



OBSERVATION REPORT

Tecumseh Historic Square Preservation – Structural Evaluation

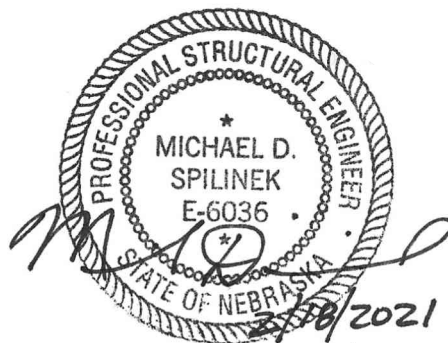
City of Tecumseh

122 South Fourth Street

Tecumseh, Nebraska 68450

Submitted by Olsson Inc.

February 18, 2022



Michael D. Spilinek, SE

Olsson Project No. 012-2746

Nebraska Department of Transportation

Project No.: ENH-49(46)

Control No.: 13214

GENERAL DATA

Olsson Project Name: Tecumseh Historic Square Preservation – Structural Evaluation

Olsson Project Number: 012-2746

Date and Time of Observation: February 2, 2021, 10:00 a.m. – 4:00 p.m.
February 3, 2021, 9:00 a.m. – 2:30 p.m.

Address of Properties: Tecumseh Historic Square
Tecumseh, Nebraska 68450

Date of Construction: Late 1800s to present

Weather / Temperature: Partly cloudy, 20s – 30s

Present at Observation: Mike Spilinek, Olsson
Shayne Huxoll, Olsson
Doug Goracke, City of Tecumseh

PURPOSE OF REPORT

Together with the City of Tecumseh, the Nebraska Department of Transportation (NDOT) hired Olsson to provide a structural evaluation of existing basement walls in the downtown square. The upcoming Tecumseh Historic Square Preservation project includes filling in the existing openings in the basement walls of the square’s buildings. The purpose of the structural evaluation is to identify the type, size, and location of these features and to then determine how best to fill in the openings. The structural evaluation will also facilitate the preparation of temporary easement documents on private property and the finalization of environmental tasks for completing the categorical exclusion document.

Many of these properties have basement/foundation walls with openings, which were previously used for coal chutes, windows, lightwells, or other purposes. Many of these wall openings have voids under the sidewalk within the public right-of-way. In addition, several buildings have additional unique conditions that extend into the public right-of-way, such as stairways, vaults, lightwells, etc. The intent of the upcoming project is to fill in the existing openings within the basement walls and backfill the voids under the sidewalks located within the public right-of-way.

After structural evaluations are completed and the recommended improvements are agreed upon, temporary easements will be prepared for each impacted property. The temporary easements will allow the contractor to access the private properties for the purpose of implementing the recommended structural improvements. Recommended improvements will be designed and detailed for inclusion with construction documents of the preservation project.

In conjunction with the structural evaluation and temporary easement tasks, the remaining environmental tasks will be completed, such as finalizing the Section 4(f) process and the categorical exclusion document.

STATEMENT OF LIMITING CONDITIONS

Our observations were limited only to parts of the structures that were visible and could be safely evaluated. Olsson assumes no liability for the existing conditions that may not meet local building codes.

GENERAL INFORMATION

Olsson conducted an evaluation of the downtown structures over a two-day period, February 2 and 3, 2021. Michael D. Spilinek, structural engineer with Olsson, conducted the evaluations with the assistance of Shayne Huxoll, design technician manager, of Olsson's Civil Engineering team. Mr. Doug Goracke from Tecumseh Public Works also assisted with the evaluations the entire time. His knowledge of the downtown district buildings and his relationship with property owners were extremely helpful to the team. Mr. Goracke arranged all permissions from property owners or tenants for entry into the buildings for the site evaluations. No discussions regarding easements, intentions, or right-of-way implications were held with the property owners or tenants of the buildings.

Many of the downtown district buildings were constructed in the late 1800s, with the remainder thought to have been constructed in the early to mid-1900s. Only the Johnson County Sheriff's Office appears to have been built in the 2000s. According to Mr. Goracke, no existing building plans for the downtown properties, other than those for the Sheriff's Office, are known to exist.

Almost all downtown district buildings constructed above grade were made of brick, with wood floors and wood framing for roofs. In addition, most of the basements were constructed with limestone walls and footings and, despite their age, were mostly found to be in satisfactory condition. Likewise, nearly all above-grade construction was in good condition.

A narrative of Olsson's findings of items/issues that will affect the upcoming preservation project are indicated separately for each evaluated building in the Observations section below. The first building is located at the northeast corner of the intersection of Fourth Street and Clay Street. Buildings are discussed in the order they occur in a counterclockwise direction around the square. Olsson's recommendations to address all items/issues are also included in the observations. Photos of each evaluated building and its items/issues that will affect the preservation project accompany this report.

Attached to this report is a spreadsheet titled, "Tecumseh Historic Square Preservation Inspection Summary" that coincides with the Observations section below. The spreadsheet generally follows the order of the observations: general building information, sidewalk observations, and then basement wall observations/recommendations.

In addition, attached to this report is a location map (Right-of-way Items/Issues Location Map) of items/issues that need to be addressed during the preservation project. Each item/issue is color coded depending on the feature type.

OBSERVATIONS

Building No. 1 – Popcorn Hutt/Kernal Krazy, 408 Clay Street (Photo 1)

This one-story structure on a corner lot does not have a basement. The building appears to be in good condition. Olsson does not anticipate any problems with construction of sidewalk improvements.

Building No. 2 – Elegant Salon & Spa, 186 S. Fourth Street (Photo 2)

This one-story structure does not have a basement. The building appears to be in good condition. Olsson does not anticipate any problems with construction of sidewalk improvements.

Building No. 3 – Southeast Nebraska Community Action Council Inc. (SENCA), 172 S. Fourth Street (Photo 3)

This one-story structure does not have a basement. The building appears to be in good condition. Olsson does not anticipate any problems with construction of sidewalk improvements.

Building No. 4 – Bohling Construction, 160 S. Fourth Street (Photo 4)

This two-story structure does not have a basement. The building appears to be in good condition. Olsson does not anticipate any problems with construction of sidewalk improvements.

Building No. 5 – Old City Fire Station, 148 S. Fourth Street (Photo 5)

This one-story structure does not have a basement. City personnel indicated the building had a basement in its earlier years, but it was filled in many years ago. The building appears to be in good condition. Olsson does not anticipate any problems with construction of sidewalk improvements.

Building No. 6 –Rural Water District No. 1 Johnson County, 134 S. Fourth Street (Photo 6)

This one-story structure does not have a basement. The building appears to be in good condition. Olsson does not anticipate any problems with construction of sidewalk improvements.

Building No. 7 – Tecumseh City Hall, 122 S. Fourth Street (Photo 7)

This two-story structure has a basement and sits on a corner lot. The building appears to be in good condition. The front edge of the building sits several feet away from the sidewalk; thus, any basement wall openings will not be directly affected by downtown improvements. Olsson does not anticipate any problems with construction of sidewalk improvements.

Building No. 8 – Tecumseh Post Office, 484 Broadway Street (Photo 8)

This one-story structure sits on a corner lot and without entering this building its unknown if a basement exists. The building appears to be in good condition. The front edge of the building sits well away from the sidewalk; thus, any basement wall openings will not be directly affected by downtown improvements. Olsson does not anticipate any problems with construction of sidewalk improvements.

Building No. 9 – Richard R. Smith Law Office, 454 Broadway Street (Photo 9)

This one-story structure does not have a basement and sits several feet away from the sidewalk. The building appears to be in good condition. Olsson does not anticipate any problems with construction of sidewalk improvements.

Building No. 10 – The Nail Spa, 440 Broadway Street (Photo 10)

This one-story structure does not have a basement and sits several feet away from the sidewalk. The building appears to be in good condition. Olsson does not anticipate any problems with construction of sidewalk improvements.

Building No. 11 – Dollar General, 462 Broadway Street (Photo 11)

This one-story structure does not have a basement. The building appears to be in good condition. Olsson does not anticipate any problems with construction of sidewalk improvements.

Building No. 12 – Sam Murante Building, 462 Broadway Street (Photo 12)

This one-story structure does not have a basement. The building appears to be in good condition. Olsson does not anticipate any problems with construction of sidewalk improvements.

Building No. 13 – Five Rivers RC&D, 140 N. Fourth Street (Photos 13-14)

This one-story structure has a basement. The building appears to be in good condition. The front edge of the building with basement sits several feet away from the sidewalk; thus, any basement wall openings will not be directly affected by downtown improvements. A concrete handicap ramp with railing abuts the sidewalk. Olsson does not anticipate any problems with construction of sidewalk improvements.

Building No. 14 – Tecumseh Federal Bank, 160 N. Fourth Street (Photo 15)

This one-story structure has a basement. The building appears to be in good condition. The front edge of the building sits several feet away from the sidewalk; thus, any basement wall openings will not be directly affected by downtown improvements. A concrete stairway with railing abuts the sidewalk. Olsson does not anticipate any problems with construction of sidewalk improvements.

Building No. 15 – Methodist Church, 190 N. Fourth Street (Photo 16)

This two-story structure with a half basement sits on a corner lot. The building appears to be in good condition. The front edge of the building sits several feet away from the sidewalk; thus, any basement wall openings will not be directly affected by downtown improvements. Two concrete stairways with railings abut the sidewalk – one on the west side of the building and one on the northwest corner of the building.

Building No. 16 – Town Square Apartments / Three Other Businesses, 131 N. Fourth Street (Photo 17)

This one-story structure does not have a basement. The building appears to be in good condition. Olsson does not anticipate any problems with construction of sidewalk improvements.

Building No. 17 – Nester & Mercure Attorneys, 398 Broadway Street (Photos 18-34)

This two-story structure sits on a corner lot and has a basement. The building appears to be in good condition.

A basement lightwell can be seen along the sidewalk of the southern frontage of the building. The lightwell is covered with an open metal grate and the basement windows are fronted by a short vertical railing. The lightwell is still in use. A stairwell at the southeast corner on the east frontage of the building is still in use and leads downward to a long open hallway. The hallway is approximately 59 feet long and leads from the basement of the building's west side to several vaults on the east side of the hallway (Vault 1), and into another vault at its north end (Vault 2).

Vault 1 has four manholes in its concrete lid, and Vault 2 has two manholes in its concrete lid. An exterior steel stairway leading to the second floor is positioned directly over the lower stairwell/hallway and is still in use. The steel stairway will need to be removed and stored-off site before being reinstalled after sidewalk improvements.

Vault 1 extends from the eastern edge of the open hallway to the backside of the street curb for approximately 59 feet. This vault is not in use. Vault 1 could not be completely inspected because of rubble on the floor and unsafe conditions. This vault has four separate compartments with doorways from the hallway. The vault is in very poor condition with partially collapsed walls, missing walls, displaced or missing doorway headers, and severely corroded steel beams in the vault lid, etc. These present potential safety hazards to the public should the vault lid be subjected to heavy traffic. Olsson recommends the concrete lid and associated steel beams be removed, many of the vault walls removed, a new retaining wall be replaced for the hallway constructed from reinforced cast-in-place concrete with a brick veneer of like kind, and the vault void spaces filled in with an aggregate/gravel material. The floor of the hallway is currently concrete and will be replaced with reinforced concrete. The new stairwell will be designed and constructed so they span from the upper ground level to the lower-level floor without attachment to or support from the existing building. The existing steel railing appears to be in good shape. The steel railing will need to be removed and stored-off site before being reinstalled after sidewalk improvements.

The steel beams used to support the concrete lid of Vault 1 extend over the open hallway and are attached to the building. These steel beams are a structural component for the vaults but not for the building. Lateral earth pressures against the brick wall of the vault are pushed into the building first floor. The brick walls of the vault were not designed as cantilevered walls, thus needing stability at the top of the vault by means of the steel beams. Once the vaults are removed the new design will have a cantilevered concrete retaining wall that will not push lateral earth pressures into the building. The voids left in the building wall due to removal of the steel beams will need to be patched with limestone and appropriate mortar.

Vault 2 extends from the western edge of the building to the backside of the street curb for approximately 19 feet. This vault is not in use. The walls of the vault beneath the sidewalk are in satisfactory condition; however, the concrete lid of the vault is in very poor condition. All the steel beams supporting the concrete lid of the vault are severely rusted, with some portions of the beams completely rusted through. This presents a potential safety hazard to the public should heavy traffic be subjected to the vault lid. Olsson recommends the concrete lid be removed and the vault filled in with an aggregate/gravel material.

