



National Historic Landmark

Montgomery Co. Jail & Sheriff's Residence

Condition Assessment and Treatment Plan

July 31, 2026

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Under the direction of

National Park Service

Interior Regions 3, 4, and 5



National Park Service: Interior Regions 3, 4, 5
Midwest Region
National Park Service
601 Riverfront Drive
Omaha, Nebraska 68102

Montgomery Co. Jail & Sheriff's Residence
(Rotary Jail Museum)
225 N Washington St,
Crawfordsville, IN 47933

<https://www.rotaryjailmuseum.org/>

About the cover: East facade of the Sheriff's Residence
captured from across N. Washington St.

Montgomery County Jail & Sheriff's Residence

Condition Assessment and Treatment Plan

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1 Treatment Report Introduction

Project Background

This project provides cultural resource documentation and treatment recommendations for the Montgomery County Jail and Sheriff's Residence in Crawfordsville, Indiana. The scope for the project was identified as follows:

- Conduct a condition assessment with focus on exterior masonry, windows, exterior wood features (doors, porch pillars, fascia, etc.), and water infiltration (box gutters, bricked-in coal shoot, buried downspouts). Building has lacked a comparable inspection over the course of its life.
- Prepare treatment recommendations to provide stewards with specifics, detailed direction on priorities and best practices to implement rehabilitation projects to address areas in need of attention.
- Develop class "C" construction cost estimates for stabilization and repair. The cost estimates will allow the property stewards to adequately plan for future projects, grant applications, and fundraising.

Abbreviated History

The Montgomery County Jail and Sheriff's Residence was built between 1881 and 1882 as the first operable example of the patented rotary jail. The rotary jail featured a rotating carousel of wedge-shaped cells inside a stationary cage of bars with a single door. The building was designed by Edgar J. Hodgson with input from William H. Brown, an architect and co-patentor of the rotary jail. Following a 1938 complaint by the fire marshal, the cellblock was welded in place, doors were cut into each cell, and a catwalk was installed around the upper level. The jail was condemned in 1973 and replaced by a new facility on another site. The

Montgomery County Cultural Foundation was formed to preserve the building and has stewarded it since 1975. The museum has operated under the names Old Jail Museum and Rotary Jail Museum. The building was listed in the National Register of Historic Places in 1975 and was designated a National Historic Landmark in 2023. The NHL nomination identifies the property's period of significance as 1882-1889.

Methodology

The team conducted a one-day site visit on August 13, 2025, meeting with executive director Birttany Turpin to understand past and present issues.

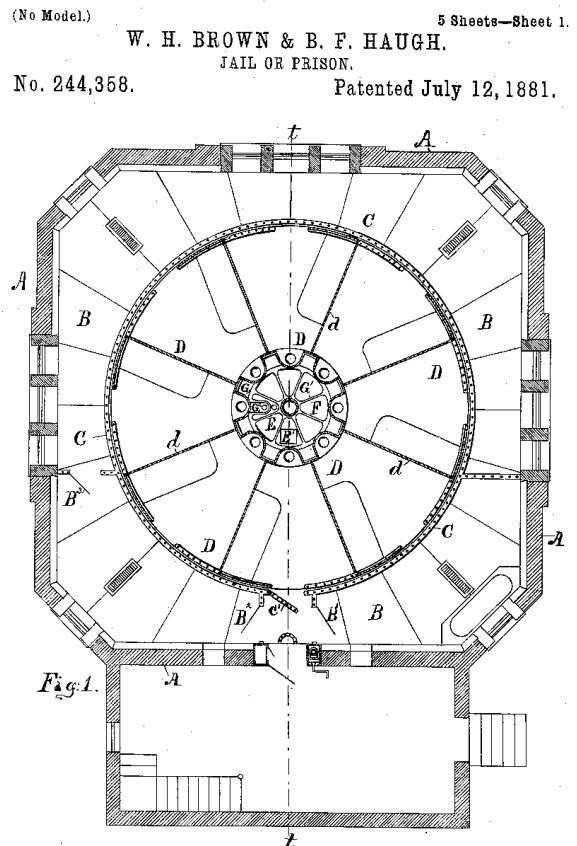


Figure 1.1: Plan of a rotary jail roughly matching the Montgomery County Jail cellblock. Source: William H. Brown and Benjamin F. Haugh: Rotary Jail Patent No. 244358, 1881.

Project Team

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Figure 1.2 (Below): View facing southwest, 1882. Source: Description of the Patent Rotary Steel Jail, Chicago: Patent Rotary Jail Company, 1882.



THE PATENT ROTARY JAIL,
AT CRAWFORDSVILLE, IND.

2 Condition Assessment

Abbreviated Physical Description

The Montgomery County Jail and Sheriff's Residence occupies an urban lot at the southwest corner of Washington and Spring Streets in Crawfordsville, Indiana. This is lot 65 and part of lot 66 in the original plat of Crawfordsville, measuring approximately 89 by 165 feet. Washington Street is Crawfordsville's main street and is also US Route 231. The building is of brick masonry construction with a limestone foundation and limestone trim. Roofs were historically covered with slate shingles and are now covered with asphalt shingles designed to imitate slate. Typical views of the facility are included as Figures 1 through 4.

According to the Montgomery County Assessor, the building has an area of 7,967 square feet. A basement extends under most of the building. The Sheriff's Residence is a two-story house with a basement and an unfinished attic. The Rotary Jail is housed in a wing extending from the rear of the house. This wing includes a two-story connector and a two-level cellblock. A finished attic above the cellblock historically served as an infirmary for inmates. The finished levels of the house and the attic of the jail have wood floors (carpeted in much of the house) and plaster walls and ceilings. Within the jail wing, materials are primarily stone, brick, and steel.



Figure 2.1: The Montgomery County Jail / Rotary Jail Museum in Crawfordsville, Indiana, facing west.



Figure 2.2: The Montgomery County Jail / Rotary Jail Museum in Crawfordsville, Indiana, facing southwest.



Figure 2.3: The Montgomery County Jail / Rotary Jail Museum in Crawfordsville, Indiana, facing south.



Figure 2.4: The Montgomery County Jail / Rotary Jail Museum in Crawfordsville, Indiana, facing southeast.



Figure 2.5: The rear of the facility, facing northeast.



Figure 2.6: The Montgomery County Jail / Rotary Jail Museum in Crawfordsville, Indiana, facing northwest.
Source: Personal Collection, Benjamin L. Ross.



Figure 2.7: An aerial view of the Museum showing the various roof levels, facing south.

Condition Assessment Standard Definitions

The following qualitative condition ratings are used in this report:

- Good – The component is in serviceable condition, with no major defects, damage, or deterioration.
- Fair – The component shows some defects, damage, or deterioration but can be repaired.
- Poor – The component shows defects, damage, or deterioration that will likely require significant repair or replacement.

The following maintenance deficiency ratings are used in this report:

- Critical – This deficiency is severe and should be addressed immediately.
- Serious – This deficiency is significant and should be addressed soon.
- Minor – This deficiency should be addressed but is less urgent.

“Contribution Status” identifies which components of a resource are character-defining features that should be preserved to maintain the integrity of the historic property. “C” denotes “contributing” character-defining features. “NC” denotes “non-contributing,” meaning these are not character-defining features and do not need to be preserved to maintain the integrity of the historic property.

Condition Assessment

Site Summary Table

UNIFORMAT II Outline Data					
Topic	Code	Subtopic	Assessment Rating	Date	Contribution Status
G2030	Pedestrian Paving	Brick paver walkways	Fair	c.2000	NC

Exterior Summary Table and Condition

UNIFORMAT II Outline Data						
Topic	Code	Subtopic	Assessment Rating	Deficiency	Date	Contribution Status
A2020	Basement Walls	Brick	Poor	Serious	1881-1882	C
		Limestone	Fair	Serious	1881-1882	C
		Mortar Joints	Fair	Serious	various	C
B1010	Floor Construction	Wood	Good	Minor	various	C
		Concrete	Good	Minor	various	C
B1020	Roof Construction	Wood	Good	Minor	various	C

B2010	Exterior Walls	Brick	Fair	Serious	1881-1882	C
		Limestone	Good	Serious	1881-1882	C
		Mortar Joints	Fair	Serious	various	C
		Sealant Joints	Poor	Serious	c.2010	NC
B2015	Balcony Walls & Handrails	Porch and Entrances	Fair	Serious	1881-1882	C
B2016	Exterior Soffits	Metal Conrince	Fair	Minor	1881-1882	C
B2021	Windows	Wood Windows (historic)	Good		1881-1882	C
		Wood Windows (replacements)	Fair	Serious	c.1990s	NC but appropriate in design
		Storm windows	Fair	Minor	c.1990s	NC but unobtrusive
B2031	Glazed Doors & Entrances	Residence front doors	Good		c.1990	NC but appropriate in design
		Residence dining room door	Fair	Serious	1881-1882	C
		Residence kitchen door	Good		1881-1882	C
		Basement door	Fair	Minor	c.1925	C
		Guard room door	Fair	Serious	1881-1882	C
B2032	Solid Exterior Doors	Porch door	Good			
B3010	Roof Coverings	Roofing	Good	Serious	2012-2013	NC but appropriate
		Copper flashing	Good		c.1950	NC but appropriate in design
		Gutters & Downspouts	Fair		1881-1882	C

G2030 Pedestrian Paving

G2021 Paving & Surfacing

Portions of the non-historic brick paver walkway outside dining room door are displaced, creating a trip hazard.

