



LETTER TO THE WAYNESVILLE HISTORICAL BOARD

To: The Village of Waynesville Historical Board

Regarding: 121 South Main Kitchen Restoration (Hammel House)

To the Members of the Board,

This letter serves as formal confirmation regarding the restoration of the kitchen at the Hammel House, located at 121 South Main.

Following the fire damage, our restoration plan is focused on returning the structure to a state that honors the historical character of the village. We wish to explicitly state that **vinyl siding has been removed from the rebuild specifications** and will not be used on the exterior of the new structure.

We are working closely with McCabe Lumber to source materials that meet the village's historical and architectural standards. The project will not proceed with the rebuild phase until we have obtained full structural approval from both our lead engineer and the Warren County building authorities.

Our goal is a restoration that provides modern functionality for the owner while preserving the authentic charm of downtown Waynesville.

Sincerely,

Keith Alexander

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Monday, March 23, 2026

Structural Framing Inspection
Hammell House
121 South Main Street
Waynesville, Ohio 45068

On this date I inspected the structural framing of this commercial building for integrity after a fire in the rear kitchen area. The building was originally built in 1822 and the front faces predominantly to the Southeast.

The fire occurred in the rear most west corner and the structural damage was limited to this area. The single-story kitchen was an addition to the original building and is built with modern construction materials.

The roof will be replaced in its entirety including the metal roof, OSB sheathing, and new timber trusses that span parallel to the original exterior rear wall of the two-story building. The truss framing adjacent to the original building was only damaged with smoke but will be replaced. The exterior side walls of the kitchen addition are load bearing for the roof trusses. The exterior 2x4 wall framing should be replaced from the far edges of the two windows on the side wall and rear wall near the west corner. The walls should be built with a double top plate and the 2 headers replaced with new headers consisting of 2-2x6s (SYP#2) with 1/2" plywood in between. See the included pictures for additional information.



The structural fire damage was limited to the rear west corner of the kitchen.



The rear exterior wall of the original building has no damage.



The second-floor area adjacent to the kitchen shows no fire damage.



The exterior walls at the rear west corner should be rebuilt.



The exterior walls should be rebuilt between the windows.



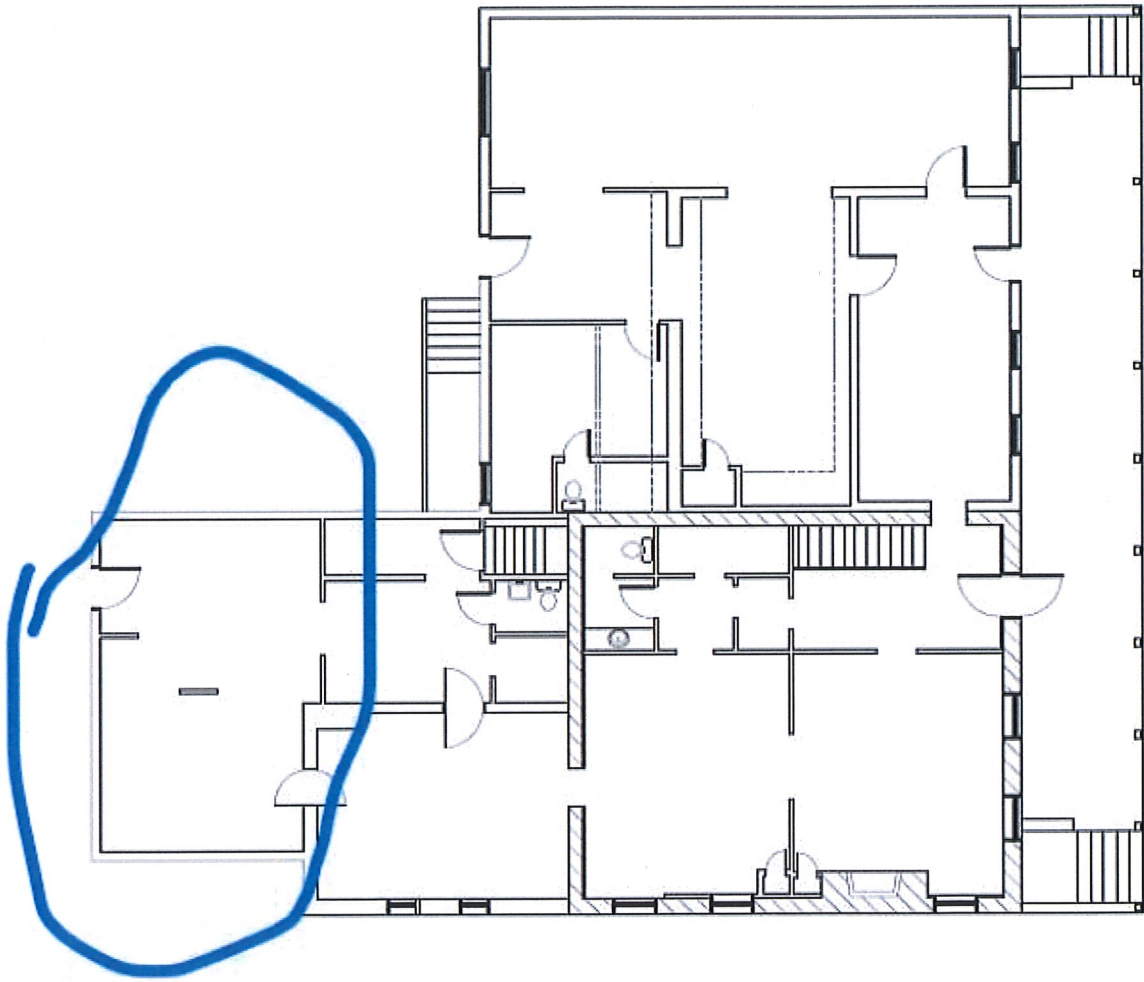
Most of the vinyl siding is intact indicating the limited damage from the fire.