The lightwell opening in the limestone basement foundation wall on the southern side of the building has windows that are partially above the sidewalk elevation. The window openings are framed by four cast iron/wood columns (one on each end of the opening and two intermediates) and are in good condition, and the limestone foundation wall opening is stable. The wood windows and wood frames are not in good condition. The walls of the lightwell below the sidewalk are not in good condition and Olsson recommends they be repaired/reconstructed with limestone and appropriate mortar before sidewalk improvements are completed. To retain aesthetics and possible historic value of the building, the open metal grate and the short vertical railing should be removed and stored off-site before being reinstalled on the recommended new lightwell walls beneath the sidewalk. Protection of the lightwell windows will be necessary during

A walk door opening and four window openings along the east frontage that lead or open into the previously described stairwell/hallway were identified in the limestone basement foundation wall. These same openings also open into the property's basement. The openings in the limestone basement foundation wall are in good condition; however, the door and all windows, plus their frames, are in very poor condition. Protection of the door and the four window openings will be necessary during construction.

A walk door and a window opening with wood framing along the east frontage that led or open into Vault 2 of the building were identified in the limestone basement foundation. The foundation wall and both openings appear to be in stable condition. For sidewalk improvements at this building, Olsson recommends the wood framing of both wall openings be removed, both wall openings be filled in with limestone and appropriate mortar before the vault is backfilled with an aggregate/gravel material. A second door on the south side of Vault 2 leading into the hallway will be removed during reconstruction of the stairwell/hallway. Access into the basement to perform the wall construction will be necessary by the contractor.

Building No. 18 – Elk Creek Resources Corporation, 386 Broadway Street (Photo 35)

This one-story structure does not have a basement. The building appears to be in good condition. Olsson does not anticipate any problems with construction of sidewalk improvements.

Building No. 19 – Melinda Olinger State Farm Insurance, 380 Broadway Street (Photo 36)

This one-story structure does not have a basement. The building appears to be in good condition. Olsson does not anticipate any problems with construction of sidewalk improvements.

Building No. 20 – TNT Smoke House, 366 Broadway Street (Photos 37-41)

This two-story structure has a basement. The building appears to be in good condition.

Two coal chutes leading to the basement are visible along the building's frontage sidewalk. Both coal chutes are filled in with concrete, with one coal chute having a metal frame. The coal chutes are not in use.

Two coal chutes along the frontage of the building were identified in the limestone basement foundation wall. The first coal chute wall opening could not be inspected because of finish work on the face of the basement wall. For safety reasons, Olsson will assume this wall opening is not properly filled in and is not stable. For sidewalk improvements at this coal chute, Olsson recommends the metal frame be removed, the walls of the opening beneath the sidewalk be removed down to the bottom of the basement opening, the wall opening be filled in with limestone and appropriate mortar, and the void beneath the new sidewalk be filled in with an aggregate/gravel material prior to the placement of a new sidewalk. Implementing these recommendations will require the contractor to access the basement during construction of this coal chute.

The second coal chute wall opening in the limestone foundation wall is filled in with mortared brick and appears to be in stable condition. Sidewalk improvements can be made with no effects to the building at this coal chute. If a void is discovered under the sidewalk at this coal chute, it may be necessary to fill the void with an aggregate/gravel material. It will not be necessary for the contractor to access the basement during construction for this coal chute.

Building No. 21 – D.A. Wolken & Sons, 362 Broadway Street (Photos 42-44)

This two-story structure has a basement. The building appears to be in good condition.

The sidewalk shows no visible evidence of any openings to the basement along the frontage of the building.

Two nearly identical coal chute openings along the frontage of the building were identified in the basement foundation wall. The openings in the limestone foundation wall are both filled in with poured concrete and appear to be in stable condition. Sidewalk improvements can be made with no effects to the building. If a void is discovered under the sidewalk at these coal chutes, it may be necessary to fill the voids with an aggregate/gravel material. It will not be necessary for the contractor to access the basement during construction.

Building No. 22 – Hopkins Block, 340 Broadway Street (Photos 45-50)

This two-story structure has a basement. The building appears to be in good condition.

Four basement lightwells are visible along the building's frontage sidewalk. The lightwells are covered with cast concrete embedded with glass blocks. The two lightwells on the eastern half of the building are not used to provide light into the basement. The two lightwells on the western half of the building still provide light into the basement space which is currently not in use.

Four identical lightwells along the frontage of the building were identified in the basement foundation wall. The two lightwell openings in the limestone foundation wall on the eastern half of the building are filled in with poured concrete and appear to be in stable condition. Sidewalk improvements can be made with no effects to the building. For sidewalk improvements at these two lightwells, Olsson recommends the concrete covers with glass blocks be removed, the walls of the openings beneath the sidewalk be removed down to the bottom of the basement openings, and any voids beneath the new sidewalk be filled in with an aggregate/gravel material prior to the placement of a new sidewalk. Access into the basement by the contractor during construction will not be necessary for these two lightwells.

The two lightwell openings in the limestone foundation wall on the western half of the building are open. The wood framing for these two openings is not in good condition, but they are structurally stable. For sidewalk improvements at these two lightwells, Olsson recommends the concrete covers with glass blocks be removed, the wood framing of the wall openings be removed, the walls of the openings beneath the sidewalk be removed down to the bottom of the basement openings, the wall openings be filled in with limestone and appropriate mortar, and the voids beneath the sidewalk be filled in with an aggregate/gravel material prior to the placement of a new sidewalk. Implementing these recommendations will require the contractor to access the basement during construction for these two lightwells.

Building No. 23 – Steve Young Building, 334 Broadway Street (Photos 51-53)

This two-story structure has a basement. The building appears to be in good condition.

A visible coal chute leading to the basement is in the sidewalk along the frontage of the building. The coal chute is covered with an open, metal grate. The coal chute is not in use.

A coal chute opening along the frontage of the building was identified in the limestone basement foundation wall. The opening in the limestone foundation is filled in with CMU; however, the top CMU courses do not appear to be stable. For sidewalk improvements, Olsson recommends the sidewalk grate be removed, the CMU infill be removed, the walls of the opening beneath the sidewalk be removed down to the bottom of the basement opening, the wall opening be filled in with limestone and appropriate mortar , and the void beneath the new sidewalk be filled in with an aggregate/gravel material prior to the placement of a new sidewalk. Implementing these recommendations will require the contractor to access the basement during construction.

Building No. 24 – Broadway Beauty & Bargains, 318 Broadway Street (Photos 54-56)

This two-story structure has a basement. The building appears to be in good condition.

A coal chute leading to the basement is visible along the building's frontage sidewalk. The coal chute is covered with a partially open metal grate. The coal chute is not in use.

A coal chute opening along the frontage of the building was identified in the limestone basement foundation wall. The opening in the limestone foundation is partially filled in with brick and the remainder of the opening is secured by a fabric material holding back debris. The opening does not appear to be in stable condition. For sidewalk improvements, Olsson recommends the sidewalk grate, debris, brick infill and fabric be removed, the walls of the opening beneath the sidewalk be removed down to the bottom of the basement opening, the wall opening filled in with limestone and appropriate mortar , and the void beneath the new sidewalk be filled in with an aggregate/gravel material prior to the placement of a new sidewalk. Implementing these recommendations will require the contractor to access the basement during construction.

Building No. 25 – American National Bank – East Annex, 314 Broadway Street (Photos 57-59)

This two-story structure has a basement. The building appears to be in good condition.

The sidewalk shows no visible evidence of any openings to the basement along the frontage of the building.

Two nearly identical window openings along the frontage of the buildings were identified in the limestone basement foundation wall. Both windows have wood frames and steel security bars. The two spaces under the sidewalk have been filled in with rubble limestone. The openings do not appear to be in stable condition. For sidewalk improvements, Olsson recommends the rubble limestone be removed from both window wells, the wood framing and steel security bars of the wall openings be removed, the walls of both openings beneath the sidewalk be removed down to the bottom of the basement opening, the wall openings be filled in with limestone and appropriate mortar , and the voids beneath the new sidewalk be filled in with an aggregate/gravel material prior to the placement of a new sidewalk. Implementing these recommendations will require the contractor to access the basement during construction.

Building No. 26 – American National Bank, 306/310 Broadway Street (Photos 60-64)

On the eastern side, building No. 26 is a one-story structure with a basement. On the western side, building No. 26 is a two-story structure with a basement. The buildings sit on a corner lot. Both buildings appear to be in good condition. A small wood-framed canopy with concrete piers used as a drive-up ATM is over the sidewalk on the west side of the building.

Neither of the building's frontage sidewalks show any evidence of openings leading to the basement; however, based on evidence found in the basement, Olsson suspects a large vault is beneath the sidewalk at the south side of the two structures. The vault's size is unknown, and the vault is obviously not in use. It could not be determined whether the vault has been filled in. Further investigation will be necessary.

Several openings along the south frontage of the building were identified in the limestone basement foundation wall leading into the vault. All these openings have been filled in with mortared brick. The foundation wall and filled-in openings appear to be in stable condition. Sidewalk improvements can be made with no effects to the building at this vault. If the vault beneath the sidewalk has not been filled in, Olsson recommends the void be filled in with an aggregate/gravel material prior to the placement of a new sidewalk. It will not be necessary for the contractor to access the basement during construction for either scenario.

Two nearly identical windows along the west frontage of the buildings were identified in the limestone basement foundation wall. The first window wall opening is filled in with a combination of CMU/brick and appears to be in stable condition. Sidewalk improvements can be made with no effects to the building at this window opening. If a void is discovered under the sidewalk at this window opening, it may be necessary to fill the void with an aggregate/gravel material. It will not be necessary for the contractor to access the basement during construction for this first window.

The second window wall opening in the limestone foundation wall consists of a boarded-up steel frame that does not appear to be in stable condition. For sidewalk improvements at this window opening, Olsson recommends the debris be removed from the window well, the boarded-up steel frame of the wall opening be removed, the walls of the window well beneath the sidewalk be removed down to the bottom of the basement opening, the wall opening be filled in with limestone and appropriate mortar, and the void beneath the sidewalk be filled in with an aggregate/gravel material prior to the placement of a new sidewalk. Implementing these recommendations will require the contractor to access the basement during construction for this second window.

Building No. 27 – Keith Shuey Building, 130 N. Third Street (Photo 65)

This one-story structure does not have a basement. The building appears to be in good condition. Olsson does not anticipate any problems with construction of sidewalk improvements.

Building No. 28 – Greg Liberty Building, 132 N. Third Street (Photo 66)

This one-story structure does not have a basement. The building appears to be in good condition. A wood-framed canopy with concrete piers covers the sidewalk on the front of the building. Olsson does not anticipate any problems with construction of sidewalk improvements.

Building No. 29 – Four-building Complex, 121 N. Third Street (Photos 67-68)

This four-unit, one-story structure does not have a basement. The three southernmost units appear to be in good condition; however, the northernmost structure is in very poor condition, and Olsson considers it an unsafe structure. Olsson does not anticipate any problems constructing sidewalk improvements for the three southernmost units, but precautions should be taken during construction of sidewalk improvements for the northernmost structure.

Building No. 30 – Johnson County Hospital Home Health Services, 292 Broadway Street (Photos 69-70)

This one-story structure sits on a corner lot and does not have a basement. The building appears to be in good condition. A wood-framed canopy with concrete piers covers the sidewalk on both frontages of the building. Olsson does not anticipate any problems with construction of sidewalk improvements.

Building No. 31 – Jeff Mahoney Building, 107 S. Third Street (Photo 71)

This two-story structure has a basement and sits on a corner lot. No evidence of any openings under the sidewalk or in the east frontage basement wall were found. Two basement windows are present on the north frontage basement wall. The north front edge of the building sits well away from the sidewalk; thus, the basement window openings will not be directly affected by improvements in the downtown district.

Building No. 32/32A – NAPA Auto Parts, 109 S. Third Street (Photo 72)

This two-story structure has a basement toward the rear of the building. The recessed entrance to the building is concrete slab on grade for approximately 3-4 feet into the building. There is no void underneath this recessed entrance. Behind the recessed entrance there is a very shallow crawl space to the rear basement. The building appears to be in good condition.

The sidewalk shows no visible evidence of any openings to the crawl space along the frontage of the building.

Because of the building's concrete slab on grade along the frontage, sidewalk improvements can be made with no effects to the building. It will not be necessary for the contractor to access the crawl space or basement during construction.

Building No. 33 – Tecumseh Chieftain, 117 S. Third Street (Photos 73-75)

This two-story structure has a basement. The building appears to be in good condition.

A coal chute leading to the basement is visible along the building's frontage sidewalk. The coal chute is filled in with concrete and is not in use.

