appropriate for the building style, the lighting, wood siding, gable trim, and windows are not. These should be removed and replaced with the traditional storefront, transom, display windows, bulkhead, and storefront door. The upper story of the façade has received modern replacement windows whose configuration is consistent with windows of the same era of the building; but not in materiality.

The residential screen door, seen in the above image, should be replaced with a door similar to that of the storefront door shown in the design guidelines in Section 5. Needed maintenance includes repainting of the cornice, and some minor tuckpointing to the upper right portion of the building just below the cornice.

The cornice needs to be repainted. Some minor tuckpointing needs to occur on the upper right portion of the building, just below the cornice.



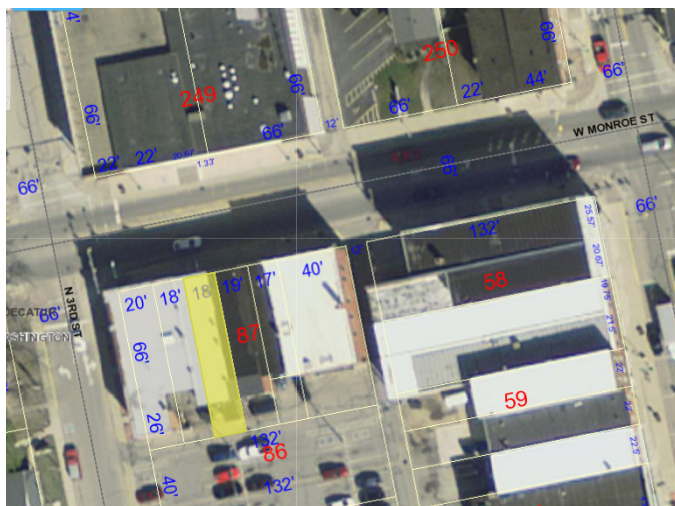
18 **239 W Monroe Street, Decatur, IN 46733 -**
(21012 C Commercial Block, 243-247 West Second Street; Italianate; c. 1892)



Parcel Number: 01-05-03-202-121.000-022

Legal Description: ORIG PLATE E 18' OF W 56' OF
N 26' LOT 86 & E 18' OF W 56'
LOT 87

Acres: 0



This building has been classified as Italianate; c. 1892, Contributing in the interim report.

The storefront, transom, and bulkhead have been replaced with wood siding, which is not in keeping with the historic character of the building. The upper façade remains intact as is the cornice, although it needs to be repainted as the roof trim is rusting and causing discoloration. The building signage should be installed in line with the transom location.

19 **237 W Monroe Street, Decatur, IN 46733 -**
(21012 C Commercial Block, 243-247 West Second Street; Italianate; c. 1892)



Parcel Number: 01-05-03-202-119.000-022

Legal Description: OP W 19' OF E 76' LOT 87 & W
19' E 76' OF N 26' LOT 86

Acres: 0

This building has been classified as Italianate; c. 1892, Contributing in the Interim Report.

The storefront windows, transom, and awning have been replaced with wood siding. As these elements are not in keeping with the historic character of the building, they should be removed. The cornice and upper façade remain intact, including the original window openings, although the windows themselves have been replaced. The cornice should be painted.

Although the storefront door is no longer in use, the light fixture near it should be replaced with a version that is more appropriate in style for the building. Also, the door head should be exposed, as opposed to being covered by wood siding, and the glass should be replaced with a clear variety.



20 **233 W Monroe Street, Decatur, IN 46733 -**
(21011 C Commercial Block, 233-239 West Second Street; Italianate; c. 1892)



Historical image of facade. (Partial building to the right)

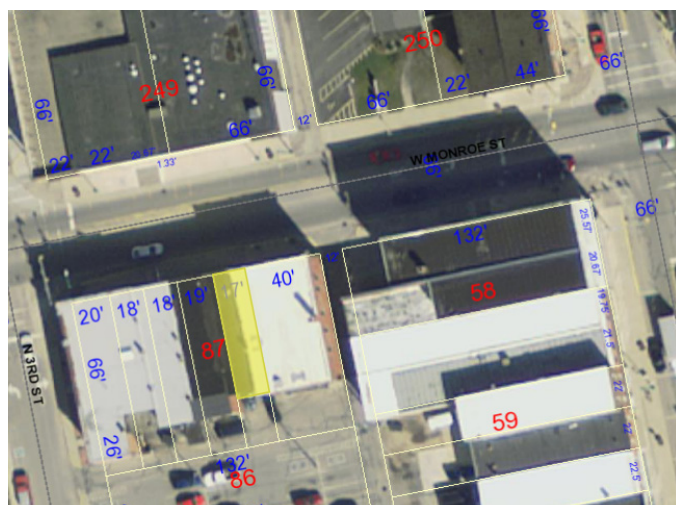
This building has been classified as Italianate; c. 1892, Contributing in the Interim Report.

Inappropriate changes made to this building include replacement of the storefront windows with aluminum-framed versions, and the installation of an asphalt-shingled awning that covers up the transom. Both the main entrance door, and the door to a second floor apartment, have residential-type screen doors on them.

Parcel Number: 01-05-03-202-084.000-022

Legal Description: W 17' OF E 57' O P BARBER
SHOP LOT 87

Acres: 0





In the historical image on the previous page, note the design of the original display windows covered by a retractable awning.



The cornice, window head, and window sills appear to be the original ornamentation and should be maintained.

21 **225 W Monroe Street, Decatur, IN 46733 -**
(21010 C Commercial Block, 225 West Monroe Street; Neo-Classical Revival; c. 1892)



Parcel Number: 01-05-03-202-029.000-022

Legal Description: ORIG PLATE E PT N 26' LOT
86 & E PT LOT 87

Acres: 0

This building has been classified as Neo-Classical Revival; c. 1912, Contributing in the Interim Report.

Originally designed as a fire department, the first floor windows fill the former garage door openings. Additionally, the upper façade window openings have been replaced with smaller windows and the excess space filled with vinyl siding. To bring the façade back to its original historic character, the vinyl siding, residential windows, and aluminum-framed entry doors should be removed. Some minor tuckpointing also needs to be done.

This building could be an interesting space for a museum or restaurant/bar. By restoring the garage doors to allow them to be opened, an indoor/outdoor dining experience could be created. Streetscape improvements may be needed to buffer the noise and pollution from street traffic.





Upper facade residence windows and siding should be replaced.



Adjacent photo: On the east façade, windows have been replaced with smaller versions, and some original window openings have been infilled. The windows and infill should be removed and replaced with windows of an appropriate size to allow for a better view of Founders Park, the new City Hall, and other historical buildings as well as for natural light to penetrate further into the interior of the building.

22 **148 W Monroe Street, Decatur, IN 46733 -**
(21002 N Commercial Block, 148 West Monroe Street; Second Empire; c. 1857)



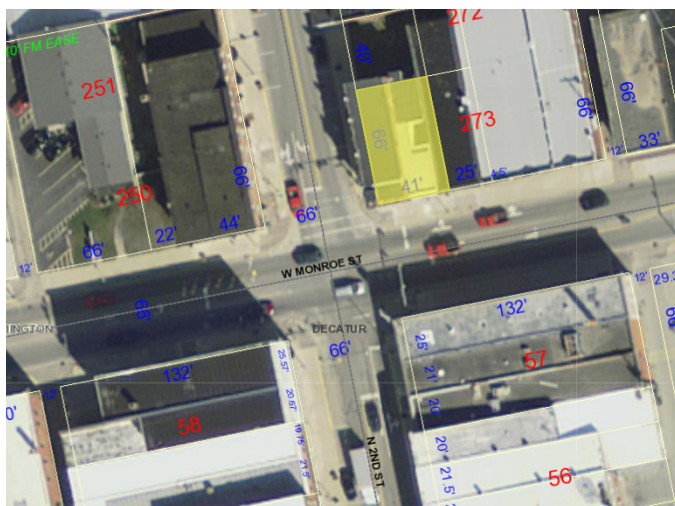
Parcel Number: 01-05-03-201-004.000-022

Legal Description: W 41' 1ST ADD LOT 273

Acres: 0

This building has been classified as Second Empire; c. 1857, Notable in the Interim Report.

Many original architectural elements exist on the façade of this building which could be improved by the application of an appropriate paint scheme. Needs include third-floor shingles being replaced with a slate material; restoration of the west side and southeast corner storefront to uncover or replace the transom and bulkheads; replacement of the second floor residential-type door with a storefront-type door; the addition of railings to the basement stairway and correction of its bowing concrete wall; and replacement of the railing along the east sidewalk for safety reasons. Also, windows on the upper façade need to be repaired or replaced as some frames are broken or need to be repainted, and the vertical chimney elements need significant tuckpointing.



The portion of the building to the East of 148 Monroe is noted below, as it is separated in the interim report. However, the Adams County Geographic Information Systems, indicates it has the same address as the building on the corner. This building has been classified as No Style; c. 1893, Contribution in the interim report.



Located on the west side of 144 West Monroe, this exterior stairwell is significantly deteriorated and in need of immediate repair or enclosure.

23 *144 W Monroe Street, Decatur, IN 46733 -
(21003 C Commercial Block, 144 West Monroe Street; No Style; c. 1893)*



24 *140 W Monroe Street, Decatur, IN 46733 -
(21004 C Commercial Block, 140 West Monroe Street; Italianate; c. 1891)*



Parcel Number: 01-05-03-201-062.000-022

Legal Description: E 25' OF W 66' LOT 273

Acres: 0

This building has been classified as Italianate; c. 1891, Contributing in the Interim Report.

The entire storefront of this building, including the transom, bulkhead, and display windows, has been covered in wood siding, as have the upper façade windows. Other issues include the storefront door having been replaced with a solid hollow metal version; a rusting cornice that needs to be repaired and painted; and an upper façade in need of tuckpointing. The paint on a section of brick on the west side of the upper façade, extended from the building to the west, should be removed.



25 **128 W Monroe Street, Decatur, IN 46733 -**
(21005 N/C Commercial Block, 128-134 West Monroe Street; Italianate; c. 1909)



Parcel Number: 01-05-03-201-022.000-022
 Legal Description: 1ST ADD PT S 54' OF E 66' 4 & 1/2" LOT 272 & E 66' 4 & 1/2" OT 273
 Acres: 0

This building has been classified as Italianate; c. 1909, Non-Contributing in the Interim Report.

The storefront on the west appears to be original, and could be improved by painting, while the middle and eastern storefronts, removed and replaced with commercial materials, should be modified according to historic storefront design. The metal siding covering the upper façade should be removed, likely revealing the need for tuckpointing and window repair or replacement. Also, the cornice is beginning to show rust and should be painted.





East Elevation

On the east façade, windows have been infilled, replaced inappropriately, or are in need of repair. The covered up bay windows should be repaired so as to restore the historic character of the building, and to allow natural light into the second-floor living areas.



West Storefront



Middle Storefront



East Storefront

Following is an image of the current street followed by an example of improvements that could be made.



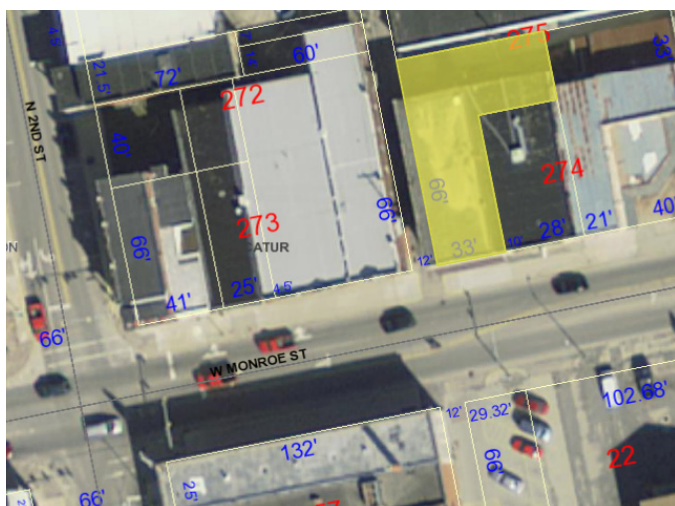
26 **120 W Monroe Street, Decatur, IN 46733 -**
(21006 C Commercial Block, 122 West Monroe Street; Functional; c. 1903)



Parcel Number: 01-05-03-201-041.000-022

Legal Description: FIRST ADD W 33' LOT 274 &
W 33' S/2 LOT 275

Acres: 0



This building has been classified as Functional; c. 1903, Contributing in the Interim Report.

While this building's storefront appears to be original, the wood-framed, asphalt-shingled awning, in need of repairs, is not in keeping with the historic character of the building and should be replaced with a fabric version. Similarly, the light fixtures near the entrance should be replaced with a more appropriate style. To draw attention to the storefront entrance and to highlight the bulkhead details, the color scheme could be modified. Windows in the upper façade need to be repaired, spalling in some areas needs to be addressed, and the wood trim is rotting. Currently, the building is not ADA-accessible from the street. Interior lighting may be needed if the public is unable to discern when the business is open.

27 116 W Monroe Street, Decatur, IN 46733 -
(21007 C Commercial Block, 116-118 West Monroe Street; Modern; c. 1955)



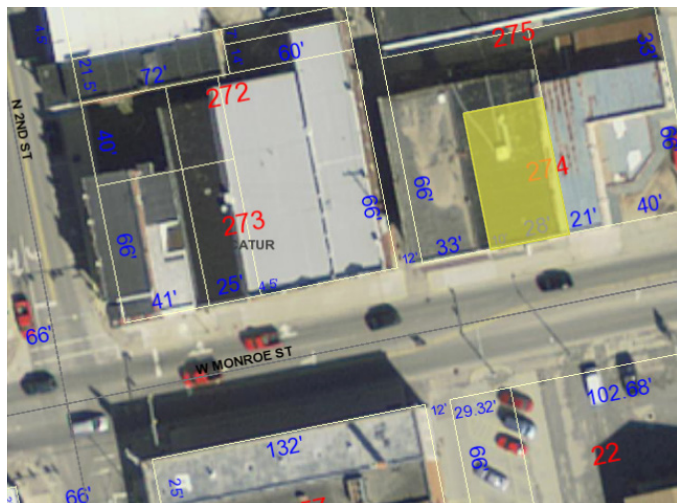
Parcel Number: 01-05-03-201-008.000-022

Legal Description: E 38' OF W 71' 1ST ADD LOT
274 & E 38' OF W 71' OF S/2
LOT 275

Acres: 0

This building has been classified as Modern; c. 1955, Contributing in the Interim Report.

As this building's original storefront has either been removed or covered by wood siding, a new storefront should be designed that is more typical of a Modern-style, 1950s building while keeping what appears to be the original awning. The residential-type door to the second floor and the light fixtures should be replaced with appropriate versions in keeping with the style of the building. The second floor windows appear to need to be repaired or replaced, but should be replaced with the same design as the two on the right side of the façade. Additional issues include needed plaster repairs and paint of the upper façade and awning repair and paint. The signage at cornice level should be lowered to just above the awning, and the blade and/or wall sign should be located below the awning.





Interior lighting may be needed if the public is unable to discern when the business is open.

28/29 108 W Monroe Street, Decatur, IN 46733 -
(21008 NC Commercial Block, 106 West Monroe Street; Italianate; c. 1918)



Parcel Number: 01-05-03-201-058.000-022

Legal Description: 1ST ADD E 61' LOT 274 & E
61' S 33' LOT 275

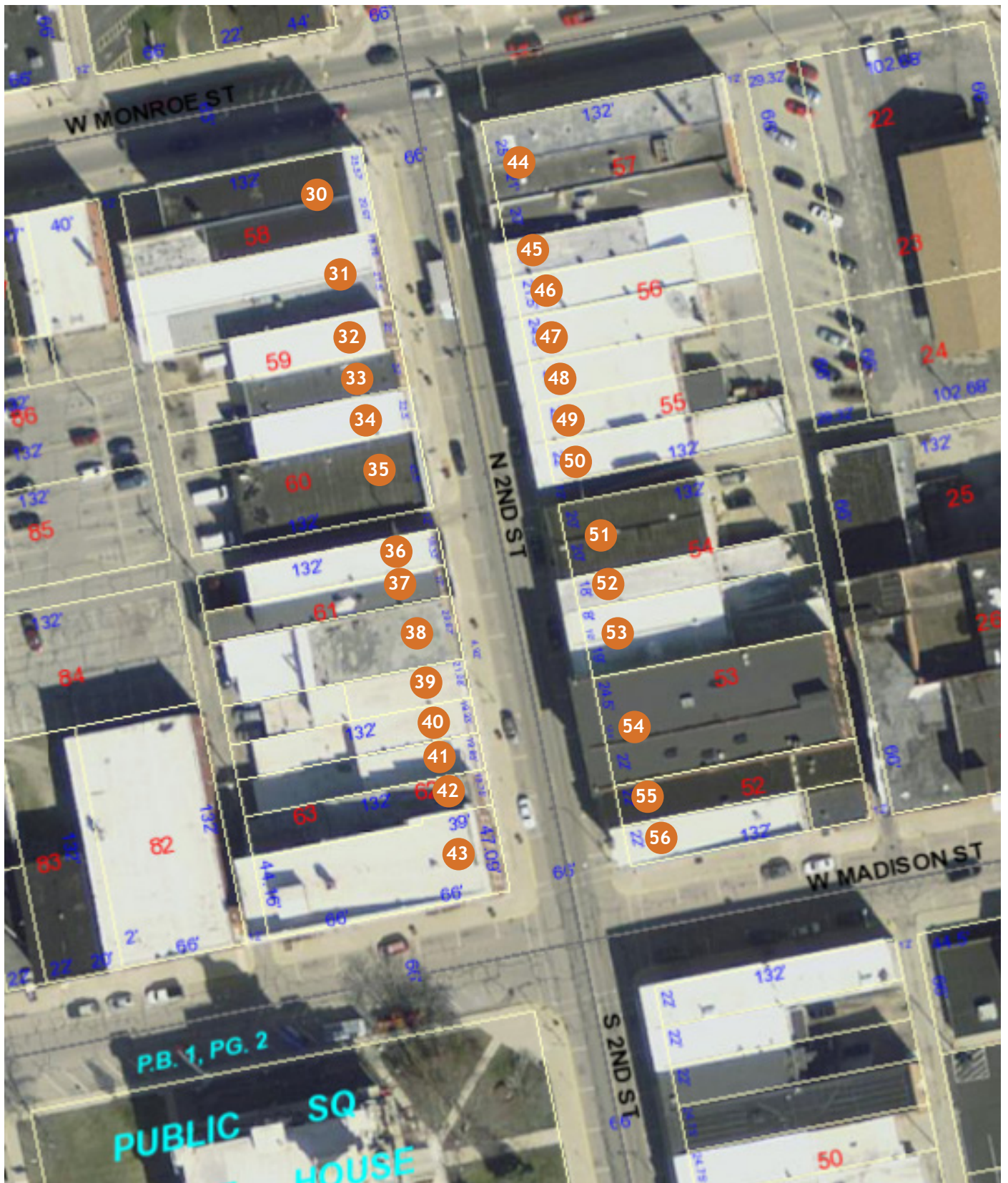
Acres: 0

This building has been classified as Italianate; c. 1918, Non-Contributing in the Interim Report.

Having lost its historical elements, this building is in need of significant repair as evidenced by the masonry/structural damage on the east elevation and large cracks on the south elevation. Also, the windows have been infilled, and the storefront has been replaced with a residential garage door.



In the Interim Report, this property is separated into two sections. The one-story addition on the east side is considered to be a non-contributing, modern-style building built in 1980, and features an asphalt-shingled wood awning, wood siding, and residential-style entrance that is not in keeping with the historic character of downtown Decatur. As this corner is essentially a gateway into downtown from the east, the building should be considered for demolition, and a new infill project constructed for the space.



30 167 N 2nd Street, Decatur, IN 46733 -
(21051 NC Commercial Block, 171 North Second Street; No Style; c. 1875)



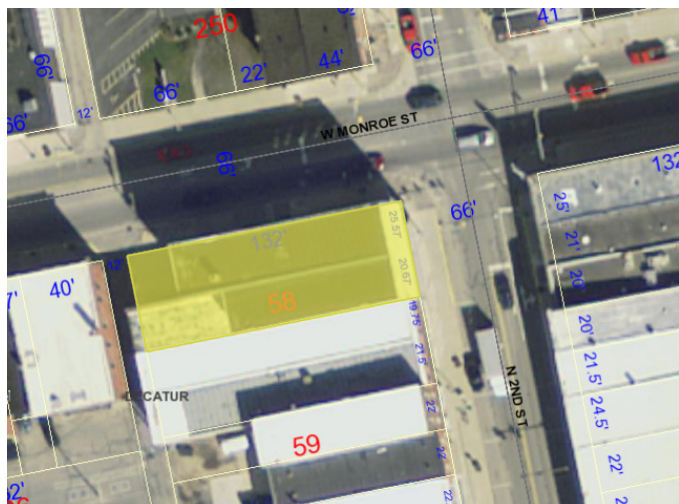
Parcel Number: 01-05-03-202-105.000-022

Legal Description: O P N 46.67' LOT 58

Acres: 0

This building was classified as No Style c. 1875, Non-Contributing in the Interim Report.