If there are any further questions please feel free to call our office directly.

Respectfully



Mr. Tracy S. Mitchell, PE
ASG President



UPblast Exhaust
Exhaust Fan

Roof Pitch
3/12

soy stainless
steel
dish washer

1x20(3)
stainless
steel
sink
(compartment)

Window

18 Ft

stainless
steel
prep tables

4 ft
deep
open

18 Ft

18 Ft

Window

Stove

16x8 concrete block 24 in tall

foundation

gas meter

Hammel House 121 South Main

Waynesville, NC
45068

Kitchen Draw



392

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PROPOSAL: Hammel House Kitchen Demolition

Date: March 23, 2026

Location: 121 South Main, Waynesville, OH 45068

Owner: Keith Alexander

Contractor: Matt's Handyman LLC

1. Detailed Demolition Plan

- **Security & Safety:** A professional safety fence will be installed to secure the perimeter of the 121 South Main site. "Danger" and "Do Not Enter" signage will be prominently displayed to protect the public. A safety checklist will be performed daily to ensure a secure environment for workers and residents.
- **Utility Termination:** Coordination with the village and Warren County for the disconnection and removal of electrical and gas meters. All sewer, water, and gas lines will be cut and capped at the source.
- **Structural Demo:** Removal of the fire-damaged kitchen roof, 3/12 trusses, and all three exterior walls. The existing brick wall where the kitchen was added will be inspected by an engineer prior to further work.
- **Process:** Demolition will follow all EPA and local codes for proper disposal of debris.

2. Rebuild & Implementation Schedule

- **Start Date:** April 13, 2026.
- **Milestones:** * **Phase 1:** Demo and site safety prep (Start April 13).
 - **Phase 2:** Engineering and County approval of the foundation and structural walls.
 - **Phase 3:** Rebuild to historical and village codes using materials from McCabe Lumber.
- **Completion Date:** Estimated for April 30, 2026.

1. Detailed Rebuild Specifications & Materials

Following the demolition phase, the rebuild will proceed according to the specifications provided by **Matt's Handyman LLC** and **ASE LLC Structural Engineers**. All work is designed to meet current building codes and historical preservation requirements.

- **Structural Framing:** The project includes framing all three exterior walls, as well as the installation of windows and doors.
- **Roofing:** Contractors will set the trusses, install sheeting, and apply a metal roof.
- **Exterior Compliance:** Non-Vinyl siding will be used for the exterior, pending final approval by the **Waynesville Historical Board**.
- **Interior Finishing:** The interior will feature fire-rated drywall on all three exterior walls and the ceiling.
- **Mechanicals:** The scope includes a full electrical sub-out rough-in and a plumbing rough-in.
- **Safety Standards:** Windows and doors selected for the project will be fire-resistant/commercial grade.

2. Updated Implementation Plan & Deadlines

The restoration project has been divided into two primary contracts: Demolition (Job #00831) and Rebuild (Job #00832).

Phase	Milestone	Projected Date
Phase 1	Project Commencement (Demolition)	April 13, 2026
Phase 2	Rebuild Commencement	May 4, 2026
Phase 3	Rough Framing, Electrical, & Plumbing Completion	Mid-Project Milestone
Phase 4	Projected Completion Date	August 28, 2026

3. Updated Financial Agreement (Rebuild Contract)

A separate construction contract was signed on **March 23, 2026**, specifically for the kitchen rebuild.

