

Shaker Heritage Society, Master Plan - Phase II

Proposed Phasing Plan

September 15, 2008

5-Year Plan

Primary Objectives:

- Increase visibility and visitation
- Commence methodical conservation, restoration & rehabilitation
- Commence revenue generation

A. Site Improvements (Cost - Now \$790,000.00 and 5-years at 5%/year (25%) = \$987,500.00)

1. Prepare detailed site survey
2. Begin detailed archaeological investigation
3. Begin site improvements (restoration and rehabilitation)
 - a. Remove trees and shrubs in village core
 - b. Correct emergency drainage issues at Wash House
 - c. Remove chain link along Meeting House Road
 - d. Remove vegetation in meadow along Heritage Lane
 - e. Remove vegetation along Shaker Creek
4. Begin circulation improvements (restoration and rehabilitation)
 - a. Improve pedestrian link to the airport
 - i. Selective removal of trees to open views to and from the Meeting House
 - ii. Remove 19-bay concrete block garage and convert to lawn
 - iii. Remove picnic shelter at Ann Lee Home and convert to lawn
 - iv. Entryway, signage, path and landscaping between Dalessandro Blvd. and Meeting House
 - b. Bridges
 - i. Remove 2 wooden bridges
 - ii. Install 1 new wooden bridge at Brethren's Shop
 - iii. Install 1 stone arch bridge at Drying House
 - c. Remove parking at Brethrens' Shop and convert to lawn
 - d. Remove west leg of drive to Ministry Shop and convert to lawn
 - e. Remove walks and start tree buffer at Ann Lee Home
 - f. New parking at School House
 - g. Improved pedestrian link to Special Event Parking across Heritage Lane
5. Develop Interpretive Signage Program

5-Year Plan - continued

B. Building Improvements

1. Urgent and high priority exterior conservation work (in order of priority):
 - a. Washhouse
 - b. Drying House
 - c. Barns
 - d. Shaker Garage
 - e. Trustees' Office
 - f. Brethren's Shop
 - g. Mill Ruin
 - h. Ministry
 - i. Meeting House

2. Visitor Facilities:
 - a. Rehabilitate School House
Site - Parking along road, entry walk, signage, and plantings
Walking paths to Meeting House and both sides of Shaker Creek
 - b. Open Ministry Shop, Elders workshop space/exhibit
 - c. Add toilet facilities at Barns

3. Planning & Design:
 - a. Brethrens' Shop concept design & marketing
 - b. Trustees' Office concept design & marketing

10-Year Plan

Primary Objectives:

- **Continue site improvements, organization, and circulation**
- **Commence major building restoration**
- **Increase economic vitality and sustainability**

A. Site Improvements (Cost - Now \$3,000,000.00 and 10-years at 5%/year (50%) = \$4,500,000.00)

1. Complete archaeological investigation
2. Continue circulation improvements
 - a. Remove pavement at 19-bay garage and convert to lawn with path from airport (*can be part of improving access to the airport in the 5-Year Plan if money is available*)
 - b. Remove east drive to Ministry Shop and convert to lawn
 - c. Revise access and drives behind Trustees' Office
 - d. Remove gravel drive between Washhouse and barns and convert to lawn
 - e. Remove pavement on roads to remain and install aesthetically/historically appropriate paving
 - f. Organize parking at Washhouse and top with aesthetically/historically appropriate paving
 - g. Install new car and bus parking area at Ann Lee Pond with pav't, walks, plantings, lights, & shelter
 - h. Install new walk along Heritage Lane
 - i. Reinforce turf in pasture/special event parking area, south of Trustees' Office
 - j. Rebuild stone bridge and lower road at Wash House
 - k. Restore stone bridge at Mill Ruins and related stone features
 - l. Mark historic walks with stone dust
 - m. Remove gravel parking at Shaker Barn and convert to lawn
 - n. Install new parking for Shaker Barn
3. Continue site improvements
 - a. Lights - Remove existing site lights and replace as needed
 - b. Rebuild stone walls in Shaker Creek
 - c. Mark former Shaker building foundations with stone dust
 - d. Relocate Dwelling House Bell
 - e. Plantings
 - i. Village Core
 - ii. Finish tree buffer at Ann Lee Home
 - iii. Along Heritage Lane
 - iv. Remove volunteer vegetation along Shaker Creek
 - v. In-fill missing apple trees in Orchard
 - vi. Misc. tree removal
4. County &/or developer to implement long-term reuse of Ann Lee Home with improved intersection at Dalessandro Blvd. and Meeting House Road. Work to include intersection modifications as needed, drive lanes, driveway for Ann Lee Home, parking, and related site improvements.

