



THE RAYMOND JOHN
WEAN FOUNDATION
Raising the Mahoning Valley's Capacity for Change



The Market Block Building

147 West Market Street

Warren, Ohio

On the Courthouse Square in Downtown Warren

THE CHESLER GROUP
INC.
HISTORIC PROPERTY SOLUTIONS

The Raymond John Wean Foundation to Restore Historic ***Market Block Building*** on Courthouse Square in Downtown Warren, Ohio

The Raymond John Wean Foundation, a private foundation dedicated to improving the communities and neighborhoods around Youngstown and Warren, plans to restore and occupy the Market Block Building, located at 147 West Market Street on the Courthouse Square in Downtown Warren.

The Chesler Group, Inc., a Cleveland-based provider of historic property solutions, will develop and restore the building as part of the Wean Foundation's mission to serve the Mahoning Valley by "helping to foster initiatives that will create a robust civic life and a dynamic and diversified economy with a good range of jobs and safe and attractive neighborhoods."

This building was purchased by Warren Redevelopment and Planning Corporation in 2008 as part of the City's Revitalization Strategy. The negotiated sale and development agreement with The Chesler Group, Inc. fits perfectly with the City's 2009 Strategic Plan which calls for Historic Preservation of older, historically significant buildings.

The magnitude of the projected historic restoration of this building promises to accelerate the revitalization of the Courthouse Square area and similarly the entire downtown district. Warren Mayor Michael O'Brien states "I believe this project will provide the critical mass necessary to move the economics of the Square into a growth pattern for many years to come".

The restored building will serve as the new headquarters for The Raymond John Wean Foundation. The Wean Foundation, which has become an important community leader and a catalyst for change in the area, gives approximately \$4 million annually in grants.

The building will also provide the community a space with a 120 seat meeting room, and incubator office space for non-profit programs in the Warren area. The Trumbull Neighborhood Partnership and the Eastern Ohio P-16 Partnership for Education both currently occupy space within the Foundation's offices, and this project will allow the

Foundation to expand this type of support to other non-profits in their early stages of development.

Gordon Wean, Chairman of the Wean Board of Directors, said, " With this project we will be able to create a place for the Foundation to do its work, the community to meet and new non-profit organizations to develop. Additionally, The Wean Foundation understands this project is consistent with the City of Warren's Strategic Plan, and hopes it will help to move that initiative forward."

The Market Block Building, a historic storefront located at 147 West Market Street on the Courthouse Square in Warren, Ohio, will be restored by The Chesler Group, Inc. and Dimit Architects LLC. Local representation for the project is being provided by Kim Phillips, architect with Phillips/Sekanick Architects, Inc. located in Warren, Ohio. The property is located in the Warren Commercial Historic District which was listed on the National Register of Historic Places in 1983. The district is comprised of various commercial and government entities that surround Warren's Courthouse Square. The Market Block Building, directly across from the main entrance of the Trumbull County Courthouse, has been vacant for years. Both the City and Warren Redevelopment and Planning Corp. have expressed their appreciation to both The Raymond John Wean Foundation and The Chesler Group, Inc. for their commitment to the City of Warren and the Downtown District

The 17,000 gross square foot commercial storefront was built in the late 1800's and showcases the characteristic exterior architectural features of the Italianate/Tuscan style. As typical for historic storefronts, its overall footprint is long and narrow. The Chesler Group, Inc. will perform a complete historic restoration, as both developer and constructor. The result will be a beautiful, updated, code-compliant modern office building within the historic shell. The planned project will cost in excess of \$2.5 million.

The restoration of The Market Block Building will strengthen Downtown Warren and support stability as Wean Foundation continues its efforts and commitment to revitalize neighborhoods and mobilize local resources. The anticipated occupancy date for The Market Block Building is the second quarter of 2012.