



## **Historic Areas & Structural Conditions**

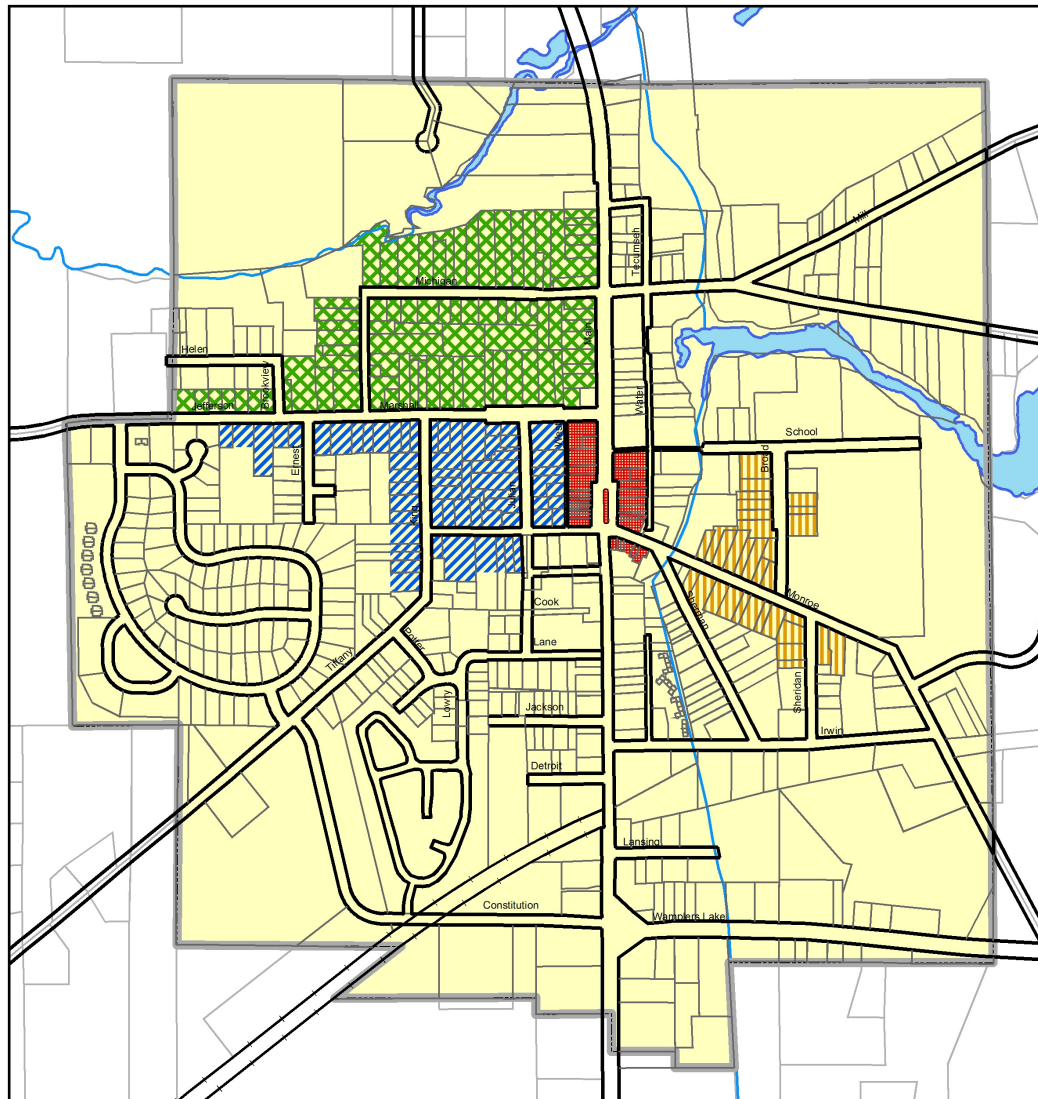
## **Historic Structure Survey**

A preliminary historic structure field study was conducted as part of “Round The Square 2010,” a previous edition of this comprehensive plan. Nothing ever came of that study. However, since the situation has not changed substantially, it should still be valid.





The preliminary study was used to determine the approximate number of buildings that were potentially significant to Brooklyn's history. No attempt was made to date the structure or to define the architectural style. However, generalizations about each had to be taken into account before the building could be counted. After the survey was conducted, neighborhoods were mapped (see Map 5). Each neighborhood shared common boundaries and architecture. The field study does not replace the more detailed survey required for historic preservation districts regulated by ordinance.