A coal chute opening with wood framing along the frontage of the building was identified in the limestone basement foundation wall. The opening in the limestone foundation wall is open to a void under the sidewalk and does not appear to be in stable condition. For sidewalk improvements, Olsson recommends the wood framing of the wall opening be removed, the walls of the opening beneath the sidewalk be removed down to the bottom of the basement opening, the wall opening be filled in with limestone and appropriate mortar, and the void beneath the new sidewalk be filled in with an aggregate/gravel material prior to the placement of a new sidewalk. Implementing these recommendations will require the contractor to access the basement during construction.

Building No. 34 – Chief Rexall Drugs, 123/125 S. Third Street (Photos 76-78)

This two-story structure has a basement. The building appears to be in good condition.

The sidewalk shows no visible evidence of any openings to the basement along the frontage of the building.

Two nearly identical coal chutes along the frontage of the building were identified in the limestone basement foundation wall. One coal chute wall opening was filled in with limestone blocks, and the second was filled in with wood planks. The two spaces under the sidewalk have been partially filled in with rubble. The openings do not appear to be in stable condition. For sidewalk improvements, Olsson recommends the rubble be removed from both coal chutes, the limestone block and wood planks of the wall openings be removed, the walls of the openings beneath the sidewalk be removed down to the bottom of the basement openings, the wall openings be filled in with limestone and appropriate mortar, and the voids beneath the sidewalk be filled in with an aggregate/gravel material prior to the placement of a new sidewalk. Implementing these recommendations will require the contractor to access the basement during construction.

Building No. 35 – Chuck Ebeler Insurance & Investments, 137 S. Third Street (Photos 79-81)

This two-story structure has a basement. The building appears to be in good condition.

The sidewalk shows no visible evidence of any openings to the basement along the frontage of the building.

Two coal chutes of differing sizes along the frontage of the buildings were identified in the limestone basement foundation wall. The first coal chute wall opening consists of wood framing covered with fabric. The space under the sidewalk is filled in with rubble, and the opening does not appear to be in stable condition. For sidewalk improvements at this coal chute, Olsson recommends the rubble be removed from the coal chute, the wood framing and fabric of the wall opening be removed, the walls of the opening beneath the sidewalk be removed down to the bottom of the basement opening, the wall opening be filled in with limestone and appropriate mortar, and the void beneath the new sidewalk be filled in with an aggregate/gravel material prior to the placement of a new sidewalk. Implementing these recommendations will require the contractor to access the basement during construction for this first coal chute.

The second coal chute wall opening in the limestone foundation wall is filled in with mortared brick and appears to be in stable condition. Sidewalk improvements can be made with no effects to the building at this coal chute. If a void is discovered under the sidewalk at this coal chute opening, it may be necessary to fill the void with an aggregate/gravel material. It will not be necessary for the contractor to access the basement during construction for this second coal chute.

Building No. 36 – Hasselbach Pharmacy, 143 S. Third Street (Photos 82-85)

This two-story structure has a basement. The building appears to be in good condition.

A coal chute leading to the basement is visible along the building's frontage sidewalk. The coal chute is covered with a partially open metal grate that is not in use.

Two nearly identical coal chutes along the frontage of the buildings were identified in the limestone basement foundation wall. The first coal chute wall opening consists of wood framing covered with fabric. The space under the sidewalk is filled in with soil/debris, and the opening does not appear to be in stable condition.

For sidewalk improvements at this coal chute, Olsson recommends the metal grate, soil/debris and wood framing be removed from the coal chute, the walls of the opening beneath the sidewalk be removed down to the bottom of the basement opening, the wall opening be filled in with limestone and appropriate mortar, and the void beneath the new sidewalk be filled in with an aggregate/gravel material prior to the placement of a new sidewalk. Implementing these recommendations will require the contractor to access the basement during construction for this first coal chute.

The second coal chute wall opening in the limestone foundation wall is filled in with mortared brick and appears to be in stable condition. Sidewalk improvements can be made with no effects to the building at this coal chute. If a void is discovered under the sidewalk at this coal chute opening, it may be necessary to fill the void with an aggregate/gravel material. It will not be necessary for the contractor to access the basement during construction for this second coal chute.

Building No. 37 – Flanigan’s/Rachelle Images, 151 S. Third Street (Photos 86-87)

This two-story structure has a basement. The building appears to be in good condition.

The sidewalk shows no visible evidence of any openings to the basement along the frontage of the building.

A coal chute opening with wood framing along the frontage of the building was identified in the limestone basement foundation wall. The opening has not been closed off. Rubble fills the coal chute below the sidewalk and does not present a stable condition. For sidewalk improvements, Olsson recommends the rubble be removed from this coal chute, the wood framing of the wall opening be removed, the walls of the opening beneath the sidewalk be removed down to the bottom of the basement opening, the wall opening be filled in with limestone and appropriate mortar, and the void beneath the new sidewalk be filled in with an aggregate/gravel material prior to the placement of a new sidewalk. Implementing these recommendations will require the contractor to access the basement during construction.

Building No. 38 – Ramsey Family Fountain, 155 S. Third Street (Photos 88-91)

This two-story structure has a basement. The building appears to be in good condition.

A coal chute leading to the basement is visible along the building’s frontage sidewalk. A photo of the coal chute in the sidewalk was not taken during the inspection. The coal chute is covered with a metal grate that is filled in with concrete. The coal chute is not in use.

Three nearly identical coal chutes with wood framing along the frontage of the building were identified in the limestone basement foundation wall. The first coal chute wall opening is filled in just outside the opening with poured concrete and appears to be in stable condition. Sidewalk improvements can be made with no effects to the building at this coal chute. If a void is discovered under the sidewalk at this coal chute opening, it may be necessary to fill the void with an aggregate/gravel material. It will not be necessary for the contractor to access the basement during construction for this first coal chute.

The second and third coal chute wall openings in the limestone foundation wall consist of wood framing filled in with mortared brick for one opening and boarded-up wood framing for the other. Neither appears to be in stable condition.

For sidewalk improvements at these two coal chutes, Olsson recommends the metal grate and rubble be removed from the coal chutes, the wood framing of the wall openings be removed, the walls of the openings beneath the sidewalk be removed down to the bottom of the basement openings, the wall openings be filled in with limestone and appropriate mortar, and the voids beneath the sidewalk be filled in with an aggregate/gravel material prior to the placement of a new sidewalk. Implementing these recommendations will require the contractor to access the basement during construction for these two coal chutes.

Building No. 39 – Remedy, 171 S. Third Street (Photos 92-93)

This two-story structure has a basement. The building appears to be in good condition.

The sidewalk shows no visible evidence of any openings to the basement along the frontage of the building.

A coal chute opening with wood framing and screen along the frontage of the building was identified in the limestone basement foundation wall. The opening has not been closed off. Rubble fills the coal chute below the sidewalk and does not present a stable condition. For sidewalk improvements, Olsson recommends the rubble be removed, the wood framing and screen of the wall opening be removed, the walls of the opening beneath the sidewalk be removed down to the bottom of the basement opening, the wall opening be filled in with limestone and appropriate mortar, and the void beneath the new sidewalk be filled in with an aggregate/gravel material prior to the placement of a new sidewalk. Implementing these recommendations will require the contractor to access the basement during construction.

Building No. 40 – Flanigan’s On the Square, 173 S. Third Street (Photos 94-95)

This two-story structure has a basement. The building appears to be in good condition.

The sidewalk shows no visible evidence of any openings to the basement along the frontage of the building.

A window opening with wood framing along the frontage of the building was identified in the limestone basement foundation wall. The opening has not been closed off. Rubble fills the window below the sidewalk and does not present a stable condition. For sidewalk improvements, Olsson recommends the rubble be removed, the window and wood framing of the wall opening be removed, the walls of the opening beneath the sidewalk be removed down to the bottom of the basement opening, the wall opening be filled in with limestone and appropriate mortar, and the void beneath the new sidewalk be filled in with an aggregate/gravel material prior to the placement of a new sidewalk. Implementing these recommendations will require the contractor to access the basement during construction.

Building No. 41 – Col. Barney Oldfield Education Center, 175 S. Third Street (Photos 96-99)

This two-story structure has a basement. The building appears to be in good condition.

No openings leading to the basement are visible along the building’s frontage sidewalk; however, there is a small vault beneath the sidewalk. The vault is approximately 3’ to 4’ feet wide for the full width of the lot and has a stairwell on one end that extended to the sidewalk at one time. The vault is not in use. The vault, including the concrete lid, appears to be in good condition and does not present a potential safety hazard to the public.

Since the vault is no longer in use, Olsson recommends the concrete lid be removed and the vault filled in with an aggregate/gravel material.

A walk door opening with wood framing along the frontage of the building was identified in the limestone basement foundation wall leading into the vault. The foundation wall and the door opening appear to be in stable condition. For sidewalk improvements at this building, Olsson recommends the wood framing of the walk door opening be removed, the door opening be filled in with limestone and appropriate mortar before the vault is backfilled with an aggregate/gravel material. It will be necessary for the contractor to access the basement during foundation wall construction.

Building No. 42 – Morrissey, Morrissey & Dalluge, 177 S. Third Street (Photos 100-102)

This two-story structure has a basement. The building appears to be in good condition.

A coal chute leading to the basement is visible along the building's frontage sidewalk. The coal chute is covered with a metal grate that is filled in with concrete. The coal chute is not in use.

A coal chute opening along the frontage of the building was identified in the basement foundation wall. The opening is covered with plywood and insulation. It is not known whether the cavity beneath the sidewalk has been filled in or what type of fill material, if any, was used. For sidewalk improvements, Olsson recommends the sidewalk grate be removed, any debris below the sidewalk be removed, the plywood and insulation of the wall opening be removed, the walls of the opening beneath the sidewalk be removed down to the bottom of the basement opening, the wall opening be filled in with limestone and appropriate mortar, and the void beneath the new sidewalk be filled in with an aggregate/gravel material prior to the placement of a new sidewalk. Implementing these recommendations will require the contractor to access the basement during construction.

Building No. 43 – Farm Bureau Financial Services, 185 S. Third Street (Photos 103-107)

This two-story structure has a basement. The building appears to be in good condition.

The sidewalk shows no visible evidence of any openings to the basement along the frontage of the building; however, a large vault is beneath the sidewalk. The vault extends from the front of the building to the backside of the street curb for the full width of the lot. The vault is not in use. The concrete lid of the vault shows evidence of having been reconstructed using the existing steel beams and several wood-framed walls to support a metal form deck. The vault was then covered with a concrete sidewalk. The steel beams had significant rust, but the concrete lid is adequately supported and safe for use. However, since the vault is no longer in use, Olsson recommends the concrete lid be removed, including the steel beams, and the vault filled in with an aggregate/gravel material.

A walk door and window with wood framing along the frontage of the building were identified in the limestone basement foundation wall leading into the vault. The foundation wall, door opening, and window opening appear to be in stable condition. For sidewalk improvements at this building, Olsson recommends the concrete lid of the vault be removed, the wood framing of the wall openings be removed, the door and window openings be filled in with limestone and appropriate mortar before the vault is backfilled with an aggregate/gravel material. It will be necessary for the contractor to access the basement during foundation wall construction.

Building No. 44 – To Gather On the Square, 193 S. Third Street (Photos 108-109)

This two-story structure has a basement. The building appears to be in good condition.

The sidewalk shows no visible evidence of any openings to the basement along the frontage of the building.

A small opening used for a water line shut-off valve along the frontage of the building was identified in the basement foundation wall. The small opening is approximately 2.5 feet below the building's first floor and should not affect the sidewalk improvement operations. For sidewalk improvements, Olsson recommends the small opening be left as is and not filled in. It will not be necessary for the contractor to access the basement during construction.

Building No. 45 – Hair by Luann, 195 S. Third Street (Photos 110-117)

This two-story structure sits on a corner lot and has a basement. The building appears to be in good condition.

A coal chute, now being used as a vent, leads to the basement and is visible along the building's south frontage sidewalk. The coal chute is covered with an open metal grate. The vent in the coal chute is still in use. There appears to be evidence of a stairwell at the southeastern corner on the south frontage of the building. The stairwell has been filled in with concrete and is obviously no longer in use. An exterior steel stairway leading to the second floor is positioned directly over the filled in stairwell and is still in use. The steel stairway will need to be removed and stored off-site before being reinstalled after sidewalk improvements.

A walk door opening that leads to the previously mentioned filled in stairwell in the limestone foundation wall is filled in with poured concrete and appears to be in stable condition. Sidewalk improvements can be made with no effects to the building at this walk door opening. If a void is discovered under the sidewalk at this door opening, it may be necessary to fill the void with an aggregate/gravel material. It will not be necessary for the contractor to access the basement during construction for this filled in walk door opening.