A2020: Basement Walls

- The circular brick masonry wall beneath the mechanical jail equipment is in fair to poor condition.
 - Serious: The lower portion of the wall shows significant erosion related to rising damp.
- The limestone foundations walls visible within the interior of the jail are in fair to poor condition.
 - Serious: A number of cracks and spalls were observed within the limestone masonry.
- The mortar joints within the brick and limestone basement walls are in poor to fair condition.
 - Serious: Cracked or eroded mortar joints should be cut out and repointed with a suitable repair mortar that matches the original in strength, texture, and appearance.



Figure 2.8: The brick masonry wall beneath the rotary jail mechanism.



Figure 2.9: Damage is believed to be caused by rising damp.



Figure 2.10: The wall is only two wythes in thickness.



Figure 2.11: The rough limestone foundation of the jail.

B1010: Floor Construction

- Wood joists and decking were observed within multiple locations from the basement level. Much of the framing on the remaining floor levels were covered with finish materials and were not observed.
- Joists were typically measured to be made of nominal 2x10" lumber. Cross bracing was installed within the first-floor framing.
 - Minor: Joists and decking were typically found to be in good condition where they were visible.
- The basement of the rotary jail is finished with a concrete floor. The floor exhibits cracking as would be expected for a floor of its age.
 - Minor: The concrete flooring was found to be in reasonably good condition for its age.



Figure 2.12: The wood framing was visible in several locations in the basement. The wood joists are typically pocketed by the masonry walls.



Figure 2.13: Cross bracing was observed within the first-floor framing.



Figure 2.14: The joists were measured to be nominal 2x10 lumber in this location.

B1020: Roof Construction

- Wood rafters were typically visible within the attic space. Rafters measured to be nominal 2x8" members.
- Board sheathing was visible in areas where kraft paper faced fiberglass insulation had fallen from the cavity.
 - Minor: Roof framing was found to be in good condition to the extent it was visible.

B2010: Exterior Walls

- The exterior walls are constructed of a dark red brick typically laid in a six-course common bond, where a course of header brick is laid for every six courses of stretcher brick laid in a running bond. There is evidence that the brick may have previously been sandblasted.
 - Serious: a significant number of heavily spalled, cracked, or eroded brick were observed on all elevations.
 - Serious: Water infiltration was observed on the interior walls in the vicinity of damaged exterior masonry in multiple locations. The replacement of such brick and the repointing of failed mortar joints will be key to the moisture performance of the wall assembly.
 - Minor: A significant amount of staining was observed throughout the exterior masonry.
- The cut oolitic limestone trim was generally found to be in fair to good condition with some significant exceptions.
 - Serious: several cracks and spalls were visible within the cut stone trim. Cracks can be epoxy injected, while spalled areas can be repaired with Dutchman repairs.
 - Minor: A significant amount of staining was observed throughout the exterior masonry.



Figure 2.15: Typical view of the roof framing as seen from the attic level.



Figure 2.16: Board sheathing was used beneath the roofing.

- The limestone base course and watertable is constricted of rough faced dolomitic limestone blocks and was found to be in fair to poor condition.
 - Serious: Cracked or spalled dolomitic stone blocks should be repaired via epoxy injection or with Dutchman repairs. Previous patches made with a cementitious patching material are beginning to crack or spall and should be removed and replaced with more permanent Dutchman repairs.
 - Serious: Water infiltration was observed in numerous locations on the interior walls in the vicinity of damaged limestone masonry on the exterior. The repair of such stones and the repointing of failed mortar joints will again be key to the moisture performance of the wall assembly.
 - Minor: A significant amount of staining was observed throughout the exterior masonry.
- The mortar joints within both the brick and limestone masonry were found to be in poor to fair condition.
 - Serious: A significant percentage of the mortar joints were found to be cracked or severely eroded. The repointing of failed mortar joints ranks near the top of the list of recommended repairs.
 - It is imperative that the repair mortar match the existing in compressive strength, texture, color, and final tooled joint appearance. Several areas have been previously repointed with mortar that is a poor match in one of these areas, which detracts from the appearance, function, and service life of the masonry wall system.
 - Minor: A significant amount of staining was observed throughout the exterior masonry.

- Sealant joints were typically found to be in poor condition.
 - Serious: Failed sealant joints can be a primary pathway for moisture infiltration into the wall system. Such joints should be removed and replaced with a suitable sealant designed for use in masonry wall assemblies.

B2015 Balcony Walls & Handrails (Porch and Entrances)

- The historic wood front porch is in fair condition. The historic components, including the cornice and roughly the upper 80% of each column are in fair to good condition. Modern replacement components are in fair to poor condition.
 - Serious: one of the porch posts recently fell down during a storm.
 - Serious: The lower portions of most of the porch posts have been replaced at least once since 1969. The lower parts (roughly bottom 20%) of most posts were replaced around 2019. New-growth wood has cracked and rotted quickly.
 - The museum has obtained quotes to replace the porch posts with new posts. It is recommended that the historic portions of the post be retained, consolidated with epoxy where required, and repainted. It is recommended that the new-growth wood components at the base of each post be replaced either by thermally modified wood or by a composite material capable of being turned and painted and of supporting the weight of the porch.
 - Serious: A leaking gutter is causing deterioration to the north end of the porch. This gutter should be repaired and adjusted to drain properly. Deteriorated woodwork and paint finishes should be repaired.
 - Minor: The c.2006 paint finishes are in fair to poor condition.
- Non-historic front steps handrail is in fair condition.
 - Critical: the present wood handrail is not a code-compliant handrail. It is too thick to meet the requirements for safe use. The wood is also cracking. This should be replaced with a code-compliant handrail.
- Non-historic wood handrail at north side of front stoop is in good condition.
 - The museum's insurance provider required the addition of a handrail.
 - Minor: The handrail is bolted into the ends of the stone stoop slabs. This is likely to cause cracking and deterioration of the stone over time. Consider future replacement with a less intrusive metal railing.
- Historic dining room entrance metal handrail is in fair to poor condition.
 - Serious: The handrail fell off and is now stored next to the house. Repair and reinstall handrail or replace in kind.
- Non-historic kitchen stoop metal handrail is in fair to poor condition.
 - Serious: the base of part of the handrail has rusted through. Repair or replace in kind.
- Non-historic jail handrail metal handrail is in fair to good condition.
 - This handrail was part of a c.1950 porch and was reconfigured for use on the steps when the porch was removed in the 1990s.
- Non-historic wood ramp to kitchen stoop is in fair to good condition. Ramp was replaced in 2024 as an Eagle Scout project.
 - Critical: The space below the ramp is currently enclosed with plywood and is being used as a shed to store a gasoline-powered lawnmower. This is a violation of IFC 315.3.2 – Means of Egress: "Combustible materials shall not be stored in exits or enclosures for stairways and ramps." The mower should be removed to another location and the plywood should be removed to avoid future storage under the ramp.



Figure 2.17: Historic wood front porch.



Figure 2.18: This porch post recently fell during a storm.



Figure 2.19: Typical deterioration to new-growth wood at replacement base of porch post.



Figure 2.20: Deterioration at lower part of porch post.



Figure 2.21: A leaking gutter is causing deterioration to the north end of the porch.

G2059 Other Landscape Features

- The historic iron fence, installed sometime between 1882 and 1898, was manufactured by the Champion Iron Fence Company of Kenton, Ohio. The fence is in good condition overall. It was recently cleaned and painted.
 - Serious: The cap of the north fencepost recently broke loose and is stored inside the building. This should either be repaired or replaced with a salvaged casting of matching design or a new replacement casting. The original finial should be salvageable.
- The MCCF would like to see a fence between the south elevation of the Tannenbaum Cultural Center and the adjacent building to avoid damage to air conditioning units and to reduce camping/loitering in the alley that runs along the west side of the Cultural Center.



Figure 2.22: Critical: the present wood handrail is not a code-compliant handrail. It is too thick to meet the requirements for safe use. The wood is also cracking.



Figure 2.23: The museum's insurance provider required the addition of a handrail to the north side of the front porch. The handrail is bolted into the ends of the stone stoop slabs. This is likely to cause cracking and deterioration of the stone over time. Consider future replacement with a less intrusive metal railing.



Figure 2.24: The iron fence was recently cleaned and painted and is in good condition overall. The cap of the north fencepost (far end of fence) recently broke loose and is stored inside the building.



Figure 2.25: Broken cap from north fencepost, now stored inside the building.

B2016 Exterior Soffits

- The roof is trimmed by a painted sheet metal cornice. Metal moldings and brackets are applied over the brick walls. The space between the brackets was historically exposed brick but is now painted.
 - The east bracket of the south gable of the residence has been missing since before 1974.
 - A few cornice brackets are missing from the notch between the house and jail; these appear to have been salvaged to replace missing brackets in more visible locations.
 - Minor: the cornice appears to be slightly displaced on either side of the east gable of the residence. This condition appears to be the same as documented in 1974 photographs.
 - Minor: one joint on the east side of the cornice has separated.
 - Minor: The paint finishes are weathered and rust is visible on most of the cornice.



Figure 2.26: The east bracket (right) on the south gable of the residence has been missing for many years.



Figure 2.27: Missing brackets at notch between house and jail (left). These appear to have been salvaged to replace missing brackets in more visible locations.



Figure 2.28: The cornice appears to be slightly displaced on either side of the east gable. (Drone photo by Arsee).



Figure 2.29: Minor damage to one cornice bracket with evidence of birds nesting inside bracket.

