

RENOVATION CASE STUDY

Good Times Return to Haunted House

Non-profit Organization Completes Adaptive Reuse Project

Downtown Ripon's revitalization organization had a dilemma to overcome. What should be done with an underutilized, rundown, tax exempt building? Should the former Good Times tavern, which most recently served as the Kiwanis haunted house, be demolished or renovated?

Some in the community suggested the eyesore should be torn down, citing structural concerns as well as the buildings unsightly appearance. Had the building been removed, the backs of adjacent buildings would have been exposed, most of which are not aesthetically appealing.

This project demonstrates the benefits created through adaptive reuse. More important though, the renovation of this building demonstrates that it is possible to historically renovate a building utilizing limited resources. The underutilized building was transformed into an asset for the Watson Street Commercial Historic District.

The project was a collaborative effort between Ripon Main Street, Inc. and the lending institutions that financed the renovation. Main Street's Economic Development and Planning Coordinator organized the renovation, supervised construction, and marketed the commercial and residential spaces. Vested interest in this project by Main Street's board of directors, community volunteers and project contractors contributed to its success.

Building Location:
114 Scott Street, Downtown Ripon, Wisconsin

Building Owner:
Ripon Main Street, Inc. (Non-profit economic development & marketing organization)

Building History:
Constructed in the 1920s, the building has housed numerous taverns, and was most recently utilized by the local Kiwanis service club as a haunted house. The building is listed on the National Register as a contributing source to the Watson Street Commercial Historic District.

Architectural & Construction Assistance:
Rick Schroeder, AIA provided architectural assistance, and Main Street's Economic Development Coordinator designed the interior and exterior renovation plans and supervised construction.

Financing:
The building was acquired for \$15,000. Horicon State Bank and M&I Bank cooperatively financed the project, providing a \$130,000 loan at an interest rate of 5% structured for a 20 year term. No downtown payment was required.

Renovation:
The building had become an eyesore in the community and was rapidly deteriorating. Architects, building inspectors and contractors reviewed the building and determined the structure was sound, but suggested removing an addition located on the back of the



structure. After purchasing the property, Main Street organized a group of volunteers to assist with cleaning out the interior. Nine 30-yard dumpsters were needed to haul away the debris removed from the building. Renovation included removing drop ceilings, patrician walls, subfloors and the rear addition. The original

storefront windows were reinstalled, hardwood maple floors exposed and refinished, walls refinished, along with new heating/air conditioning, electrical and plumbing systems added. An ADA compliant restroom was incorporated into the renovation. The second level of the building was completely gutted, making way for the development of a spacious two bedroom apartment. Two walls were removed to enlarge the living room which required addressing structural issues. The kitchen and bathrooms were redesigned, incorporating old cupboards into the renovation while adding new cabinets, appliances, washer/dryer hook-up and other amenities.



Impact on the Downtown and Community Response:

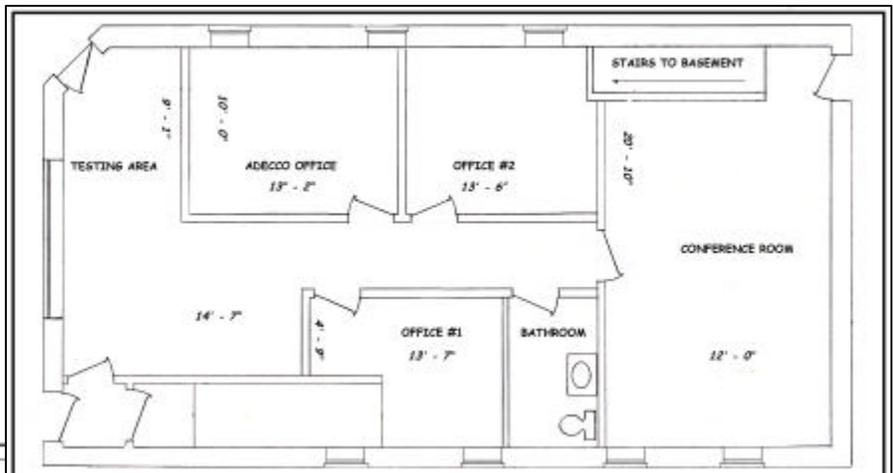
Ripon Main Street’s Board of Directors is hopeful this project will generate momentum for other redevelopment projects in this part of the downtown. The renovation of this building also demonstrates the benefits created by working cooperatively with various community organizations. Investment in the building has

significantly increased the value of the property and contributed to the tax base.

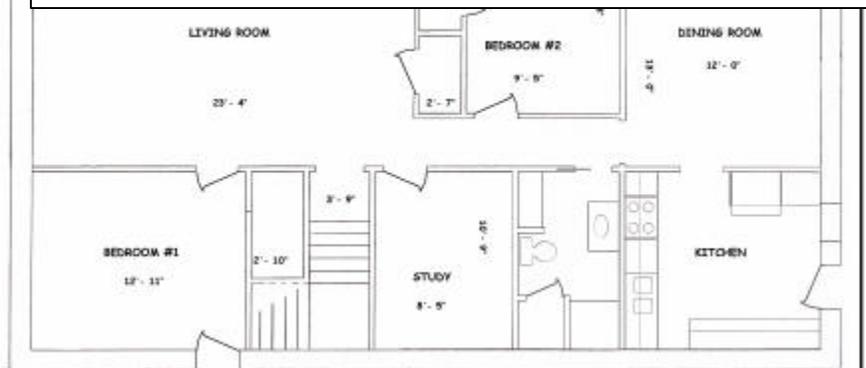
Several prospective businesses have expressed interest in occupying the commercial space and the second level apartment is available for lease.

This process can be utilized by other communities as an example of how to structure a successful renovation project.

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114 Scott Street Project
 Commercial Space Floor Plan
 Ripon Main Street, Inc.
 P.O. Box 365 Ripon, Wisconsin 54971 920-748-7466
 July 23, 2004
 Scale: 1/4" = 1'



114 Scott Street Project
 Second Floor Apartment Plan
 Ripon Main Street, Inc.
 P.O. Box 365 Ripon, Wisconsin 54971 920-748-7466
 July 23, 2004
 Scale: 1/4" = 1'