A coal chute with a vent opening along the building's south frontage was identified in the limestone basement foundation wall. The wall opening of the vent and the limestone box under the sidewalk appear to be in stable condition. The vent opening will need to be maintained and operational. For aesthetic purposes, the metal grate in the sidewalk should be removed and reset during the sidewalk improvements. Sidewalk improvements can be made without affecting the building. It will not be necessary for the contractor to access the basement during construction for this coal chute with vent opening.

Two additional coal chute openings with wood framing along the south frontage of the building were identified in the limestone basement foundation wall. One opening is partially filled in with poured concrete. The rest of this opening is filled with debris, held back with deteriorating wood planks. The second opening is filled in with partially mortared limestone. The openings do not appear to be in stable condition.

For sidewalk improvements, Olsson recommends the wood framing, wood planks and partially mortared limestone be removed, partially fill poured concrete removed, the wood framing of the wall openings be removed, the walls of the openings beneath the sidewalk be removed down to the bottom of the basement openings, the wall openings be filled in with limestone and appropriate mortar, and the voids beneath the sidewalk be filled in with an aggregate/gravel material prior to the placement of a new sidewalk. Implementing these recommendations will require the contractor to access the basement during construction for these two coal chutes.

Building No. 46 – Blessing Heating & Plumbing, 276 Clay Street (Photos 118-120)

Building No. 46 is a two-story structure with a basement and is the eastern half of the original building. (The western half of the original building is now Building No. 47 – Hupka Farm Toys.) The building appears to be in good condition.

The sidewalk shows no visible evidence of any openings to the basement along the frontage of the building; however, a large vault is beneath the sidewalk. The vault extends from the front of the building to the backside of the street curb for the full width of the lot. The vault is not in use. Access into the vault was not available, but limestone rubble could be seen on the floor. Olsson suspects the vault is in nearly the same condition as the vault inspected in Building No. 47. This presents a potential safety hazard to the public should the vault lid in the sidewalk be subjected to heavy traffic. Olsson recommends the concrete lid be removed and the vault filled in with an aggregate/gravel material. The existing limestone rubble in the vault may need to be removed, depending on further investigation.

A walk door opening with wood framing along the frontage of the building was identified in the limestone basement foundation wall leading into the vault. The foundation wall and the door opening appear to be in stable condition. For sidewalk improvements at this building, Olsson recommends the concrete lid be removed, the wood framing of the walk door be removed, the door opening be filled in with limestone and appropriate mortar before the vault is backfilled with an aggregate/gravel material. It will be necessary for the contractor to access the basement during foundation wall construction.

Building No. 47 – Hupka Farm Toys, 266 Clay Street (Photos 121-124)

Building No. 47 is a two-story structure with a basement and is the western half of the original building. (The eastern half of the original building is now Building No. 46 – Blessing Heating & Plumbing.) The building appears to be in good condition.

A manhole is in the building's frontage sidewalk. The manhole leads to a large vault beneath the sidewalk. The vault extends from the front of the building to the backside of the street curb for the full width of the lot. The vault is not in use. The walls of the vault beneath the sidewalk are in satisfactory condition; however, the concrete lid of the vault is in very poor condition. Nearly all the reinforcing bars are exposed and severely rusted, with some rebars completely rusted through. This presents a potential safety hazard to the public should the vault lid in the sidewalk be subjected to heavy traffic. Olsson recommends the concrete lid be removed and the vault filled in with an aggregate/gravel material.

A walk door and two window openings with wood framing along the frontage of the building were identified in the limestone basement foundation wall leading into the vault. The foundation wall and the three openings appear to be in stable condition. For sidewalk improvements at this building, Olsson recommends the concrete lid be removed, the wood framing of the three openings be removed, the three openings be filled in with limestone and appropriate mortar before the vault is backfilled with an aggregate/gravel material. It will be necessary for the contractor to access the basement during foundation wall construction.

Building No. 48 – Tecumseh EDC Building, 256 Clay Street (Photos 125)

This two-story structure has a basement. The building could not be accessed because of its unsafe condition. A previous fire caused substantial damage to the building, and the rear wall of the building has partially collapsed. The building frontage appears to be in fair condition and unaffected by the previous fire.

The building's frontage sidewalk shows no evidence of openings leading to the basement; however, a large vault is beneath the sidewalk. The vault extends from the front of the building to the backside of the street curb for the full width of the lot. The vault is not in use. Olsson suspects the vault is in poor condition and presents a potential safety hazard to the public should the vault lid in the sidewalk be subjected to heavy traffic. Olsson recommends the concrete lid be removed and the vault filled in with an aggregate/gravel material.

The condition of the foundation wall along the frontage of the building could not be determined and neither could the number and condition of openings in the foundation wall of the basement leading into the vault. Further investigation of the vault and foundation wall will be necessary before sidewalk improvements commence. For sidewalk improvements at this building and based on assumptions that the vault is in a similar condition as the vaults in the adjacent buildings, Olsson recommends the concrete lid of the vault be removed, any framing of any openings in the wall be removed, all foundation wall openings be filled in with like materials of the existing foundation wall before the vault is backfilled with an aggregate/gravel material. It will be necessary for the contractor to access the basement during foundation wall construction.

Building No. 49 – Gartner Transportation, 252 Clay Street (Photos 126-127)

This one-story structure has a basement. The building appears to be in good condition.

The sidewalk shows no visible evidence of any openings to the basement along the frontage of the building; however, a large vault is beneath the sidewalk. The vault extends from the front of the building to the backside of the street curb for the full width of the lot. The vault is not in use. Access into the vault was not available at the time of the inspection; however, city personnel had to cut a 3-foot square hole in the frontage foundation wall of the vault a week later to service a frozen water line to the building. City personnel indicated the concrete lid of the vault is in poor condition. This presents a potential safety hazard to the public should the vault lid in the sidewalk be subjected to heavy traffic. Olsson recommends the concrete lid be removed and the vault filled in with an aggregate/gravel material.

A walk door with two steps along the frontage of the building was identified in the concrete basement foundation wall leading into the vault. The door opening is filled in with CMU and appeared to be stable. The newly created 3-foot square opening made by the city to access the vault remains open.

For sidewalk improvements at this building, Olsson recommends the 3-foot square opening be filled in with like kind materials before the vault is backfilled with an aggregate/gravel material. It will be necessary for the contractor to access the basement during foundation wall construction.

Building No. 50 – Gunner’s Automotive, 218 Clay Street (Photo 128)

This one-story structure does not have a basement. The building appears to be in good condition. Olsson does not anticipate any problems with construction of sidewalk improvements.

Building No. 51 – Field Ford, 235 Clay Street (Photo 129)

This one-story structure does not have a basement. The building appears to be in good condition. Olsson does not anticipate any problems with construction of sidewalk improvements.

Building No. 52 – Bob Gregory Building, 241 Clay Street (Photos 130-131)

This one-story structure has a basement. The building appears to be in good condition.

The sidewalk shows no visible evidence of any openings to the basement along the frontage of the building.

A coal chute opening along the frontage of the building was identified in the limestone basement foundation wall. The opening is filled in with mortared brick and appears to be in stable condition. Sidewalk improvements can be made with no effects to the building. If a void is discovered under the sidewalk at this coal chute opening, it may be necessary to fill the void with an aggregate/gravel material. It will not be necessary for the contractor to access the basement during construction.

Building No. 53 – Veterans Club, 255 Clay Street (Photo 132)

This one-story structure does not have a basement. The building appears to be in good condition. Olsson does not anticipate any problems with construction of sidewalk improvements.

Building No. 54 – Burrows Tracts Real Estate, 261 Clay Street (Photo 133)

This two-story structure does not have a basement. The building appears to be in good condition. Olsson does not anticipate any problems with construction of sidewalk improvements.

Building No. 55 – Johnson County Museum, 287/295 Clay Street (Photos 134-142)

Building No. 55 sits on a corner lot and lays out as follows: the main building is a two-story structure with a basement; a two-story annex with a basement is attached on the west side, and a two/three-story annex that has no basement is attached on the south side. All three buildings appear to be in good condition.

The sidewalk shows no visible evidence of any openings to the basement along the frontage of the buildings other than a stairwell (constructed with a combination of CMU, limestone covered with stucco and concrete) that leads to the basement at the northeastern corner on the west frontage. The stairwell is still in use as an emergency exit from the basement; however, the stairwell is in very poor condition and is considered a safety hazard. The eastern retaining wall of the stairwell is crumbling and leaning toward the building, the steps are in disrepair, and the safety railing is missing and was replaced with unsafe hog-wire fencing. For sidewalk improvements, the stairwell and railing will need to be replaced to protect the safety of the public.

Olsson recommends the existing stairwell walls and the steps be removed, a new retaining wall and steps be constructed with like materials, and new safety railing be installed. Because the walls of the stairwell are a mixture of materials, none of which appear to be of original construction, a determination of what is considered like materials will need to be shown on future construction plans.

Two arched window openings along the east frontage of the corner building were identified in the limestone basement foundation wall. Both arched window openings are filled in with mortared brick that has deteriorated. The openings are mostly below the sidewalk and present an unstable condition. For sidewalk improvements, Olsson recommends soil be removed down to the bottom of the window openings, the window openings be filled in with new and/or salvaged brick, and the voids beneath the sidewalk be filled in with an aggregate/gravel material prior to the placement of a new sidewalk. It will be necessary for the contractor to access the basement during foundation wall construction for these two filled in arched windows.

A walk door opening and a window opening with wood framing along the east frontage of the corner building were identified in the limestone basement foundation wall, which leads or opens into the previously described stairwell. The openings in the limestone basement foundation wall are in good condition; however, both the door and window, and their frames, are in very poor condition. Protection of the door and window opening will be necessary during construction.

Three coal chute wall openings in the northern limestone foundation wall of both the corner building and the west annex building are filled in with either mortared brick or poured concrete, and all three appear to be in stable condition. Sidewalk improvements can be made with no effects to the building at these coal chutes. If a void is discovered under the sidewalk at these coal chute openings, it may be necessary to fill the voids with an aggregate/gravel material. It will not be necessary for the contractor to access the basement during construction for these three coal chutes.

Building No. 56 – Brinkman’s Chevrolet & Buick, 301/305/306 Clay Street (Photos 143-149)

This property has a one-story structure on the western half and a two-story structure on the eastern half. The western building does not have a basement, but the eastern building does. Both buildings appear to be in good condition.

One coal chute and one manhole, both leading to the basement, are visible along the east building’s frontage sidewalk. The coal chute is covered with an open metal grate. The coal chute and manhole are not in use.

Two coal chutes and one manhole opening along the frontage were identified in the east building limestone foundation wall. The first coal chute wall opening in the limestone foundation wall is filled in with poured concrete and appears to be in stable condition. Sidewalk improvements can be made with no effects to the building at this coal chute. The sidewalk grate should be removed and the void beneath the sidewalk filled in with an aggregate/gravel material prior to the placement of a new sidewalk. It will not be necessary for the contractor to access the basement during construction for this first coal chute.

The other coal chute with wood framing and manhole wall opening in the limestone foundation wall are open and filled in with debris. Neither appears to be in stable condition.

For sidewalk improvements at these two openings, Olsson recommends the manhole be removed, the debris be removed from the coal chute and manhole, the wood framing of the wall openings be removed, the walls of the openings beneath the sidewalk be removed down to the bottom of the basement openings, the wall openings be filled in with limestone and appropriate mortar, and the voids beneath the sidewalk be filled in with an aggregate/gravel material prior to the placement of a new sidewalk. Implementing these recommendations will require the contractor to access the basement during construction.

Building No. 57 – Darel Weber Real Estate, 335 Clay Street (Photos 150-151)

This two-story structure has a basement. The building appears to be in good condition.

The sidewalk shows no visible evidence of any openings to the basement along the frontage of the building.

A coal chute opening with wood framing along the frontage of the building was identified in the limestone basement foundation wall. The opening has not been closed off. Rubble fills the coal chute below the sidewalk and does not present a stable condition. For sidewalk improvements, Olsson recommends the rubble be removed, the wood framing of the wall opening be removed, the walls of the opening beneath the sidewalk be removed down to the bottom of the basement opening, the wall opening be filled in with limestone and appropriate mortar, and the void beneath the sidewalk be filled in with an aggregate/gravel material prior to the placement of a new sidewalk. Implementing these recommendations will require the contractor to access the basement during construction.

Building No. 58 – Tecumseh Community Hall, 355 Clay Street (Photo 152)

This one-story structure has a basement. The building appears to be in good condition. The front edge of the building sits well away from the sidewalk; thus, any basement wall openings will not be directly affected by downtown improvements.