B2020: Exterior Windows

B2021: Windows

- Paint finishes on windows are in fair condition overall.
 - Minor: paint is flaking on some windows. Loose paint should be removed and damaged areas touched up.
- Historic wood windows in the residence and the attic of the jail are in fair to good condition overall.
 - Bars on the jail attic windows appear to have been removed in the 1970s because they were contributing to deterioration of the windows.
 - Minor: Some upper sash have sagged.
 - Minor: Several windows have cracked glass.
- Non-historic wood replacement windows (c.1990) on the residence kitchen are in good condition and are protected by storm windows.
- Non-historic wood replacement windows in the cellblock are in fair to poor condition. New-growth wood is susceptible to rot, and a few windows are deteriorated.
 - Serious: windows in poor condition should be repaired or replaced. In future replacements of these non-historic windows, consider the use of an aluminum-clad wood window matching the details of the historic windows.
- Non-historic wood basement windows on the residence are in fair to good condition overall. Some have inboard vinyl sliding windows installed c.1995. Some of these windows have exterior wood storm windows installed c.2006. These storms have glass fitted in one lite and a screen in the other.
 - Minor: One of the north basement storm windows is missing its screen.
 - Minor: One of the vinyl basement windows has a loose screen.
- Non-historic storm windows are in fair to good condition overall. A few are missing.
 - Minor: a few storm windows are missing.
 - Minor: a few storm windows are cracked.
 - Minor: screens in some of the storm windows are deteriorated.
 - Minor: no storm windows are currently in place on the windows of the attics, the second-floor stair hall of the residence, or at the transom of the dining room door.



Figure 2.30: Historic wood windows at the residence and jail attic are in fair to good condition overall.



Figure 2.31: Typical historic wood window at jail attic showing overall condition. Note peeling paint on exterior sill.



Figure 2.32: Typical jail attic window in fair condition.



Figure 2.33: Typical deterioration of non-historic replacement windows at cell block.



Figure 2.34: Typical deterioration of non-historic replacement windows at cell block.



Figure 2.35: Non-historic basement window. This window is missing its screen (left).

B2030: Exterior Doors

- Paint finishes on doors are in fair to good condition overall.
 - Minor: paint is flaking on some doors. Loose paint should be removed and damaged areas touched up.

B2031: Glazed Doors & Entrances

- The front doors of the residence are replacements intended to resemble the original doors and are in good condition.
 - The original front doors were replaced with infill and a single door around 1950, and the present reproduction doors were installed c.1990.
 - They are fitted with storm doors that are also in good condition. These storm doors were installed before 2005 and appear to have been based on the design of screen doors seen in a 1940 photograph.
- The dining room and kitchen doors of the residence and the guard room door appear to be original.
 - Minor: Dining room and guard room doors need to be restored to return it to weathertight condition.
 - Minor: The dining room door has been repaired after significant weathering between 2007 and 2023, but it needs full restoration to return it to weathertight condition.
 - Serious: The dining room door's storm door is missing. This storm door was falling apart in a 2005 photo and was removed c.2006. The door suffered significant weathering between 2007 and 2023 because the storm door was not replaced.
- The basement door appears to date from c.1925.
 - Minor: Some paint failure and deterioration evident at lower rail of door.



Figure 2.36: Front doors based on original doors with wood storm doors.



Figure 2.37: Dining room door. this door needs to be restored and should be fitted with a new storm door.



Figure 2.38: Dining room door showing paint failure and weathering since removal of storm door around 2006.



Figure 2.40: Paint failure at transom bar of dining room door.



Figure 2.39: Guard room door with exterior bars.



Figure 2.41: Typical deterioration of paint finishes at guard room door.



Figure 2.42: Basement door showing paint failure and damp conditions at areaway.

B2032: Solid Exterior Doors

- The porch door of the residence is a paneled wood door that is in good condition.
 - Minor: this door uses its original lock with a skeleton key.
 - Consider the addition of a deadbolt for added security.

B30: Roofing

B3010: Roof Coverings

- The present asphalt shingle roof was installed in 2012 or 2013 and is designed to give the appearance of slate. The roof appears to be in good condition overall.
 - The building's roof was originally of slate with sheet metal hips and open valleys. Lightning rods were fitted on the three hips of the house roof. The jail roof was originally topped by a large cupola. The slate roof was replaced sometime between the 1930s and the early-1970s. At that time, the cupola and the two main chimneys of the house were demolished down to the roof level and roofed over.
 - Serious: several hip shingles are loose or missing on the northeast hip of the jail roof.
 - Minor: A metal chimney projecting from the west (rear) side of the house roof is at an angle and shows corrosion.
- The roof has open valleys and flashing of copper and that appear to have been in place by 1974. These are consistent with the design of the original slate roof. The original slate roof also had sheet metal hips.
- The original built-in gutters are now lined with a white membrane that appears to be in good condition overall.
 - Serious: Past leaks at the west part of the north wall of the cellblock appear to be related to deterioration of the gutter at this location. The leak is believed to have been fixed.
 - Serious: the gutters at the southeast part of the residence may be overflowing. The pattern of deterioration at the dining room door suggests that water splashes up from the stone sill at this location.
- The downspouts are round and corrugated round sheet metal.
 - Critical: The north gutter of the front porch appears to be leaking and causing deterioration of the porch.
 - Serious: As is typical for buildings of this period, the downspouts appear to be insufficient in number and undersized.
 - Serious: Most of the cellblock wing downspouts appear to be undersized. Consider enlargement of downspouts or the addition of additional downspouts to provide adequate capacity.
 - Serious: Downspouts drain to the ground near the building or to subsurface drain tiles. This appears to be a likely contributor to water infiltration in the basement of the jail. Consider replacement of all sub-surface drain tiles with new piping conducting rainwater to the street or storm sewer.
 - Minor: The downspout draining the south face of the residence vestibule roof passes through the vestibule attic. This appears to be the original detail and does not show any signs of leaks. This attic should be inspected quarterly for signs of leaks.



Figure 2.43: Roof of cellblock. Note loose and missing shingles at upper part of hip.



Figure 2.44: Loose shingle on the ground next to cellblock.



Figure 2.45: West face of house roof showing metal chimney.



Figure 2.46: Downspouts drain to the ground near the building or to subsurface drain tiles. This appears to be a likely contributor to water infiltration in the basement.



Figure 2.47: Residence vestibule attic, facing east. The downspout draining the south face of the residence vestibule roof passes through the vestibule attic. This appears to be the original detail and does not show any signs of leaks. This attic should be inspected quarterly for signs of leaks.

3 Treatment Recommendations

Treatment Approach

While an overall treatment approach has not been defined for the building, the assumed treatment is Rehabilitation. The *Secretary of the Interior's Standards for the Treatment of Historic Properties* summarizes this treatment approach as follows:

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.¹

A **Rehabilitation** treatment is recommended to preserve character-defining features that contribute to the building's overall integrity while accommodating carefully planned modifications to serve present and future uses of these spaces. The building's primary spaces retain a high degree of integrity and significance, and their historic configuration, materials, and finishes serve a critical role in interpreting the property's history and connecting present and future generations to its history. Many of the building's secondary spaces have experienced significant alterations since the period of significance. The remaining character-defining features in these spaces should be preserved to the greatest extent possible while accommodating present and future uses that serve the museum's interpretation and operations.

Historic Preservation Objectives

The goal of all future work on the property should be to maintain the historic fabric of the building and to thoroughly document all changes. Any future rehabilitation or restoration projects should be conducted under the guidance and supervision of historic preservation professionals who can adequately document relevant findings for inclusion with this report. Failure to adequately document and steward this nationally significant property will do a disservice to future generations and could compromise the property's integrity.

Laws, Regulations, and Functional Requirements

Applicable laws, regulations, and requirements that apply to the treatment recommendations include the following:

- Secretary of the Interior's Standards for the Treatment of Historic Properties.
- Americans with Disabilities Act (ADA), 1990.
- Indiana Building Code, 2014, which references the 2012 International Building Code (IBC). The Athenaeum is a historic structure and is therefore subject to the provisions of IBC Chapter 34 – Existing Buildings and Structures.
- International Building Code (IBC), 2012.
- National Fire Protection Association (NFPA) 914.