The building has been demolished and turned into Founders Park. Below is what the building looked like prior to being demolished. The historical image of the building follows after the next property.



- 31 **165 N 2nd Street, Decatur, IN 46733 -**
 21049 C 161 North Second Street; Italianate; c 1864, 21050 C Commercial Block, 165 North Second Street; Italianate; c 1864)



Parcel Number: 01-05-03-202-030.000-022
 Legal Description: O P N 21.5' LOT 59 & S 19.75' LOT 58
 Acres: 0

This building was classified as Italianate c. 1864, Contributing in the Interim Report.

This building's storefront, transom, bulkhead, and storefront door have all been removed and replaced with vinyl siding and residential-style windows. However, the windows of the upper façade maintain the historic character of the building, and the contrasting paint colors on the cornice allow the details to be more noticeable. Some minor tuckpointing of the upper façade is needed. The following photo shows transom and awnings.





Historic 2nd Street photo facing north toward Monroe Street.

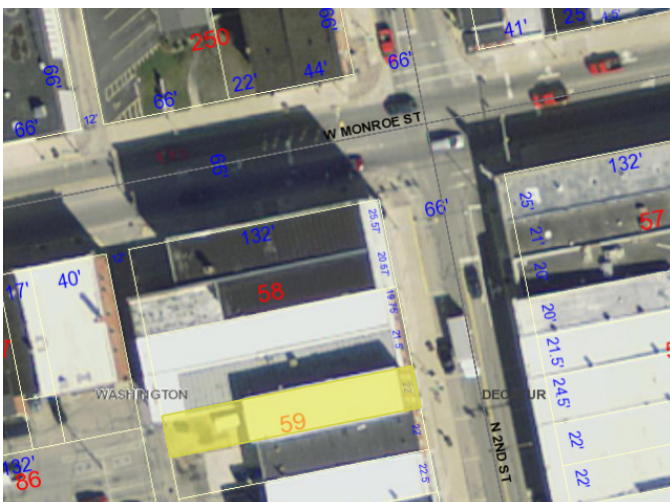
32 **157 N 2nd Street, Decatur, IN 46733 -**
(21048 C Commercial Block, 155 North Second Street; Italianate; c. 1866)



Parcel Number: 01-05-03-202-104.000-022

Legal Description: S 22' OF N 44' O P LOT 59

Acres: 0



This building was classified as Italianate c. 1866, Contributing in the Interim Report.

It appears as if this building's original storefront system included a main entrance door centered between two display windows, but these elements have either been removed or covered with wood siding, residential-style windows, and residential-style doors. Also, the transom area has been covered with a fake stone material. Other issues include the existence of a tile-clad wood ramp that is coming apart where it meets the sidewalk; an upper façade affected by spalling and in need of tuckpointing; and repairs needed to the second floor, south side window. In fact, the windows and brick infill on the second floor should be replaced with windows of the appropriate size, style, and material. The door on the far right side is likely access to the second and third floor residential units. In restoring this storefront, the original design should be followed.



33 **151 N 2nd Street, Decatur, IN 46733 -**
(21047 N Commercial Block, 151 North Second Street; Italianate; c. 1883)



This building was classified as Italianate c. 1883, Notable in the Interim Report.

The storefront, transom, bulkhead, storefront door, display windows, awning, window signage, and upper facade are excellent examples of what a traditional storefront from this time period should look like.

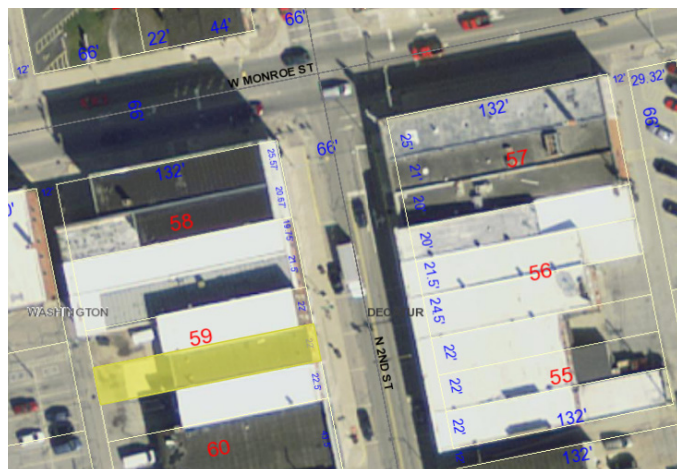
The upper façade shows areas of spalling and needs some tuckpointing, while the window frames and other details need painting. Although the exterior door to access the second floor is residential in nature, it has some details that coordinate with the bulkhead, and has been painted to coordinate with the façade.



Parcel Number: 01-05-03-202-030.000-022

Legal Description: O P N 21.5' LOT 59 & S
19.75' LOT 58

Acres: 0



34 149 N 2nd Street, Decatur, IN 46733 -
(21046 C Commercial Block, 149 North Second Street; Italianate; c. 1882)



This building was classified as Italianate c. 1864, Contributing in the Interim Report.

Design issues affecting the façade of this building include wood siding covering the transom area and pilasters, and the door and window frames being replaced by anodized aluminum versions. On the second floor façade, The upper portion of the façade has maintained the original windows openings although the original windows have been replaced by contemporary replacement windows. The arrangement of the individual windows is consistent with the historic character of the building however, the material of the replacement window is incompatible with the historic character of the façade. The cornice and window details are in need of paint, and the masonry, showing areas of minor spalling, needs tuckpointing.

In reconstructing this storefront, follow the design of the original, or look next door at 151 N 2nd Street to see how the transom, storefront door, awning, and upper façade windows should appear. (Following this group of pictures is a historic street view image on page 123.

Parcel Number: 01-05-03-202-061.000-022

Legal Description: N 22.5' ORIG PLAT LOT 60

Acres: 0



35 **137 N 2nd Street, Decatur, IN 46733 -**
(21045 C Commercial Block, 137-143 North Second Street; Functional; c. 1883)



Parcel Number: 01-05-03-202-011.000-022

Legal Description: S 43.5' O P LOT 60

Acres: 0

This building was classified as Functional c. 1929, Contributing in the Interim Report.

This building's storefront system is similar to what would have originally have been constructed, and it appears as if the original cornice over the transom may still remain. However, the reflective glass and wood siding should be removed. The brick, in need of tuckpointing, has been painted, and it looks as if the coping has not been installed over the roof membrane. In reconstructing this storefront, follow the design of the original. (Following this group of pictures is a historic street view image on page 123).





137 N 2nd Street North Elevation



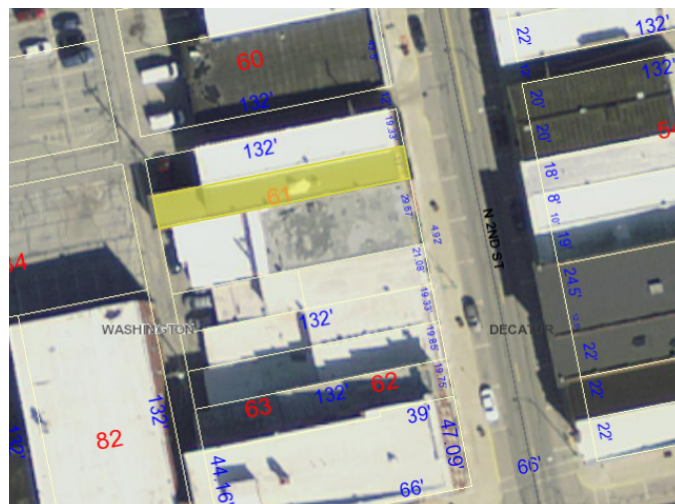
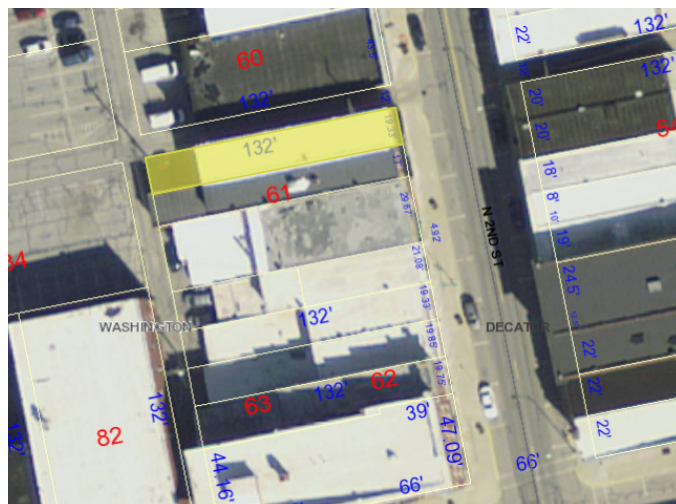
2nd Street facing north toward Monroe Street (Existing)



2nd Street facing north toward Monroe Street (Historic)

A photograph of a two-story brick building. The ground floor features a storefront for 'First Response' with a large glass display window and a white door. To the left of the 'First Response' entrance is a smaller storefront for 'Jewelry & Gifts' with a red awning. A red SUV is parked on the street in front of the 'Jewelry & Gifts' storefront. A yellow banner hangs from the roofline of the brick building, displaying 'MARKET' and 'in the First Street Parking Lot'. The building has multiple windows on both floors, some with decorative lintels. A utility pole is visible on the right side of the building.

Acres: 0





This building was classified as Italianate c. 1883, Contributing in the Interim Report.

On this building, the transom, storefront doors, and door to the second floor have been covered up or removed, while the windows along the alley have been infilled. On the upper façade, the windows have been covered with a material that is breaking away, and the cornice and details above the windows need painting. Some tuckpointing is also needed.

Although the transom, awning, display windows, and storefront door in the above 1960s image are likely not original to the structure, they do reflect the layout of the original storefront design more clearly.

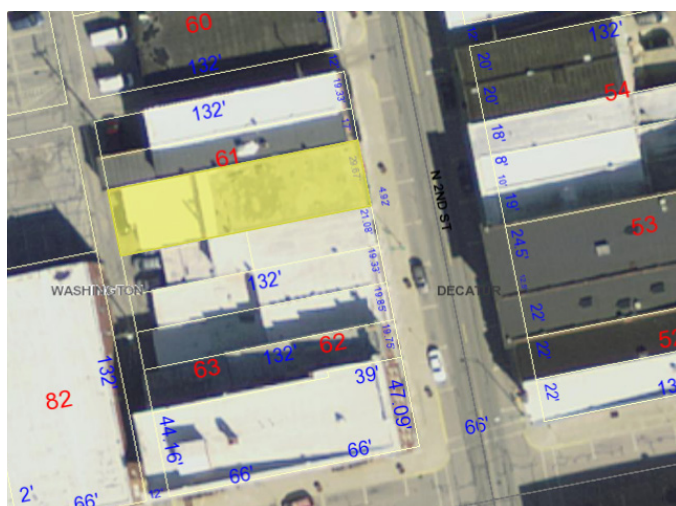
38 *125 N 2nd Street, Decatur, IN 46733 -
(21043 C Commercial Block, 125-127 North Second Street; Italianate; c. 1873)*



Parcel Number: 01-05-03-202-083.000-022
Legal Description: S 29.67' OP LOT 61 & N 4.92'
LOT 62 & 63
Acres: 0

This building was classified as Italianate c. 1873, Contributing in the Interim Report.

Suggested changes for restoring the historic character of this building include removing the wood siding from the transom, removing the screen door to the second floor space, and removing the exterior light fixtures as they are not in keeping with the historic character of the downtown. Although the awnings and storefront display windows appear to be in their original locations, the windows on the right, as well as the door, appear to have been replaced with an anodized aluminum storefront system. The upper façade, appearing to be maintained and in relatively good condition, is painted and has original cornice and window details.



39 121 N 2nd Street, Decatur, IN 46733 -
(21042 N/C Commercial Block, 121 North Second Street; Italianate; c. 1896)

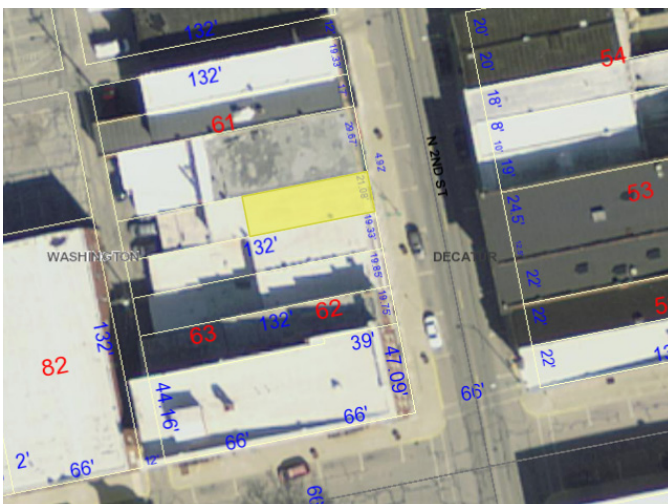


This building was classified as Italianate c. 1896, Non-Contributing in the Interim Report.

While the storefront display windows and doors have been replaced with anodized aluminum storefront frames, the proportions appear to be similar to what would have been original to the building.

The vertical siding covering the transom and upper façade should be removed. Following this process, masonry repairs and window replacements will typically be required.

Parcel Number: 01-05-03-202-039.000-022
Legal Description: S 21.08' OF N 26' O P LOT 62
Acres: 0



40/41 **119 and 113 N 2nd Street, Decatur, IN 46733 -**
(21041 N Commercial Block, 101-119 North Second Street; Italianate; c. 1903)



Parcel Number: 01-05-03-202-039.000-022
 01-05-03-202-107.000-022
 Legal Description: S 21.08' OF N 26' O P LOT 62
 O P S 19.83' OF N 65.16' LOTS
 62 & 63
 Acres: 0

This building was classified as Italianate c. 1903, Notable in the Interim Report.

An earlier building (see above photo) that occupied this space was demolished, and the current structure was constructed in its place. While the brick and stone materials of this building are in keeping with the historic character of downtown, the proportions, tinted glass, bronze aluminum-framed windows, and lack of architectural detail resulted in a structure not in keeping with the proportions, materials, and details of the original.





Historic photo of East Side of 2nd Street facing south towards Madison Street Intersection



Historic photo of West Side of 2nd Street facing south towards Madison Street Intersection

43 *1 N 2nd Street, Decatur, IN 46733 -
(21041 Notable; Italianate; c. 1903)*



Parcel Number: 01-05-03-202-130.000-022

Legal Description: S PT O P LOT 62 & S 44.16'
LOT 63

Acres: 0

This building has been classified as Italianate; c. 1903, Notable in the Interim Report.

It appears as though contemporary materials have been installed over the existing historic storefront. Additionally, the display windows have been replaced by modern aluminum framed storefront windows. These treatments are incompatible with the historic character of the building. The upper story, second floor windows appear to be mostly modern replacement windows. The third floor windows appear to be the original wood sash windows, that have suffered from neglect and decay. Widespread mortar deterioration is present on both the east and south elevations, and will require repair.



44 172 N 2nd Street, Decatur, IN 46733 -
(21060 N Commercial Block, 168-172 North Second Street; Classical Revival; c. 1921)



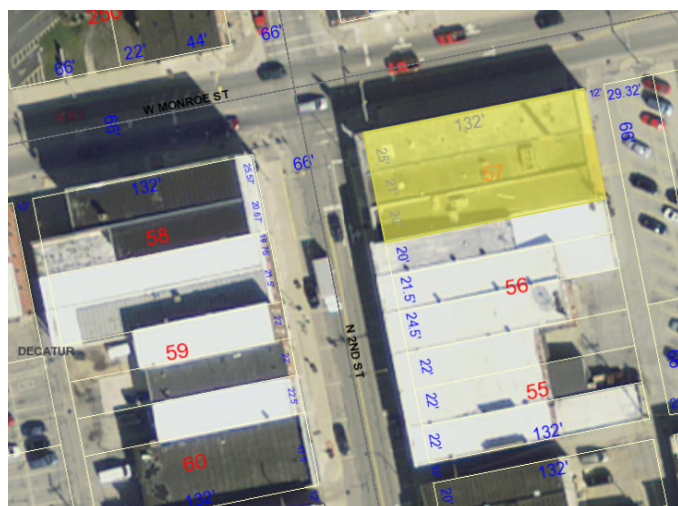
Parcel Number: 01-05-03-202-051.000-022

Legal Description: O P LOT 57

Acres: 0

This building was classified as Classical Revival c. 1921, Notable in the Interim Report.

Due to the recent relocation of Decatur City Hall to this building, the interior was remodeled. While the exterior has been maintained and appears to be in good condition, the anodized aluminum storefront system is not original to the structure, and is not in keeping with historic materials.



45 **158 N 2nd Street, Decatur, IN 46733 -**
(21061 Contributing; Italianate; c. 1883)



Parcel Number: 01-05-03-202-066.000-022

Legal Description: N 20' ORIG PLAT LOT 56

Acres: 0



This building has been classified as Italianate; c. 1883, Contributing in the Interim Report.

The storefront has remained primarily intact, with the exception of the transom. Where a modern awning roof clad with standing seam metal roofing has been added. Windows in the upper story of the elevation appear to be the original wood sash with added aluminum triple track storm windows have been added. The storm windows and awning roof are not historically appropriate modifications. A large percentage of the masonry facade needs tuckpointing. Additionally, much of the formed metal ornament at the cornice remains intact, but suffers from potential exposure hazards due to peeling paint.

46 **154 N 2nd Street, Decatur, IN 46733 -**
(21062 Contributing; Italianate; c. 1896)



Parcel Number: 01-05-03-202-048.000-022

Legal Description: S 21.5' OF N 41.5' O P LOT 56
CONTRACT

Acres: 0



This building has been classified as Italianate; c. 1896, Contributing in the Interim Report.

This storefront and adjacent structure have been combined into a single use. The individual storefronts, with centered entrances, have been covered with wood siding, and incorporate a commercial door and residential windows. The layout of the windows, design of the door, the awning, and signage are not in keeping with the historic storefront design. A large portion of the exposed clay masonry will require tuckpointing, and windows in the upper story have been infilled with siding. The modern addition of a wood shingled awning is not in keeping with the historic character of the facade. Also, lighting for the building should typically come from the interior and street lights as opposed to the current residential carriage lights. Elements of the cornice remain intact, although its paint is failing.

47 **152 N 2nd Street, Decatur, IN 46733 -**
(21063 Contributing; Italianate; c. 1883)



Parcel Number: 01-05-03-202-047.000-022
Legal Description: S 24.5' OP LOT 56 CONTRACT
Acres: 0



This building has been classified as Italianate; c. 1883, Contributing in the Interim Report.

This storefront has been combined with adjacent structures into a single use. The individual storefronts, with centered entrances, have been covered with wood siding, and incorporate a commercial door and residential windows. The layout of the windows, design of the door, the awning, and signage are not in keeping with historic storefront design. A large portion of the exposed clay masonry will require tuckpointing, and windows in the upper story have been infilled with siding. The modern addition of a wood shingled awning is not in keeping with the historic character of the facade. Also, lighting for the building should typically come from the interior and street lights as opposed to the current residential carriage lights. Brackets at the cornice have been removed and it is assumed that any remaining metal is covered presently by vinyl siding.

48 **148 N 2nd Street, Decatur, IN 46733 -**
(21064 Contributing; Italianate; c. 1883)



Parcel Number: 01-05-03-202-046.000-022

Legal Description: N 22' ORIG PLAT LOT 55 CON
TRACT

Acres: 0



This building has been classified as Italianate; c. 1883, Contributing in the Interim Report.

This storefront and adjacent structures have been combined into a single use. The individual storefronts, with centered entrances, have been covered with wood siding, and incorporate a commercial door and residential windows. The layout of the windows, design of the door, the awning, and signage are not in keeping with the historic storefront design. A large portion of the exposed clay masonry will require tuckpointing, and windows in the upper story have been infilled with siding. The modern addition of a wood shingled awning is not in keeping with the historic character of the facade. Also, lighting for the building should typically come from the interior and street lights as opposed to the current residential carriage lights. Elements of the cornice remain intact, although its paint is failing.