Building No. 59 – Tecumseh Central Market, 381 Clay Street (Photos 153-160)

This corner property has a one-story structure on the western half and a two-story structure on the eastern half. Both buildings have basements, and both buildings appear to be in good condition.

One vent leading to the basement is visible along the western building's north frontage sidewalk. The vent is covered with an open metal grate that is still in use. On the east side of the eastern building there are two basement wall openings – one a window and one a window with a small vent. Both window openings are partially below the sidewalk. The vent is still in use, but the window is not in use. Two additional window openings to the basement are also present on this wall, but both are completely above the sidewalk.

A vent opening along the north frontage of the west building was identified in the CMU basement foundation wall. The CMU wall opening of the vent and the cast-in-place concrete opening with grate under the sidewalk appear to be in very good and stable condition. The metal grate in the sidewalk should be removed and reset during the sidewalk improvements. Sidewalk improvements can be made with no effects to the building. It will not be necessary for the contractor to access the basement during construction for this vent opening.

Two window openings with wood framing (one with a vent above the sidewalk) were identified in the limestone basement foundation wall along the east frontage of the east annex building. Both window openings are filled in with batt insulation below the sidewalk elevation. The openings are mostly below the sidewalk and present an unstable condition. For sidewalk improvements, Olsson recommends soil be removed down to the bottom of the two window openings, the wood framing of the two openings be removed, the wall openings be filled in with limestone and appropriate mortar, and the voids beneath the sidewalk be filled in with an aggregate/gravel material prior to the placement of a new sidewalk. The vent is to be placed back in the new wall construction. It will be necessary for the contractor to access the basement during foundation wall construction for these two window openings.

Building No. 60 – Johnson County Sheriff’s Office, 222 S. Fourth Street (Photos 161-162)

This one-story structure with a basement sits on a corner lot. The building appears to be in good condition. Both frontages of the building sit well away from the sidewalk; thus, any basement wall openings will not be directly affected by downtown improvements. A concrete handicap ramp with railing abuts the sidewalk on the west side of the building.

CONCLUSIONS & RECCOMENDATIONS

Based on Olsson’s recommendations and methods to fill in voids below the sidewalks, nearly all of the existing coal chutes, windows, lightwells, or other purpose openings in basement walls will require the contractor to access the basement during construction. This will, in effect, require the need for easements to work within building basements. Needing to access the basements will increase construction costs and lead to potential disruptions/disturbances with property owners, tenants, and customers.

Olsson recommends that all vaults beneath the sidewalks in the public right-of-way be removed and filled in. Justification for filling in the vaults includes intrusion on the public right-of-way; the poor condition of the concrete lids of the vault; the fact that none of the vaults are currently being used; and most importantly, the fact that most vaults are unstable and pose a possible risk of collapse, thereby putting the public using the sidewalks above in danger. Olsson also recommends that all basement wall openings leading into the vaults be closed off with like materials of the existing foundation walls. Obviously, easements to work within basements with vaults will be necessary.

Building No. 17 – Nester & Mercure Attorneys and Building No. 55 – Johnson County Museum have stairwells leading down to the basements, which are still in use. Both stairwells are in disarray and need to be reconstructed. Building No. 17 – Nester & Mercure Attorneys also has a lightwell to be reconstructed and vaults to be filled in. Both Building No. 55 – Johnson County Museum and Building No. 58 – Tecumseh Central Market also have two arched windows in each building to be filled in, requiring basement access. Obviously, all three buildings will need easements to complete the work.

Building No. 17 – Nester & Mercure Attorneys and Building No. 45 – Hair by Luann have exterior metal stairways leading to the second floors of the buildings. Depending on the contractor’s removal/reinstallation procedures for the metal stairways, access may be necessary into the first and second floors of both buildings, which may warrant easements to complete work on those floors.

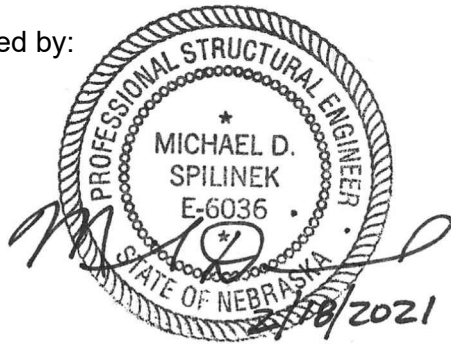
Because access into some basement areas were limited and inspection of the sidewalks were limited to the surface, it should be anticipated that some unexpected or unforeseen issues will arise during construction operations. Such items as additional vaults, additional openings in foundation walls, voids beneath sidewalk, etc. maybe encountered. Most of these unexpected issues should be able to be addressed in the same manner as many recommendations noted in the Observations portion of this report.

During construction, if the placement of the aggregate/gravel mixture is determined to be an additional loading that cannot be supported by the current wall condition at any given property; supplemental supports/bracing will be permanently installed. Please do not hesitate to contact me if you have any questions or if you'd like to discuss any portion of this report in more detail. I can be reached at mspilinek@olsson.com or 308.390.2196.

Submitted By:

OLSSON

Prepared by:



Michael D. Spilinek, SE
Technical Leader / Structural Engineer

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 1 **Building No. 1 – Popcorn Hut/Kernal Crazy (408 Clay St)**
Frontage Looking Northeast



Photo 2 **Building No. 2 – Elegant Salon & Spa (186 S 4th St)**
Frontage Looking East

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 3 Building No. 3 – Senca Community Action (172 S 4th St)
Frontage Looking East**



**Photo 4 Building No. 4 – Bohling Construction (160 S 4th St)
Frontage Looking East**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 5 **Building No. 5 – Old City Fire Station (148 S 4th St)**
Frontage Looking East



Photo 6 **Building No. 6 – Johnson County Rural Water District (134 S 4th St)**
Frontage Looking East

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 7 Building No. 7 – Tecumseh City Hall (122 S 4th St)
Frontage Looking East**



**Photo 8 Building No. 8 – Tecumseh Post Office (484 Broadway St)
Frontage Looking Northeast**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 9 Building No. 9 – Richard R. Smith Law Office (454 Broadway St)
Frontage Looking Northwest**



**Photo 10 Building No. 10 – The Nail Spa (440 Broadway St)
Frontage Looking Northwest**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 11 Building No. 11 – Dollar General (462 Broadway St)
Frontage Looking Northwest**



**Photo 12 Building No. 12 – Sam Murante Building (462 Broadway St)
Frontage Looking Northeast**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 13 Building No. 13 – Fire Rivers RC&D (140 N 4th St)
South Side of Frontage Looking East



Photo 14 Building No. 13 – Fire Rivers RC&D (140 N 4th St)
North Side of Frontage Looking East

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 15 Building No. 14 – Tecumseh Federal Bank (160 N 4th St)
Frontage Looking East**



**Photo 16 Building No. 15 – Methodist Church (190 N 4th St)
Frontage Looking Northeast**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 17 Building No. 16 – Town Square Apts./3 Other Businesses (131 N 4th St)
Frontage Looking Southwest**



**Photo 18 Building No. 17 – Nester & Mercure Attorneys (398 Broadway St)
Frontage Looking North**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 19 Building No. 17 – Nester & Mercure Attorneys (398 Broadway St)
Frontage Looking Northwest**



**Photo 20 Building No. 17 – Nester & Mercure Attorneys (398 Broadway St)
Lightwell on South Side of Frontage**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 21 Building No. 17 – Nester & Mercure Attorneys (398 Broadway St)
West End of Lightwell**



**Photo 22 Building No. 17 – Nester & Mercure Attorneys (398 Broadway St)
East End of Lightwell**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 23 **Building No. 17 – Nester & Mercure Attorneys (398 Broadway St)**
Grating & Limestone Foundation of Lightwell



Photo 24 **Building No. 17 – Nester & Mercure Attorneys (398 Broadway St)**
Stairs to 2nd Floor & Stair/Hall to Basement on East Side of Building

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 25 Building No. 17 – Nester & Mercure Attorneys (398 Broadway St)
Looking South at Stairs and Window in Basement Hall**



**Photo 26 Building No. 17 – Nester & Mercure Attorneys (398 Broadway St)
Looking North Along Basement Hall w/ Windows on West & Vaults on East**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 27 Building No. 17 – Nester & Mercure Attorneys (398 Broadway St)
Typical Windows in Basement Hall w/ Walk Door in the Distance



Photo 28 Building No. 17 – Nester & Mercure Attorneys (398 Broadway St)
Typical Windows Looking into Basement Hall

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 29 **Building No. 17 – Nester & Mercure Attorneys (398 Broadway St)**
Looking North at Top of Vault 1 Under Sidewalk that Extends to Street Curb



Photo 30 **Building No. 17 – Nester & Mercure Attorneys (398 Broadway St)**
Typical Deterioration of Walk Door in Vault 1

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 31 Building No. 17 – Nester & Mercure Attorneys (398 Broadway St)
Fallen Wall at North End of Vault 1 w/ Vault 2 South Walk Door**



**Photo 32 Building No. 17 – Nester & Mercure Attorneys (398 Broadway St)
Typical Deterioration of Limestone & Hollow Clay Tile Foundation in Vault 1**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 33 Building No. 17 – Nester & Mercure Attorneys (398 Broadway St)
Looking North at Top of Vault 2 Under Sidewalk that Extends to Street Curb



Photo 34 Building No. 17 – Nester & Mercure Attorneys (398 Broadway St)
Looking South at Typical Deterioration in Vault 2 with Window on Right

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 35 Building No. 18 – Elk Creek Resources Corp. (386 Broadway St)
Frontage Looking North**



**Photo 36 Building No. 19 – Melinda Olinger State Farm Insurance (380 Broadway St)
Frontage Looking North**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 37 Building No. 20 – TNT Smoke House (366 Broadway St)
Frontage Looking North



Photo 38 Building No. 20 – TNT Smoke House (366 Broadway St)
Concrete Filled-In Coal Chute on East Half of Building

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 39 Building No. 20 – TNT Smoke House (366 Broadway St)
Concrete Filled-In Coal Chute on West Half of Building**



**Photo 40 Building No. 20 – TNT Smoke House (366 Broadway St)
Typical Finish Covering Up Coal Chute on East Half of Building**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 41 **Building No. 20 – TNT Smoke House (366 Broadway St)**
Partial View of Filled-In Coal Chute w/ Brick on West Half of Building



Photo 42 **Building No. 21 – D.A. Wolken & Sons (362 Broadway St)**
Frontage Looking North

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 43 **Building No. 21 – D.A. Wolken & Sons (362 Broadway St)**
Concrete Filled-In Coal Chute on East End of Building



Photo 44 **Building No. 21 – D.A. Wolken & Sons (362 Broadway St)**
Concrete Filled-In Coal Chute on West End of Building

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 45 **Building No. 22 – Hopkins Block (340 Broadway St)**
Frontage Looking North

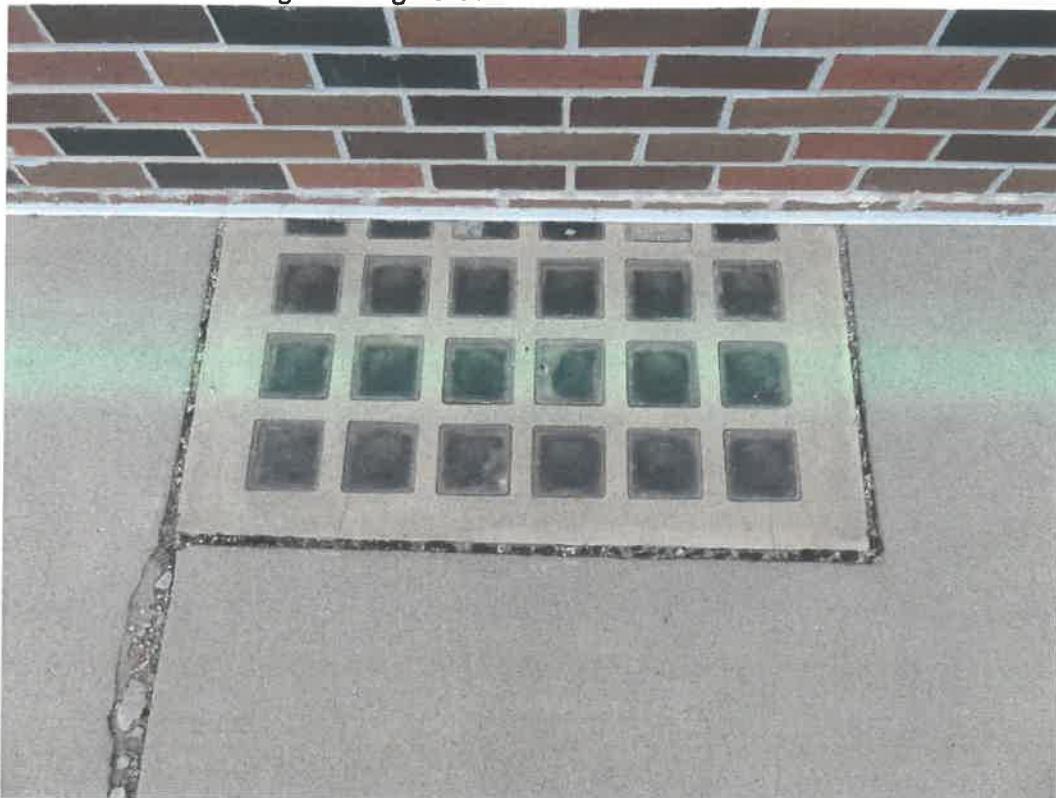


Photo 46 **Building No. 22 – Hopkins Block (340 Broadway St)**
Typical Lightwell in Sidewalk (Typical of 4)