1. National Park Service, "Rehabilitation as a Treatment," accessed 24 August 2016, <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>

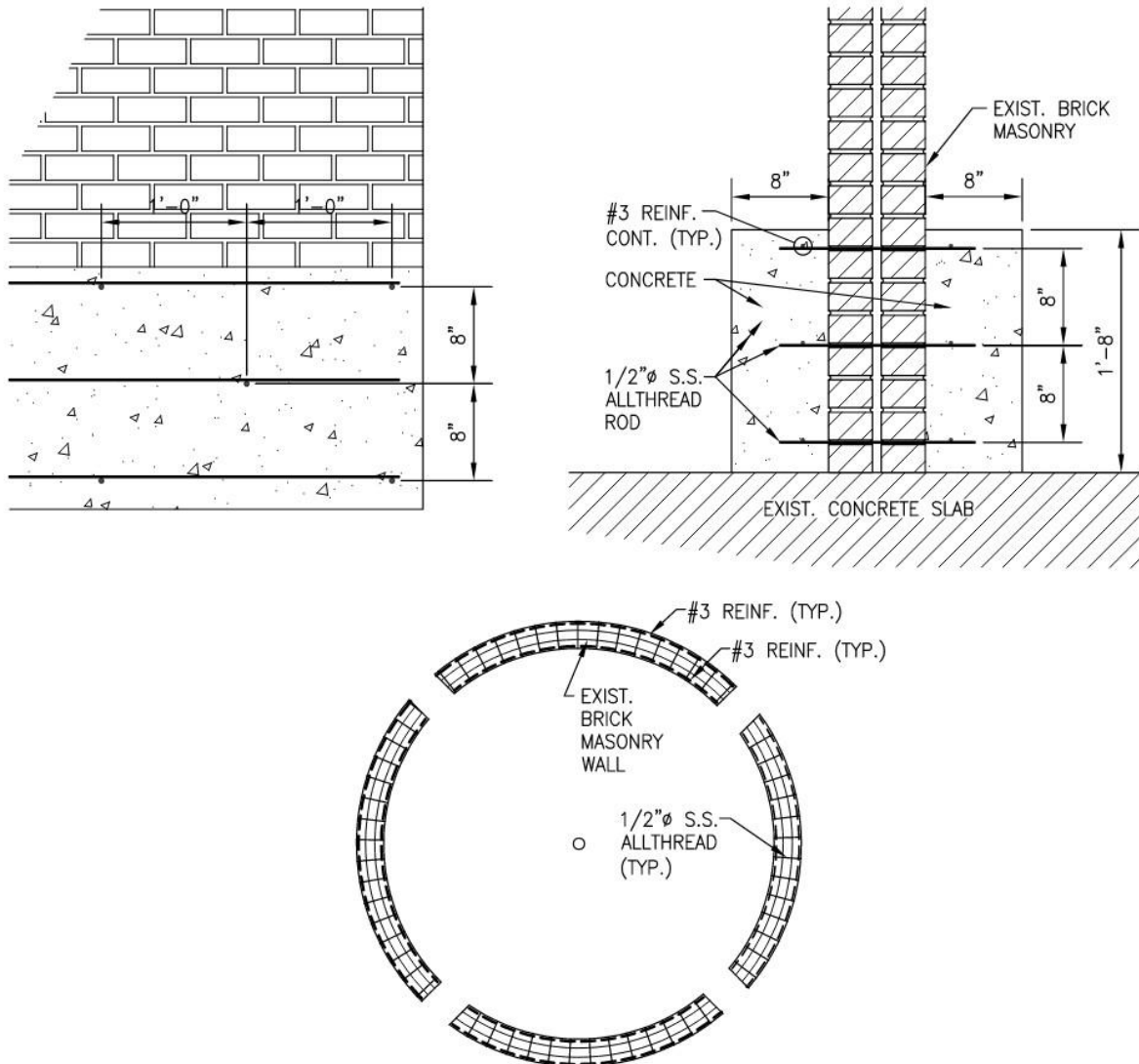
A2020: Basement Walls

- Repoint failed mortar joints in brick and limestone masonry. Estimate approximately 50% of joints in brick and 25% of joints in limestone on the interior of the building.
- Construct short concrete wall to supplement eroded brick masonry in the circular wall in the mechanical space beneath the jail. See Sketch SK-1.

ARSEE ENGINEERS, INC.

CLIENT ORIENTED — BY DESIGN

CLIENT BODWE GROUP / SEVEN GENERATIONS A+E
 PROJECT NPS — MONTGOMERY COUNTY (IN) ROTARY JAIL
 BY RPP DATE PROJ. NO. 25217
 CHKD BY FAH DATE 02/23/2026 PAGE NO. SK-1



9715 KINCAID DRIVE · SUITE 100 · FISHERS, INDIANA 46037-9470 · PHONE 317/594-5152 · FAX 317/594-9590 · www.arsee-engineers.com

B1010: Floor Construction

- No treatments recommended at this time.

B1020: Roof Construction

- No treatments recommended at this time.

B2010: Exterior Walls

- Repoint failed mortar joints in the exterior brick and limestone masonry. Estimate a minimum of 50% of the exterior mortar joints in brick and 100% of the mortar joints within the limestone base course and trim. Consider 100% repointing of the exterior brick masonry as budgets permit.
- Remove and replace individual cracked or spalled brick. Estimate approximately 150 total on all elevations of the building.
- Repair spalled areas in dolomitic limestone with Dutchman repairs. Estimate 25 each.
- Repair spalled areas in oolitic limestone trim with Dutchman repairs. Estimate 12 each.
- Epoxy inject cracks in each type of limestone. Estimate 75 linear feet total across all elevations.
- Remove and patch abandoned metal embedments within the brick and limestone masonry. Estimate 75 each across all elevations.
- Remove and replace failed sealant joints. Estimate 750 linear feet for budgetary planning purposes.
- Clean brick masonry.
- Clean limestone masonry.

B2015 Balcony Walls & Handrails (Porch and Entrances)

- Front Porch
 - Reinstall and repair fallen porch post
 - Repair deteriorated porch posts. The museum has obtained quotes to replace the porch posts with new posts. It is recommended that the historic portions of the post be retained, consolidated with epoxy where required, and repainted. It is recommended that the new-growth wood components at the base of each post be replaced either by thermally modified wood or by a composite material capable of being turned and painted and of supporting the weight of the porch. When evaluating composite materials, refer to Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors.
 - Repair leaking gutter at north end of porch. Adjusted to ensure proper drainage. Repair deteriorated woodwork and paint finishes.
- Front Steps
 - Replace existing non-historic wood handrail with a code-compliant handrail. Reuse and repaint existing handrail standards.
 - Consider future replacement of north handrail with a less intrusive metal railing.

- Dining Room Entrance Steps
 - Repair and reinstall historic metal handrail or replace in kind.
- North Jail Entrance
 - Continue to maintain existing, non-historic metal handrail.
- Kitchen Stoop
 - Replace non-historic metal handrail in kind.
 - Replace cracked precast stair treads.
- Wood Ramp to Kitchen Entrance
 - Remove lawnmower. Remove plywood enclosure below ramp to prevent future storage.

G2059 Other Landscape Features

- Historic Iron Fence
 - Repair or replace damaged cap of north fencepost. This should either be repaired or replaced with a salvaged casting of matching design or a new replacement casting. The original finial should be salvageable.
- Tannenbaum Cultural Center
 - Consider installation of a fence between the south elevation of the Tannenbaum Cultural Center and the adjacent building to avoid damage to air conditioning units and to reduce camping/loitering in the alley that runs along the west side of the Cultural Center.

B2016 Exterior Soffits (Metal Cornice)

- Repair open joint on east side of metal cornice.
- Repair damaged cornice bracket; remove bird's nest, close open joint.
- Prepare and repaint metal cornice (next 5 years).

B2020: Exterior Windows

B2021: Windows

- Historic wood windows
 - Remove loose paint and touch up windows.
 - Replace cracked panes.
 - Fix upper sash in place to eliminate sags.
- Non-historic storm windows
 - Replace cracked glass
 - Remove or replace (if used) deteriorated screens
 - Replace missing storm windows
 - Repair or replace screens on non-historic basement storm windows.
 - Consider installing storm windows on the windows of the attics, the second-floor stair hall of the residence, and the transom of the dining room door.
- Non-historic replacement windows
 - Repair or replace non-historic wood replacement windows in the cellblock are in fair to poor condition. Consider the use of an aluminum-clad wood window or an all-aluminum window matching the details of the historic windows.

B2030: Exterior Doors

- Remove loose paint and touch up doors .

B2031: Glazed Doors & Entrances

- Restore dining room and guard room doors to return both to weathertight condition.
- Replace missing storm door on dining room door (removed c.2006).

B2032: Solid Exterior Doors

- Consider adding a deadbolt to the porch door of the residence.

B30: Roofing

B3010: Roof Coverings

- Replace loose or missing shingles on hips of the jail roof.
- Address corrosion of non-historic metal chimney on west (rear) side of residence roof.
- Repair leaking gutter at north end of front porch.
- Consider enlargement of downspouts or the addition of additional downspouts to provide adequate capacity.
- Consider replacing all sub-surface drain tiles with new piping conducting rainwater to the street or storm sewer.
- The downspout draining the south face of the residence vestibule roof passes through the vestibule attic. This appears to be the original detail and does not show any signs of leaks. This attic should be inspected quarterly for signs of leaks.

G2030 Pedestrian Paving

G2021 Paving & Surfacing

Reset displaced brick paver walkway outside dining room door to eliminate trip hazards.

Care must be taken to ensure safe travel surfaces—sidewalks, walkways, and exterior porches—during winter weather without damaging the paving materials and the building’s historic fabric. Conventional de-icing salts can cause damage to masonry and to paving materials. Melting ice and snow causes salts (chloride) to be absorbed by adjacent masonry, leading to efflorescence and subflorescence. Subflorescence can cause spalling of brick and stone masonry and can accelerate the damage caused by the inappropriate use of Portland cement mortars. Salt exposure can etch stone surfaces, accelerate corrosion of metals, and can lead to the failure of concrete. These salts also contaminate soil and damage or kill nearby vegetation. They are difficult or impossible to remove from masonry and soil and can cause long-term, cumulative contamination and damage.