49 **142 N 2nd Street, Decatur, IN 46733 -**
(21065 Contributing; Italianate; c. 1883)



Parcel Number: 01-05-03-202-049.000-022

Legal Description: S 22' OF N 44' ORIG PLAT LOT 55 CONTRACT

Acres: 0



This building has been classified as Italianate; c. 1883, Contributing in the Interim Report.

This storefront, along with the next three adjacent structures to the north, have been combined into a single use. The individual storefronts, with centered entrances, have been covered with wood siding, and incorporate a commercial door and residential windows. The layout of the windows, design of the doors, the awning, and signage are not in keeping with the historic storefront design. A large portion of the exposed clay masonry will require tuckpointing, although windows in the upper story appear to be the original wood, double hung sash, they are in disrepair. The modern addition of a wood shingled awning is not in keeping with the historic character of the facade. Also, lighting for the building should typically come from the interior and street lights as opposed to the current residential carriage lights. Elements of the cornice remain intact, although its paint is failing.

50 **138-140 N 2nd Street, Decatur, IN 46733 -**
(21066 Contributing; Italianate; c. 1883)



Parcel Number: 01-05-03-202-044.000-022

Legal Description: S/3 OP LOT 55

Acres: 0



This building has been classified as Italianate; c. 1883, Contributing in the Interim Report.

This storefront has been replaced with a modern aluminum storefront system, but generally retains the proportions of the original version. A wood shingle awning has been added at the transom level of the storefront which is not in keeping with the historic storefront design. A large portion of the exposed clay masonry will require tuckpointing, and settlement cracking has occurred at the sill of the northernmost window. Windows in the upper story appear to be the original wood sash, although they are in disrepair. Elements of the cornice remain intact, although its paint is failing.

51 **136 N 2nd Street, Decatur, IN 46733 -**
(21067 Non-Contributing; Modern/Italianate; c. 1883)



Parcel Number: 01-05-03-202-070.000-022

Legal Description: N 40' O P LOT 54

Acres: 0

This building has been classified as Modern/Italianate; c. 1883, Non-Contributing in the Interim Report.

This storefront has been altered significantly from what is assumed to be its original form. Wood siding and contemporary aluminum window framing has replaced the original storefront(s), and metal panels have been used to cover the upper portions of the building's front facade. The pattern and proportions of the replacement "storefront" are incompatible with common historic practices. The condition of the materials concealed by the wood siding and metal panels cannot be determined at the time of this evaluation.



A photograph of the Eichhorn Jewelry, Inc. building, a two-story brick structure. The building features a green awning over the entrance and a sign that reads "Eichhorn's Diamonds". The entrance is flanked by large windows displaying jewelry. A red door is visible to the right of the entrance. The building is situated on a street with a sidewalk and a road in front. A portion of a dark-colored car is visible on the left side of the frame.



This storefront appears to have retained much of its original historic character. Modern changes to the elevation include the horizontal signage band and replacement windows in the upper story. These windows do, however, mimic an appropriate historic window configuration. Minor masonry maintenance concerns are evident in the upper portion of the facade and will necessitate tuckpointing.

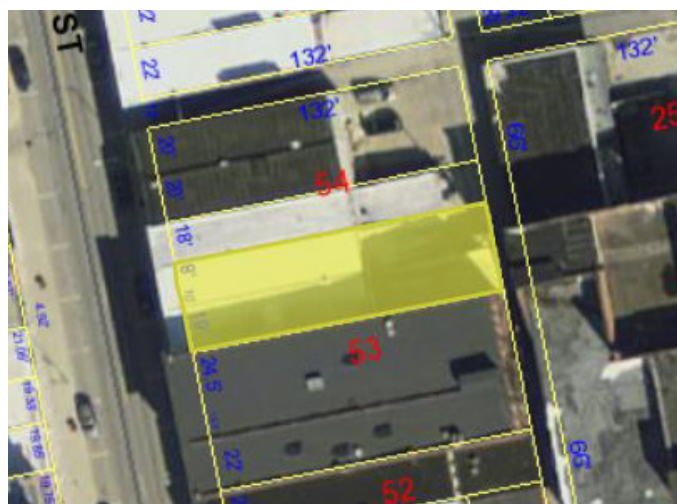
53 124 N 2nd Street, Decatur, IN 46733 -
(21069 Contributing; Italianate; c. 1883)



Parcel Number: 01-05-03-202-012.000-022

Legal Description: O P N 29' LOT 53 & S 8' LOT 54

Acres: 0



This building has been classified as Italianate; c. 1883, Contributing in the Interim Report.

This storefront has been replaced with a modern infill of brick and aluminum-framed windows. The upper band of windows continues the line of the transom created by the storefront directly to the north. The brick infill, raised panel metal entrance door, and aluminum windows are inconsistent with the historic character established by the adjoined building to the north and the historic character of the building facade above. Further modern changes to the elevation include the horizontal signage band and replacement windows in the upper story. These windows do, however, mimic an appropriate historic window configuration. The condition of the masonry, both historic and contemporary, is in good condition.

54 *116 N 2nd Street, Decatur, IN 46733 -
(21070 Contributing; Craftsman; c. 1915)*



Parcel Number: 01-05-03-202-094.000-022

Legal Description: O P N 22' LOT 52 & S 37' LOT 53 CONTRACT

Acres: 0



This building has been classified as Craftsman; c. 1915, Contributing in the Interim Report.

This storefront has been altered from its original design, including the replacement of storefront glass and the addition of an affixed overhang covering the transom glass. Additionally, the brick at the first floor level has been covered by an addition of board and batten siding. Although it appears as though the original wood sash windows remain, aluminum-framed storm windows have been added to the upper levels of the facade. The exposed clay masonry appears to be in fair condition, but many need spot tuckpointing of open or deteriorated masonry joints. The addition of the overhang and the introduction of wood siding to the elevation are inconsistent with the remaining historic character of the facade.

55 **106 N 2nd Street, Decatur, IN 46733 -**
(21071 Contributing; Italianate; c. 1883)



Parcel Number: 01-05-03-202-092.000-022

Legal Description: MID 22' ORIG PLAT LOT 52

Acres: 0



This building has been classified as Italianate; c. 1883, Contributing in the Interim Report.

This storefront has been significantly altered from its original design. The display windows have been removed and replaced by a contemporary aluminum entrance system and brick infill; both at the transom and bulkhead locations. Additionally, metal siding has been added to what was likely the original sign band. Each of the modifications described are incompatible with the historic context of the facade. The upper level of the facade remains mostly intact, with modern replacement windows in lieu of the original wood sash window. The masonry and cornice of the facade are in good condition, although typical maintenance associated with clay masonry and painted surfaces is warranted.

56 102 N 2nd Street, Decatur, IN 46733 -
(21072 Contributing; Victorian Romanesque; c. 1893)



Parcel Number: 01-05-03-202-076.000-022

Legal Description: W 100' OF S 22' O P LOT 52

Acres: 0



This building has been classified as Victorian Romanesque; c. 1893, Contributing in the Interim Report.

This storefront has been replaced with a modern infill of masonry, metal siding, wood trim and aluminum-framed windows. New masonry extends upward to an elevation assumed to be similar to that of the original transom bar- metal siding completes the hiding of the transom band. The materials and proportions of the contemporary storefront are incompatible with the historic character of the balance of the facade. The windows in the upper story appear to be the original wood sash windows and appear to be unaltered. The original masonry in the upper portions of the facade has several open mortar joints, and as such, should be tuck pointed.

Section Nine: Cultural/Social Analysis

Decatur is home to many cultural, artistic, and social events meant to bring those in the community and the surrounding area, as well as visitors, together in celebration of all that Decatur has to offer. Scattered throughout the year and organized by a number of different groups and organizations, the events vary in type and character so as to appeal to a wide range of audiences.

While many events and activities have a long history in the Decatur community, it was in 2011, after the 175-year celebration of the founding of the city, that an initiative began to increase the opportunities for creative engagement in the city, and for downtown Decatur to be the epicenter. In 2012, the first Decatur Sculpture Tour (DST) was held that showcased a variety of sculptures from several artists from across the county. Placed in outdoor locations, the artwork remained in place until new pieces replaced them for the next year's show. The DST continues to grow, and in 2015, marked its fourth year by showcasing 25 sculptures by artists from 6 states, resulting in an estimated \$60,000 economic impact for the day alone. The overall yearly impact of the DST is expected to be near \$220,000.

Building on the momentum generated by the DST, in 2013, Decatur Mayor John Schultz attended the "Creating Vibrant Communities Through the Arts" colloquium, hosted by the Indiana Arts Commission. The event focused on fostering growth and introducing innovation for arts organizations in order to better connect the arts and communities. From this, the Decatur Cultural Connection (DCC) was created to act as a coordinating entity charged with identifying and managing the variety of cultural resources and assets in Decatur. The DCC then embarked on a planning process resulting in the formation of a document based on establishing and fostering collaborations among private, public, and non-profit entities to promote increased community awareness of the arts, greater attraction of visitors to Decatur, and enhanced cultural and economic growth through placemaking initiatives.

As the DCC Plan was being developed, a comprehensive list of community arts venues, events, promotions, and organizations was compiled to get a clearer picture of the breadth of activities occurring in Decatur. See Appendix H for the full list.

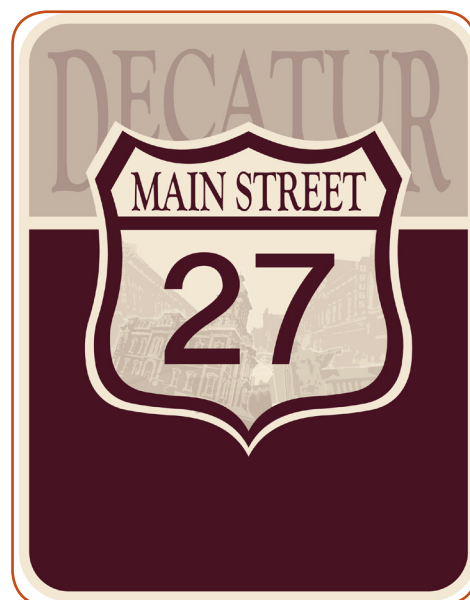


2015 Decatur Sculpture Tour Unveiling

In addition to the annual DST, examples of downtown Decatur events include a weekly farmers market (from May to October); Kekionga Festival, a celebration of Decatur's heritage which includes historic reenactments, crafts, sidewalk sale, antique show/flea market, and food; Motor Sports Festival, a one-day event featuring street rods, show cars, antique cars, race cars, and motorcycles on display; and the Spotlight Business Expo showcasing local businesses, student art, and local entertainment.

Event sponsors include the City of Decatur, Decatur Chamber of Commerce (Chamber), Decatur Main Street (DMS), and many others. Also, the Adams Public Library, Adams County Historical Society, and Decatur-Adams County Parks and Recreation Department hold a variety of arts, cultural, and community events and activities throughout the year.

Currently, DMS is undertaking a heritage tourism initiative to promote the historic route of US 27 that originally ran through downtown Decatur on 2nd Street. New signage marking the route has been installed, and DMS is participating in efforts to create a statewide promotional plan. This endeavor will help bolster downtown Decatur's appeal as a destination for residents and visitors alike. DMS also has a webpage, affiliated with the City of Decatur, that includes links to things such as its by-laws, membership form, and bi-monthly newsletter. DMS also has its own Facebook page that it uses for informational and promotional purposes.

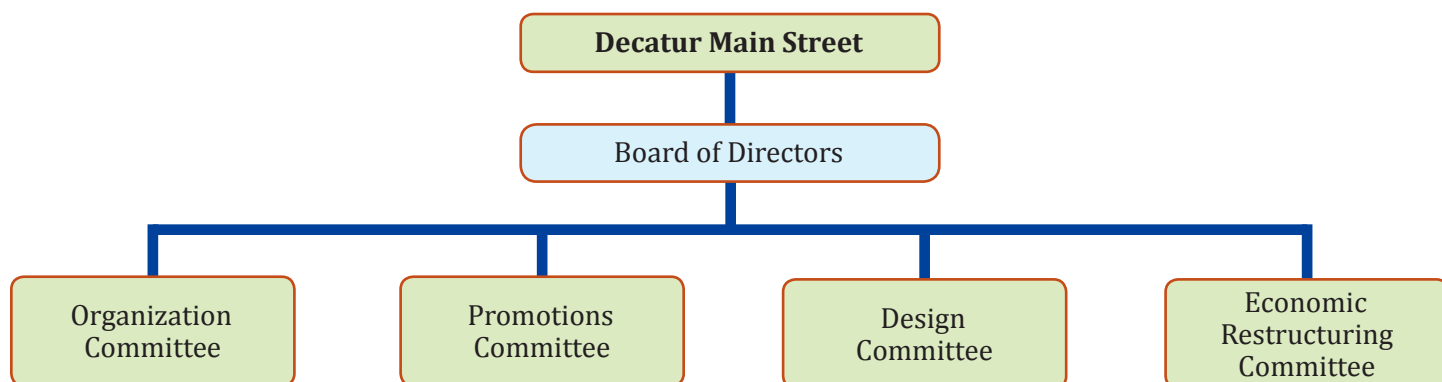


Another way in which Decatur is looking to increase activity and arts engagement in the downtown area is by developing loft housing that will incorporate shared work spaces for resident artists and entrepreneurs looking to develop their skills and promote their work product. Not only will this encourage artistic expression, with more people populating downtown into the evening hours, the sidewalks will be livelier, resulting in the need for new businesses and for businesses to be open later. As new businesses begin to attract people from outside of downtown, the economic health of the community will grow.

Even with the existing efforts, respondents of the Downtown Decatur Survey perceived there to be a lack of promotion of events, attractions, and businesses. Each of these organizations utilizes at least a website or Facebook page where events, activities, and businesses are listed and promoted. The websites for the City of Decatur, Adams County Radio WZBD, and the Decatur Daily Democrat (local newspaper) also list area events. As there is no single entity, such as a convention and visitor's bureau, in Decatur or Adams County whose purpose is to aggregate and publicize all Decatur events and attractions, it may be difficult for visitors, and even residents, to know where to look for things to do in the community.

Section Ten: Organizational Management

Decatur Main Street (DMS) was incorporated in 2013, and became a 501(c)(3) nonprofit organization in 2015. Functioning under the National Main Street Center and Indiana Main Street, the goals of DMS are to promote and stimulate the economy in downtown Decatur by orienting people to the downtown district; targeting diverse audiences and consumers; and highlighting different downtown venues. Governed by a set of by-laws, DMS is organized to include a Board of Directors (Board) and the offices of president, vice-president, secretary, and treasurer. The Board meets once per month. DMS currently has 19 members comprised of businesses and individuals. Following the Main Street structure, DMS has active Organization, Design, Promotion, and Economic Restructuring committees.



BOARD OF DIRECTORS

The major responsibilities of the Board of Directors include:¹

1. Policy administration
2. Setting program direction and evaluation
3. Short- and long-term planning
4. Administering by-laws
5. Reviewing/approving the annual budget and committee work plans
6. Setting program goals
7. Giving direction to committees
8. Hiring/evaluating the executive director
9. Approving personnel administration policies
10. Serving as a committee chair, board officer, or active committee member

ORGANIZATIONAL COMMITTEE

The major responsibilities of the Organization Committee include:²

1. Raising money for projects and administration (from donations and sponsorships)
2. Managing staff and volunteers
3. Promoting the Main Street program to downtown interests and the public
4. Managing finances

PROMOTION COMMITTEE

The major responsibilities of the Promotion Committee include:³

1. Understanding the changing market
2. Identifying downtown assets
3. Defining Main Street's market niche
4. Creating new image campaigns, retail promotions, and special events

DESIGN COMMITTEE

The major responsibilities of the Design Committee include:⁴

1. Educating others about good design (individual businesses and the downtown as a whole)
2. Providing good design advice (encouraging quality improvements to private properties and public spaces)
3. Shaping regulations and guiding future growth of the downtown
4. Creating incentives and motivating others to make positive changes

ECONOMIC RESTRUCTURING COMMITTEE

The major responsibilities of the Economic Restructuring Committee include:⁵

1. Learning about the district's current economic conditions, and identifying opportunities for market growth
2. Strengthening existing businesses and recruiting new ones
3. Finding new economic uses for traditional Main Street buildings
4. Developing financial incentives and capital for building rehabilitations and business development
5. Monitoring the economic performance of the district

Each of these committees has developed workplans that detail the purpose of the committee, specific tasks to be accomplished, who the tasks have been assigned to, and a timeline for completing the tasks. An update and integration of these tasks has been provided in Section 8: Action Plan.

In addition to Decatur Main Street, there are several other community organizations that support the vitality of the downtown, including the Decatur Chamber of Commerce, which hosts the Annual Spotlight Business Expo, and supports downtown businesses by providing advertising and networking opportunities, business referrals, insurance discounts, and conference room use. It also offers the "Decatur Dollars" program as an incentive to keep money circulating in the Decatur community.

The Adams County Economic Development Corporation (ACEDC) exists to support business development in Adams County. Through partnerships with local, regional, and state agencies, the ACEDC has access to vast economic development tools and resources, such as grants, loans, and tax incentives, for current businesses seeking to expand or businesses looking to locate in the area. The ACEDC may assist with site selection; act as a liaison between businesses and state and local governments; and advise, manage, and facilitate community development projects.

ORGANIZATIONAL MANAGEMENT - ENDNOTES

¹ National Trust for Historic Preservation, Revitalizing Main Street: A practitioner's guide to commercial district revitalization (Washington, DC: National Trust for Historic Preservation, 2009), 26.

² National Trust for Historic Preservation, Main Street Committee Members Handbook: Organization (Washington, DC: National Trust for Historic Preservation, 1996), 4.

³ National Trust for Historic Preservation, Main Street Committee Members Handbook: Promotion (Washington, DC: National Trust for Historic Preservation, 1996), 4.

⁴ National Trust for Historic Preservation, Main Street Committee Members Handbook: Design (Washington, DC: National Trust for Historic Preservation, 1996), 4.

⁵ National Trust for Historic Preservation, Main Street Committee Members Handbook: Economic Restructuring (Washington, DC: National Trust for Historic Preservation, 1996), 4.

Section Eleven: Action Plan

DECATUR'S DOWNTOWN ACTION PLAN

The following four overarching goals have been established for the Decatur Downtown Revitalization Plan:

- Establishing Structure through the Alignment of Efforts and Leveraging of Resources to Revitalize and Maintain a Vibrant Downtown
- Creating a Positive Image of Decatur's Downtown that Rekindles Community Pride and Generates Interest throughout Northeast Indiana
- Creating a Safe and Inviting Environment for Residents and Visitors to Live, Work, and Play in the Downtown
- Strengthening and Diversifying Decatur's Downtown Economy

These goals have been developed through an evaluation of the citizen input, background research and evaluation conducted throughout the development of the City of Decatur Downtown Revitalization Plan. The following Action Plan Matrix has been established to provide direction to the implementation of the plan through the identification of strategies, tasks, responsible parties, costs, potential funding, timeframe and implementation measures.