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 47 **Building No. 22 – Hopkins Block (340 Broadway St)**
Concrete Filled-In Lightwell on East Half of Building



Photo 48 **Building No. 22 – Hopkins Block (340 Broadway St)**
Concrete Filled-In Lightwell on East Half of Building

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 49 **Building No. 22 – Hopkins Block (340 Broadway St)**
Open Lightwell on West Half of Building



Photo 50 **Building No. 22 – Hopkins Block (340 Broadway St)**
Open Lightwell on West Half of Building

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 51 **Building No. 23 – Steve Young Building (334 Broadway St)**
Frontage Looking North



Photo 52 **Building No. 23 – Steve Young Building (334 Broadway St)**
Open Coal Chute in Sidewalk

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 53 **Building No. 23 – Steve Young Building (334 Broadway St)**
CMU Filled-In Coal Chute in Basement



Photo 54 **Building No. 24 – Broadway Beauty & Bargains (318 Broadway St)**
Frontage Looking North

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 55 **Building No. 24 – Broadway Beauty & Bargains (318 Broadway St)**
Partially Filled-In Coal Chute in Sidewalk



Photo 56 **Building No. 24 – Broadway Beauty & Bargains (318 Broadway St)**
Partially Filled-In Coal Chute Using Fabric in Basement

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 57 Building No. 25 – American National Bank – East Annex (310 Broadway St)
Frontage Looking North**



**Photo 58 Building No. 25 – American National Bank – East Annex (310 Broadway St)
Rubble Limestone Filled-In Window in Basement**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 59 **Building No. 25 – American National Bank – East Annex (310 Broadway St)**
Rubble Limestone Filled-In Window in Basement



Photo 60 **Building No. 26 – American National Bank (306/310 Broadway St)**
Frontage Looking North

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 61 Building No. 26 – American National Bank (306/310 Broadway St)
Brick Filled-In Vault at East End of South Wall in Basement**



**Photo 62 Building No. 26 – American National Bank (306/310 Broadway St)
Brick Filled-In Vault at West End of South Wall in Basement**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 63 **Building No. 26 – American National Bank (306/310 Broadway St)**
CMU/Brick Filled-In Window at South End of West Wall in Basement



Photo 64 **Building No. 26 – American National Bank (306/310 Broadway St)**
Partially Brick Filled-In Window at North End of West Wall in Basement

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 65 Building No. 27 – Keith Shuey Building (130 N 3rd St)
Frontage Looking East**



**Photo 66 Building No. 28 – Greg Liberty Building (132 N 3rd St)
Frontage Looking Northeast**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 67 Building No. 29 – 4 Building Complex (121 N 3rd St -Southern Most Building)
Frontage of Northern Two Buildings Looking West**



**Photo 68 Building No. 29 – 4 Building Complex (121 N 3rd St -Southern Most Building)
Frontage of Southern Two Buildings Looking West**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 69 Building No. 30 – Johnson Co. Hospital Home Healthcare (292 Broadway St)
Frontage Along North 3rd Street Looking Northwest**



**Photo 70 Building No. 30 – Johnson Co. Hospital Home Healthcare (292 Broadway St)
Frontage Along Broadway Street Looking Northwest**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 71 Building No. 31 – Jeff Mahoney Building (107 S 3rd St)
Frontage Looking Southwest**



**Photo 72 Building No. 32 – NAPA Auto Parts (109 S 3rd St)
Frontage Looking Southwest**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 73 Building No. 33 – Tecumseh Chieftain (117 S 3rd St)
Frontage Looking West**



**Photo 74 Building No. 33 – Tecumseh Chieftain (117 S 3rd St)
Concrete Filled-In Coal Chute in Sidewalk**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 75 Building No. 33 – Tecumseh Chieftain (117 S 3rd St)
Open Coal Chute in Basement**



**Photo 76 Building No. 34 – Chief Rexall Drugs (123/125 S 3rd St)
Frontage Looking West**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 77 Building No. 34 – Chief Rexall Drugs (123 S 3rd St)
Limestone Filled-In Coal Chute in Basement**



**Photo 78 Building No. 34 – Chief Rexall Drugs (123 S 3rd St)
Wood Plank Filled-In Coal Chute in Basement**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 79 Building No. 35 – Chuck Ebeler Insurance & Investments (137 S 3rd St)
Frontage Looking West**



**Photo 80 Building No. 35 – Chuck Ebeler Insurance & Investments (137 S 3rd St)
Partially Filled-In Coal Chute Using Fabric in Basement**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 81 Building No. 35 – Chuck Ebeler Insurance & Investments (137 S 3rd St)
Limestone/Brick Filled-In Coal Chute in Basement**



**Photo 82 Building No. 36 – Hasselbach Pharmacy (143 S 3rd St)
Frontage Looking West**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 83 Building No. 36 – Hasselbach Pharmacy (143 S 3rd St)
Soil Filled-In Coal Chute in Sidewalk**



**Photo 84 Building No. 36 – Hasselbach Pharmacy (143 S 3rd St)
Soil Filled-In Window in Basement**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 85 Building No. 36 – Hasselbach Pharmacy (143 S 3rd St)
Brick Filled-In Coal Chute in Basement**



**Photo 86 Building No. 37 – Flanigan’s/Rachelle Images (151 S 3rd St)
Frontage Looking West**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 87 **Building No. 37 – Flanigan’s/Rachelle Images (151 S 3rd St)**
Limestone Rubble Filled-In Coal Chute in Basement



Photo 88 **Building No. 38 – Ramsey Family Fountain (155 S 3rd St)**
Frontage Looking Southwest

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 89 **Building No. 38 – Ramsey Family Fountain (155 S 3rd St)**
Wood Plank/Concrete Filled-In Coal Chute in Basement



Photo 90 **Building No. 38 – Ramsey Family Fountain (155 S 3rd St)**
Brick Filled-In Coal Chute in Basement

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 91 Building No. 38 – Ramsey Family Fountain (155 S 3rd St)
Wood Plank Filled-In Coal Chute in Basement**



**Photo 92 Building No. 39 – Remedy (171 S 3rd St)
Frontage Looking West**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 93 **Building No. 39 – Remedy (171 S 3rd St)**
Rubble Filled-In Coal Chute in Basement



Photo 94 **Building No. 40 – Flanigan’s On the Square (173 S 3rd St)**
Frontage Looking West

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 95 **Building No. 40 – Flanigan’s On the Square (173 S 3rd St)**
Rubble Filled-In Coal Chute in Basement



Photo 96 **Building No. 41 – Col. Barney Oldfield Education Center (175 S 3rd St)**
Frontage Looking West

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 97 Building No. 41 – Col. Barney Oldfield Education Center (175 S 3rd St)
Stair of Vault Under Sidewalk**



**Photo 98 Building No. 41 – Col. Barney Oldfield Education Center (175 S 3rd St)
Vault Under Sidewalk**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 99 Building No. 41 – Col. Barney Oldfield Education Center (175 S 3rd St)
Door Opening to Vault in Basement**



**Photo 100 Building No. 42 – Morrissey, Morrissey & Dalluge (177 S 3rd St)
Frontage Looking West**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 101 Building No. 42 – Morrissey, Morrissey & Dalluge (177 S 3rd St)
Concrete Filled-In Coal Chute in Sidewalk**



**Photo 102 Building No. 42 – Morrissey, Morrissey & Dalluge (177 S 3rd St)
Plywood/Insulation Filled-In Coal Chute in Basement**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 103 Building No. 43 – Farm Bureau Financial Services (185 S 3rd St)
Frontage Looking West**



**Photo 104 Building No. 43 – Farm Bureau Financial Services (185 S 3rd St)
Steel Beam/Metal Form Deck/Wood Framing of Vault Under Sidewalk**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 105 Building No. 43 – Farm Bureau Financial Services (185 S 3rd St)
Metal Form Deck/Wood Framing/Concrete Wall of Vault Under Sidewalk



Photo 106 Building No. 43 – Farm Bureau Financial Services (185 S 3rd St)
Open Door to Vault in Basement of Building

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 107 **Building No. 43 – Farm Bureau Financial Services (185 S 3rd St)**
Open Window to Vault in Basement of Building



Photo 108 **Building No. 44 – To Gather On the Square (193 S 3rd St)**
Frontage Looking West

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 109 Building No. 44 – To Gather On the Square (193 S 3rd St)
Opening for Water Shut-off in Basement of Building



Photo 110 Building No. 45 – Hair by Luann (195 S 3rd St)
Frontage Looking West

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 111 Building No. 45 – Hair by Luann (195 S 3rd St)
Frontage Looking Northwest w/ Steel Stairway Leading to 2nd Floor



Photo 112 Building No. 45 – Hair by Luann (195 S 3rd St)
Concrete Filled-In Stairway in Sidewalk on South Face of Building

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 113 Building No. 45 – Hair by Luann (195 S 3rd St)
Open Vent in Sidewalk on South Face of Building



Photo 114 Building No. 45 – Hair by Luann (195 S 3rd St)
Concrete Filled-In Door to Previous Stairway on South Face of Building

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 115 **Building No. 45 – Hair by Luann (195 S 3rd St)**
Open Vent on South Face of Building in Basement



Photo 116 **Building No. 45 – Hair by Luann (195 S 3rd St)**
Wood Filled-In Coal Chute on South Face of Building in Basement

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 117 Building No. 45 – Hair by Luann (195 S 3rd St)
Rubble Limestone Filled-In Coal Chute on South Face of Building in Basement



Photo 118 Building No. 46 – Blessing Heating & Plumbing (274 Clay St)
Frontage Looking North – East Half of Building (Right Side)

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 119 Building No. 46 – Blessing Heating & Plumbing (276 Clay St)
Open Door in Basement to Vault Under Sidewalk**



**Photo 120 Building No. 46 – Blessing Heating & Plumbing (276 Clay St)
Open Door in Basement to Vault Under Sidewalk**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 121 Building No. 47 – Hupka Farm Toys (266 Clay St)
Frontage Looking North – West Half of Building (Left Side)**



**Photo 122 Building No. 47 – Hupka Farm Toys (266 Clay St)
Manhole to Vault Under Sidewalk**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 123 Building No. 47 – Hupka Farm Toys (266 Clay St)
Vault Under Sidewalk Looking West**



**Photo 124 Building No. 47 – Hupka Farm Toys (266 Clay St)
Open Door & Window in Basement to Vault Under Sidewalk**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 125 Building No. 48 – Tecumseh EDC Building (256 Clay St)
Frontage Looking Northeast (Note: Vault Discovered Under Sidewalk)



Photo 126 Building No. 49 – Gartner Transportation (252 Clay St)
Frontage Looking North (Note: Vault Discovered Under Sidewalk)

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 127 Building No. 49 – Gartner Transportation (252 Clay St)
CMU Filled-In Door in Basement to Vault Under Sidewalk



Photo 128 Building No. 50 – Gunner's Automotive (218 Clay St)
Frontage Looking North

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 129 **Building No. 51 – Field Ford (235 Clay St)**
North Frontage Looking Southeast



Photo 130 **Building No. 52 – Bob Gregory Building (241 Clay St)**
Frontage Looking South

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 131 Building No. 52 – Bob Gregory Building (241 Clay St)
Brick Filled-In Coal Chute in Basement**



**Photo 132 Building No. 53 – Veterans Club (255 Clay St)
Frontage Looking South**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 133 Building No. 54 – Burrows Tracts Real Estate (261 Clay St)
Frontage Looking South**



**Photo 134 Building No. 55 – Johnson County Museum (287/295 Clay St)
Frontage Looking Southwest**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 135 Building No. 55 – Johnson County Museum (235 S 3rd St)
Frontage Looking Southwest**