- The following products sold as de-icing salts should not be used:
 - Sodium Chloride (NaCl, “rock salt”) is the most common de-icing salt. It damages metals, concrete, and mortar, discolors many types of stone, and can damage or kill nearby vegetation.
 - Calcium Chloride (CaCl₂) can cause skin irritation and can chemically attack concrete.
 - Fertilizers marketed as de-icers and traction agents. These often contain nitrate and ammonium sulfate that can cause rapid chemical deterioration of concrete.
- The following de-icing treatments may be suitable for use on the property:

- Prompt removal of snow with brooms and shovels can minimize the amount of de-icing agents needed.
- Application of sand or other granular products can provide traction. Clumping kitty-litter should be avoided.
- Potassium Chloride (KCl) should not harm skin or vegetation. It will melt ice when the air temperature is above 15° F but can be combined with other chemicals to melt ice at lower temperatures.
- Magnesium Chloride (MgCl₂) melts snow and ice down to -13° F and releases 40 percent less chloride than Sodium Chloride or Calcium Chloride.
- Calcium Magnesium Acetate (CMA) will melt ice when the air temperature is above 15° F. It is less corrosive to concrete and metal, should not discolor stone, will not damage vegetation, and is biodegradable.
- Combinations of sugar beet juice, coffee grounds, or wood ash with de-icing salts may be effective but further research is needed to determine whether they are suitable for use near historic masonry.
- De-icing salts should be used moderately and salt residues should be removed during long thaws and in the spring.
- Door and floor mats should be used outside and inside all major entrances to reduce the amount of snow, slush, mud, sand, and de-icing salts carried into the building interior during winter weather. These mats should be vacuumed daily while the property is in operation and should be changed regularly.²

2. "Technical Assistance: Don't Salt Your Steps: Winter Technical Tips," The New York Landmarks Conservancy, accessed 23 April 2019, http://www.nylandmarks.org/programs_services/technical_assistance/projects/dont_salt_your_steps_winter_technical_tips/ ; Fraser Shaw, "Salt and Sidewalks: Putting it on Ice," RETROactive: Exploring Alberta's Past, last updated 3 January 2013, <https://albertahistoricplaces.wordpress.com/2013/01/03/salt-and-sidewalks-putting-it-on-ice/> .

Appendix A:

Additional Observations

The following observations are outside the scope of this project but are documented here to aid future planning for the stewardship of the building.

- Site
 - Low spots along north side of jail should be filled so that grade slopes away from building.
 - Recommend installing National Historic Landmark plaque on a base just behind the front fence so that visitors can read it from the sidewalk.
 - There is currently no accessible path from the sidewalk to the ramp. Recommend creation of walkway complying with the Americans with Disabilities Act (ADA) and the Indiana Accessibility Code.
 - Proposed new fence between rear of Tennenbaum Center and the adjacent building will deter use of shortcut through the back of the property.
- Interior Finishes
 - Interior is in good condition overall and retains a high degree of integrity.
 - Plaster below east window of sitting room is bubbling and deteriorating. Staff report this was fixed several years ago and the damage reappeared. The bubbling and efflorescence suggest moisture or vapor movement through the masonry wall. This may be caused by water infiltration around the window.
 - Parlor carpet wrinkles in humid weather, causing trip hazard.
 - Staff have been careful to avoid damage to historic fabric of the interior. Policy of “no new holes.” Command strips and hooks are used for hanging exhibit signage and even curtain rods.
- Building Systems
 - HVAC
 - HVAC systems installed around 2009. Reportedly not sized correctly. Struggles in summer. Keep at about 62 degrees in winter (museum closed). Staff pull exhibit signage and other materials from jail into house for winter.
 - Need for mechanical ventilation?
 - First floor of residence is only area with reliable climate control.
 - Staff have been told that ductwork narrows improperly, causing blowback in the system. System never stops running. Staff turn it off when the museum is closed. Staff worry about fire risk.
 - Second floor of residence is very expensive to heat and cool, so systems have been off for several years.
 - Stair to attic is open, so second floor heat will rise up to attic.
 - Attic of residence has climate control but it has been off for several years.
 - Jail has no climate control
 - Potential to get a grant for HOBO data loggers?
 - Life Safety
 - In 2020, the museum received a grant of \$21,235 from the Montgomery County Community Foundation toward a \$28,000 smoke and fire alarm wireless system
 - All sensors are battery operated with approximately 2 year life to the batteries. Replacing all batteries costs about \$2,000.

- Rotary Jail
 - B&L Engineering maintain jail mechanism, say it is in great condition.
 - Replaced crank with a longer one giving more force.
 - Turn jail every other day in winter.
- Tannenbaum Center
 - Rear addition built 2011.
 - Roof replaced by insurance in 2024; insurance premium doubled after that, difficult to find another insurance provider.
- Museum Operations
 - Museum staff show exceptional passion for the museum's mission and significance and are doing a heroic level of work, including engaging nontraditional audiences.
 - Endowment helps with utilities. Staff work hard to make tours engaging, have increased visitors.
 - Planning for a capital campaign.
 - MCCF heavily involved in community with art classes, especially pottery classes. Typically 20-25 participants, but 55-60 around Christmas. Classes are priced for seniors on fixed incomes and families with young kids.
 - Museum could not survive financially without the income from the Tannenbaum Center.
 - Museum has had success engaging nontraditional audiences.
 - Social media – museum is classified by Facebook as an influencer for the area. This produces a few dollars a month in monetization.
 - Jail had a Haunted Jail fundraiser until 2019 that brought in a new demographic. Cannot get permit for this event because the building is not sprinklered.
 - Ghost hunters have been a new audience that is heavily engaged. Always supervised and charged a rental fee. Two to four ghost hunts per month. Ghost hunters have become committed volunteers and very dedicated to the building.
 - Skepticism in community about Haunted Jail and ghost hunters.
 - Museum gift shop merchandise is now 98% sourced from Indiana businesses; start in Montgomery County and work.
 - Mowing is done by a volunteer who became involved through ghost hunters.
 - Crawfordsville is home to four museums that are part of the Heritage Alliance.
 - Rotary Jail Museum is a historic site operated by the Montgomery County Cultural Foundation and focuses on the design and history of the first rotary jail (built 1881).
 - The Carnegie Museum of Montgomery County (CMMC) is an interdisciplinary museum of history, art, and science that was established in 2007 as a department of the Crawfordsville District Public Library (CDPL).
 - General Lew Wallace Study & Museum (GLWSM) is a historic site owned by the City of Crawfordsville and focuses on the life and legacy of polymath Lew Wallace.
 - Lane Place is a historic house museum owned by the Montgomery County Historical Society (MCHS) and focuses on the story of politician Henry S. Lane.
 - There is also a private automobile and gas station museum in the county.
 - Staff is stretched thin and has limited time to engage with other museums.
- Collections
 - As with other museums that operated in the 1970s, 1980s, and 1990s, the museum collected a large quantity of artifacts unrelated to its mission.
 - A prior volunteer curator moved many artifacts to the unconditioned attic in preparation for collections storage improvements that never occurred. (Attic temperature was 92 degrees Fahrenheit at 10:00 a.m.).
 - These objects take up much interior space. Staff have limited capacity to weed the

collection. Potential for an agreement with the Carnegie Museum of Montgomery County (repository for 3-dimensional objects) and Crawfordsville District Public Library (repository for 2-dimensional objects) to transfer relevant objects to the appropriate institutions.

- Many artifacts have insufficient documentation. Paper records are incomplete.
- PastPerfect collections inventory is on an old computer. The computer died. Potential for data recovery? Last PastPerfect user has died.
- Board nervous to get rid of things.
- Has not accepted new artifacts for the last four years, send prospective donors to the Carnegie Museum of Montgomery County. Now accepting only objects related to interpretation.
- Museum has a storage unit off site housing a carriage found in the building next door. Museum has no documentation on where it came from, who donated it, or any restrictions on what can be done with it. Pays about \$55/month for unconditioned storage.
- Previous volunteer curator moved much for the collection to the attic while planning to remodel the second-floor collection storage spaces.
- 1930s neon jail sign has not been maintained but works.
- Potential to loan ledgers to CDPL for safe storage?
- Pests
 - Birds are occasionally found in the attic; staff have attempted to address obvious pathways for animal intrusion.
 - Museum policy is that all food in the building is kept in the refrigerator in the gift shop to minimize pest risk.
- Interior Historic Fabric Notes
 - The interior doorknobs of the residence are made of Hemacite.
 - Hemacite is a composite material made by compressing sawdust and the blood of cattle and pigs (two waste products) under hydraulic pressure. It was widely used for products like doorknobs, buttons, and even roller skate wheels prior to the development of stable plastics. Hemacite was similar to 19th century papier mache, which was made of sawdust mixed with hide glue (made of rendered animal collagen—hence the joke about an old horse being sent to the glue factory) and cast in molds to make light furniture and other products.
 - W. H. Dibble invented Hemacite but other hardware companies also produced Hemacite products. The interior doors of the sheriff's residence are fitted with No. 339 "Eastlake" model knob and rose sets and escutcheon No. 507 made by the Dibble Manufacturing Company of Trenton, NJ. All the Hemacite components in the sheriff's residence that have not been painted have the ebony finish, which would have been fashionable in the early 1880s.
 - A cast iron fireplace summer cover stored in the vestibule attic may have come from the parlor fireplace.
 - Blue-line copies of 1928 drawings by Carroll O. Beeson of Boswell & Beeson, architects, Crawfordsville, for heating, plumbing, and repair project in the building.
 - Legend of architectural drawings in newel post.
 - Large cabinet in dining room came from the Montgomery County Courthouse



Figure A.1: Cast iron summer cover (left) stored in the residence vestibule's attic probably came from the original parlor fireplace. It matches the cover still in place in the southeast bedroom (right). The sitting room and north bedroom have summer covers of a corresponding design but a different shape.



Figure A.2: A prior volunteer curator moved many artifacts to the unconditioned attic in preparation for collections storage improvements that never occurred. This is an unsuitable environment for artifact storage. Attic temperature was 92 degrees Fahrenheit at 10:00 a.m. during site visit.