A total of 3 historic residential areas were identified:

- ✖ The first includes those homes on King Street, Chicago Street, Julian and the south side of Marshall Street. This neighborhood has approximately 46 homes, some are probably the oldest in the Brooklyn area.
- ✖ The next neighborhood includes the north side of Marshall Street, Delamater Street and Michigan Street. There are 25 homes in this neighborhood that may be historically significant. The neighborhood is also the only one that has a mix of new and old. The older homes are especially concentrated in the eastern half of Michigan Street. The architecture of these old homes was found to be interesting and somewhat different than those found in other neighborhoods.
- ✖ The final neighborhood has approximately 50 homes that were counted and includes the area of Monroe Pike Road, Sheridan Avenue and Broad Street.
- ✖ Downtown was also identified as an historic area.



## 5. Historic Areas

-  Residential One
-  Residential Two
-  Residential Three
-  Commercial One

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ESTABLISHED 1997



NOT TO SCALE

There are some private, public and quasi-public buildings scattered around the Village. Included in these are the library; the former Baptist Church on Julian Street (presently vacant); the American Legion Hall on Chicago Street (formally A.P. Cooks mansion); the Main Street buildings occupied by a drycleaner; the old railroad depot and the silk screening shop on Irwin Street; the Masons Hall on Sherman Avenue; the old school house and the school administration building on School Street; and NextGen (formerly Henry Ford's Factory and prior to that the site of Calvin Swain's sawmill) on Mill Street. There may be other buildings in the Village that were missed. Along with the field survey, the book "*Round The Square*" by Guilford H. Rothfuss and members of the Brooklyn Area Historical Society were used as a reference.

### **Condition of Structures**

During the Fall of 2004, staff from the Village of Brooklyn and the Region 2 Planning Commission conducted a windshield survey of structures and their conditions as they currently exist within the Village (in conjunction with the existing land use survey). A parcel map, developed and maintained by Jackson County in conjunction with the Village, was utilized as the base map for the structural conditions map.

First, the use of each structure was determined and noted on the parcel map by classification. The types of structures within the Village are:

- × **residential**, 77.7% of building stock;
- × **commercial**, 17.5% of building stock;
- × **industrial**, 1.9% of building stock); and
- × **public/other**, 2.9% of building stock).