Organization: *For the Decatur Community to Have a Structure in Place through the Alignment of Efforts and Leveraging of Resources to Revitalize and Maintain a Vibrant Downtown*

Strategy - 01: Champion the Implementation of the Downtown Plan								
	Task	Responsible Party	Cost	Potential Funding	up to 5 years	5-10 years	10+ years	Implementation Measure
1.1	Adopt the Downtown Plan	City of Decatur*, Decatur Main Street Board	N/A	N/A	X			Adopted plan of action
1.2	Oversee implementation of the Downtown Plan	City of Decatur*, Decatur Main Street Board & Committees*	N/A	N/A	X	X	X	Implemented plan
1.3	Increase the community's capacity to implement the Downtown Plan by exploring and implementing funding alternatives	Organization Committee*, City of Decatur	N/A	N/A	X	X	X	Funding obtained for plan implementation
1.4	Evaluate and update the action plan section of the Downtown Plan annually	Decatur Main Street Board & Committees*	N/A	N/A	X	X	X	Plan evaluated annually
1.5	Utilize the Downtown Plan as an informational tool and to help market the downtown	Decatur Main Street Board & Committees*, City of Decatur*	N/A	N/A	X	X	X	Downtown is marketed
Strategy - 02: Explore Establishment of an Area Visitor's and Tourism Center								
	Task	Responsible Party	Cost	Potential Funding	up to 5 years	5-10 years	10+ years	Implementation Measure
2.1	Research other centers	Organization Committee*, Promotions Committee, City of Decatur	N/A	Innkeepers tax, CEDIT	X			Information gathered for developing area Center
2.2	Establish partnerships with local/ area governments and organizations	Organization Committee*, Promotions Committee, City of Decatur, Adams County, Other Adams County Municipalities, Adams County EDC	N/A	Innkeepers tax, CEDIT	X			Partnerships established with governments and organizations

Strategy - O2: Explore Establishment of an Area Visitors and Tourism Center

	Task	Responsible Party	Cost	Potential Funding	up to 5 years	5-10 years	10+ years	Implementation Measure
2.3	Develop organizational structure	Organization Committee* Promotions Committee, City of Decatur, Adams County, Other Adams County Municipalities, Adams County EDC	N/A	Innkeepers tax, CEDIT	X			Structured organization
2.4	Secure funding for development and sustainability	TBD	N/A	Innkeepers tax, CEDIT	X	X	X	Development and sustainability of Visitors Center is funded
2.5	Secure location for center, staffing, programming	TBD	TBD	Innkeepers tax, CEDIT	X	X	X	Physical location for Visitors Center is secured

Strategy - O3: Explore the Development of an Economic Improvement District (EID)

	Task	Responsible Party	Cost	Potential Funding	up to 5 years	5-10 years	10+ years	Implementation Measure
3.1	Review IC 36-7-22 for state laws regarding the establishment of an EID	Organization Committee*, City of Decatur	N/A	N/A	X			Obtained education on legal aspects of an EID
3.2	Conduct educational sessions with downtown business owners regarding an EID	Organization Committee*, City of Decatur	N/A	N/A	X			Business owners informed of EID specifics
3.3	Define the EID area, services to be provided, costs, and administration approach	Organization Committee*, City of Decatur	N/A	N/A	X	X		EID purpose and structure defined
3.4	Obtain buy-in from at least 51% of property owners within defined area	Organization Committee*, City of Decatur	N/A	N/A	X	X		Required number of supporting property owners obtained
3.5	Proceed with legal establishment of EID	Organization Committee*, City of Decatur*	N/A	N/A	X	X		EID is established

Strategy - O4: Explore Developing a Municipal Riverfront Development District and Opportunity for Unlimited 3-Way Liquor Licensing within the District

	Task	Responsible Party	Cost	Potential Funding	up to 5 years	5-10 years	10+ years	Implementation Measure
4.1	Review IC 7.1-3-20-16 for state laws regarding the establishment of a Municipal Riverfront District	Organization Committee*, City of Decatur*	N/A	N/A		X		Obtained education on legal aspects of Municipal Riverfront District
4.2	Develop ordinance, district boundaries and eligibility requirements	Organization Committee*, City of Decatur*	N/A	N/A		X		Municipal Riverfront District purpose and structure defined
4.3	Administer permitting	City of Decatur*	N/A	N/A		X	X	Permits are administered

Strategy - O5: Promote the Old U.S. 27 Corridor								
	Task	Responsible Party	Cost	Potential Funding	up to 5 years	5-10 years	10+ years	Implementation Measure
5.1	Create a steering committee	Organizational Committee*	N/A	N/A	X			Steering Committee established
5.2	Submit application to INDOT	Organizational Committee*	N/A	N/A	X			Application submitted

Strategy - O6: Ensure Efficient Organizational Practices of Decatur Main Street								
	Task	Responsible Party	Cost	Potential Funding	up to 5 years	5-10 years	10+ years	Implementation Measure
6.1	Develop membership plan	Organizational Committee*	N/A	N/A	X			Completed membership plan
6.2	Develop volunteer recruitment plan	Organizational Committee*	N/A	N/A	X			Completed volunteer recruitment plan
6.3	Develop a Main Street orientation and training program for staff and volunteers	Organizational Committee*	N/A	N/A	X			Completed staff/volunteer orientation and training program
6.4	Develop job descriptions and evaluation forms for staff and volunteers	Organizational Committee*	N/A	N/A	X			Completed staff/volunteer job descriptions/evaluation forms
6.5	Develop a personnel policies handbook	Organizational Committee*	N/A	N/A	X			Completed personnel policies handbook
6.6	Develop a recognition/awards program for staff and volunteers	Organizational Committee*	N/A	N/A	X			Staff/volunteer recognition/awards program developed
6.7	Develop process for efficient communication among and between all DMS committees	Decatur Main Street Board*	N/A	N/A	X			Communication process among/between DMS developed
6.8	Explore hiring staff to support DMS efforts	Decatur Main Street Board*	\$20,000-\$50,000	Membership, Fundraising, EID	X			

Strategy - O7: Ensure for the Financial Sustainability of Decatur Main Street								
	Task	Responsible Party	Cost	Potential Funding	up to 5 years	5-10 years	10+ years	Implementation Measure
7.1	Develop budget	Organizational Committee*	N/A	N/A	X	X	X	Developed budget
7.2	Develop fundraising/sponsorship plan	Organizational Committee*	N/A	N/A	X	X	X	Fundraising/sponsorship plan developed
7.3	Perform quarterly treasurer's report	Organizational Committee*	N/A	N/A	X	X	X	Completed quarterly treasurer's report
7.4	Research/apply for grant funding	Organizational Committee*	N/A	N/A	X	X	X	Completed applications for grant funding

Promotion: *To Create a Positive Image of Decatur's Downtown that Rekindles Community Pride and Generates Interest throughout North-east Indiana*

Strategy - P1: Create Promotional Material and Campaigns to Help Existing Businesses Thrive								
	Task	Responsible Party	Cost	Potential Funding	up to 5 years	5-10 years	10+ years	Implementation Measure
1.1	Assist Decatur Main Street committees by developing and promoting programs, materials, and campaigns in support of their objectives	Promotions Committee*	N/A	N/A	X	X	X	DMS committees provided with promotional support to fulfill objectives
1.2	Handle public relations, media, and advertising; work with other city agencies to ensure people know about and visit downtown	Promotions Committee* City of Decatur	N/A	Decatur In-Kind	X	X	X	Managed DMS public relations
1.3	Create a monthly, full-color newspaper insert, "What's Up in Downtown Decatur"	Promotions Committee*	N/A	N/A	X	X	X	Completed monthly newspaper insert
1.4	Coordinate a consistent schedule of radio advertising	Promotions Committee*	\$500/ yr.	DMS Membership Dues	X	X	X	Coordinated radio advertising schedule
1.5	Send monthly updates to downtown businesses with information about upcoming downtown events	Promotions Committee*	N/A	N/A	X	X	X	Downtown businesses informed monthly on downtown events
1.6	Create a walking map of downtown Decatur to serve as a guide to downtown restaurants, services, and shops; make available on-line	Promotions Committee*	\$2,000	Adams Co. Community Fdn. Indiana Office of Tourism	X			Completed downtown Decatur walking map/guide
1.7	Create a community calendar listing what's going on in downtown Decatur (events, shopping, volunteer projects, etc.); make available on-line	Promotions Committee*	N/A	N/A	X			Completed Community Calendar
1.8	Create an on-line business directory to assist Decatur residents in finding businesses quickly and easily; add links to Decatur Chamber of Commerce, City of Decatur, and other pertinent websites	Promotions Committee*	N/A	N/A	X			Completed on-line business directory
1.9	Consider using an on-line email program (such as MailChimp or Constant Contact) for communicating with businesses, media, and general public	Promotions Committee*	N/A	N/A	X			On-line email program utilized
1.10	Develop list of media contacts (to include organization, contact person, email address, phone number)	Promotions Committee*	N/A	N/A	X			Completed media contact list
1.11	Utilize Decatur Main Street logo on all print materials, public signage, souvenirs, website, electronic communications, and social media	Promotions Committee*	N/A	N/A	X			DMS logo utilized on all print materials, public signage, souvenirs, website, electronic communications, and social media

Strategy - P2: Create Events, Programs, and Other Policies to Help Enhance Downtown Business Activity								
	Task	Responsible Party	Cost	Potential Funding	up to 5 years	5-10 years	10+ years	Implementation Measure
2.1	Create "Throw Back Thursday" event	Promotions Committee*	N/A	N/A	X			"Throw Back Thursday" event created
2.2	Create a Decatur Main Street "all access card" for special discounts	Promotions Committee*	N/A	N/A	X			DMS "all access card" created for special discounts
2.3	Host holiday events promoting residents to shop local and late	Promotions Committee*	\$500	Membership Registration Fees	X			Holiday events promoting local and late shopping held
2.4	Host annual "Clean Sweep" event engaging volunteers to remove garbage and graffiti downtown	Promotions Committee*, Design Committee, Decatur Street Dept.	N/A	N/A	X			Annual "Clean Sweep" event held
2.5	Develop a "Buy Local" campaign	Promotions Committee*	N/A	N/A	X			"Buy Local" campaign created
2.6	Provide a display rack for flyers, business cards, and business brochures at downtown events	Promotions Committee*	N/A	N/A	X			Display rack for downtown business promotional material provided
2.7	Encourage retail stores and restaurants to stay open late one night a week	Promotions Committee*	N/A	N/A	X			Retail stores and restaurants stay open late one night a week
2.8	Encourage retail stores and restaurants to be open during downtown events and activities	Promotions Committee*	N/A	N/A	X			Retail stores and restaurants stay open during downtown events and activities
2.9	Develop image building events such as awards ceremonies, ribbon cuttings for new projects, and "before and after" displays	Promotions Committee*	N/A	N/A	X			Image building events developed
2.10	Evaluate the success of promotional activities	Promotions Committee*	N/A	N/A	X	X	X	Promotional activities evaluated for their success

Strategy P3 - Promote Awareness of Heritage Tourism and "Artistically Inspired Innovation" Identity and Brand in the Northeast Indiana Region								
	Task	Responsible Party	Cost	Potential Funding	up to 5 years	5-10 years	10+ years	Implementation Measure
3.1	Develop a heritage tourism strategy building off of Old US 27 and "Artistically Inspired Innovation" theme	Promotions Committee*	N/A	N/A	X			Heritage tourism strategy developed
3.2	Establish National Register of Historic Places historic district(s) in the downtown area	Promotions Committee*, Design Committee	\$5,000-\$10,000	Historic Landmarks Foundation, Indiana Historic Preservation Fund	X			National Register of Historic Places district established in downtown
3.3	Work with advertising agency to develop and implement an integrated marketing plan to include paid, earned, and owned strategies in alignment with the "Artistically Inspired Innovation" theme	City of Decatur*, Promotions Committee	\$50,000	CEDIT	X			DMS marketing plan developed and implemented

Design: To Create a Safe and Inviting Environment for Residents and Visitors to Live, Work, and Play in the Downtown

Strategy - D1: Improve the Visual Appearance and Function of Downtown								
	Task	Responsible Party	Cost	Potential Funding	up to 5 years	5-10 years	10+ years	Implementation Measure
1.1	Continue to focus maintenance of the streets, snow removal, sidewalks, and lighting.	City of Decatur*	N/A	City Dept. Budgets	X	X	X	Maintained streets, sidewalks, and lighting/snow removed
1.2	Identify key problem areas/buildings, and meet with owners to discuss options for improvements	Design Committee*, Economic Restructuring Committee	N/A	N/A	X	X	X	Key problem areas/buildings identified and strategy for improvement developed
1.3	Obtain and clear Schafer building at 1st and Madison for downtown parking	City of Decatur*, Housing Developer, Design Committee	\$500,000	City of Decatur	X			Schafer building demolished and parking lot constructed
1.4	Develop, implement, and promote façade grant program and design guidelines	Design Committee*, Economic Restructuring Committee	\$100,000/yr.	City of Decatur, Property Owners	X			Façade grant program and design guidelines developed, implemented, and promoted
1.5	Investigate feasibility of creating a City of Decatur Historic Preservation Commission	Design Committee*, City of Decatur*	N/A	N/A	X			Decatur Historic Preservation Commission created
1.6	Implement a phased "Downtown Gallery" Streetscape Program: Madison Street from 2nd to Riverfront	Design Committee*, City of Decatur*	\$600,000	OCRA Main Street Grant, Capital Campaign, City of Decatur	X			"Downtown Gallery" streetscape program implemented on Madison Street from 2nd Street to the riverfront
1.7	Implement a phased "Downtown Gallery" Streetscape Program: 2nd Street from Jackson Street to Jefferson Street including alleyway improvements between Monroe and Madison Streets	Design Committee*, City of Decatur*	\$500,000	OCRA Place Based Grant, Capital Campaign, City of Decatur	X	X		"Downtown Gallery" streetscape program implemented on 2nd Street from Jackson Street to Jefferson Street including alleyway improvements between Monroe and Madison Streets
1.8	Implement a phased "Downtown Gallery" Streetscape Program: Includes Monroe Street Bridge Gateway and streetscape improvements from the bridge to Third Street	Design Committee*, City of Decatur*	\$2,500,000	INDOT, Capital Campaign, City of Decatur	X	X		"Downtown Gallery" streetscape program implemented to include Monroe Street Bridge gateway and streetscape improvements from the bridge to Third Street
1.9	Replace aged waterlines and reline sewer lines in concert with streetscape improvements	City of Decatur*	\$300,000	City of Decatur	X	X		aged waterlines replaced and sewers relined

Strategy - D1: Improve the Visual Appearance and Function of Downtown								
	Task	Responsible Party	Cost	Potential Funding	up to 5 years	5-10 years	10+ years	Implementation Measure
1.10	Integrate sound system, Sculpture Tour placement, and public art into streetscape improvements	Design Committee*, City of Decatur*	Part of streetscape projects	Part of streetscape projects	X	X		Sound system, Sculpture Tour, and public art integrated into streetscape
1.11	Complete 1st street interceptor project	City of Decatur*	\$3,500,000	City of Decatur Utility Bond	X			1st Street interceptor project completed
1.12	Complete downtown nature preserve project	City of Decatur	\$300,000	City of Decatur, Capital Campaign, INDOT	X			Downtown nature preserve project completed
1.13	Riverside Park property acquisition	City of Decatur*	\$200,000	City of Decatur	X			Riverside Park property acquired
1.14	Plan for and develop Riverside Park and connection to Riverside Trail	Design Committee*, City of Decatur*	TBD	City of Decatur, Capital Campaign, INDOT		X	X	Riverside Park and Riverside Trail connection developed
1.15	Investigate approach and enhancement of Five Points Intersection	Design Committee*, City of Decatur*	TBD	TBD	X	X		Enhanced Five Points intersection
1.16	Investigate and prepare wayfinding signage and/or public art at the Monroe Street(US 224) /13th Street and north city gateways.	Design Committee*, City of Decatur*	TBD	TBD	X	X		Wayfinding signage and/or public art prepared for Monroe Street(US 224)/13th Street and north city gateways
1.17	Continue to maintain and enhance internet capabilities within the downtown	Design Committee*, City of Decatur*	TBD	TBD	X	X		Maintained and enhanced downtown internet capabilities
1.18	Support the underground installation of electrical wires	Design Committee*, City of Decatur*	TBD	TBD	X	X		Electric wires installed underground
1.19	Evaluate need for additional public restrooms, location and cost	Design Committee*, Economic Restructuring Committee*	TBD	TBD	X			Need and cost for public restrooms evaluated
1.20	Evaluate need for kiosks for downtown mapping and information, location and cost	Design Committee*, Economic Restructuring Committee*	TBD	TBD	X			Need and cost for downtown information kiosks evaluated

Strategy - D2: Update Planning and Zoning Policies								
	Task	Responsible Party	Cost	Potential Funding	up to 5 years	5-10 years	10+ years	Implementation Measure
2.1	Review and update signage ordinance	Design Committee*, Economic Restructuring Committee*, City of Decatur	N/A	N/A	X			Updated sign ordinance
2.2	Investigate feasibility of turning one-way streets into two-way streets	Design Committee*, Economic Restructuring Committee*, City of Decatur	N/A	N/A	X			One-way streets converted to two-way streets

Economic Restructuring: To Strengthen and Diversify Decatur's Downtown Economy

Strategy ER1- Increase the Density of the Downtown through the use of Viable Vacant and Underutilized Downtown Spaces								
	Task	Responsible Party	Cost	Potential Funding	up to 5 years	5-10 years	10+ years	Implementation Measure
1.1	Regularly inventory and maintain the occupancy status of downtown spaces	Economic Restructuring Committee*	N/A	N/A	X	X	X	Inventory/ occupancy status of downtown spaces maintained
1.2	Compile brief descriptions and photos of downtown businesses and buildings	Economic Restructuring Committee*	N/A	N/A	X	X	X	Descriptions compiled/photos taken of downtown buildings
1.3	Develop, map, and distribute "available property" listings of vacant downtown properties; include links to the information on pertinent websites such as Indiana Main Street, Adams County EDC, and the City of Decatur	Economic Restructuring Committee*	N/A	N/A	X	X	X	Information on vacant downtown properties developed and added to pertinent Decatur and Adams County websites
1.4	Encourage first floor retail and upper floor professional office or residential use	Economic Restructuring Committee*, City of Decatur (Zoning)	N/A	N/A	X	X	X	Downtown buildings have first floor retail and upper floor office or residential use
1.5	Encourage the rehabilitation of a downtown structure/s for the production of affordable housing units with a preferences for artists and heavily marketed towards entrepreneurs	Private Developer*, City of Decatur	\$7,200,000	Low Income Housing Tax Credits, Affordable Housing Program (Federal Home Loan Bank), Deferred Developer Fee, Traditional Mortgage	X			Downtown structures are rehabilitated to include affordable housing units for artists and entrepreneurs
1.6	Promote owner-occupied rehabilitation of housing funding opportunities for low-to moderate income residents within the near downtown neighborhood	City of Decatur*, Property Owners	\$300,000	Indiana Housing and Community Development Authority (IHCD)	X			Low-to-moderate income residents utilized owner-occupied housing funding opportunities
1.7	Investigate the development of an upper level residential rental rehabilitation tax abatement program	Economic Restructuring Committee*, City of Decatur	TBD	City of Decatur		X		Upper level residential rehabilitation tax abatement program developed
1.8	Promote and develop incentive programs, matching fund grant pools, and low-interest revolving loans to assist with building rehabilitation	Economic Restructuring Committee*, City of Decatur, Adams County EDC	TBD	City of Decatur, Adams County, Local Banks, USDA Revolving Loan Funds				Incentive programs, matching fund grant pools, and low-interest revolving loans to assist with building rehabilitation developed
1.9	Utilizing the parking inventory, conduct a parking study including need, 2-hour limits, signage and awareness, and other ways that parking improvements can be addressed downtown	Design Committee, Economic Restructuring Committee*, City of Decatur, Decatur Chamber of Commerce	N/A	N/A	X			Downtown parking issues resolved

Strategy - ER2: Provide Information to Potential and Existing Businesses to Start-up or Enhance their Operations

	Task	Responsible Party	Cost	Potential Funding	up to 5 years	5-10 years	10+ years	Implementation Measure
2.1	Regularly organize and promote business development workshops for existing and potential businesses: i.e. financial management, organizational management, marketing, social media, retail trade tips and tactics, visual merchandising, window displays, maintaining historic structures, building and health code information, real estate development	Economic Restructuring Committee*, Promotions Committee, Design Committee	N/A	N/A	X	X	X	Business development workshops for existing and potential businesses organized and promoted
2.2	Research potential partners for workshops such as Indiana Small Business Development Center, Adams County Connect to Careers, Work One, Indiana Works, and Ivy Tech Northeast	Economic Restructuring Committee*, Promotions Committee, Design Committee	N/A	N/A	X	X	X	Partners for business workshops secured
2.3	Create an electronic newsletter/flyer with business tips and market opportunities for downtown businesses	Economic Restructuring Committee*, Promotions Committee	N/A	N/A	X	X	X	Electronic newsletter/flyer containing business tips and market opportunities created
2.5	Establish a Community Venture Accelerator Program (10 Week Entrepreneurial Training - 8 Per Year)	City of Decatur*, Connect to Careers, Adams County EDC, Elevate Ventures	\$20,000	CEDIT from participating communities throughout Adams County	X			Community Venture Accelerator Program established