Figure A.3: Artifact storage in a semi-conditioned bedroom. The museum's collection includes many artifacts unrelated to its mission. Staff lack capacity to weed the collection. An agreement with the Carnegie Museum of Montgomery County and Crawfordsville District Public Library could transfer relevant objects to appropriate institutions and free up space in the building.

Appendix B:

Class C Cost Estimate

Basis of Estimate and Cost Summary - Project Information

Park Acronym:	MWRO
Park Name:	Montgomery Co. Jail & Sheriff's Residence NHL
Project Title:	Treatment Recommendations
Park Management Information System (PMIS) Number:	Montgomery Co. Jail & Sheriff's Residence NHL
Design Phase:	Study
State:	Indiana
County work location:	Montgomery
Database Name:	Xactimate/RSMeans/Market published rates
Database Year:	2026
Estimate Type:	Class C Estimate
Current Estimate Date:	7/13/2026
Construction Start Date:	3/1/2028
Project Period of Performance (Months):	33
Architect/Engineer (A/E) Company:	Bodwé Professional Services Group/Seven Generations A+E
Estimating Company:	Kirk Associates
Estimator Name:	Christopher J. Quattrin, CPE
Estimate Reviewed By:	Stephen J. Kirk, FAIA
Estimate Reviewed Date:	7/13/2026
Estimator Phone:	987-654-3210 / 586-489-1077
Project Description (Scope of Work):	Provide detailed scope of work updating as design progresses. Bodwé Professional Services Group/Seven Generations A+E/Arsee Engineers site photos, draft narrative, and notes.
Estimate Assumptions:	Update design progresses. The current construction market in the region is anticipated to be still competitive and unit prices reflect this condition. It is believed that the economy will continue to improve and unit price and contractor costs (overhead and profit) will rise fairly quickly. Escalation has been included to cover a reasonable increase but the market may rise faster than anticipated which could produce a high bid cost. Competitive bid is based on multiple bidders; minimum of 5 qualified and responsible bidders.
Source of Cost Data:	Update design progresses. Kirk Associates uses RS Means Cost database, Xactimate, and market pricing for unit prices. RS Means cost data (BCCD 2025) is used to confirm city / location premiums per trade. Proposed scope, quantities and unit costs have been reviewed by the designing engineers and consultants and adjusted per their recommendations.
Schedule Clarification:	Define bases of how schedule or period of performance was determined for the estimate. Budget period 1 Years, Design period 1 year, and construction duration approximately 1.5 years.
Other Clarifications or Exclusions:	
Documentation:	Drop all Subcontractor, supplier, phone quotes, etc. required by the FAR (Federal Acquisition Regulation) into this area for review.
Standard Clarifications:	This estimate is the NET Construction costs of the project which includes direct cost of construction, location factor, remoteness factor, federal wage rate factor, historic preservation factor, design contingency, permitting, contracting method of procurement, testing, general conditions, bonds, permits and contractor overhead, profit, & escalation. - This estimate does NOT include Gross costs which includes Construction Contingency and NPS Construction management. - This estimate does NOT include the Total costs of compliance, predesign, design, and supplemental services.

Project Specific Markups & Tax Allocations

Tax Allocations

- After verifying with the local tax jurisdictions and tax requirements, enter **X** in fields which require project taxes.
- This will populate the appropriate taxes throughout the estimate.

Material	Labor	Equipment	Other
X			

Project Specific Markups

- Refer to Cost Estimating Requirements Handbook > Chapter 4 Estimate Markups for guidance on this section.
- This chart shows how markups are applied at different phases of design.
- Add required markups in column **C** and specific descriptions in column **D**. These entries will populate throughout the estimate.
- Re-evaluate markups at each phase of design as details develop and added to the estimate. Adjust percentage as appropriate in individual CLINs.
- If no **X** is shown in a field, costs previously applied in the percentage need to be fully applied within the direct costs, either as actual activities or increases to individual unit costs and a 0% shown in the markups.

Markups	Percent %	Description <i>Overwrite instructions to provide detailed description for each markup and how it was determined.</i>	Class C Conceptual	Class B Design Development	Class A Construction Documents
A	-7.70%	A combination of the city cost index and remoteness. The Location Factor (PLF) is automatically inputted when the park acronym is inserted on the Price Schedule.	X	X	X
B	0.00%	Added cost of remoteness from the to the project specific location. Use minimum 1% for every 10 miles for road access and estimator's best judgement for other access issues, i.e. water only access.	X	X	X
C	19.08%	Using the attached Wage Rate Calculator (see Wage Factor worksheet/tab), determine if additional costs are needed. This factor applies to Labor only. (Adjust formula in total column of Federal Wage Rate Factor as appropriate)	X	X	X
D	6.00%	Add taxes to all estimates. It is the responsibility of the Estimator to determine local tax requirements and apply to the estimate appropriately, i.e. most states require taxes on materials only but some require complete taxation.	X	X	X
E	5.00%	(Approximate Range 5% to 10%) Based on level of work on historical resources	X	X	
F	40.00%	This ranges based on ASTM E2516 Expected Accuracy Range/Tolerance for design contingency and estimators best professional judgement based on phase of design, complexity, and size of project.	X	X	X
TOTAL DIRECT CONSTRUCTION COSTS					
G	0.00%	(Approximate Range 4% to 20%) Standard field general requirements and conditions for duration of project, based on previous projects.	X	X	
H	0.00%	(Approximate Range 5% to 10%) Government requirements including, quality assurance and safety requirements. (See Division 1 Specifications for guidance.)	X	X	
I	1.00%	(Approximate Range 1% to 3%) Soils, structural, material, and MEP (mechanical, electrical & plumbing) testing with inspection requirements.	X	X	
J	2.00%	(Approximate Range 0% to 2%) Wellands, local fire requirements, sanitary, water, electrical local utility agency fees.	X	X	
SUBTOTAL NET CONSTRUCTION COST					
K	15.00%	(Approximate Range 4% to 18%) Applicable for type and size of construction per previous projects.	X	X	X
L	10.00%	Can not exceed 10% per FAR (Federal Acquisition Regulation) requirements.	X	X	X
M	2.00%	(Approximate Range 1% to 2.5%) Construction bonding for contractor and subcontractors. The smaller the company the higher the rate.	X	X	X
ESTIMATED NET CONSTRUCTION COST					
N	15.00%	Verify with project team which contracting method is to be used. Recommendations are 2 step Best Value Full and Open 5%; Hub Zone Competitive 7%; Hub Zone Negotiated 9%; 8A Competitive 12%; (8A Negotiated 15% < 4.5 million).	X	X	X
O	6.00%	Recommended rate based on historical rates.	X	X	X
CURRENT DATE TO MIDPOINT OF CONSTRUCTION (Months):	33	Include construction start / finish dates with duration of work in months.			

CLIN NET Cost Summary

Project Title: Treatment Recommendations
Park Name: Montgomery Co. Jail & Sheriff's Residence NHL

Park Management Information System (PMIS) Number: Montgomery Co. Jail & Sheriff's Residence NHL
Park Acronym: MWRO

Bid Item Number	Bid Item Description	Overall Quantity	Unit of Measure	Total Material Cost	Total Labor Cost	Total Equipment Cost	Total Other Cost	Total Direct Construction Costs	Total Markups	NET Bid Item Total
CLIN 1	Exterior Treatment Recommendations	1	Lump Sum (LS)	\$ 224,883	\$ 376,840	\$ 22,094	\$ -	\$ 623,818	\$ 1,129,561	\$ 1,753,379
CLIN 2	CLIN 2 Description	1	Lump Sum (LS)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CLIN 3	CLIN 3 Description	1	Lump Sum (LS)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CLIN 4	CLIN 4 Description	1	Lump Sum (LS)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CLIN 5	CLIN 5 Description	1	Lump Sum (LS)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CLIN 6	CLIN 6 Description	1	Lump Sum (LS)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CLIN 7	CLIN 7 Description	1	Lump Sum (LS)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CLIN 8	CLIN 8 Description	1	Lump Sum (LS)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CLIN 9	CLIN 9 Description	1	Lump Sum (LS)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CLIN 10	CLIN 10 Description	1	Lump Sum (LS)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CLIN 11	CLIN 11 Description	1	Lump Sum (LS)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CLIN 12	CLIN 12 Description	1	Lump Sum (LS)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CLIN 13	CLIN 13 Description	1	Lump Sum (LS)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CLIN 14	CLIN 14 Description	1	Lump Sum (LS)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CLIN 15	CLIN 15 Description	1	Lump Sum (LS)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CLIN 16	CLIN 16 Description	1	Lump Sum (LS)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CLIN 17	CLIN 17 Description	1	Lump Sum (LS)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CLIN 18	CLIN 18 Description	1	Lump Sum (LS)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CLIN 19	CLIN 19 Description	1	Lump Sum (LS)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CLIN 20	CLIN 20 Description	1	Lump Sum (LS)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total CLIN Items:				\$ 224,883	\$ 376,840	\$ 22,094	\$ -	\$ 623,818	\$ 1,129,561	\$ 1,753,379

Park Acronym: MWRO
Park Name: Montgomery Co. Jail & Sheriff's Residence NHL
Project Title: Treatment Recommendations
Park Management Information System (PMIS) Number: Montgomery Co. Jail & Sheriff's Residence NHL
Current Estimate Date: 5/18/2026

- Estimator to start estimate by completing gray cells with initial project information and CLIN titles per line item designated by NPS for the project.
- Information added on this worksheet will populate the rest of the template.
- Click on the CLIN to route to corresponding CLIN worksheet/tab.

