



EARL REEDER ASSOCIATES
ARCHITECTS

January 6, 2026

Ms. Lisa Abel, Interim Exec Dir
Yellow Springs
Development Corporation
100 Dayton Street
Yellow Springs, OH 45387

**Architectural Assessment:
YSDC Project –
252-254 Xenia Avenue**

Dear Lisa:

Thank you for considering our firm to provide an architectural assessment of the historic buildings at 252-254 Xenia Avenue, locally known as the YS Hardware and Toy Store buildings, to the Yellow Springs Development Corporation (YSDC).

It is our understanding that this assessment project is to ensure the safety of the residents and to identify the opportunities and challenges associated with the renovation of these buildings.

During this investigation we have engaged professional consultants and contractors who we have partnered with us through the years who bring a special expertise to the renovation of historic buildings. The following reports are provided with this letter covering the spaces which we were able to enter (we were not permitted access to the residential units and the Toy Store): Structural Engineering, Asbestos Evaluation, Electrical, Plumbing, & Roofing. In addition, we attended a thorough walk through by the Miami Township Fire Department which identified numerous safety hazards.

The buildings are in a prime location and have historical relevance to the community. Unfortunately, the buildings have suffered the consequences of continuous deferred maintenance over a long period of time. The original buildings have had multiple additions which are not of the same quality and character of the original construction.

A successful restoration would require a measured approach, beginning with correcting the most serious liabilities of the building to maintain the current use of residential and retail spaces. This could extend occupancy while a thoughtful plan can be developed.

The following items have been identified.

- There are structural issues with the foundation, in the corners, cracks in the walls and bowing in the brick walls and the third floor of the hardware store has bowed due to overloading.
- The building has asbestos in the plaster and the flooring.
- The electric includes knob and tube exposed wiring in the retail store and the panels are fused panels, not breakers.
- The building is served with one ¾" water service which is undersized for the use of the building.
- The roof has an aluminum coating over the standing seam metal roof which has deteriorated and leaks.
- Egres from the residential spaces do not meet code.
- We are aware of water in the basement.

We look forward to reviewing the referenced reports in detail with you. The restoration of this historical building will take a substantial investment and time to development a strategy. In our opinion, we have the opportunity to create an architecturally sound and vibrant downtown asset for the community of Yellow Springs.

Sincerely,

EARL REEDER ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Earl Reeder', with a stylized flourish at the end.

Earl Reeder, AIA, NCARB

Earl Reeder, Principal, is a Registered Architect: #7080 State of Ohio

Earl holds a Bachelor of Business Administration from Kent State University, Harvard Business School Senior Executive Management Program, Bachelor of Environmental Design from Miami University and a Masters of Architecture degree from the University of Michigan, Member of the American Institute of Architects (AIA) and National Council of Architectural Registration Boards (NCARB).

Earl Reeder Associates, Inc. was founded in 1987 as an architecture and construction management firm. In the thirty plus years the firm has worked on over 750 projects of which more than fifty percent have been historical restoration.