**Photo 136 Building No. 55 – Johnson County Museum (235 S 3rd St)
Open Stairway in Sidewalk on East Face of Building**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 137 Building No. 55 – Johnson County Museum (235 S 3rd St)
Stairway to Basement on East Side of Building**



**Photo 138 Building No. 55 – Johnson County Museum (235 S 3rd St)
Arched Windows of Basement Exposed Above Sidewalk on East Side of Building**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 139 Building No. 55 – Johnson County Museum (235 S 3rd St)
Open Door & Window to Exterior Stairway in Basement on East Side of Building



Photo 140 Building No. 55 – Johnson County Museum (235 S 3rd St)
Concrete Filled-In Coal Chute on North Wall of Basement

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 141 **Building No. 55 – Johnson County Museum (235 S 3rd St)**
Concrete Filled-In Coal Chute on North Wall of Basement



Photo 142 **Building No. 55 – Johnson County Museum (235 S 3rd St)**
Brick Filled-In Coal Chute on North Wall of West Annex in Basement

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 143 **Building No. 56 – Brinkman’s Chevrolet & Buick (301/305/306 Clay St)**
Frontage Looking South



Photo 144 **Building No. 56 – Brinkman’s Chevrolet & Buick (301/305/306 Clay St)**
East Annex Frontage Looking South

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 145 **Building No. 56 – Brinkman’s Chevrolet & Buick (301/305/306 Clay St)**
Open Coal Chute in Sidewalk of East Annex



Photo 146 **Building No. 56 – Brinkman’s Chevrolet & Buick (301/305/306 Clay St)**
Open Manhole in Sidewalk of East Annex

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 147 Building No. 56 – Brinkman’s Chevrolet & Buick (301/305/306 Clay St)
Concrete Filled-In Coal Chute in Basement**



**Photo 148 Building No. 56 – Brinkman’s Chevrolet & Buick (301/305/306 Clay St)
Open Manhole Opening in Basement**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 149 **Building No. 56 – Brinkman’s Chevrolet & Buick (301/305/306 Clay St)**
Rubble Filled-In Coal Chute in Basement



Photo 150 **Building No. 57 – Dareld Weber Real Estate (335 Clay St)**
Frontage Looking Southwest

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 151 Building No. 57 – Darel Weber Real Estate (335 Clay St)
Rubble Filled-In Coal Chute in Basement**



**Photo 152 Building No. 58 – Tecumseh Community Hall (355 Clay St)
Frontage Looking South**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 153 Building No. 59 – Tecumseh Central Market (381 Clay St)
Frontage Looking South**



**Photo 154 Building No. 59 – Tecumseh Central Market – East Annex (381 Clay St)
East Annex Frontage Looking Southwest**

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 155 Building No. 59 – Tecumseh Central Market (381 Clay St)
Open Vent in Sidewalk on North Side of Building



Photo 156 Building No. 59 – Tecumseh Central Market – East Annex (381 Clay St)
Vent Opening in Basement Wall on East Side of East Annex

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 157 Building No. 59 – Tecumseh Central Market (381 Clay St)
Typical Window Opening in Basement Wall on East Side of East Annex



Photo 158 Building No. 59 – Tecumseh Central Market – East Annex (381 Clay St)
Vent Opening in Basement Wall on North Side of Building

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



Photo 159 Building No. 59 – Tecumseh Central Market (381 Clay St)
Partially Filled in Vent Opening in Basement on East Side of East Annex



Photo 160 Building No. 59 – Tecumseh Central Market – East Annex (381 Clay St)
Typical Partially Filled-In Window Opening in Basement on East Side of East Annex

**Tecumseh Historic Square Preservation – Structural Evaluation
Tecumseh, Nebraska**



**Photo 161 Building No. 60 – Johnson County Sheriff Office (222 S 4th St)
Frontage on South 4th Street Looking Southeast**



**Photo 162 Building No. 60 – Johnson County Sheriff Office (222 S 4th St)
Frontage on Clay Street Looking East**

TECUMSEH HISTORIC SQUARE PRESERVATION

BUILDING INSPECTION SUMMARY

Building No.	Tract No.	Business Name	Address	Property Owner	SIDEWALK OPENING INFORMATION					BASEMENT WALL OPENING INFORMATION						COMMENTS / ADD'L INFORMATION	Report Photo Nos.	
					Wall Location	Opening Type	Size W x L	In Use?	Filled?	Wall Location	Opening Type	Size W x H	In Use?	Filled?	Fill Mat'l			Acceptable?
1	36-01	Popcorn Hut/Kernal Krazy	408 Clay St	Bill Montz	NA	None	NA	NA	NA	NA	None	NA	NA	NA	NA	NA		1
2	36-13	Elegant Salon & Spa	186 S 4th St	Ryan Schultz	NA	None	NA	NA	NA	NA	None	NA	NA	NA	NA	NA		2
3	36-12	Senca Community Action	172 S 4th St	Senca Community Action	NA	None	NA	NA	NA	NA	None	NA	NA	NA	NA	NA		3
4	36-11 & 36-10	Bohling Construction	160 S 4th St	Casey Bohling	NA	None	NA	NA	NA	NA	None	NA	NA	NA	NA	NA		4
5	36-9	Old City Fire Station	148 S 4th St	City of Tecumseh	NA	None	NA	NA	NA	NA	None	NA	NA	NA	NA	NA		5
6	36-8	Johnson Co. Rural Water Dist.	134 S 4th St	Johnson Co.	NA	None	NA	NA	NA	NA	None	NA	NA	NA	NA	NA		6
7	36-7	Tecumseh City Hall	122 S 4th St	City of Tecumseh	NA	None	NA	NA	NA	NA	None	NA	NA	NA	NA	NA		7
8	NA	Tecumseh Post Office	484 Broadway St	USPS	NA	None	NA	NA	NA	NA	None	NA	NA	NA	NA	NA		8
9	17-03	Richard R. Smith Law Office	454 Broadway St	Richard R. Smith	NA	None	NA	NA	NA	NA	None	NA	NA	NA	NA	NA		9
10	17-02	The Nail Spa	440 Broadway St	The Nail Spa	NA	None	NA	NA	NA	NA	None	NA	NA	NA	NA	NA		10
11	17-01	Dollar General	462 Broadway St	Sam Murante	NA	None	NA	NA	NA	NA	None	NA	NA	NA	NA	NA		11
12	17-01	Sam Murante Building	462 Broadway St	Sam Murante	NA	None	NA	NA	NA	NA	None	NA	NA	NA	NA	NA		12
13	17-07	Five Rivers RC&D	140 N 4th St	Five Rivers RC&D	NA	None	NA	NA	NA	NA	None	NA	NA	NA	NA	NA	Ramp w/ railing at sidewalk	13-14
14	17-06	Tecumseh Federal Bank	160 N 4th St	Tecumseh State Bank	NA	None	NA	NA	NA	NA	None	NA	NA	NA	NA	NA	Steps w/ railing at sidewalk	15
15	NA	Methodist Church	190 N 4th St	Methodist Church	NA	None	NA	NA	NA	NA	None	NA	NA	NA	NA	NA	Steps w/ railing at sidewalk	16
16	16-09	Town Square Apts./3 Other	131 N 4th St	Various Owners	NA	None	NA	NA	NA	NA	None	NA	NA	NA	NA	NA		17
17	16-08	Nester & Mercure Attys	398 Broadway St	Steven J. Mercure and Katherine L. Mercure	S	Lightwell	13'-9"x2'-9"	Yes	No	S	Lighthwell	13'-8"x5'-4"	Yes	No	Open	Yes	Exterior metal stairs to 2nd floor, vaults hazard to general public	18-34
					E	Stair/Hall	59'-0"x3'-0"	Yes	No	E	4-Windows	2'-9"x4'-4"	Yes	No	Open	Yes		
					NA	NA	NA	NA	NA	E	1-Door	3'-0"x6'-8"	Yes	No	Open	Yes		
					E	Vault 1	59'-0"x8'-0"	No	No	E	1-Door	3'-0"x6'-8"	No	No	Open	No		
					E	Vault 2	19'-0"x11'-0"	No	No	E	1-Window	2'-9"x4'-4"	No	No	Open	No		
18	16-07	Elk Creek Resources Corp	386 Broadway St	Melinda M. Olinger and David C. Olinger	NA	None	NA	NA	NA	NA	None	NA	NA	NA	NA	NA		35
19	16-07	Melinda Olinger State Farm Ins	380 Broadway St	Melinda M. Olinger and David C. Olinger	NA	None	NA	NA	NA	NA	None	NA	NA	NA	NA	NA		36
20	16-06	TNT Smoke House	366 Broadway St	Tecumseh EDC	S	Chute	3'-6"x2'-6"	No	Yes	S	Chute	Unknown	No	Unknown	Unknown	Unknown	Fnd wall opng covered w/finish	37-41
					S	Chute	4'-5"x2'-8"	No	Yes	S	Chute	Unknown	No	Yes	Brick	Yes		
21	16-05	D.A. Wolken & Sons	362 Broadway St	Jerry L. Wolken & Richard Wolken	NA	None	NA	NA	NA	S	Chute	3'-6"x2'-8"	No	Yes	Concrete	Yes	42-44	
					NA	None	NA	NA	NA	S	Chute	2'-8"x2'-2"	No	Yes	Concrete	Yes		
22	16-04	Hopkins Block	340 Broadway St	James P. Henderson	S	Lightwell	3'-0"x2'-8"	No	Yes	S	Lightwell	2'-3"x2'-9"	No	Yes	Concrete	Yes	Glass block in sidewalk openings	45-50
					S	Lightwell	3'-0"x2'-8"	No	Yes	S	Lightwell	2'-3"x2'-9"	No	Yes	Concrete	Yes		
					S	Lightwell	3'-0"x2'-8"	Yes	No	S	Lightwell	2'-3"x2'-9"	Yes	No	Open	No		
					S	Lightwell	3'-0"x2'-8"	Yes	No	S	Lightwell	2'-3"x2'-9"	Yes	No	Open	No		
23	16-03	Steve Young Building	334 Broadway St	Stephen L. Young	S	Chute	3'-5"x2'x3"	No	No	S	Chute	2'-8"x2'-9"	No	Yes	CMU	No	51-53	
24	16-02	Broadway Beauty & Bargains	318 Broadway St	Janet Schultz	S	Chute	3'-0"x2'-6"	No	No	S	Chute	3'-0"x1'-8"	No	Yes	Fabric	No	54-56	
25	16-01	Amer Natl Bank - East Annex	314 Broadway St	Johnson County Bank	NA	None	NA	NA	NA	S	Window	2'-0"x3'-0"	No	Yes	Limestone	No	57-59	
					NA	None	NA	NA	NA	S	Window	2'-3"x3'-5"	No	Yes	Limestone	No		
26	16-01	American National Bank	306/310 Broadway	Johnson County Bank	S	Vault	65'x?	No	Unknown	S	Vault	65'x?	No	Yes	Brick	Yes	Possible vault under sidewalk on south	60-64
					NA	None	NA	NA	NA	W	Window	3'-4"x4'-11"	No	Yes	CMU	Yes		
					NA	None	NA	NA	NA	W	Window	2'-8"x3'-0"	No	No	Open	No		
27	16-10	Keith Shuey Building	130 N 3rd St	Keith Shuey	NA	None	NA	NA	NA	NA	None	NA	NA	NA	NA	NA		65
28	NA	Greg Liberty Building	132 N 3rd St	Greg Liberty	NA	None	NA	NA	NA	NA	None	NA	NA	NA	NA	NA		66
29	15-05, 15-06, 15-07	4-Building Complex	121 N 3rd St	Various Owners	NA	None	NA	NA	NA	NA	None	NA	NA	NA	NA	NA		67-68
30	15-04	Johnson Co Hosp Home Health	292 Broadway St	Johnson Co Hospital	NA	None	NA	NA	NA	NA	None	NA	NA	NA	NA	NA		69-70
31	37-21	Jeff Mahoney Building	107 S 3rd St	Jeffery D. Mahoney	NA	None	NA	NA	NA	NA	None	NA	NA	NA	NA	NA		71
32	37-20	NAPA Auto Parts	109 S 3rd St	Sid's Auto Parts (Larry Pohlman)	NA	None	NA	NA	NA	NA	None	NA	NA	NA	NA	NA		72
32A	37-19	NAPA Auto Parts	111 S 3rd St	Larry & Jean Pohlman	NA	None	NA	NA	NA	NA	None	NA	NA	NA	NA	NA		72
33	37-18	Tecumseh Chieftain	117 S 3rd St	Pawjon Holdings LLC	E	Chute	3'-0"x2'x2"	No	Yes	E	Chute	3'-1"x3'-10"	No	No	Open	No		73-75
34	37-17	Chief Rexall Drugs	123/125 S 3rd St	Fankhauser Family Revocable Living Trust	NA	None	NA	NA	NA	E	Chute	3'-0"x2'-6"	No	Yes	Limestone	No	76-78	
					NA	None	NA	NA	NA	E	Chute	3'-0"x2'-2"	No	Yes	Wood	No		
35	37-16	Chuck Ebeler Ins & Invest	137 S 3rd St	Charles H. Ebeler and Kristy S. Ebeler	NA	None	NA	NA	NA	E	Chute	1'-4"x1'-1"	No	No	Fabric	No	79-81	
					NA	None	NA	NA	NA	E	Chute	2'-1"x2'-3"	No	Yes	Brick	Yes		
36	37-15	Hasselbach Pharmacy	143 S 3rd St	Mike Wendt	E	Window	3'-0"x2'-0"	No	Yes	E	Window	3'-1"x2'-0"	No	Yes	Open	No	82-85	
					NA	None	NA	NA	NA	E	Chute	3'-1"x2'-0"	No	Yes	Brick	Yes		
37	37-14	Flanigan's/Rachelle Images	151 S 3rd St	Steven J. Mercure & Katherine L. Mercure	NA	None	NA	NA	NA	E	Chute	2'-4"x2'-4"	No	Yes	Rubble	No	86-87	
					E	Chute	1'-9"x1'x5"	No	Yes	E	Chute	2'-4"x3'-0"	No	Yes	Concrete	Yes		
38	37-13	Ramsey Family Fountain	155 S 3rd St	Wilber L. Ramsey & Beverly J. Ramsey	NA	None	NA	NA	NA	E	Chute	2'-6"x2'-8"	No	Yes	Brick	No	88-91	
					NA	None	NA	NA	NA	E	Chute	2'-6"x2'-8"	No	No	Wood	No		
39	37-12	Remedy	171 S 3rd St	Mike Wendt	NA	None	NA	NA	NA	E	Chute	3'-7"x2'x2'	No	No	Rubble	No	92-93	
40	37-12	Flanigan's On the Square	173 S 3rd St	Mike Wendt	NA	None	NA	NA	NA	E	Window	2'-10"x2'-0"	No	No	Open	No	94-95	
41	37-11	Col. Barney Oldfield Ed Center	175 S 3rd St	Coe Broadcasting	E	Stair/Vault	22'-0"x3'-6"	No	No	E	Door	6'-0"x6'-6"	Yes	No	Open	No	96-99	
					NA	NA	NA	NA	NA	E	Vault	22'-0"x3'-6"	No	No	Open	No		