Contract Line Item Number (CLIN) & Option Number	Contract Line Item Title	Quantity	Unit of Measure	Unit Price	Total Price
CLIN 1	Exterior Treatment Recommendations	1	Lump Sum (LS)	1,753,379	\$1,753,378.71
CLIN 2	CLIN 2 Description	1	Lump Sum (LS)	0	\$0.00
CLIN 3	CLIN 3 Description	1	Lump Sum (LS)	0	\$0.00
CLIN 4	CLIN 4 Description	1	Lump Sum (LS)	0	\$0.00
CLIN 5	CLIN 5 Description	1	Lump Sum (LS)	0	\$0.00
CLIN 6	CLIN 6 Description	1	Lump Sum (LS)	0	\$0.00
CLIN 7	CLIN 7 Description	1	Lump Sum (LS)	0	\$0.00
CLIN 8	CLIN 8 Description	1	Lump Sum (LS)	0	\$0.00
CLIN 9	CLIN 9 Description	1	Lump Sum (LS)	0	\$0.00
CLIN 10	CLIN 10 Description	1	Lump Sum (LS)	0	\$0.00
CLIN 11	CLIN 11 Description	1	Lump Sum (LS)	0	\$0.00
CLIN 12	CLIN 12 Description	1	Lump Sum (LS)	0	\$0.00
CLIN 13	CLIN 13 Description	1	Lump Sum (LS)	0	\$0.00
CLIN 14	CLIN 14 Description	1	Lump Sum (LS)	0	\$0.00
CLIN 15	CLIN 15 Description	1	Lump Sum (LS)	0	\$0.00
CLIN 16	CLIN 16 Description	1	Lump Sum (LS)	0	\$0.00
CLIN 17	CLIN 17 Description	1	Lump Sum (LS)	0	\$0.00
CLIN 18	CLIN 18 Description	1	Lump Sum (LS)	0	\$0.00
CLIN 19	CLIN 19 Description	1	Lump Sum (LS)	0	\$0.00
CLIN 20	CLIN 20 Description	1	Lump Sum (LS)	0	\$0.00
TOTAL BASE PRICE (CLINs 1 to 20):					\$1,753,378.71
Option 1	Option 1 Description	1	Lump Sum (LS)	0	\$0.00
Option 2	Option 2 Description	1	Lump Sum (LS)	0	\$0.00
Option 3	Option 3 Description	1	Lump Sum (LS)	0	\$0.00
Option 4	Option 4 Description	1	Lump Sum (LS)	0	\$0.00
Option 5	Option 5 Description	1	Lump Sum (LS)	0	\$0.00
TOTAL PRICE FOR ALL OPTIONS (Options 1 to 5):					\$0.00
TOTAL PROPOSED PRICE - BASE PLUS ALL OPTIONS (CLINs 1 to 20 + Options 1 to 5):					\$1,753,378.71

Estimate Type: **Class C Estimate**

CLIN Number: CLIN1	Overall Period of Performance: 33
CLIN Title: Exterior Treatment Recommendations	Unit of Measure: Lump Sum (LS)
Park Acronym: MVRO	Asset Code: 4100 Building
PMIS Number: Montgomery Co. Jail & Sheriff's Residence NHL	Facility Type: 4110 Office

Estimator Name: **Christopher J. Quadlin, CPE**
 Current Estimate Date: **5/18/2026**
 Estimate Reviewed By: **Stephen J. Kirk, FAIA**
 Estimate Reviewed Date: **3/2/2026**

[Go to Cost Schedule](#)

- **No Allowances or Lump Sums can be used with Class B or Class A estimates. Estimate will be rejected if used.**
- **Rounding or Plug numbers are not acceptable. Estimate will be rejected if used.**
- **To the left of the Uniformat II WBS Codes (Work Breakdown Structure), click outline symbol + (plus) to show/expand groups required for the IGE and begin entering details. For full use of the worksheet, unprotect the sheet in the Review ribbon.**

Uniformat II WBS Code	Description	Quantity	Unit	MATERIAL		LABOR		EQUIPMENT		OTHER		DIRECT CONSTRUCTION	
				Material Cost/Unit	Total Material Cost	Labor Cost/Unit	Total Labor Cost	Equipment Cost/Unit	Total Equipment Cost	Other Cost/Unit	Total Other Cost	Total Cost/Unit	Total Cost
A10	TOTAL FOUNDATIONS	1	LS	\$0	\$0	-	\$0	-	\$0	-	\$0	-	\$0
A20	TOTAL BASEMENT	1	LS	\$0	\$0	-	\$0	-	\$0	-	\$0	-	\$0
B10	TOTAL SUPERSTRUCTURE	1	LS	\$0	\$0	-	\$0	-	\$0	-	\$0	-	\$0
B200	Exterior Walls												
B2010	B2010 Exterior Walls - Replace	1	EA	\$0	\$0	-	\$0	-	\$0	-	\$0	-	\$0
B2010	Re-point masonry - Replace	7600	SF	\$0.19	\$1,417	13.55	\$1,019.89	-	\$0	-	\$0	-	\$103,006
B2010	Re-point masonry - Replace	3760	SF	\$0.19	\$709	13.55	\$50,795	-	\$0	-	\$0	-	\$51,503
B2010	Boon of spider lift - 30'-45' reach (per week) - Replace	1	WK	-	\$0	-	-	2,100.07	\$2,100	-	\$0	-	\$2,100
B2010	Re-point masonry - block - Replace	1300	SF	\$0.11	\$57	5.58	\$2,760	-	\$0	-	\$0	-	\$2,817
B2010	Re-point masonry - block - Replace	1300	SF	\$0.11	\$57	5.58	\$2,760	-	\$0	-	\$0	-	\$2,817
B2010	Re-point masonry - block - Replace	500	SF	\$0.11	\$57	5.58	\$2,760	-	\$0	-	\$0	-	\$2,817
B2010	Re-point masonry - block - Replace	150	EA	\$11.63	\$1,744	17.70	\$2,084	-	\$0	-	\$0	-	\$4,428
B2010	Mason - Brick / Stone - Brick R/R - Replace	150	HR	-	\$0	139.87	\$20,980	-	\$0	-	\$0	-	\$20,980
B2010	Concrete wall - labor & materials - Reinforced Outer side - Replace	3	CY	\$473.28	\$1,420	630.89	\$1,893	14.80	\$44	-	\$0	-	\$3,357
B2010	Concrete wall - labor & materials - Reinforced Inner side - Replace	3	CY	\$473.28	\$1,420	630.89	\$1,893	14.80	\$44	-	\$0	-	\$3,357
B2010	Wall Forming for Radial, Smooth curved, job-built - Replace	219	EA	\$12.75	\$2,793	27.11	\$5,937	3.53	\$74	-	\$0	-	\$9,504
B2010	Steel rebar - #3 (3/8") - Replace	786	LF	\$1.00	\$786	1.17	\$916	-	\$0	-	\$0	-	\$1,703
B2010	Core drilling - 1" diameter x 8' deep - Replace	204	EA	-	\$0	32.99	\$6,730	62.92	\$12,836	-	\$0	-	\$19,566
B2010	Fully Threaded Rod - 1/2"-13 Thread Size, 2 ft Lg, Stainless Steel, 316, Plain - Replace	204	EA	\$4.31	\$1,109	32.99	\$6,730	-	\$0	-	\$0	-	\$17,809
B2010	Concrete - General Laborer - per hour for placing concrete - Replace	16	HR	-	\$0	88.87	\$1,422	-	\$0	-	\$0	-	\$1,422
B2010	Additional concrete pumping fee - per CY of concrete - Replace	6	CY	\$40.95	\$246	-	\$0	-	\$0	-	\$0	-	\$246
B2010	Concrete pump truck (per hour) - Replace	8	HR	-	\$0	131.90	\$2,110	330.07	\$2,713	-	\$0	-	\$4,823
B2010	Stone cutting - wall - Replace	25	EA	-	\$0	36.66	\$917	14.34	\$358	-	\$0	-	\$1,275
B2010	Wall sawing - Minimum charge - Replace	1	EA	\$114.95	\$2,744	120.92	\$3,023	229.37	\$229	-	\$0	-	\$5,892
B2010	Limestone - domestic limestone block - Remove and Replace	25	EA	-	\$0	73.62	\$1,841	-	\$0	-	\$0	-	\$1,841
B2010	Stone cutting - wall - Replace	12	EA	-	\$0	36.66	\$917	229.37	\$229	-	\$0	-	\$1,476
B2010	Wall sawing - Minimum charge - Replace	1	EA	\$114.95	\$2,744	120.92	\$3,023	229.37	\$229	-	\$0	-	\$5,892
B2010	Limestone - Oolitic limestone - Remove and Replace	12	EA	\$114.95	\$1,379	92.62	\$1,451	-	\$0	-	\$0	-	\$2,830
B2010	Epoxy injection - repair (per LF of crack) - Replace	75	LF	\$4.01	\$301	97.62	\$7,322	5.74	\$430	-	\$0	-	\$8,053
B2010	Precast slabs - concrete - In-situ - Remove and Replace	5	EA	\$907.02	\$4,535	995.78	\$4,970	-	\$0	-	\$0	-	\$9,514
B2010	Masonry cutting - wall - Replace	50	EA	-	\$0	88.87	\$4,443	14.34	\$171	-	\$0	-	\$2,550
B2010	Masonry - General Laborer - Remove abandoned metal embedment - Replace	50	HR	-	\$0	17.70	\$886	-	\$0	-	\$0	-	\$4,443
B2010	Brick - structural - Remove and Replace	50	EA	\$11.63	\$581	139.87	\$8,090	-	\$0	-	\$0	-	\$8,671
B2010	Mason - Brick / Stone - Brick R/R - Replace	50	HR	-	\$0	36.66	\$917	14.34	\$358	-	\$0	-	\$1,275
B2010	Stone cutting - wall - Replace	25	EA	-	\$0	36.66	\$917	-	\$0	-	\$0	-	\$917
B2010	Masonry - General Laborer - Remove abandoned metal embedment - Replace	25	EA	\$114.95	\$2,744	120.92	\$3,023	-	\$0	-	\$0	-	\$2,830
B2010	Limestone - Oolitic limestone - Remove and Replace	25	EA	-	\$0	73.62	\$1,841	-	\$0	-	\$0	-	\$1,841
B2010	Masonry and wash - Replace	7500	SF	\$0.08	\$587	11.50	\$9,023	-	\$0	-	\$0	-	\$9,610
B2010	Masonry and wash - Replace	4	EA	-	\$0	420.03	\$1,680	0.12	\$927	-	\$0	-	\$2,607
B2010	Masonry - Labor Minimum - Replace	1300	SF	\$0.08	\$98	420.03	\$1,680	0.12	\$927	-	\$0	-	\$2,607
B2010	Masonry and wash - Replace	1	EA	-	\$0	420.03	\$1,680	-	\$0	-	\$0	-	\$1,680
B2010	Masonry - Labor Minimum - Replace	0	Unit	-	\$0	-	\$0	-	\$0	-	\$0	-	\$0
MF-2004 Code	Description	0	Unit	-	\$0	-	\$0	-	\$0	-	\$0	-	\$0
MF-2004 Code	Description	0	Unit	-	\$0	-	\$0	-	\$0	-	\$0	-	\$0
MF-2004 Code	Description	0	Unit	-	\$0	-	\$0	-	\$0	-	\$0	-	\$0
MF-2004 Code	Description	0	Unit	-	\$0	-	\$0	-	\$0	-	\$0	-	\$0
Subtotal	Exterior Walls	1	LS	\$48,035.16	\$48,035	281,681.61	\$281,682	22,094.28	\$22,094	-	\$0	-	\$351,811
B2020	Exterior Windows												
B2020	Strip & refinish wood window (per side) - outside only - Replace	52	EA	\$112.45	\$5,847	258.21	\$13,427	-	\$0	-	\$0	-	\$19,274
B2020	Replace 1/4" tempered glass - single pane - Replace	8	EA	\$471.78	\$3,774	111.28	\$990	-	\$0	-	\$0	-	\$4,664
B2020	Repair sash only - double hung, 9'-12' - Remove and Replace	21	EA	\$860.29	\$18,066	392.74	\$8,248	-	\$0	-	\$0	-	\$26,314
B2020	Replace 1/4" tempered glass - double pane - Replace	4	SF	\$64.34	\$257	5.55	\$22	-	\$0	-	\$0	-	\$280
B2020	Storm window - wood - Remove and Replace	4	EA	\$243.29	\$973	196.77	\$787	-	\$0	-	\$0	-	\$1,760
B2020	Storm window - wood - Replace	2	EA	\$243.29	\$487	145.29	\$291	-	\$0	-	\$0	-	\$777
B2020	Storm window - wood - Remove and Replace	27	EA	\$346.52	\$9,356	246.69	\$6,661	-	\$0	-	\$0	-	\$16,017
B2020	Storm window - wood - Replace	12	EA	\$362.36	\$4,348	390.67	\$4,988	-	\$0	-	\$0	-	\$9,336
B2020	Storm window - wood - Remove and Replace	0	Unit	-	\$0	-	\$0	-	\$0	-	\$0	-	\$0
B2020	Storm window - wood - Replace	0	Unit	-	\$0	-	\$0	-	\$0	-	\$0	-	\$0
MF-2004 Code	Description	0	Unit	-	\$0	-	\$0	-	\$0	-	\$0	-	\$0
MF-2004 Code	Description	0	Unit	-	\$0	-	\$0	-	\$0	-	\$0	-	\$0
MF-2004 Code	Description	0	Unit	-	\$0	-	\$0	-	\$0	-	\$0	-	\$0
MF-2004 Code	Description	0	Unit	-	\$0	-	\$0	-	\$0	-	\$0	-	\$0
Subtotal	Exterior Windows	1	LS	\$82,247.16	\$82,247	35,013.14	\$35,013	-	\$0	-	\$0	-	\$117,260.30

