

**Project Name:** Tecumseh Historic Square Preservation

**Project No.:** ENH-48(46)

**Control Number:** 13214

**Date:** 3/26/2021

**Project Description:**

The Project is generally described as a Reconstruction of existing brick streets and existing concrete walkways. The Project Study Area includes the brick paved Broadway Street, Clay Street, 3<sup>rd</sup> Street, and 4<sup>th</sup> Street, the concrete paved parking, concrete paved walkways, and the concrete curb and gutters surrounding the courthouse square. The brick surfacing has either deteriorated in place, been repaired/replaced with materials such as asphalt or concrete, or has remained in good condition. The same brick streets have over time settled or heaved creating uneven surfaces. The concrete paved parking areas, concrete paved walkways, and concrete curb and gutters range in condition from fair to poor and lack consistent width, type, or location.

The Project would include removing all existing brick pavers from Broadway Street, Clay Street, 3<sup>rd</sup> Street, and 4<sup>th</sup> Street, and relaying new brick pavers that are either the same or similar type of brick as the existing. During this process not only would the brick roadway be replaced, but both the existing roadway profile and cross section deficiencies would be improved. In all areas of the brick roadway a granular sub-surface drainage system would be incorporated to primarily address the structural integrity of the brick system and secondarily address a portion of the storm sewer surface runoff. All edges of the brick street will be contained by either a newly installed concrete curb and gutter, newly installed concrete pavement, or an abutting existing street. In combination with the street pavement improvements, various off-street parking areas around the square would either be installed or replaced with concrete pavement. Additionally, the existing sidewalks surrounding the courthouse square will be replaced and curb ramps complying with ADA regulations will be installed as part of the construction activities associated with the sidewalk work.

From visible reviews and records research, coal chutes and storage vaults exist below walkways at several of the buildings surrounding the courthouse square. These coal chutes and storage vaults are no longer in use and some have either been filled in or abandoned over time. During the completion of construction activities associated with the sidewalk work the coal chutes and storage vaults will be exposed and properly filled prior to the placement of the new concrete sidewalk. To incorporate all the project improvements, there will be a need for property rights acquisitions.

Further, various aboveground features at buildings surrounding the square will be impacted as necessary during sidewalk reconstruction, which may include lightwells, exterior fire escapes, and/or exterior stairways.

To properly address the significant elevation difference between the street and sidewalk along the west side of 3<sup>rd</sup> Street, South of Clay Street a newly installed retaining wall is planned. A similar situation exists in front of the City office building, which would be corrected by a combination ramp and retaining wall system complying with current ADA regulations.

Along with all of the surface pavement improvements, utility infrastructure improvements are planned due to their deteriorating condition and location under pavement. Replacement of the existing cobra style street lights, installed in the late 1980s located along the outside perimeter of the square, with period correct energy efficient street lighting would compliment and match the lights currently located on the inside perimeter of the courthouse square. The proposed style

lighting will both enhance the character of the district and reference (but not exactly replicate) the types of lights used in the square as identified through archival photographs. New storm sewer inlets would be placed at the southern end of both 3<sup>rd</sup> Street and 4<sup>th</sup> Street so the storm water surface drainage from the streets can be collected and directed into the existing buried storm sewer system. Currently, a newly installed water main is located under the pavement around the perimeter of the courthouse square. During the surface pavement improvements, new water services will be incorporated from the newly installed water main to the existing water service entrance at each of the current water customers. Also included with these water improvements will be the installation of fire hydrants and valves at various locations around the perimeter of the courthouse square. All utility improvements, excluding the water system, are considered participating. Although the water system improvements will not be funded by the Project, they would be included during construction of the pavement improvements due to the proposed installation location.

Temporary pedestrian access would be required to maintain business access during construction. Construction would be phased so only one street at a time would be under construction. During this time, one street would be closed, and a detour route posted that would avoid the historic square. The main detour route would be north on 2<sup>nd</sup> St. and 5<sup>th</sup> St. to Jackson St. However, access to the square would be maintained via the other three streets that would not be under construction at that time. Based upon current conditions, no improvements are anticipated for the designated detour.