10-Year Plan - continued

5. County to remove buildings, fuel pumps, and fuel storage tanks north of Shaker Barn
 - a. Remove pavement and convert to lawn
 - b. Plant tree buffer at County Laundry Bldg.

B. Building Improvements

1. Continue and complete exterior building conservation work:
 - a. Shaker Garage roof & windows
 - b. Ministry roof
 - c. Trustees' Office, remainder of exterior envelope
 - d. Brethren's Shop, masonry & remainder of exterior envelope
 - e. Wash House flat roof replacement
2. Begin to reorder uses of buildings for historic appropriateness, revenue generation and program enhancement and/or expansion:
 - a. Rehabilitate Brethren's Shop for commercial tenant
 - b. Rehabilitate Trustees' Office for
 - i. SHS offices, tour office & shop
 - ii. Rental office tenant(s)
 - c. Rehabilitate Ministry interior for SHS housing, with continued exhibit space
3. County or turnkey rehabilitation and conversion of Ann Lee Home to commercial use (hotel)

15-Year Plan

Primary Objectives:

- **Restore historic Main Entrance**
- **Establish long term pattern of use**
- **Complete major building and site restoration and rehabilitation**

A. Site Improvements (Cost - Now \$1,500,000.00 and 15-years at 5%/year (75%) = \$2,625,000.00)

1. Continue circulation improvements
 - a. Re-establish historic Main Entrance
 - i. Rebuild missing section of road north of Ann Lee Pond
 - ii. Install new walks
 - iii. Remove west end of Heritage Lane and convert to a pedestrian corridor
 - c. Remove existing concrete and asphalt walks
 - c. Reconstruct all walks with aesthetically/historically appropriate paving
 - d. Clean and repair cobblestone swales and restore period drainage
 - e. Reorganize parking at Wash House with aesthetically/historically appropriate paving for multi-use tenant
2. Continue site improvements
 - a. Mark former Shaker building foundations with bluestone
 - b. Fence and Gate Improvements
 - i. Replace all fences including electric fences
 - ii. Install new pedestrian gates
 - iii. Install new vehicular gates
 - e. Remove and replace poultry pens
 - f. Revise parking at Wash House for multi-use tenant

B. Building Improvements

1. Rehabilitate Wash House for SHS & tenant multi-use revenue & program functions
2. Finish interior work and accessible entry at Shaker Garage for SHS program or tenant studio
3. Finish Drying House for program use

Summary of Budget Projections

Site Improvements

1. Does not include utilities and other site-related improvements pertaining to building uses and improvements.
2. Does not include money for on-going site maintenance, construction soft costs, or professional fees.

Phase	Budget for 2008	5% increase per year
5-Year Plan	\$ 790,000.00	+ 25% = \$ 987,500.00
10-Year Plan	\$ 3,000,000.00	+ 50% = \$ 4,500,000.00
15-Year Plan	\$ 1,500,000.00	+ 75% = \$ 2,625,000.00
Sub-total	\$ 5,290,000.00	\$ 8,112,500.00

Building Improvements

1. Does not include on-going maintenance
2. Does not include construction soft costs and professional fees, except for specific planning listed under 5-year phase.

Phase	Budget for 2008	5% increase per year
5-Year Plan	\$ 1,900,00.00	+ 25% = \$ 2,375,000.00
10-Year Plan	\$ 2,800,000.00	+ 50% = \$ 4,200,000.00
15-Year Plan	\$ 2,400,000.00	+ 75% = \$ 4,200,000.00
Sub-total	\$ 7,100,000.00	\$ 10,775,000.00

Total Per Phase for 2008

5-YEAR PLAN	\$ 2,690,000.00
10-YEAR PLAN	\$ 5,800,000.00
15-YEAR PLAN	\$ 3,900,000.00
Total	\$ 12,390,000.00