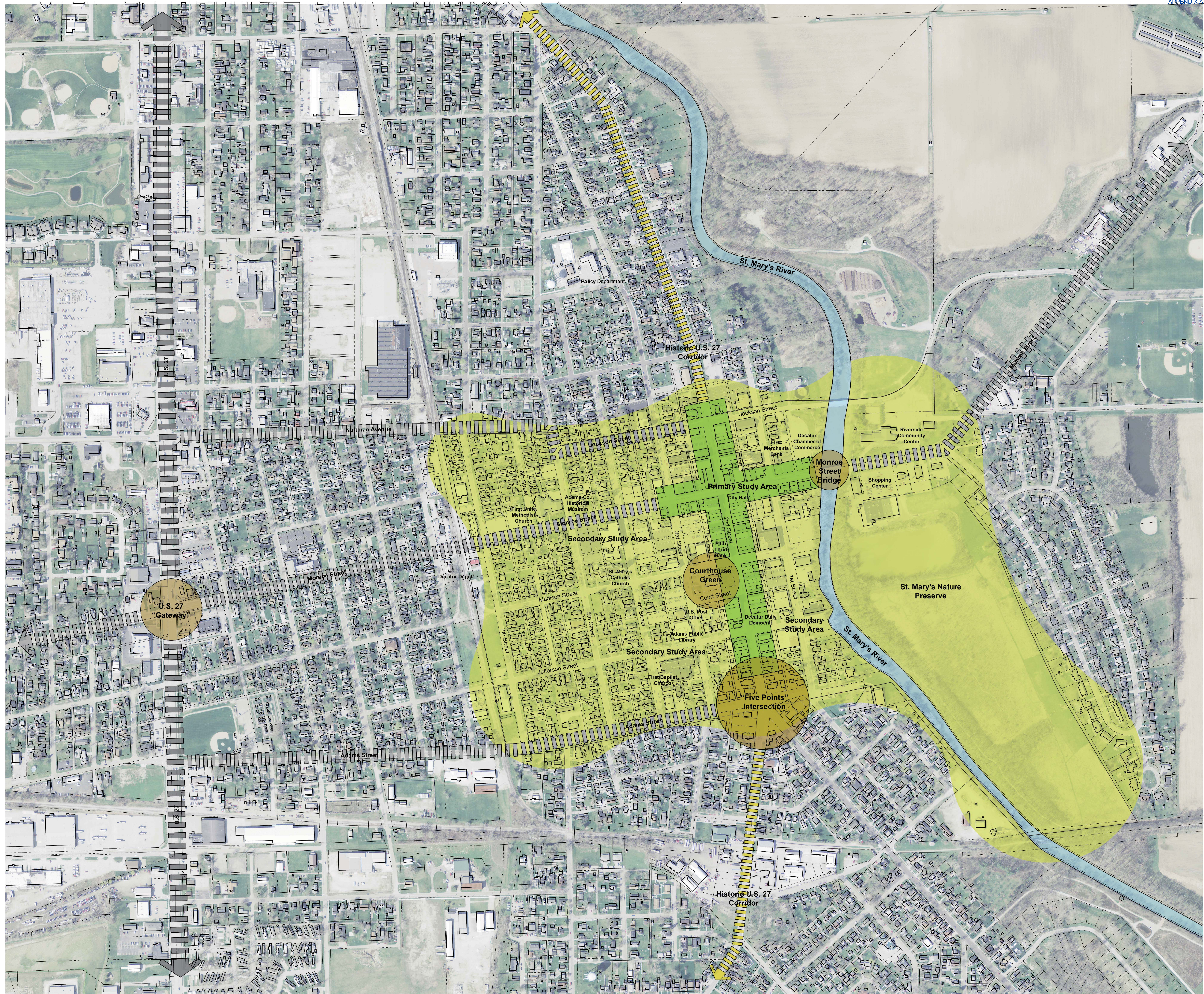
Strategy - ER3: Develop New Business Opportunities Downtown

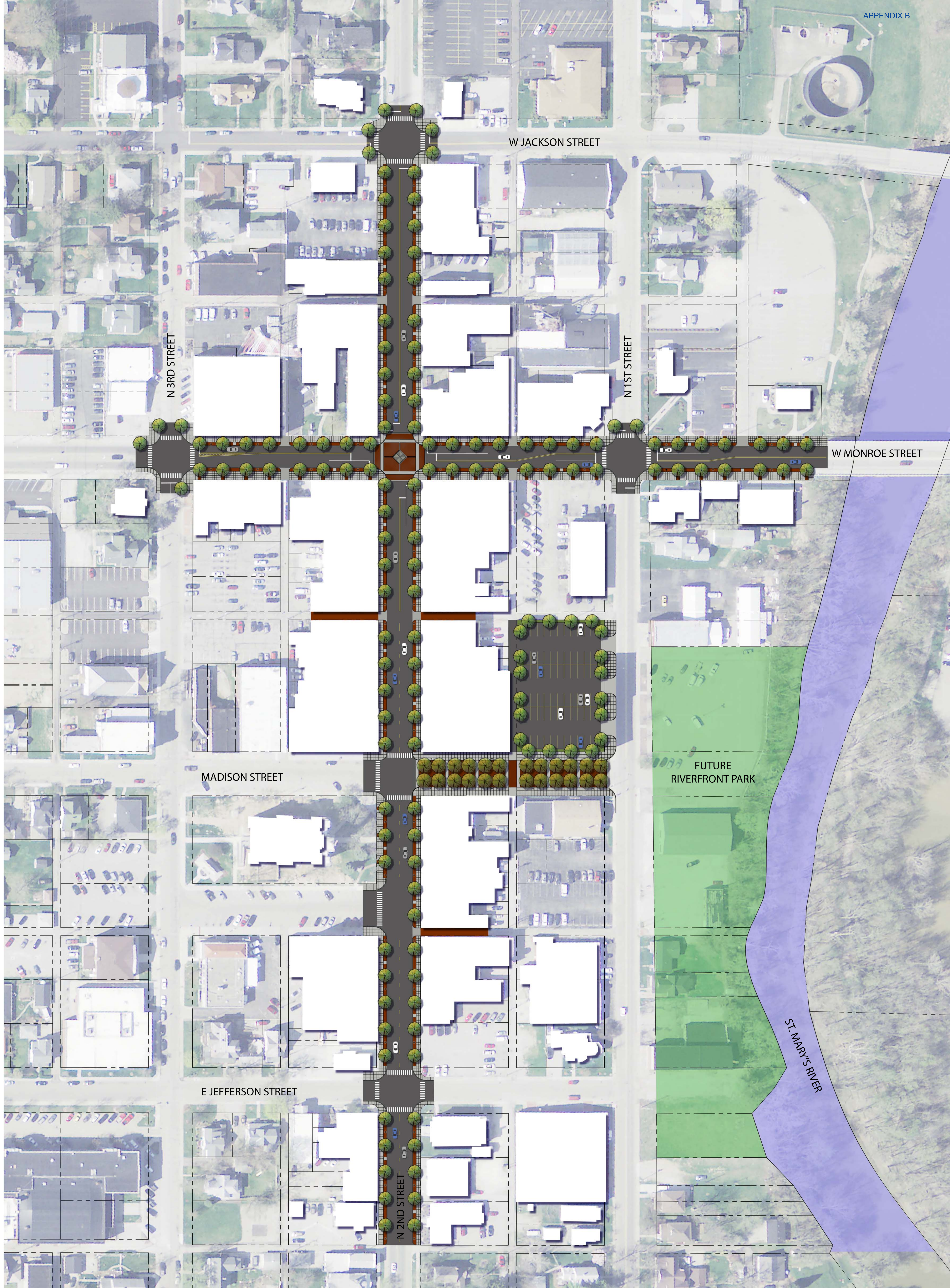
	Task	Responsible Party	Cost	Potential Funding	up to 5 years	5-10 years	10+ years	Implementation Measure
3.1	Maintain understanding of downtown market needs through data analysis, surveys, and relationship building with business owners and users	Economic Restructuring Committee*	N/A	N/A	X	X	X	Maintained understanding of downtown market needs
3.2	Identify, target, and initiate conversations with needed downtown businesses	Economic Restructuring Committee*	N/A	N/A	X	X	X	Needed downtown businesses contacted
3.3	Pursue small grocery, meat market, local food, and/or deli-style establishments	Economic Restructuring Committee*	N/A	N/A	X			Needed small food-related businesses established downtown
3.4	Hold community tours & pop-up galleries/events in vacant downtown structures to generate interest & reuse	Economic Restructuring Committee*, Promotions Committee	N/A	N/A	X	X	X	Vacant downtown structures rehabilitated
3.5	Create an informational package to give to prospective businesses that are considering locating downtown	Economic Restructuring Committee*, Promotions Committee	\$1,000	Memberships, Fundraising, City In-kind Services	X			Informational package for prospective businesses created

Strategy - ER4: Establish Downtown Decatur as a Center of Creative Engagement								
	Task	Responsible Party	Cost	Potential Funding	up to 5 years	5-10 years	10+ years	Implementation Measure
4.1	Develop a public art center	City of Decatur*, North Adams Arts Council, Decatur Sculpture Tour	\$200,000	City of Decatur, Private Fundraising	X			Public art center developed
4.2	Develop an entrepreneurship center with co-working, meeting and educational space	City of Decatur*, Connect to Careers, Adams County EDC, Biggs TC Development	\$200,000	City of Decatur, Private Fundraising	X			Entrepreneurship center developed
4.3	Maintain and continue to develop collaborative opportunities with various arts and entrepreneurial organizations to hold events in the downtown.	City of Decatur*, Decatur Main Street Board & Committees*	N/A	N/A	X	X	X	Events by arts and entrepreneurial organizations held downtown

Responsible Parties and Potential Funding Note: City of Decatur may involve various resources at their disposal i.e., departments, Greater Decatur Planning Advisory Committee, Redevelopment Commission and Plan Commission. Funding sources of the City may involve funding from the General Budget, MVH, CEDIT, Cumulative Capital Development, Cumulative Capital Improvement, Rainy Day, and TIF funding.

Appendix

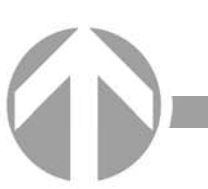




DECATUR DOWNTOWN PEDESTRIAN SIDEWALKS

CONCEPTUAL MASTER PLAN

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Uses	Quantity	Unit	Unit Cost	Total
Construction:				
Existing Trail Modifications	1	ls	\$5,000.00	\$5,000.00
Sodding, Nursery	200	sys	\$5.50	\$1,100.00
Landscaping	1	ls	\$5,000.00	\$5,000.00
Bridge Modifications and Trail Additions	1	ls	\$170,000.00	\$170,000.00
Ornamental Street Lighting	1	ls	\$50,000.00	\$50,000.00
Ornamental Railing, Gateway Feature and Bridge Lighting	1	ls	\$250,000.00	\$250,000.00
Construction Engineering	1	ls	\$5,500.00	\$5,500.00
Mob & Demob	1	ls	\$9,100.00	\$9,100.00
Maintenance of Traffic	1	ls	\$50,000.00	\$50,000.00
10% Contingency				\$54,570.00
Construction Sub-total:				\$610,000.00
Inspection				\$91,500.00
Construction Total:				\$701,500.00
Non-Construction:				
Engineering including specialist for ornamental railing/gateway feature & survey				\$122,000.00
Right-of-Way				\$15,000.00
Right-of-Way Acquisition Services				\$25,000.00
Land Acquisition				\$25,000.00
Environmental Review				\$50,000.00
Legal				\$5,000.00
Total Non-Construction:				\$242,000.00
Total Project Costs:				\$943,500.00

*Budget totals will be finalized upon award and final design.

APPENDIX E

Downtown Gallery - Pedestrian Sidewalk Improvements

Monroe Street Bridge: Bridge to 3rd Street including Monroe and 2nd Intersection

	Uses	Quantity	Unit	Unit Cost	Total
1	Mobilization and Demobilization		Lump Sum	\$12,000.00	\$12,000.00
2	Construction Engineering		Lump Sum	\$8,000.00	\$8,000.00
3	Maintenance of Traffic		Lump Sum	\$20,000.00	\$20,000.00
4	Concrete Sidewalk Removal	SYD	2,700	\$10.00	\$27,000.00
5	Concrete Apron Removal	SYD	490	\$12.00	\$5,880.00
6	Concrete Curb Removal	LFT	2,065	\$4.00	\$8,260.00
7	Asphalt Road Removal	SYD	830	\$13.50	\$11,205.00
8	Street Light Removal	Each	12	\$500.00	\$6,000.00
9	Overhead Hwy. Signs & Mast Arm	Each	2	\$500.00	\$1,000.00
10	Regulatory Sign Post Removal	Each	18	\$25.00	\$450.00
11	Contiguous Concrete Curb	LFT	2,065	\$20.00	\$41,300.00
12	Concrete Sidewalk	SYD	1,735	\$60.00	\$104,100.00
13	Concrete, Plain	SYD	355	\$65.00	\$23,075.00
14	Concrete, Colored	SYD	22	\$100.00	\$2,200.00
15	Conc. Unit Pavers on Conc. Base	SFT	12,215	\$15.00	\$183,225.00
16	ADA Curb Ramp w/Panel Inset	Each	26	\$950.00	\$24,700.00
17	Street Light w/Concrete Fdn	Each	19	\$5,500.00	\$104,500.00
18	Cast Iron Tree Grates w/Frames	Each	44	\$2,500.00	\$110,000.00
19	Asphalt Patching	SYD	330	\$105.00	\$34,650.00
20	Art Sculpture Pedestal	Each	7	\$2,400.00	\$16,800.00
21	Street Tree and Soil	Each	44	\$400.00	\$17,600.00
22	Bicycle Rack	Each	4	\$1,500.00	\$6,000.00
23	Trash Receptacles	Each	5	\$1,400.00	\$7,000.00
24	Benches	Each	6	\$1,600.00	\$9,600.00
25	Regulatory Street Sign and Post	Each	15	\$1,850.00	\$27,750.00
26	Thermo. Stop Bars and Crosswalk	LFT	320	\$15.00	\$4,800.00
27	Storm Inlet Relocation Contingencies	Each	5	\$3,200.00	\$16,000.00
28	Traffic Signal Pole, Mast Arms & Signals	Each	11	\$25,000.00	\$275,000.00
29	Overhead Hwy. Sign Pole & Mast Arm	Each	2	\$12,000.00	\$24,000.00
30	Electric Control Panel	Each	2	\$10,000.00	\$20,000.00
31	Electric Receptacles	Each	54	\$475.00	\$25,650.00
32	Fire Hydrant Replacement	Each	2	\$1,600.00	\$3,200.00
33	10% Contingency				\$118,094.50
	Construction Sub-total				\$1,299,039.50
34	Engineering		Lump Sum	\$116,000.00	\$116,000.00
35	Environmental Review		Lump Sum	\$25,000.00	\$25,000.00
36	Inspection		Lump Sum	\$58,000.00	\$58,000.00
37	Legal		Lump Sum	\$5,000.00	\$5,000.00
	Total Non-Construction				\$204,000.00
	Total Project Cost				\$1,503,039.50

*Budget totals will be finalized upon award and final design.

Downtown Gallery - Pedestrian Sidewalk Improvements

2nd Street: Jackson to Mid Block of Jefferson & 3 Alleyway Segments

APPENDIX E

	Uses	Quantity	Unit	Unit Cost	Total
1	Mobilization and Demobilization		Lump Sum	\$24,000.00	\$24,000.00
2	Construction Engineering		Lump Sum	\$18,000.00	\$18,000.00
3	Maintenance of Traffic		Lump Sum	\$35,750.00	\$35,750.00
4	Concrete Sidewalk Removal	SYD	4,700	\$10.00	\$47,000.00
5	Concrete Apron Removal	SYD	190	\$12.00	\$2,280.00
6	Concrete Curb Removal	LFT	3,500	\$4.00	\$14,000.00
7	Asphalt Road Removal	SYD	600	\$13.50	\$8,100.00
8	Alleyway Asphalt Pavement Removal	SYD	400	\$13.50	\$5,400.00
9	Street Light Removal	Each	20	\$500.00	\$10,000.00
10	Overhead Hwy. Signs & Mast Arm	Each	2	\$500.00	\$1,000.00
11	Regulatory Sign Post Removal	Each	30	\$25.00	\$750.00
12	Contiguous Concrete Curb	LFT	3,500	\$20.00	\$70,000.00
13	Concrete Sidewalk	SYD	3,000	\$60.00	\$180,000.00
14	Concrete Apron	SYD	80	\$65.00	\$5,200.00
15	Concrete, Plain	SYD	170	\$75.00	\$12,750.00
16	Concrete, Colored	SYD	60	\$100.00	\$6,000.00
17	Conc. Unit Pavers on Conc. Base	SFT	16,500	\$15.00	\$247,500.00
18	ADA Curb Ramp w/Panel Inset	Each	20	\$950.00	\$19,000.00
19	Street Light w/Concrete Foundation	Each	35	\$5,500.00	\$192,500.00
20	Cast Iron Tree Grates w/Frames	Each	54	\$2,500.00	\$135,000.00
21	Asphalt Patching	SYD	600	\$105.00	\$63,000.00
22	Art Sculpture Pedestal	Each	14	\$2,400.00	\$33,600.00
23	Street Tree and Soil	Each	54	\$400.00	\$21,600.00
24	Bicycle Rack	Each	10	\$1,500.00	\$15,000.00
25	Trash Receptacles	Each	11	\$1,400.00	\$15,400.00
26	Benches	Each	15	\$1,600.00	\$24,000.00
27	Regulatory Street Sign and Post	Each	30	\$1,850.00	\$55,500.00
28	Thermo. Stop Bars and Crosswalk	LFT	460	\$15.00	\$6,900.00
29	Storm Inlet Relocation Contingencies	Each	9	\$3,200.00	\$28,800.00
30	Overhead Hwy. Sign Pole & Mast Arm	Each	2	\$12,000.00	\$24,000.00
31	Alley Lighting Wall Pack	Each	6	\$3,200.00	\$19,200.00
32	Electric Control Panel	Each	3	\$10,000.00	\$30,000.00
33	Electric Receptacles	Each	67	\$475.00	\$31,825.00
34	Fire Hydrant Replacement	Each	2	\$1,600.00	\$3,200.00
35	10% Contingency				\$140,625.50
	Construction Sub-total				\$1,406,255.00
36	Engineering		Lump Sum	\$135,600.00	\$135,600.00
37	Environmental Review		Lump Sum	\$25,000.00	\$25,000.00
38	Inspection		Lump Sum	\$67,800.00	\$67,800.00
39	Legal		Lump Sum	\$5,000.00	\$5,000.00
	Non-Construction Sub-Total				\$233,400.00
	Total Project Cost				\$1,780,280.50

*Budget totals will be finalized upon award and final design.

Downtown Gallery - Pedestrian Sidewalk Improvements Madison Street Event Plaza

APPENDIX E

	Uses	Quantity	Unit	Unit Cost	Total
1	Mobilization and Demobilization		Lump Sum	\$7,200.00	\$7,200.00
2	Construction Engineering		Lump Sum	\$4,800.00	\$4,800.00
3	Maintenance of Traffic		Lump Sum	\$10,000.00	\$10,000.00
4	Concrete Sidewalk Removal	SYD	780	\$10.00	\$7,800.00
5	Concrete Curb Removal	LFT	560	\$4.00	\$2,240.00
6	Asphalt Road Removal	SYD	1,138	\$13.50	\$15,363.00
7	Street Light Removal	Each	1	\$500.00	\$500.00
8	Regulatory Sign Post Removal	Each	5	\$25.00	\$125.00
9	Concrete Sidewalk	SYD	2,100	\$60.00	\$126,000.00
10	Conc. Unit Pavers on Conc. Base	SFT	10,240	\$15.00	\$153,600.00
11	ADA Curb Ramp w/Panel Inset	Each	2	\$950.00	\$1,900.00
12	Street Light w/Concrete Foundation	Each	4	\$5,500.00	\$22,000.00
13	Cast Iron Tree Grates w/Frames	Each	16	\$2,200.00	\$35,200.00
14	Art Sculpture Pedestal	Each	4	\$2,400.00	\$9,600.00
15	Street Tree and Soil	Each	16	\$400.00	\$6,400.00
16	Bicycle Rack	Each	1	\$1,500.00	\$1,500.00
17	Trash Receptacles	Each	2	\$1,400.00	\$2,800.00
18	Benches	Each	8	\$1,600.00	\$12,800.00
19	Regulatory Street Sign and Post	Each	5	\$1,850.00	\$9,250.00
20	Thermo. Stop Bars and Crosswalk	LFT	180	\$15.00	\$2,700.00
21	Storm Inlet Relocation Contingencies		Lump Sum	\$5,400.00	\$5,400.00
22	Electric Control Panel	Each	1	\$10,000.00	\$10,000.00
23	Electric Receptacles	Each	16	\$475.00	\$7,600.00
24	10% Contingency				\$45,477.80
	Construction Sub-total				\$500,255.80
24	Engineering		Lump Sum	\$36,000.00	\$36,000.00
25	Environmental Review		Lump Sum	\$5,000.00	\$5,000.00
26	Inspection		Lump Sum	\$18,000.00	\$18,000.00
27	Legal		Lump Sum	\$2,500.00	\$2,500.00
	Non-Construction Sub-Total				\$61,500.00
	Total Project Cost				\$561,755.80

*Budget totals will be finalized upon award and final design.