- **Total Rebuild Price:** \$157,887.00.
- **Payment Schedule:**
 - **Deposit:** \$25,000.00 due upon signing.
 - **Progress Payments:** \$40,000.00 at each step/milestone (Rough Framing, Electrical Rough, and Plumbing).
 - **Final Payment:** \$12,887.00 due upon total completion



Proposal

Matt's Handy Man LLC
 826 St. Rt. 131 Unit 117
 Milford OH, 45150
 239 269 3320

PROPOSAL SUBMITTED TO: Keith Alexander	JOB NAME Hammel House	JOB # 00831
ADDRESS	JOB LOCATION 121 South Main Wayneville OH, 45068	
PHONE # 513 404 6312	DATE 3/23/2020	DATE OF PLANS 4/13/20
FAX #	ARCHITECT	

We hereby submit specifications and estimates for: Demolition (Kitchen)

- 1) Disconnection of Electric and gas meter and Remove.
- 2) Put up Fence and secure the property
- 3) Complete the safety check list every day to keep the public and worker safe safety is the number one goal for every body put up danger and Do not enter signs
- 4) Make sure we follow all codes and Epa codes to Remove and dispose of all things properly
- 5) We have electric and water next door if need for any thing

After Completion of Demolition and Engineer has gave his approval and the village and warren County approval we will then start to rebuild the kitchen to historical and village codes
 McCade Lumber is working on the Rebuild material list

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of:
 \$ 25,000.00 Dollars

with payments to be made as follows: down payment \$2,500, half way \$5,000.00 End \$17,500
 Paid check # 2151 on 3/23/20

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted
 Keith M. Alexander

ACCEPTED

Note - this proposal may be withdrawn by us if not accepted within 0 days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature: *Keith M. Alexander*

Date of Acceptance: 03/23/2020

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Matt's Handyman LLC
Construction Contract

Job # 00831
page 1

This Construction Contract is made on March 23, 2026 between:

Client/Owner : Full Name: Keith Alexander
Phone: 513 404 6312

Address: 121 South Main Waynesville OH,
45068

Contractor : Matt's Handyman LLC, 239-269-3320

1. Scope of Work : Contractor agrees to furnish all labor, materials, and equipment to complete the following work:

Projection Description:

Demolition Hammel House (Kitchen)

Have Electric and gas meter Remove and disconnected

Cut and cap all sewer line and drain lines and water lines and gas line

Removal of Roof and Truss, Every day complete a safety check list always first

2. Contract Price & Payment : Total Price:

\$ 25,000.00

Payment will be made in the following manner:

Deposit: \$ 2500.00 due upon signing

Progress Payments: \$ 5,000.00 upon reaching milestone half way

Final Payment: \$ 17,500.00 upon completion

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3. Timeline : Work will commence on 4/13/20 and is estimated to be completed by 4/30/20 subject to delays beyond the Contractor's control.

4. Responsibilities : Client: give access to the site, make payments on time, and communicate any changes promptly.
Contractor: complete work on time, follow codes, keep site safe, and provide tools and materials.

5. Termination : Either party may terminate this agreement with 0 days notice in writing.

6. Modifications: all modifications will be made in writing.

7. Signatures :

~~Keith M. Alexander~~ Keith M. Alexander 03-23-2020

Client Signature & Date

Matthew J. [Signature] 03-23-2020

Contractor Signature & Date

paid Check # 2151 on 3/23/2020

Proposal

Matt's HandyMan LLC
826 St Rt 131 Unit 117
Milford OH, 45150
239 269 3320

PROPOSAL SUBMITTED TO: Keith Alexander	JOB NAME Hammel House	JOB # 00832
ADDRESS	JOB LOCATION 121 South Main Waynesville OH, 45068	
PHONE # 513 404 6312	DATE 3/23/26	DATE OF PLANS 5/4/26
FAX #	ARCHITECT	

We hereby submit specifications and estimates for: Rebuild of the Hammel house (Kitchen)

- 1 Frame up all 3 outside walls, windows and doors
- 2 Set ~~of~~ Truss and sheet
- 3 Rough in Electric Sub out
- 4 Rough in plumbing
- 5 Hardie Backer for out side if approved by Historical board or approved materials
- 6 Metal on Roof
- 7 Dry wall all 3 outside walls and ceiling with ~~fire~~ fire-rated drywall
- 8 We will follow ASB LLC Structural Engineers as long as it meet building codes

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of:

\$ 157,887.00 Dollars

with payments to be made as follows: the Contract on page 1

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted 

Note - this proposal may be withdrawn by us if not accepted within 17 days.

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Matt's Handyman LLC
Construction Contract

Job # 00832
Page 1

This Construction Contract is made on March 23, 2026 between:

Client/Owner : Full Name: Keith Alexander

Phone: 513 404 6312

Address: 121 South Main Waynesville OH, 45068

Contractor : Matt's Handyman LLC, 239-269-3320

1. Scope of Work : Contractor agrees to furnish all labor, materials, and equipment to complete the following work:

Projection Description:

Rebuild of the Hammel House (Kitchen)

Frame up 3 out side walls and set truss/install windows/door That are fire resistant/commercial

Electrical Rough-in, Rough-in plumbing

Hardie Backer for outside - or what the historical board approves / ~~ROOF~~ Roof metal

2. Contract Price & Payment : Total Price:

\$157,887.00

Payment will be made in the following manner:

Deposit: \$25,000.00 due upon signing

Progress Payments: \$40,000.00 each step upon reaching milestone Completion Rough Framing, Electrical Rough, Plumbing

Final Payment: \$12,887.00 upon completion

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