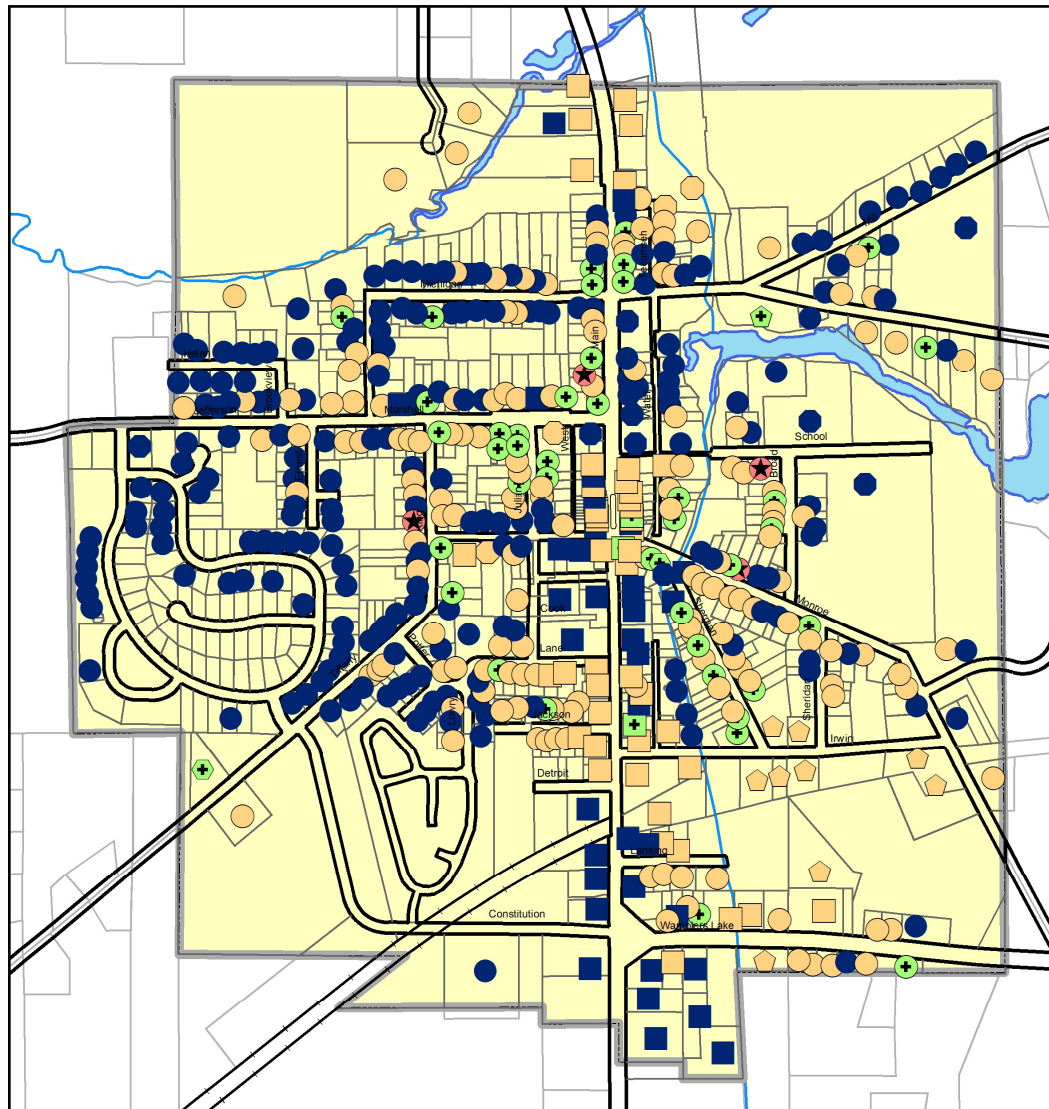
The second part of the survey classified the structural condition of buildings and houses on each parcel. All buildings are compared with a hypothetical unit that is in absolute perfect condition and then graded by the degree of maintenance needed. Each unit was assigned one of 4 designations:

- × **Structures in good condition, little or no repairs are necessary.** Property owners may be able to maintain structure
- × **Structures in need of limited maintenance.** Property owner may be able to complete repairs with some contractor assistance
- × **Structures in need of extensive repairs.** Contractor will be needed to complete the necessary work
- × **Structures of questionable value for rehabilitation.** Extreme deterioration is evident and demolition may be appropriate

Most of the structures within the Village are in decent condition (please see Map 6). Only 1% of the residential structures and no other types of structures were deemed to be of questionable value. Over 1/2 of the residences, 60% of public/other structures, and 41% of commercial structures were deemed to be in good condition. Although none of the industrial structures were deemed to be in good condition, 90% of them only need some limited maintenance.

2004 Condition of Residential Structures								
Condition	Type of Structure							
	Residential		Commercial		Industrial		Public/Other	
	#	%	#	%	#	%	#	%
Structures in good condition, little or no repairs are necessary. Property owners may be able to maintain structure	201	50.3%	37	41.1%	0	0.0%	9	60.0%
Structures in need of limited maintenance. Property owner may be able to complete repairs with some contractor assistance	155	38.8%	50	55.6%	9	90.0%	4	26.7%
Structures in need of extensive repairs. Contractor will be needed to complete the necessary work	40	10%	3	3.3%	1	10.0%	2	13.3%
Structures of questionable value for rehabilitation. Extreme deterioration is evident and demolition may be appropriate	4	1.0%	0	0.0%	0	0.0	0	0.0
TOTAL	400	100%	90	100.0%	10	100.0%	15	100.0%

Source: Region 2 Planning Commission, Residential Structural Condition Survey, 1986.



## 6. Structural Conditions in 2004

### Use of Structure

- Residential
- Commercial
- ◇ Industrial
- Public/Other

### Condition of Structure

- Structures in good condition, with little of no repairs necessary. Property owners may be able to maintain the structure unassisted.
- Structures in need of limited maintenance. Property owner may be able to complete repairs with some contractor assistance.
- Structures in need of extensive repairs. Contractor will be needed to complete the necessary work.
- Structures of questionable value for rehabilitation.
- ★ Extreme deterioration is evident and demolition may be appropriate.

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