Sample Public Art Process Review

The purpose of the public art process review is to review and evaluate the quality proposals by artists seeking to work in the public realm. The structure of the process is as follows:

Artist Selection Advisory Panels

Advisory panels may be formed by the City of Decatur or its Agent/Consultant to plan public arts projects, determine opportunities for public art, and review criteria to select artists and project designs, review candidates and project designs, and recommend artist(s).

The City should determine the need and appropriateness for the formation of a panel, the size, and makeup of the panel, and should identify qualified members for appointment to the panel. Individuals wishing to be considered for membership on panels are asked to submit a letter of interest and qualifications.

Panel Member Profile

Individuals seeking panel membership should possess the following qualifications:

- Commitment to the importance of public art in the public realm;
- Strong interest in and/or knowledge of public art, art, architecture, community development, design arts, and/or urban design/planning;
- Ability to deal with conflict;
- Ability to assess the overall needs of the project as they relate to the goals of the Public Art Plan; and
- Any individual who has a real or perceived conflict of interest in the project may not serve on a panel. This does not include the project architect, landscape architect, and representatives of the client, and representatives of public sector projects.

Project Panel Composition

It is the intent to provide an opportunity for as many qualified and willing individuals as possible to serve their community. Membership should be made up of arts professionals and members of the community as described by the following designations:

- Arts professionals,
- Civic leaders,
- Architects,
- Landscape architects,
- Art educators,
- City officials and department heads,
- Public art agencies,
- Project manager,
- General contractor, and
- Project architect

Advisory Panel Responsibilities

The Advisory Panel reviews the artist(s) proposals and application materials. Once finalists are selected, they may be asked to create specific proposals that include maquettes or professional renderings and make a presentation to the panel.

The panel is responsible for evaluating the artist's work for its aesthetic qualities, constructability, appropriateness to the site and the engineering criteria. The committee is advisory in nature and should not negotiate for, or commit, the City in any respect.

Conflict of Interest:

Persons who would directly benefit from the selection of a particular artist or artwork are ineligible as panelists (i.e. gallery owners, brokers, artist representatives, etc.). Perspective panelists may be asked to fill out a conflict of interest form prior to be approved for service on a Selection Panel.

Role of Artists

A relatively new school of thought has emerged that transcends the traditional approach of separating the artist from all others involved in designing and building public spaces. This more contemporary approach considers artists as original and essential members of design teams so their ideas can be discussed and integrated as a part of the whole.

Artists' Involvement

Depending on the nature of the Commission and when feasible, artists should be involved in projects at the earliest opportunity. The Advisory Panel should seek the most meaningful way to involve qualified artists in projects. Artists' participation, for example, may include the following:

- Planning: Artists should assist in the development of options, strategies, limitations and opportunities for art and identify aesthetic design opportunities in each project; and
- Collaboration with project design team: Artists may be selected as consultants for project work in which the creation, documentation, and construction of the project is collaboratively developed with a design team. It should be specified whether the artist is on retainer or if the artist will complete the work/site in question.

Artists Responsibilities:

The artist will complete the design, fabrication, and installation of the artwork at the site. Furthermore, the artist will provide the following:

- "Contract Documents" include design and construction documents, shop drawings, mock-ups, models, samples, engineering calculations, approved installation plans, all material samples and product data, the project budget, and all additional documents and submittals produced under the guidelines of the project and the completed work of art as it was originally proposed;
- "Art" the artist creates includes its design, fabrication, delivery, and installation;
- "Shop Drawings" constitute preliminary drawings, diagrams and other data specifically prepared by artist illustrating in detail exactly how the work is to be fabricated and installed. Shop Drawings are generally signed and certified by a licensed design professional unless other arrangements satisfy the requirement;
- "Conceptual Design" should mean drawings (in plan and elevation) and/or 3-dimensional models, a written description, proposed materials and samples and cost estimates at 30% design completion. The information provided in Conceptual Design should be complete enough to illustrate the design intent of the artwork;
- "Design Development Documents" should mean presentation of quality materials, which should include colored drawings or computer-generated color images (in plan and elevation) and/or 3-dimensional models that accurately reflect the artwork and how it will be installed at the site, mock-ups, final color and materials samples, proposed fabrication methods, feasibility studies and cost estimates at 60% design completion. When used in reference to the proposed artwork, Design Development Documents should fix and describe

the size and character of the Artwork with respect to its relationship to the Site, including architectural, structural, mechanical, and electrical systems, materials and other elements as may be appropriate; and

- “Construction Documents” should mean final and complete architectural, structural, mechanical, and engineering drawings, written specifications, structural and engineering calculations at 100% design completion, prepared by artist, setting forth a comprehensive design of the artwork. Construction Documents should describe and fix the location, size, materials, and character of the artwork with respect to architectural, structural engineering, mechanical and electrical systems, materials, colors, method of attachment and fabrication, and other such elements as may be appropriate. Construction Documents must be signed and stamped by licensed design professionals, unless waived by the client.

Artists Recruitment Methods

Decatur should form an Advisory Panel to recommend the most appropriate way to identify and select qualified artists for a project. The following types of artist’s selection may be considered:

- Integration of Artist/Designer in the Project Development Team. The inclusion of artists or designers as part of the project development team is the preferred method for the inclusion of art and design in capital works building projects;
- Open competition. Artists may be solicited through public advertisement, requests for artists’ qualifications, letters of interest, or applications or proposals. The Artist Selection Panel will review submittals and recommend artists and designs based upon established criteria;
- Limited Competition or Direct Commission. Limited competition or direct commission, whereby artist(s) are sourced from existing databases or through art dealers. Calling an artist and inviting them to complete a commission;
- Invitational or limited competition. A limited number of artists may be invited to submit qualifications (resume’ and slides), letters of interest, applications, or proposals. From this limited pool of applicants, the Artist Selection Panel may recommend artists and designs based upon established criteria;
- Purchase of Existing Works (permanent or temporary). Purchase of existing works may be appropriate for certain projects. However, this approach is limited in its capacity to involve artists in the design development of capital works projects; and
- Commission of New Works (permanent or temporary). Common approaches to the commissioning of new works are by limited or open competition or by direct commission.

Consultants

The City may utilize the services of an independent advisor or consultant for a project that requires specific expertise to recommend artists and designs based upon established criteria. From this pool of applicants, the commission or designee may recommend artists and designs based upon established criteria.

Artists Selection Process

The Advisory Panel will review submission materials to short-list candidates using the following criteria:

- Artistic merit as evidenced by submission slides;
- Professional qualifications, i.e., record of artistic achievement, as evidenced by resume and professional recognition;

- Demonstrated ability to complete successfully public art projects of similar scale and scope and value; and
- Experience with functional art and interactive art, especially in creating streetscape elements.

Artists send a letter of interest and describe their ideas and relevant past work to the committee. The committee may ask artists for additional information before choosing finalists.

Artists selected as finalists are paid a design fee and travel expenses to the site for interviews and presentations to the committee. Final proposals may include models, drawings, samples, photographs and slides of relevant past work. Design fees may range from \$100 to \$250 or several thousand dollars depending upon the level of artists being considered.

Selection Timeframe

When working with a design team, the artist may be brought on before, with, or after the team. It is essential that the artist be engaged no later than the very early stages of the design phase; it is preferred, though, that hiring occur before the design phase begins.

Selection Criteria for Artists:

Artists will be selected based on their qualifications as demonstrated by the judged quality of their past work and appropriateness of their artistic expression, professional experience, or specific proposal for a particular project, and the assessed ability of the artist to successfully execute the project within the project timeline. Other considerations include the number of concurrent projects the artist is working on and the number of artworks by the artist in the city or region.

Criteria for Artwork:

Criteria to be used when considering acquisition of artwork by either purchase or commission should include, but not be limited to, the following:

- **Inherent Artistic Quality:** The assessed aesthetic merit of the piece as a work of art is independent of other considerations;
- **Context:** Works of art must be compatible in scale, material, form, and content with their surroundings. Consideration should be given to the architectural, historical, geographical, and social/cultural context of the site;
- **Media:** All forms of visual art may be considered. Works may be either portable or permanently attached;
- **Permanence:** Due consideration should be given to the structural and surface soundness and to inherent resistance to theft, vandalism and weathering, unless the client chooses to commission an installation work of art which will last for a fixed period of time;
- **Ability to Maintain:** Significant consideration should be given to the cost and amount of on-going maintenance and/or repair anticipated, and to the ability to provide adequate maintenance;
- **Public Safety and Accessibility:** Each work should be evaluated to ensure that it does not present a hazard to public safety and complies with all applicable building codes and accessibility requirements;
- **Feasibility:** Proposals should be evaluated relative to their feasibility and convincing evidence of the artist's ability to complete the work as proposed. Factors to be

considered include, but are not limited to, project budget, timeline, and artist's experience, soundness of materials, and approval requirements; and

- Duplication: To assure that the artwork will not be duplicated, the artist will be asked to warrant that the work is unique and an edition of one unless stated to the contrary in the contract. If the artwork is from an editioned work of art, the artist agrees that they will not allow another casting or piece from the edition to be placed within 500 miles.

Artist Selection:

Prescreening to evaluate applicants, relative to the minimum candidate criteria and qualifications outlined in the RFQ/RFP. A slate of qualified candidates is submitted for review by the selection panel.

Artists working in this context can create meaningful and appropriate work that has a direct relationship to the specific environment and the culture of the community. This approach does not preclude commissioning artists to design and fabricate non-integrated contextual work that may be appropriately installed in designated areas of the city.

Artists can serve as a liaison to other design team members, helping bridge the gap between the community's vision of the project and the vision seen by the architects and engineers. Artists inspire people to think about their own neighborhoods with creativity and when all the creative minds come together at the beginning, the result is a well-designed and accepted project.

Artists can bring a unique perspective to all phases of public works, particularly in consultation with engineers, architects, planners, and others. The most valuable thing that artists add to these collaborations is the ability to ask intrepid questions. This comes from the deeply personal way artists learn to study a problem--in their studios and in their artwork. This will bring something new and fresh to the design process and to our culture, which is an increasingly important element of revitalizing urban spaces.

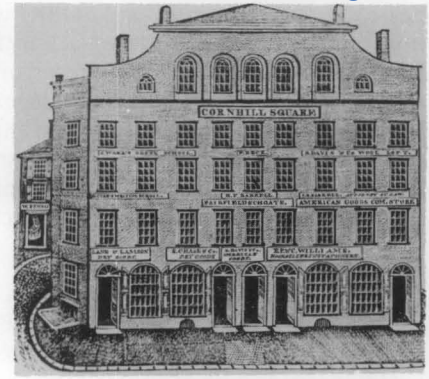
Artists are often characterized as being intuitive and architects as rational. This characterization is an oversimplification of the issues, but supports the theory that artists should be primary members of preliminary design teams, not adjunct participants who "plop" art into already designed and completed public spaces.

Artist Recruitment:

The Request for Qualifications (RFQ) or Request for Proposal (RFP) should include, but is not limited to the following:

- Project description and goals,
- Project parameters and scope-of-work,
- Application deadline and project,
- Timeline,
- Application procedure and submittal requirements,
- Selection procedure,
- Criteria for selection of artist and/or artwork,
- Geographic restrictions for residency of artist, if any, and
- Budget

11 PRESERVATION BRIEFS



Rehabilitating Historic Storefronts

H. Ward Jandl



U.S. Department of the Interior
National Park Service
Cultural Resources
Heritage Preservation Services

The storefront is the most important architectural feature of many historic commercial buildings. It also plays a crucial role in a store's advertising and merchandising strategy to draw customers and increase business. Not surprisingly, then, the storefront has become the feature most commonly altered in a historic commercial building. In the process, these alterations may have completely changed or destroyed a building's distinguishing architectural features that make up its historic character.

As more and more people come to recognize and appreciate the architectural heritage of America's downtowns, however, a growing interest can be seen in preserving the historic character of commercial buildings. The sensitive rehabilitation of storefronts can result not only in increased business for the owner but can also provide evidence that downtown revitalization efforts are succeeding (see figure 1).

Once a decision is made to rehabilitate a historic commercial building, a series of complex decisions faces the owner, among them:

- if the original storefront has survived largely intact but is in a deteriorated condition, what repairs should be undertaken?
- if the storefront has been modernized at a later date, should the later alterations be kept or the building restored to its original appearance or an entirely new design chosen?
- if the building's original retail use is to be changed to office or residential, can the commercial appearance of the building be retained while accommodating the new use?

This Preservation Brief is intended to assist owners, architects, and planning officials in answering such questions about how to evaluate and preserve the character of historic storefronts. In so doing, it not only addresses the

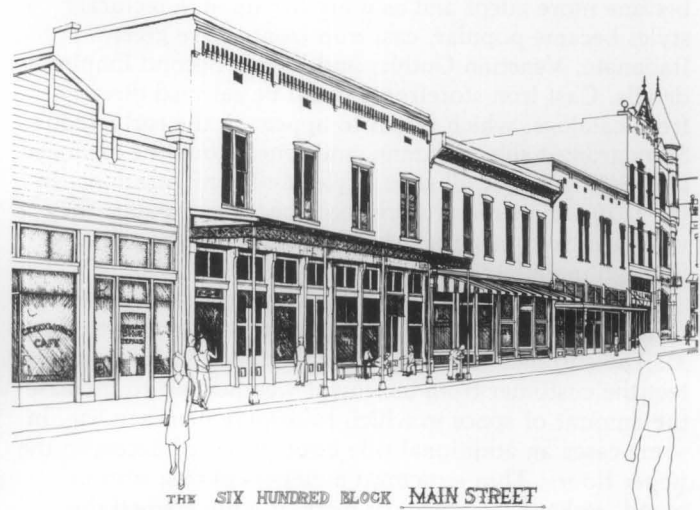


Figure 1. Inappropriate storefront alterations over the years—metal cladding, oversized signs and canopies—have detracted from the character of this historic district in Van Buren, Arkansas. A carefully considered rehabilitation plan for Main Street, including the removal of poorly designed signs, false fronts and the selection of an appropriate exterior paint color palette, serves to enhance the visual environment and preserves the district's sense of time and place. Photo above: Bob Dunn; Drawing, David Fitts

basic design issues associated with storefront rehabilitation, but recommends preservation treatments as well. Finally, although the Brief focuses on storefront rehabilitation, it is important to review this specific work in the broader context of preserving and maintaining the overall structure. Money spent on storefront rehabilitation may be completely wasted if repair and maintenance problems on the rest of the building are neglected.

Historical Overview

Commercial establishments of the 18th and early 19th centuries were frequently located on the ground floor of buildings and, with their residentially scaled windows and doors, were often indistinguishable from surrounding houses. In some cases, however, large bay or oriel windows comprised of small panes of glass set the shops apart from their neighbors. Awnings of wood and canvas and signs over the sidewalk were other design features seen on some early commercial buildings. The ground floors of large commercial establishments, especially in the first decades of the 19th century, were distinguished by regularly spaced, heavy piers of stone or brick, infilled with paneled doors or small paned window sash. Entrances were an integral component of the facade, typically not given any particular prominence although sometimes wider than other openings.

The ready availability of architectural cast iron after the 1840's helped transform storefront design as architects and builders began to experiment using iron columns and lintels at the ground floor level. Simultaneous advances in the glass industry permitted manufacturing of large panes of glass at a reasonable cost. The combination of these two technical achievements led to the storefront as we know it today—large expanses of glass framed by thin structural elements. The advertisement of the merchant and his products in the building facade and display windows quickly became critical factors in the competitive commercial atmosphere of downtowns. In the grouping of these wide-windowed facades along major commercial streets, the image of America's cities and towns radically changed.

The first cast iron fronts were simple post-and-lintel construction with little decoration. As iron craftsmen became more adept and as more ornate architectural styles became popular, cast iron fronts were given Italianate, Venetian Gothic, and French Second Empire details. Cast iron storefronts could be selected directly from catalogs, which began to appear in the early 1850's. Standardized sills, columns, and lintels could be arranged to create fronts of all sizes, styles and configurations. In the 1870's sheet metal storefronts became popular; they were also sold in standardized sizes and configurations through manufacturers' catalogs (see figure 2).

The typical 19th century storefront consisted of single or double doors flanked by display windows (see figure 3). The entrance was frequently recessed, not only to protect the customer from inclement weather but to increase the amount of space in which to display merchandise. In some cases an additional side door provided access to the upper floors. Thin structural members of cast iron or wood, rather than masonry piers, usually framed the storefront. The windows themselves were raised off the ground by wood, cast iron or pressed metal panels or bulkheads; frequently, a transom or series of transoms (consisting of single or multiple panes of glass) were

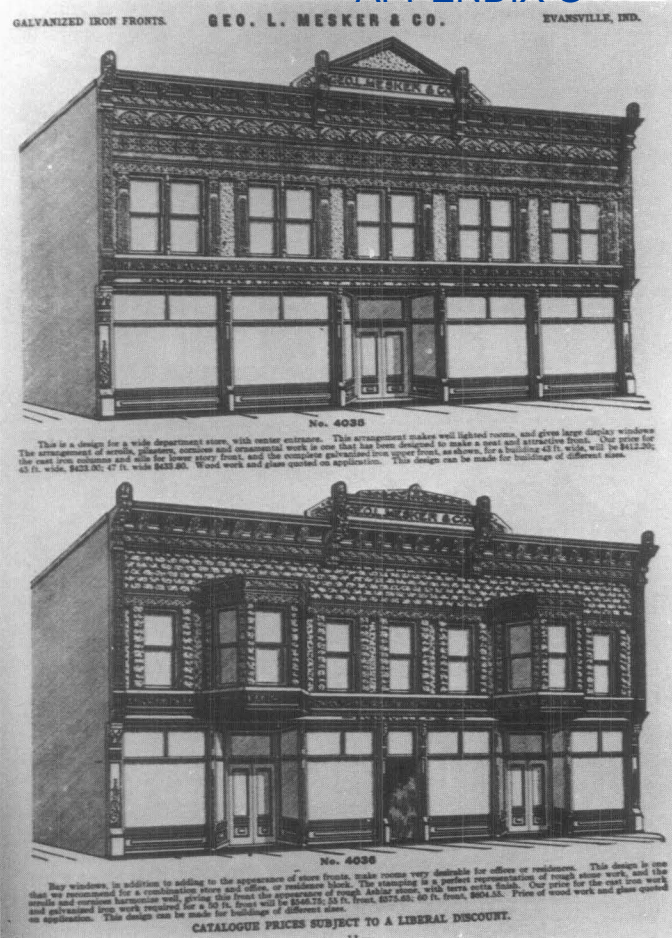


Figure 2. These 19th century galvanized iron storefronts could be purchased from George L. Mesker & Co. in Evansville, Indiana.

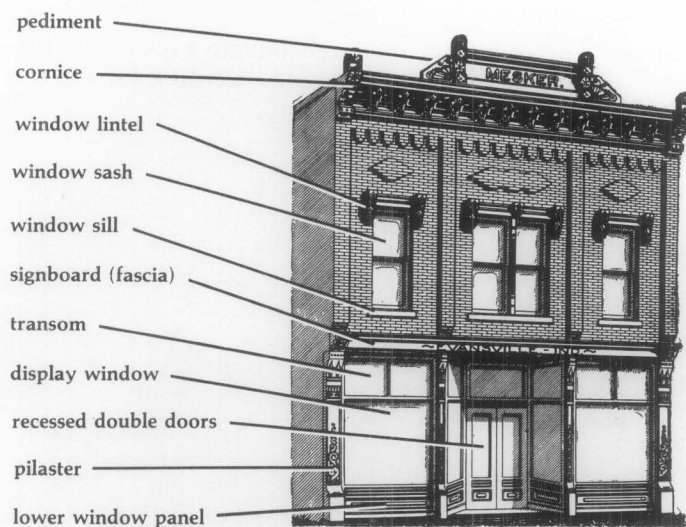


Figure 3. Become familiar with the architectural features typical of historic commercial buildings. A close look at a storefront's construction materials, features and relationship to the upper stories will help in determining how much of the original facade remains.