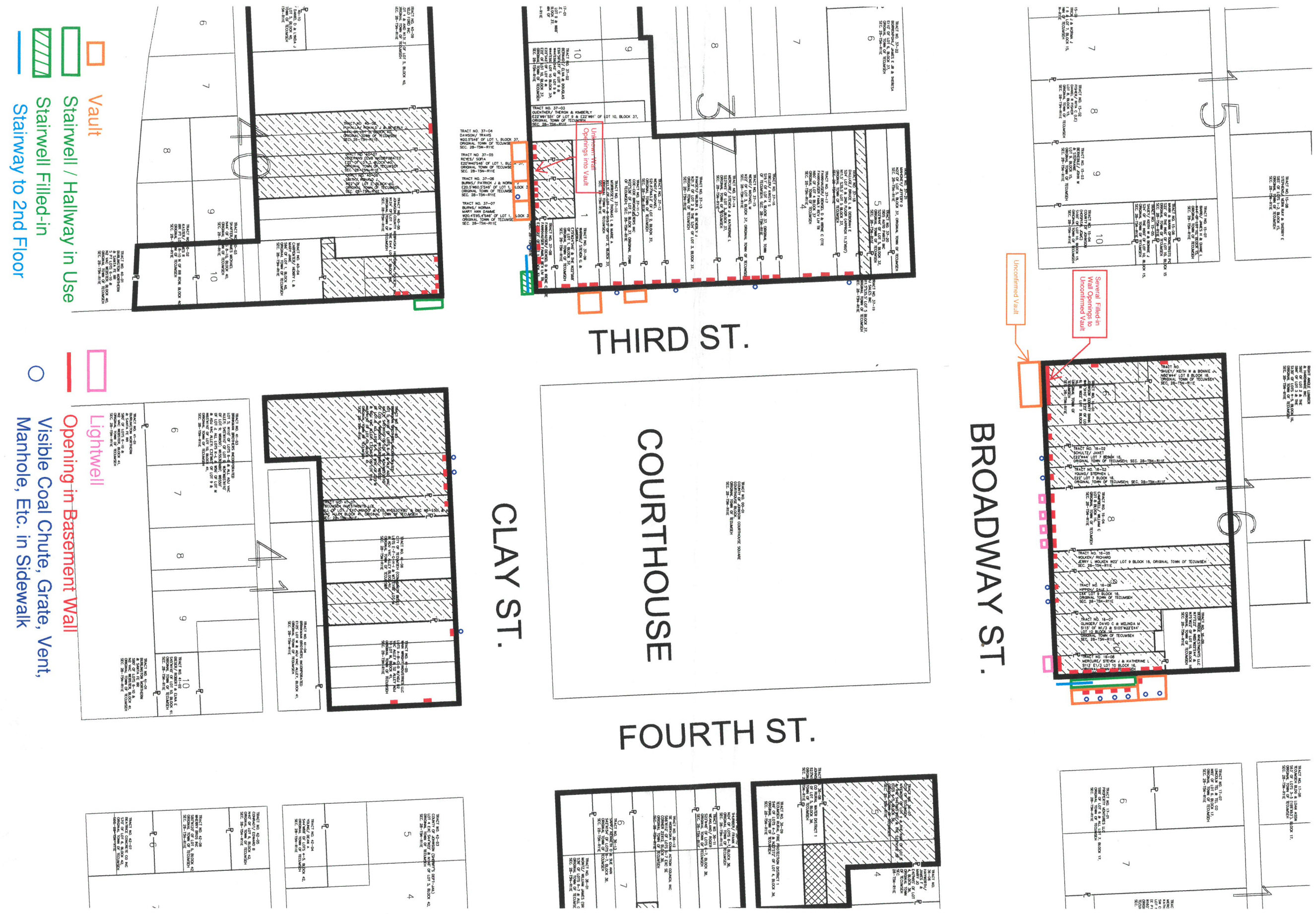
TECUMSEH HISTORIC SQUARE PRESERVATION

BUILDING INSPECTION SUMMARY

42	37-10	Morrissey, Morrissey & Dalluge	177 S 3rd St	Thomas L. Morrissey & Marie A. Morrissey	E	Chute	2'-0"x2'-0"	No	Yes	E	Chute	2'-6"x2'-2"	No	No	Wood	No		100-102
43	37-09	Farm Bureau Financial Services	185 S 3rd St	The Schultz Group, LLC (Ryan Schultz)	E	Vault	21'-0"x13'-6"	No	No	E	Door	2'-11"x6'-10"	No	No	Open	No		103-107
44	37-09	To Gather On the Square	193 S 3rd St	The Schultz Group, LLC (Ryan Schultz)	NA	None	NA	NA	NA	E	Water	1'-4"x1'-4"	Yes	No	Open	Yes		108-109
45	37-08	Hair by LuAnn	195 S 3rd St	Fankhauser Family Revocable Living Trust	S	Stairwell	10'-0"x3'-0"	No	Yes	S	Door	3'-0"x6'-4"	No	Yes	Concrete	Yes	Steel stairs to 2nd floor	110-117
					S	Vent	3'-0"x1'-9"	Yes	No	S	Vent	3'-6"x6'-0"	Yes	No	Open	No		
					NA	None	NA	NA	NA	S	Chute	3'-4"x1'-6"	No	No	Wood	No		
46	37-07	Blessing Heating & Plumbing	276 Clay St	Daniel D. Blessing & Lynda J. Blessing	NA	None	NA	NA	NA	S	Chute	3'-4"x1'-6"	No	Yes	Limestone	No		118-120
47	37-06	Hupka Farm Toys	266 Clay St	Daniel D. Blessing & Lynda J. Blessing	S	Vault	22'-0"x9'-6"	No	No	S	Door	3'-0"x6'-4"	No	No	Open	No	Cannot access building due to safety issues	125
					S	Vault	22'-0"x9'-6"	No	No	S	Door	3'-0"x6'-4"	No	No	Open	No		
					NA	None	NA	NA	NA	S	Window	4'-7"x3'-4"	No	No	Open	No		
48	37-05	Tecumseh EDC Building	256 Clay St	Tecumseh EDC	NA	None	NA	NA	NA	S	Window	4'-7"x4'-0"	No	No	Open	No		121-124
49	37-04	Gartner Transportation	252 Clay St	Gartner Management Services, In. (Clark Gartner)	S	Vault	22'-0"x9'-6"	No	No	S	Door	3'-4"x6'-0"	No	Yes	CMU	Yes		126-127
50	37-03	Gunner's Automotive	218 Clay St	Theron Guenther	NA	None	NA	NA	NA	S	Access Hole	3'-0"x3'-0"	No	No	Open	No		128
51	40-09	Field Ford	235 Clay St	Randy Field	NA	None	NA	NA	NA	NA	None	NA	NA	NA	NA	NA		129
52	40-08	Bob Gregory Building	241 Clay St	Bob Gregory	NA	None	NA	NA	NA	N	Chute	3'-11"x3'-0"	No	Yes	Brick	Yes		130-131
53	40-07	Veterans Club	255 Clay St	Veterans Club	NA	None	NA	NA	NA	NA	None	NA	NA	NA	NA	NA		132
54	40-06	Burrows Tracts Real Estate	261 Clay St	Burrows Tracts Real Estate	NA	None	NA	NA	NA	NA	None	NA	NA	NA	NA	NA		133
55	40-04 & 40-05	Johnson Co Museum	287/295 Clay St	Johnson County Nebraska Historical Society, Inc.	E	Stairwell	12'-0"x3'-0"	No	No	E	Door	3'-4"x7'-0"	Yes	No	CMU/Stone	Yes	134-142	
					NA	None	NA	NA	NA	E	Window	3'-3"x1'-10"	No	No	Open	Yes		
					NA	None	NA	NA	NA	E	Window	3'-0"x1'-4"	No	Yes	Brick/Conc	Yes		
					NA	None	NA	NA	NA	E	Window	3'-0"x1'-4"	No	Yes	Brick/Conc	Yes		
					NA	None	NA	NA	NA	N	Chute	4'-0"x7'-0"	No	Yes	Concrete	Yes		
					NA	None	NA	NA	NA	N	Chute	4'-0"x7'-0"	No	Yes	Concrete	Yes		
56	41-03	Brinkman's Chevrolet & Buick	301/305/306 Clay St	Brinkman Brothers, Inc.	N	Chute	2'-5"x1'-6"	No	No	N	Chute	3'-0"x2'-0"	No	Yes	Concrete	Yes	Ramp w/ railing at sidewalk on west wall	143-149
					N	Manhole	2'-2"x2'-2"	No	No	N	Manhole	1'-10"x1'-10"	No	No	Open	No		
					NA	None	NA	NA	NA	N	Chute	2'-11"x2'-10"	No	No	Open	No		
57	41-07	Darel Weber Real Estate	335 Clay St	Tecumseh Investments, LLC. (Darel Weber)	NA	None	NA	NA	NA	N	Chute	2'-10"x1'-4"	No	No	Open	No		150-151
58	41-06	Tecumseh Community Center	355 Clay St	City of Tecumseh	NA	None	NA	NA	NA	NA	None	NA	NA	NA	NA	NA		152
59	41-05	Tecumseh Central Market	381 Clay St	Wain Wright Industries, LLC. (Chad Winters)	N	Vent	4'-2"x3'-6"	Yes	No	N	Vent	4'-0"x4'-0"	Yes	No	Open	Yes	Wood stairs w/ rail on east sidewalk	153-160
					NA	None	NA	NA	NA	E	Window	2'-2"x2'-3"	No	No	Open	No		
					NA	None	NA	NA	NA	E	Vent	2'-2"x1'-2"	Yes	No	Open	No		
60	42-03	Johnson Co Sheriff Office	222 S 4th St	Johnson County	NA	None	NA	NA	NA	NA	None	NA	NA	NA	NA	NA		161-162

Right-of-Way Items/Issues Location Map

Tecumseh Historic Square Preservation Project



- Vault
- ▨ Stairwell / Hallway in Use
- ▨ Stairwell Filled-in
- Stairway to 2nd Floor

- Lightwell
- Opening in Basement Wall
- Visible Coal Chute, Grate, Vent, Manhole, Etc. in Sidewalk