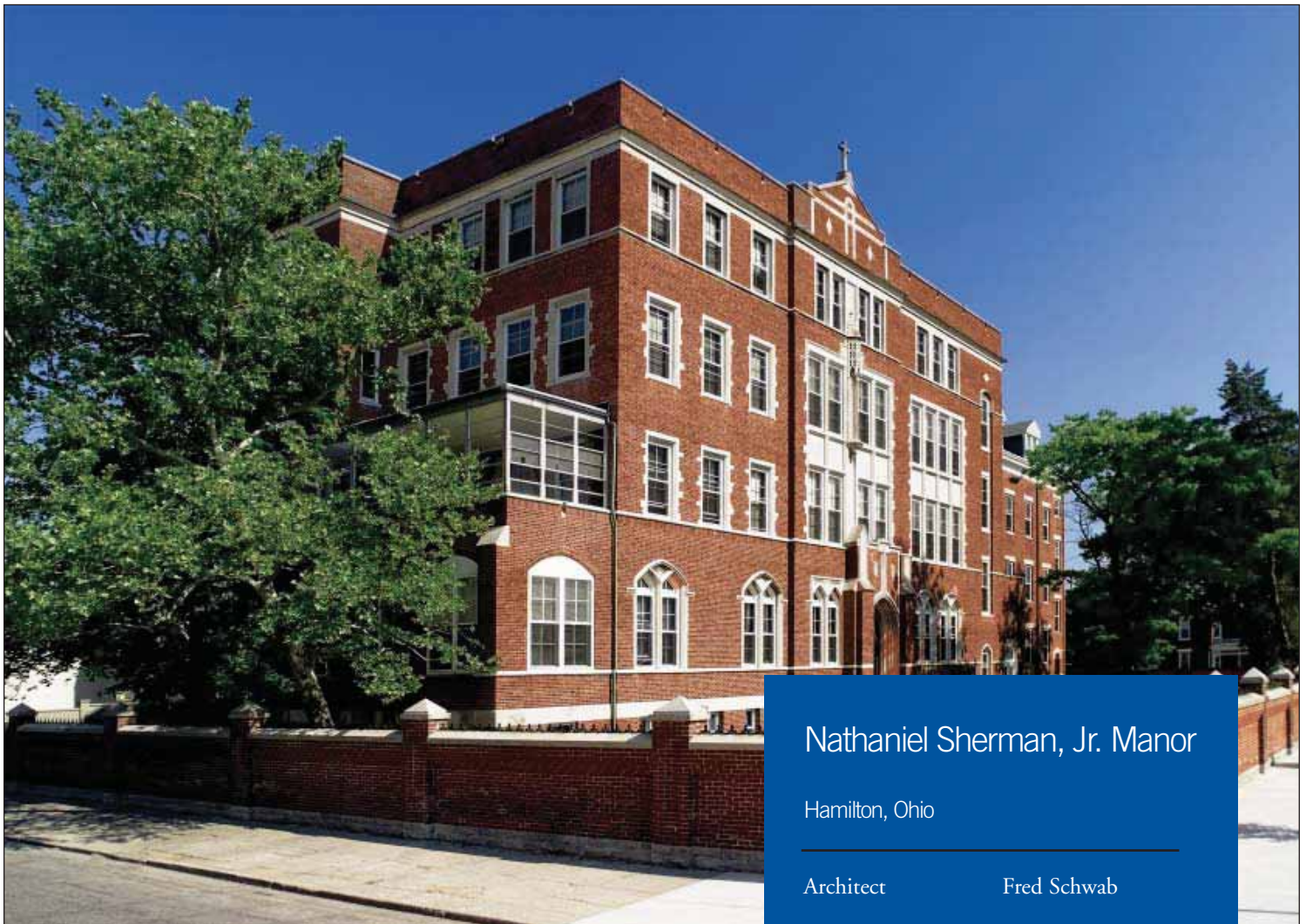


UPDate



A Project Update from
The Douglas Company



Nathaniel Sherman, Jr. Manor

Hamilton, Ohio

Architect	Fred Schwab
Total square feet	52,000
Cost per square foot	\$65.28
Completion	Early 2002
Challenges	Historic renovation of a turn-of-the-century parochial school into 61 units of elderly housing

Nathaniel Sherman, Jr. Manor
Hamilton, Ohio

The Douglas Company was awarded a construction contract after competitively bidding the project. The original quotation, however, still was significantly above the project budget. The Douglas Company worked with Mr. Schwab through value engineering to reduce the project cost by more than \$425,000.

The Nathaniel Sherman, Jr. Manor project was an historic rehabilitation of Notre Dame High School in Hamilton, Ohio. The five story, rectangular shaped building was originally constructed in 1887, and a “T” shaped addition was added in the year 1924.

The entire building has a full, half story basement, allowing for the development of five levels into housing and community space for seniors.

This building, with historical significance to the community of Hamilton, was named for

Nathaniel Sherman, Jr., who worked tirelessly in the Hamilton community throughout his life to improve housing, race relations, fair employment, education and government. It was Mr. Sherman’s ambitious goal to attempt to make Hamilton, Ohio as close to “utopia” as possible, with all citizens treated fairly and equally, no matter their age, race or gender.

The five-floor development consists of 61 units of elderly housing, 5 efficiency units, 46 one-bedroom units, and 10 two-bedroom units. The original chapel of the high school, with its beautiful stained glass windows, wood floors and pipe organ, will serve as a generous community space.

The mostly historic brick perimeter wall was restored, including the original front iron gate. The perimeter wall allowed 56 parking spaces, controlled entry and a security system.

A fully windowed room at the north side of the building is being utilized as a greenhouse and lounge area for the residents’ use. Sitting lounges have been provided throughout the building in the extra-wide corridors.

The project was designed and developed by Fred Schwab of Columbus, Ohio and financed through The Ohio Capital Corporation for Housing.

The project was started in May 2001 and completed in early 2002 through the fine efforts of Project Superintendent Bruce Miller and Project Coordinator Craig Dues.