This particular storefront is No. 4016 in the George L. Mesker and Company catalog of 1905. One of Mesker's most popular designs, it featured cast-iron sills, columns and lintels, galvanized iron lintel and main cornice, window caps and pediment.

placed above each window and door. The signboard above the storefront (the fascia covering the structural beam) became a prominent part of the building. Canvas awnings, or in some cases tin or wooden canopies, often shaded storefronts of the late 19th century. Iron fronts were frequently put onto existing buildings as a way of giving them an up-to-date appearance. Except for expanding the display window area to the maximum extent possible and the increasing use of canvas awnings, few major technical innovations in storefront design can be detected from the 1850's through 1900.

The first decades of the 20th century saw the growing use of decorative transom lights (often using small prismatic glass panes) above display windows; in some cases, these transoms could be opened to permit air circulation into the store. Electric incandescent lights enabled storeowners to call attention to their entrance and display windows and permitted nighttime shopping. In the 1920's and 1930's a variety of new materials were introduced into the storefront, including aluminum and stainless steel framing elements, pigmented structural glass (in a wide variety of colors), tinted and mirrored glass, glass block and neon. A bewildering number of proprietary products also appeared during this period, many of which went into storefronts including Aklo, Vitrolux, Vitrolite, and Extrudalite. Highly colored and heavily patterned marble was a popular material for the more expensive storefronts of this period. Many experiments were made with recessed entries, floating display islands, and curved glass. The utilization of neon lighting further transformed store signs into elaborate flashing and blinking creations. During this period design elements were simplified and streamlined; transom and signboard were often combined. Signs utilized typefaces for the period, including such stylized lettering as "Broadway," "Fino" and "Monogram." Larger buildings of this period, such as department stores, sometimes had fixed metal canopies, with lighting and signs as an integral component of the fascia (see figure 4).

Because commercial architecture responds to a variety of factors—environmental, cultural, and economic, distinct regional variations in storefronts can be noted. Fixed metal canopies supported by guy wires, for example, were common in late 19th and early 20th century storefronts in southern states where it was advantageous to have shaded entrances all year long. Such a detail was less common in the northeast where moveable canvas awnings predominated. These awnings could be lowered in summer to keep buildings cooler and raised in winter when sunlight helps to heat the building.

Evaluating the Storefront

The important key to a successful rehabilitation of a historic commercial building is planning and selecting treatments that are sensitive to the architectural character of the storefront. As a first step, it is therefore essential to identify and evaluate the existing storefront's construction materials; architectural features; and the relationship of those features to the upper stories (see figure 5). This evaluation will permit a better understanding of the storefront's role in, and significance to, the overall design of the building. A second and equally important step in planning the rehabilitation work is a careful examination of the storefront's physical conditions to determine the ex-

tent and nature of rehabilitation work needed (see figure 6). In most cases, this examination is best undertaken by a qualified professional.



Figure 4. This storefront in New York City designed by Raymond Loewy typifies the streamlined look of the 1930's. Added to an earlier building, the front utilizes glass, stainless steel and neon to make a modern statement. This is a good example of a later storefront which has acquired significance and should be retained in any rehabilitation.



Figure 5. In some cases, as in the storefront on the extreme left, it is a simple matter to determine original appearance by looking at neighboring storefronts. Removal of the board and batten fasciaboar, pent roof, and "colonial" style door, all of which could be undertaken at minimal cost, would restore the original proportions and lines of the building. Photo: Day Johnston

Guidelines for Rehabilitating Existing Historic Storefronts

1. Become familiar with the style of your building and the role of the storefront in the overall design. Don't "early up" a front. Avoid stock "lumberyard colonial" detailing such as coach lanterns, mansard overhangings, wood shakes, nonoperable shutters, and small paned windows except where they existed historically.
2. Preserve the storefront's character even though there is a new use on the interior. If less exposed window area is desirable, consider the use of interior blinds and insulating curtains rather than altering the existing historic fabric.
3. Avoid use of materials that were unavailable when the storefront was constructed; this includes vinyl and aluminium siding, anodized aluminum, mirrored or tinted glass, artificial stone, and brick veneer.
4. Choose paint colors based on the building's historical appearance. In general do not coat surfaces that have never been painted. For 19th century storefronts, contrasting colors may be appropriate, but avoid too many different colors on a single facade.



Figure 6. Storefronts of the 1940's, 50's, and 60's were frequently installed by attaching studs or a metal grid over an early front and applying new covering materials. If the existing storefront is a relatively recent addition with little or no architectural merit, begin by removing the covering materials in several places as was done here. If this preliminary investigation reveals evidence of an earlier front, such as this cast-iron column, carefully remove the later materials to assess the overall condition of the historic storefront. The black mastic visible on the lower masonry panels was used for installing pigmented structural glass. Some attachment methods for modern facings, such as mastic or metal lath, may have seriously damaged the original fabric of the building, and this must be taken into account in the rehabilitation process. Photo: Bob Dunn

The following questions should be taken into consideration in this two-part evaluation:

Construction Materials, Features, and Design Relationships

Storefront's Construction Materials: What are the construction materials? Wood? Metal? Brick or other masonry? A combination?

Storefront's Architectural Features: What are the various architectural features comprising the storefront and how are they arranged in relationship to each other?

- **Supporting Columns/Piers:**

What do the columns or piers supporting the storefront look like? Are they heavy or light in appearance? Are they flush with the windows or do they protrude? Are they all structural elements or are some columns decorative?

- **Display Windows and Transoms:**

Are the display windows and transoms single panes of glass or are they subdivided? Are they flush with the

facade or are they recessed? What is the proportion of area between the display windows and transom? Are there window openings in the base panels to allow natural light into the basement?

- **Entrances:**

Are the entrances centered? Are they recessed? Is one entrance more prominent than the others? How is the primary retail entrance differentiated from other entrances? Is there evidence that new entrances have been added or have some been relocated? Are the doors original or are they later replacements?

- **Decorative Elements:**

Are there any surviving decorative elements such as molded cornices, column capitals, fascia boards, brackets, signs, awnings or canopies? Is there a belt-course, cornice, or fascia board between the first and second floor? Are some elements older than others indicating changes over time?

Storefront's Relationship to Upper Stories: Is there a difference in materials between the storefront and upper stories? Were the storefront and floors above it created as an overall design or were they very different and unrelated to each other?

It is also worthwhile to study the neighboring commercial buildings and their distinctive characteristics to look for similarities (canopies, lighting, signs) as well as differences. This can help determine whether the storefront in question is significant and unique in its own right and/or whether it is significant as part of an overall commercial streetscape.

Physical Condition

Mild Deterioration: Do the surface materials need repair? Is paint flaking? Are metal components rusting? Do joints need recaulking where materials meet glass windows? Mild deterioration generally requires only maintenance level treatments.

Moderate Deterioration: Can rotted or rusted or broken sections of material be replaced with new material to match the old? Can solid material (such as Carrara glass) from a non-conspicuous location be used on the historic facade to repair damaged elements? Do stone or brick components need repointing? Is the storefront watertight with good flashing connections? Are there leaky gutters or air conditioner units which drip condensation on the storefront? Is caulking needed? Moderate deterioration generally requires patching or splicing of the existing elements with new pieces to match the deteriorated element.

Severe Deterioration: Have existing facing materials deteriorated beyond repair through vandalism, settlement, or water penetration? Is there a loss of structural integrity? Is the material rusted through, rotted, buckling, completely missing? Are structural lintels sagging? Are support columns settled or out of alignment? Severe deterioration generally requires replacement of deteriorated elements as part of the overall rehabilitation.

In evaluating whether the existing storefront is worthy of preservation, recognize that good design can exist in any period; a storefront added in 1930 may have greater architectural merit than what is replaced (see figure 4). In commercial historic districts, it is often the diversity of

styles and detailing that contribute to the character; removing a storefront dating from 1910 simply because other buildings in the district have been restored to their 1860's appearance may not be the best preservation approach. If the storefront design is a good example of its period and if it has gained significance over time, it should be retained as part of the historical evolution of the building (this architectural distinctiveness could also be an economic asset as it may attract attention to the building).

Deciding a Course of Action

The evaluation of the storefront's architectural features and physical condition will help determine the best course of action in the actual rehabilitation work. The following recommendations, adapted from the Secretary of the Interior's "Standards for Rehabilitation" and the accompanying interpretive guidelines, are designed to ensure that the historic commercial character of the building is retained in the rehabilitation process.

If the original or significant storefront exists, repair and retain the historic features using recommended treatments (see following sections on rehabilitating metal, wood and masonry storefronts as well as the guidelines for rehabilitating existing historic storefronts found on page 3).

If the original or significant storefront no longer exists or is too deteriorated to save, undertake a contemporary design which is compatible with the rest of the building in scale, design, materials, color and texture; or undertake an accurate restoration based on historical research and physical evidence (see section on "Replacement Storefronts"). Where an original or significant storefront no longer exists and *no* evidence exists to document its early appearance, it is generally preferable to undertake a contemporary design that retains the commercial "flavor" of the building. The new storefront design should not draw attention away from the historic building with its detailing but rather should respect the existing historic character of the overall building. A new design that copies traditional details or features from neighboring buildings or other structures of the period may give the building a historical appearance which blends in with its neighbors but which never, in fact, existed. For this reason, use of conjectural designs, even if based on similar buildings elsewhere in the neighborhood or the availability of different architectural elements from other buildings or structures, is generally not recommended.

Rehabilitating Metal Storefronts

Rehabilitating metal storefronts can be a complex and time-consuming task. Before steps are taken to analyze or treat deteriorated storefronts, it is necessary to know which metal is involved, because each has unique properties and distinct preservation treatments. Storefronts were fabricated using a variety of metals, including cast iron, bronze, copper, tin, galvanized sheet iron, cast zinc, and stainless steel. Determining metallic composition can be a difficult process especially if components are encrusted with paint. Original architect's specifications (sometimes available from permit offices, town halls, or records of the original owner) can be important clues in this regard and should be checked if at all possible.

Iron—a magnetic, gray-white malleable metal, readily susceptible to oxidation. Cast iron, most commonly found in storefronts, is shaped by molds and can withstand great compressive loads. Rolled sheet iron, sometimes galvanized with zinc, also was used in storefront construction. Stainless steel began to appear in storefronts after 1930.

Zinc—a medium-hard, bluish-white metal, widely used as a protective coating for iron and steel. It is softer than iron and is nonmagnetic.

Copper—a nonmagnetic, corrosion-resistant, malleable metal, initially reddish-brown but when exposed to the atmosphere turns brown to black to green.

Bronze and brass—nonmagnetic, abrasive-resistant alloys combining copper with varying amounts of zinc, lead, or tin. These copper alloys, more commonly found in office buildings or large department stores, range in color from lemon yellow to golden brown to green depending on their composition and are well suited for casting (see figure 7).

Aluminum—a lightweight, nonmagnetic metal commonly found on storefronts dating from the 1920's and 30's. Its brightness and resistance to corrosion has made it a popular storefront material in the 20th century.

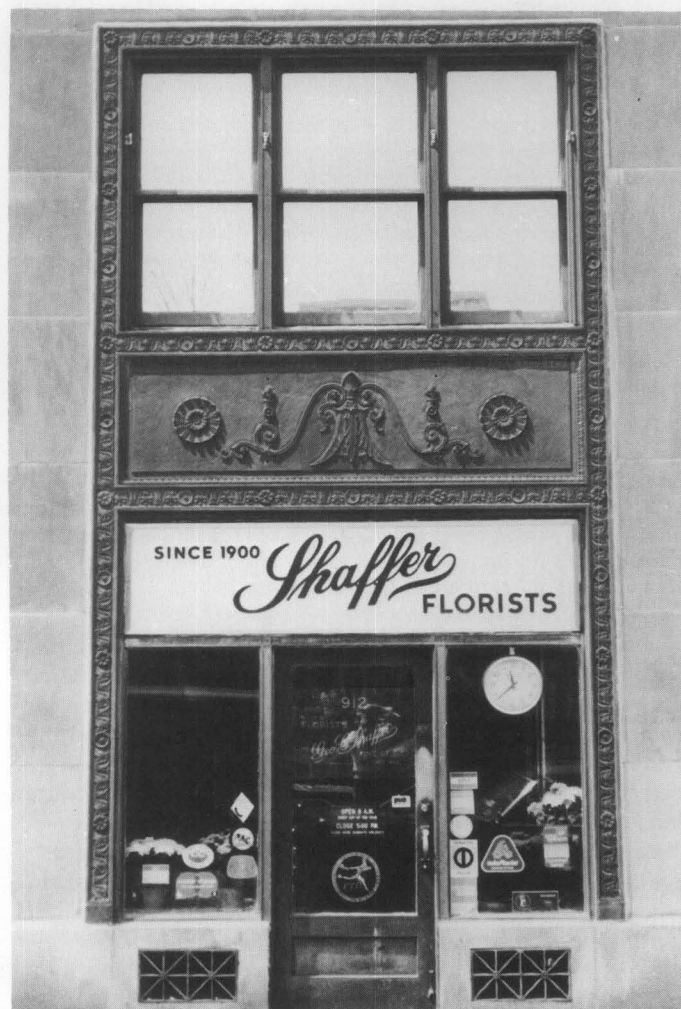


Figure 7. Part of a large office building constructed in Washington, D.C. in 1928, this finely detailed bronze storefront is typical of many constructed during this period. It should be noted that the original grilles, spandrel panel and window above are all intact. Photo: David W. Look, AIA

Repair and Replacement of Metal

Simply because single components of a storefront need repair or replacement should not be justification for replacing an entire storefront. Deteriorated metal architectural elements can be repaired by a variety of means, although the nature of the repair will depend on the extent of the deterioration, the type of metal and its location, and the overall cost of such repairs. Patches can be used to mend, cover or fill a deteriorated area. Such patches should be a close match to the original material to prevent galvanic corrosion. Splicing—replacement of a small section with new material—should be undertaken on structural members only when temporary bracing has been constructed to carry the load. Reinforcing—or bracing the damaged element with additional new metal material—can relieve fatigue or overloading in some situations.

If metal components have deteriorated to a point where they have actually failed (or are missing), replacement is the only reasonable course of action. If the components are significant to the overall design of the storefront, they should be carefully removed and substituted with components that match the original in material, size and detailing (see figure 8).



Figure 8. When the Grand Opera House in Wilmington, Delaware, was rehabilitated, missing cast-iron columns were cast of aluminum to match the original; in this particular case, because these columns do not carry great loads, aluminum proved to be successful substitute. Photo: John G. Waite

Before going to the expense of reproducing the original, it may be useful to check salvage yards for compatible components. Missing parts of cast iron storefronts can be replaced by new cast iron members that are reproductions of the original. New wooden patterns, however, usually need to be made if the members are large. This procedure tends to be expensive (it is usually impossible to use existing iron components as patterns to cast large elements because cast iron shrinks 1/5 inch per foot as it cools). In some situations, less expensive substitute materials such as aluminum, wood, plastics, and fiberglass, painted to match the metal, can be used without compromising the architectural character of the resource.

Cleaning and Painting

Cast iron storefronts are usually encrusted with layers of paint which need to be removed to restore crispness to the details. Where paint build-up and rust are not severe

problems, handscraping and wire-brushing are viable cleaning methods. While it is necessary to remove all rust before repainting, it is not necessary to remove all paint. For situations involving extensive paint build-up and corrosion, mechanical methods such as low-pressure gentle dry grit blasting (80-100 psi) can be effective and economical, providing a good surface for paint. Masonry and wood surfaces adjacent to the cleaning area, however, should be protected to avoid inadvertent damage from the blasting. It will be necessary to recaulk and putty the heads of screws and bolts after grit blasting to prevent moisture from entering the joints. Cleaned areas should be painted immediately after cleaning with a rust-inhibiting primer to prevent new corrosion. Before any cleaning is undertaken, local codes should be checked to ensure compliance with environmental safety requirements.

Storefronts utilizing softer metals (lead, tin), sheet metals (sheet copper), and plated metals (tin andterneplate) should not be cleaned mechanically (grit blasting) because their plating or finish can be easily abraded and damaged. It is usually preferable to clean these softer metals with a chemical (acid pickling or phosphate dipping) method. Once the surface of the metal has been cleaned of all corrosion, grease, and dirt, a rust-inhibiting primer coat should be applied. Finish coats especially formulated for metals, consisting of lacquers, varnishes, enamels or special coatings, can be applied once the primer has dried. Primer and finish coats should be selected for chemical compatibility with the particular metal in question.

Bronze storefronts, common to large commercial office buildings and major department stores of the 20th century, can be cleaned by a variety of methods; since all cleaning removes some surface metal and patina, it should be undertaken only with good reason (such as the need to remove encrusted salts, bird droppings or dirt). Excessive cleaning can remove the texture and finish of the metal. Since this patina can protect the bronze from further corrosion, it should be retained if possible. If it is desirable to remove the patina to restore the original surface of the bronze, several cleaning methods can be used: chemical compounds including rottenstone and oil, whitening and ammonia, or precipitated chalk and ammonia, can be rubbed onto bronze surfaces with a soft, clean cloth with little or no damage. A number of commercial cleaning companies successfully use a combination of 5% oxalic acid solution together with finely ground India pumice powder. Fine glass-bead blasting (or peening) and crushed walnut shell blasting also can be acceptable mechanical methods if carried out in controlled circumstances under low (80-100 psi) pressure. Care should be taken to protect any adjacent wood or masonry from the blasting.

The proper cleaning of metal storefronts should not be considered a "do-it-yourself" project. The nature and condition of the material should be assessed by a competent professional, and the work accomplished by a company specializing in such work.

Rehabilitating Wooden Storefronts

The key to the successful rehabilitation of wooden storefronts is a careful evaluation of existing physical conditions. Moisture, vandalism, insect attack, and lack of maintenance can all contribute to the deterioration of wooden storefronts. Paint failure should not be mistaken-

ly interpreted as a sign that the wood is in poor condition and therefore irreparable. Wood is frequently in sound physical condition beneath unsightly paint. An ice pick or awl may be used to test wood for soundness—decayed wood that is jabbed will lift up in short irregular pieces; sound wood will separate in long fibrous splinters.

Repair and Replacement of Wood

Storefronts showing signs of physical deterioration can often be repaired using simple methods. Partially decayed wood can be patched, built up, chemically treated or consolidated and then painted to achieve a sound condition, good appearance, and greatly extended life.

To repair wood showing signs of rot, it is advisable to dry the wood; carefully apply a fungicide such as pentachlorophenol (a highly toxic substance) to all decayed areas; then treat with 2 or 3 applications of boiled linseed oil (24 hours between applications). Afterward, fill cracks and holes with putty; caulk the joints between the various wooden members; and finally prime and paint the surface.

Partially decayed wood may also be strengthened and stabilized by consolidation, using semi-rigid epoxies which saturate porous decayed wood and then harden. The consolidated wood can then be filled with a semi-rigid epoxy patching compound, sanded and painted. More information on epoxies can be found in the publication "Epoxies for Wood Repairs in Historic Buildings," cited in the bibliography.

Where components of wood storefronts are so badly deteriorated that they cannot be stabilized, it is possible to replace the deteriorated parts with new pieces (see figure 9). These techniques all require skill and some expense, but are recommended in cases where decorative elements, such as brackets or pilasters, are involved. In some cases, missing edges can be filled and rebuilt using wood putty or epoxy compounds. When the epoxy cures, it can be sanded smooth and painted to achieve a durable and waterproof repair.



Figure 9. Rather than replace an entire wooden storefront when there is only localized deterioration, a new wooden component can be pieced-in, as seen here in this column base. The new wood will need to be given primer and top coats of a high quality exterior paint—either an oil-base or latex system. Also wood that is flaking and peeling should be scraped and hand-sanded prior to repainting. Photo: H. Ward Jandl

Repainting of Wood

Wooden storefronts were historically painted to deter the harmful effects of weathering (moisture, ultraviolet rays from the sun, wind, etc.) as well as to define and accent architectural features. Repainting exterior woodwork is thus an inexpensive way to provide continued protection from weathering and to give a fresh appearance to the storefront.

Before repainting, however, a careful inspection of all painted wood surfaces needs to be conducted in order to determine the extent of surface preparation necessary, that is, whether the existing layers of paint have deteriorated to the point that they will need to be partially or totally removed prior to applying the new paint.

As a general rule, removing paint from historic exterior woodwork should be avoided unless absolutely essential. Once conditions warranting removal have been identified, however, paint can be removed to the next sound layer using the gentlest method possible, then the woodwork repainted. For example, such conditions as mildewing, excessive chalking, or staining (from the oxidization of rusting nails or metal anchorage devices) generally require only thorough surface cleaning prior to repainting. Intercoat peeling, solvent blistering, and wrinkling require removal of the affected layer using mild abrasive methods such as hand scraping and sanding. In all of these cases of limited paint deterioration, after proper surface preparation the exterior woodwork may be given one or more coats of a high quality exterior oil finish paint.

On the other hand, if painted wood surfaces display continuous patterns of deep cracks or if they are extensively blistering and peeling so that bare wood is visible, the old paint should be completely removed before repainting. (It should be emphasized that because peeling to bare wood—the most common type of paint problem—is most often caused by excess interior or exterior moisture that collects behind the paint film, the first step in treating peeling is to locate and remove the source or sources of moisture. If this is not done, the new paint will simply peel off.)

There are several acceptable methods for total paint removal, depending on the particular wooden element involved. They include such thermal devices as an electric heat plate with scraper for flat surfaces such as siding, window sills, and doors or an electric hot-air gun with profiled scraper for solid decorative elements such as gingerbread or molding. Chemical methods play a more limited, supplemental role in removing paint from historic exterior woodwork; for example, caustic or solvent-base strippers may be used to remove paint from window muntins because thermal devices can easily break the glass. Detachable wooden elements such as exterior shutters, balusters and columns, can probably best be stripped by means of immersion in commercial dip tanks because other methods are too laborious. Care must be taken in rinsing all chemical residue off the wood prior to painting or the new paint will not adhere.

Finally, if the exterior woodwork has been stripped to bare wood, priming should take place within 48 hours (unless the wood is wet, in which case it should be permitted to dry before painting). Application of a high quality oil type exterior primer will provide a surface over which either an oil or latex top coat can be successfully used.

Rehabilitating Masonry Storefronts

Some storefronts are constructed of brick or stone, and like their metal and wooden counterparts, also may have been subjected to physical damage or alterations over time. Although mortar may have disintegrated, inappropriate surface coatings applied, and openings reduced or blocked up, careful rehabilitation will help restore the visual and physical integrity of the masonry storefront.

Repair and Replacement of Masonry

If obvious signs of deterioration—disintegrating mortar, spalling bricks or stone—are present, the causes (ground moisture, leaky downspouts, etc.) should be identified and corrected. Some repointing may be necessary on the masonry surface, but should be limited to areas in which so much mortar is missing that water accumulates in the mortar joints, causing further deterioration. New mortar should duplicate the composition, color, texture, and hardness, as well as the joint size and profile of the original. Badly spalling bricks may have to be replaced. Deteriorated stone may be replaced in kind, or with a matching substitute material; in some cases where not visually prominent, it may be covered with stucco, possibly scored to resemble blocks of stone.

Cleaning Masonry

Inappropriate cleaning techniques can be a major source of damage to historic masonry buildings. Historic masonry should be cleaned only when necessary to halt deterioration or to remove graffiti and stains, and always with the gentlest means possible, such as water and a mild detergent using natural bristle brushes, and/or a non-harmful chemical solution, both followed by a low-pressure water rinse.

It is important to remember that many mid-19th century brick buildings were painted immediately or soon after construction to protect poor quality brick or to imitate stone. Some historic masonry buildings not originally painted were painted at a later date to hide alterations or repairs, or to solve recurring maintenance or moisture problems. Thus, whether for reasons of historical tradition or practicality, it may be preferable to retain existing paint. If it is readily apparent that paint is not historic and is a later, perhaps unsightly or inappropriate treatment, removal may be attempted, but only if this can be carried out without damaging the historic masonry. Generally, paint removal from historic masonry may be accomplished successfully only with the use of specially formulated chemical paint removers. No abrasive techniques, such as wet or dry sandblasting should be considered. If non-historic paint cannot be removed without using abrasive methods, it is best to leave the masonry painted, although repainting in a compatible color may help visually.

Removing unsightly mastic from masonry presents a similarly serious problem. Its removal by mechanical means may result in abrading the masonry, and chemical and heat methods may prove ineffective, although solvents like acetone will aid in softening the hardened mastic. If the mastic has become brittle, a flat chisel may be used to pop it off; but this technique, if not undertaken with care, may result in damaging the masonry. And even if total removal is possible, the mastic may have permanently stained the masonry. Replacement of these masonry sec-

tions marred by mastic application may be one option in limited situations; individual pieces of stone or bricks that have been damaged by inappropriate alterations may be cut out and replaced with new pieces that duplicate the original. However, since an exact match will be nearly impossible to achieve, it may be necessary to paint the repaired masonry in order to create a harmonious facade. Replacement of a large area with new materials may not be acceptable as it may give the building a new, non-historic appearance inappropriate to the building style and period.

Designing Replacement Storefronts

Where an architecturally or historically significant storefront no longer exists or is too deteriorated to save, a new front should be designed which is compatible with the size, scale, color, material, and character of the building. Such a design should be undertaken based on a thorough understanding of the building's architecture and, where appropriate, the surrounding streetscape (see figure 10). For example, just because upper floor windows are arched is not sufficient justification for designing arched openings for the new storefront. The new design should "read" as a storefront; filling in the space with brick or similar solid material is inappropriate for historic buildings. Similarly the creation of an arcade or other new design element, which alters the architectural and historic character of the building and its relationship with the street, should be avoided. The guidelines on page 8 can assist in developing replacement storefront designs that respect the historic character of the building yet meet current economic and code requirements.

Guidelines for Designing Replacement Storefronts

1. *Scale:* Respect the scale and proportion of the existing building in the new storefront design.
2. *Materials:* Select construction materials that are appropriate to the storefronts; wood, cast iron, and glass are usually more appropriate replacement materials than masonry which tends to give a massive appearance.
3. *Cornice:* Respect the horizontal separation between the storefront and the upper stories. A cornice or fascia board traditionally helped contain the store's sign.
4. *Frame:* Maintain the historic planar relationship of the storefront to the facade of the building and the streetscape (if appropriate). Most storefront frames are generally composed of horizontal and vertical elements.
5. *Entrances:* Differentiate the primary retail entrance from the secondary access to upper floors. In order to meet current code requirements, out-swinging doors generally must be recessed. Entrances should be placed where there were entrances historically, especially when echoed by architectural detailing (a pediment or projecting bay) on the upper stories.
6. *Windows:* The storefront generally should be as transparent as possible. Use of glass in doors, transoms, and display areas allows for visibility into and out of the store.
7. *Secondary Design Elements:* Keep the treatment of secondary design elements such as graphics and awnings as simple as possible in order to avoid visual clutter to the building and its streetscape.

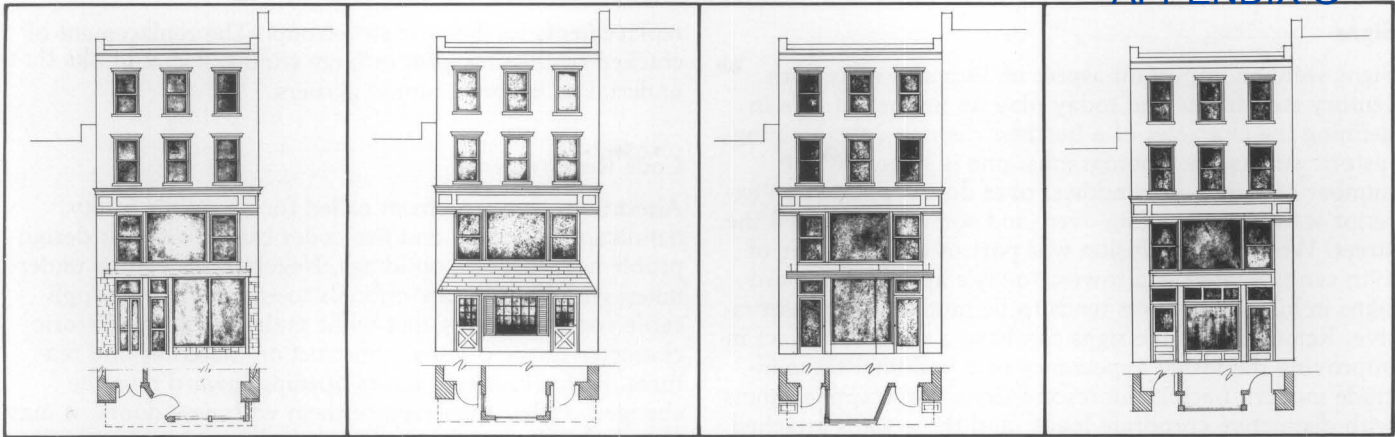


Figure 10. (A) This existing storefront, added in the 1950's to a late 19th century brick building, extends beyond the plane of the facade; faced with anodized aluminum and permastone, it does not contribute to the architectural and historic character of the building. (B) This replacement design uses "lumberyard colonial" detailing, such as barn-type doors, shutters, small paned windows, and a wood shake pent roof. The design, detailing, and choice of materials are clearly inappropriate to this commercial building. (C) This replacement design retains the 1950's projecting canopy but symmetrical placement of the doors relates well to the second floor windows above; this contemporary design is compatible with the scale and character of the building. (D) This replacement design accurately restores the original appearance of the building; based on historical research and physical evidence, it too is an acceptable preservation approach. Drawings: Sharon C. Park, AIA

A restoration program requires thorough documentation of the historic development of the building prior to initiating work. If a restoration of the original storefront is contemplated, old photographs and prints, as well as physical evidence, should be used in determining the form and details of the original. Because storefronts are particularly susceptible to alteration in response to changing marketing techniques, it is worthwhile to find visual documentation from a variety of periods to have a clear understanding of the evolution of the storefront. Removal of later additions that contribute to the character of the building should not be undertaken.

Other Considerations

Pigmented Structural Glass

The rehabilitation of pigmented structural glass storefronts, common in the 1930's, is a delicate and often frustrating task, due to the fragility and scarcity of the material. Typically the glass was installed against masonry walls with asphaltic mastic and a system of metal shelf angles bolted to the walls on three-foot centers. Joints between the panels were filled with cork tape or an elastic joint cement to cushion movement and prevent moisture infiltration.

The decision to repair or replace damaged glass panels should be made on a case-by-case basis. In some instances, the damage may be so minor or the likelihood of finding replacement glass so small, that repairing, reanchoring and/or stabilizing the damaged glass panel may be the only prudent choice. If the panel is totally destroyed or missing, it may be possible to replace with glass salvaged from a demolition; or a substitute material, such as "spandrel glass," which approximates the appearance of the original. Although pigmented structural glass is no longer readily available, occasionally long-established glass "jobbers" will have a limited supply to repair historic storefronts.

Awnings

Where based on historic precedent, consider the use of canvas awnings on historic storefronts (see figure 11).

Awnings can help shelter passersby, reduce glare, and conserve energy by controlling the amount of sunlight hitting the store window, although buildings with northern exposures will seldom functionally require them. Today's canvas awnings have an average life expectancy of between 4 and 7 years. In many cases awnings can disguise, in an inexpensive manner, later inappropriate alterations and can provide both additional color and a strong store identification. Fixed aluminum awnings and awnings simulating mansard roofs and umbrellas are generally inappropriate for older commercial buildings. If awnings are added, choose those that are made from soft canvas or vinyl materials rather than wood or metal; be certain that they are installed without damaging the building or visually impairing distinctive architectural features and can be operable for maximum energy conservation effect.

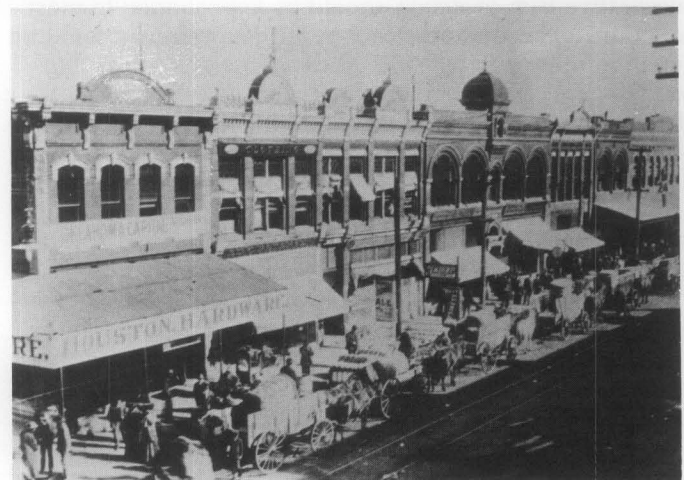


Figure 11. Try to locate old photographs or prints to determine what alterations have been made to the storefront and when they were undertaken. Awnings were common elements of storefronts at the turn of the century. They can be equally useful today.

Signs

Signs were an important aspect of 19th and early 20th century storefronts and today play an important role in defining the character of a business district. In examining historic streetscape photographs, one is struck by the number of signs—in windows, over doors, painted on exterior walls, and hanging over (and sometimes across) the street. While this confusion was part of the character of 19th century cities and towns, today's approach toward signs in historic districts tends to be much more conservative. Removal of some signs can have a dramatic effect in improving the visual appearance of a building; these include modern backlit fluorescent signs, large applied signs with distinctive corporate logos, and those signs attached to a building in such a way as to obscure significant architectural detailing. For this reason, their removal is encouraged in the process of rehabilitation. If new signs are designed, they should be of a size and style compatible with the historic building and should not cover or obscure significant architectural detailing or features. For many 19th century buildings, it was common to mount signs on the lintel above the first story. Another common approach, especially at the turn of the century, was to paint signs directly on the inside of the display windows. Frequently this was done in gold leaf. New hanging signs may be appropriate for historic commercial buildings, if they are of a scale and design compatible with the historic buildings. Retention of signs and advertising painted on historic walls, if of historic or artistic interest (especially where they provide evidence of early or original occupants), is encouraged.

Paint Color

Paint analysis can reveal the storefront's historic paint colors and may be worth undertaking if a careful restoration is desired. If not, the paint color should be, at a minimum, appropriate to the style and setting of the building. This also means that if the building is in a historic district, the color selection should complement the building in question as well as other buildings in the block. In general, color schemes for wall and major decorative trim or details should be kept simple; in most cases the color or colors chosen for a storefront should be used on other painted exterior detailing (windows, shutter, cornice, etc.) to unify upper and lower portions of the facade.

Windows

Glass windows are generally the most prominent features in historic storefronts, and care should be taken to ensure that they are properly maintained. For smaller paned windows with wooden frames, deteriorated putty should be removed manually, taking care not to damage wood along the rabbet. To reglaze, a bead of linseed oil-based putty should be laid around the perimeter of the rabbet; the glass pane pressed into place; glazing points inserted to hold the pane; and a final seal of putty beveled around the edge of the glass. For metal framed windows, glazing compound and special glazing clips are used to secure the glass; a final seal of glazing compound then is often applied. If the glass needs replacing, the new glass should match the original in size, color and reflective qualities. Mirrored or tinted glass are generally inappropriate

replacements for historic storefronts. The replacement of cracked or missing glass in large windows should be undertaken by professional glaziers.

Code Requirements

Alterations to a storefront called for by public safety, handicapped access, and fire codes can be difficult design problems in historic buildings. Negotiations can be undertaken with appropriate officials to ensure that all applicable codes are being met while maintaining the historic character of the original construction materials and features. If, for instance, doors opening inward must be changed, rather than replace them with new doors, it may be possible to reverse the hinges and stops so that they will swing outward.

Summary

A key to the successful rehabilitation of historic commercial buildings is the sensitive treatment of the first floor itself (see figure 12). Wherever possible, significant storefronts (be they original or later alterations), including windows, sash, doors, transoms, signs and decorative features, should be repaired in order to retain the historic character of the building. Where original or early storefronts no longer exist or are too deteriorated to save, the commercial character of the building should nonetheless be preserved—either through an accurate restoration based on historic research and physical evidence or a contemporary design which is compatible with the scale, design, materials, color and texture of the historic building. The sensitive rehabilitation of historic storefronts will not only enhance the architectural character of the overall building but will contribute to rejuvenating neighborhoods or business districts as well.



Figure 12. This photograph of three late 19th century commercial buildings clearly shows the impact of preserving and rehabilitating storefronts. The one on the right has been totally obscured by a "modern" front added in the 1950's. Although inappropriate alterations have taken place on the left storefront, it is still possible to determine the original configuration of the doors and display windows. The storefront in the middle has remained intact. Although in need of some minor maintenance work, the appeal of the original design and materials is immediately apparent.

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This publication has been prepared pursuant to the Economic Recovery Tax Act of 1981 which directs the Secretary of the Interior to certify rehabilitations of historic buildings that are consistent with their historic character; the advice and guidance provided in this brief will assist property owners in complying with the requirements of this law.

Preservation Briefs 11 has been developed under the technical editorship of Lee H. Nelson, AIA, Chief, Preservation Assistance Division, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240. Comments on the usefulness of this information are welcomed and can be sent to Mr. Nelson at the above address.

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Cover drawing: This woodcut of the Joy Building, built in 1808 in Boston, shows early storefronts with shutters; note the profusion of signs covering the facade, advertising the services of the tenants.

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Decatur Cultural Connection

List of Community Art Venues, Events, Promotions & Organizations

Art Organizations/Education

North Adams Arts Council Inc.
 Bellmont Choir & Brave Generation
 Bellmont Art Classes, Bellmont High School
 Bellmont High School Band
 Bellmont Middle School Choir
 Adams Central Choir
 Adams Central Art Classes
 Adams Central Band
 Local Authors, Max Miller

Public Services

Adams Public Library
 Decatur/Adams Co. Parks & Recreation
 Boy's and Girl's Club
 Winning With Wellness/Adams Co. Hospital
 Substance Abuse Council
 Hope Clinic

Service Organizations w/Art Emphasis

Psi Iota Xi Sorority
 Tri-Kappa Sorority
 Rotary Club
 Optimist Club
 Decatur Creator, Charlie Brune
 Extension Homemakers, Adams Co. Extension, Adams Co. Service Complex

Performance Venues

Villa Lanes
 Vinnie's
 Wet Spot
 Next Page Bookstore/Niblick's Bistro
 The Java Bean
 Adams County Hospital Cafeteria

Music Businesses

Martin Music, Judy Martin
 Decatur Music & More

Dance Studios

Decatur Dance Academy, 114 N. 2nd St., Decatur, IN 46733-Kelly McIver 728-4332
 Razz M Jazz, 1580 Morningstar Blvd., Decatur, IN 46733-Jenna Razo 724-3116
 Studio 180, 137 E. Jackson St., Monroe, IN 46772-Jamie Moore 223-4690

Radio Stations

WZBD

North Adams Schools-Radio Station

North Adams Schools-Video Broadcasting System: Webcam Service

Landmark Destinations

Back 40 Restaurant

Arnold's Restaurant

Decatur Sculpture Tour

Graphic Arts

Complete Printing Service

Mind's Eye Graphics, Industrial Park

Jim Brune, Graphic Artist

Decatur Daily Democrat, Ron Storey

Events/Organizers

February – Annual Decatur Chamber of Commerce Meeting, Decatur Chamber of Commerce

March 8 – Spotlight/Art Show, Decatur Chamber of Commerce

May – Belmont HS Pops Concert, Belmont High School

June 14 – Decatur Sculpture Tour, North Adams Arts Council Inc

June 14 – Old 27 Film Festival during Decatur Sculpture Tour

June 21 – Mayor's Ride

July 4 – Fireworks/Music, Decatur Chamber of Commerce

August – Kekionga Festival, Decatur Chamber of Commerce

October – Callithumpian Festival, Decatur Chamber of Commerce

November – Decatur SBA Christmas Open House/Breakfast with Santa

December – Christmas Tree Lighting, Decatur Chamber of Commerce

Churches

1st Presbyterian: Soup and Salad Supper, Summer Salad Sensation

1st United Methodist Church: Strawberry Festival, Christmas Musical

Staging Venue

High School Auditorium: good sound, lighting, seating

Various Churches

Loading docks attached to Glove Factory: an outdoor, avant garde, downtown location for outdoor stage

Additional Contacts

Agape Puppets, Rick Garner

Ryan Hirschy

Present Art Shows

Spotlight Art Show

Kekionga Art Show

One – Artist Who at Sunshine Uniques "Old 27 Art Gallery"

Richards' Restaurant



Downtown Revitalization Plan