[Go to Cost Schedule](#)

MARKUP PERCENTAGES will initially be populated from the Markups worksheet/tab but can be overwritten as the design is developed or for changing requirements of the individual CLIN.

CLIN Number: CLIN 1		Overall Period of Performance: 33		Overall Quantity: 1		Estimator Name: Christopher J. Quattrin, CPE		Go to Cost Schedule				
CLIN Title: Exterior Treatment Recommendations		Individual CLIN Period of Performance (as needed):		Unit of Measure: Lump Sum (LS)		Current Estimate Date: 5/18/2026						
Park Acronym: MMRO		Asset Code: 41100 Building		Facility Type: 4110 Office		Estimate Reviewed By: Stephen J. Kirk, FAIA						
PIMS Number: Montgomery Co. Jail & Sheriff's Residence NHL						Estimate Reviewed Date: 3/2/2026						
B	Class C,B	Project Specific Remoteness:	0.00%	Added cost of remoteness from the to the project specific location. Use minimum 1% for every 10 miles for road access and estimators best judgement for other access issues, i.e. water only access.					\$0.00			
C	Class C,B	Federal Wage Rate Factor:	19.00%	Using the attached Wage Rate Calculator (see Wage Factor worksheet/tab), determine if additional costs are needed. This factor applies to Labor only. (Adjust formula in total column of Federal Wage Rate Factor as app					\$119,045.42			
D	Class C,B	State & Local Taxes:	6.00%	Material:	X	Labor:	0	Equipment:	0	Other:	0	\$13,493.00
E	Class C,B	Historic Preservation Factor:	5.00%	(Approximate Range 5% to 10%) Based on level of work on historical resources								\$31,190.88
F	Class C,B,A	Design Contingency:	40.00%	This ranges based on ASTM E2516 Expected Accuracy Range/Tolerance for design contingency and estimators best professional judgement based on phase of design, complexity, and size of project.								\$249,527.03
				Total Direct Construction Costs:								\$999,939.94
G	Class C	Standard General Conditions:	0.00%	(Approximate Range 4% to 20%) Standard field general requirements and conditions for duration of project, based on previous projects.								\$0.00
H	Class C	Government General Conditions:	0.00%	(Approximate Range 5% to 10%) Government requirements including, quality assurance and safety requirements. (See Division 1 Specifications for guidance.)								\$0.00
I	Class C,B	Testing & Inspections:	1.00%	(Approximate Range 1% to 3%) Soils, structural, material, and MEP (mechanical, electrical & plumbing) testing with inspection requirements.								\$9,890.40
J	Class C,B	Permits & Fees:	2.00%	(Approximate Range 0% to 2%) Wetlands, local fire requirements, sanitary, water, electrical local utility agency fees.								\$19,780.80
K	Class C,B,A	Home Office Overhead:	15.00%	(Approximate Range 4% to 18%) Applicable for type and size of construction per previous projects.								\$1,016,711.14
L	Class C,B,A	Profit:	10.00%	Can not exceed 10% per FAR (Federal Acquisition Regulation) requirements.								\$152,806.67
M	Class C,B,A	Performance Bond:	2.00%	(Approximate Range 1% to 2.5%) Construction bonding for contractor and subcontractors. The smaller the company the higher the rate.								\$101,871.11
				Subtotal NET Construction Cost:								\$1,016,711.14
N	Class C,B,A	Contracting Method Adjustment:	15.00%	Verify with project team which contracting method is to be used. Recommendations are 2 step Best Value Full and Open 5%; Hub Zone Competitive 7%; Hub Zone Negotiated 9%; 8A Competitive 12%; (8A Negotiated 15%								\$152,806.67
O	Class C,B,A	Inflation Escalation Annual Rate:	6.00%	Recommended rate based on historical rates.								\$265,551.09
				Include construction start / finish dates with duration of work in months.								
CURRENT DATE TO MIDPOINT OF CONSTRUCTION (Months):			33									
											Total Estimated NET Cost of Construction:	\$1,753,376.71
											Variance Check:	\$1,753,376.71

Wage Rate Factor Analysis

Park: Rock Creek

Project Title: Road Removal and Reforestation

Published Market Center: Blomington

Project County: Montgomery

Davis Bacon Decision: WD # IN20260002

Date Updated: 4/14/2023

Estimate Data Source: RSMeans, etc.

Market Center Adjustment Factor: 77.7%

Estimator:

Trade	2026		Market Adjusted Wage Rates for Blilomington		Davis Bacon with Fringe Wage Rates for the county of: Montgomery	Wage Difference	Wage Adjustment Factor		
	RSMeans National Average Direct Wage Rates								
Boilermakers	\$	77.46	\$	60.18	\$	81.41	\$	21.23	35.3%
Bricklayer	\$	63.19	\$	49.10	\$	53.40	\$	4.30	8.8%
Cement Mason/Finisher	\$	60.20	\$	46.78	\$	54.59	\$	7.81	16.7%
Carpenter	\$	64.27	\$	49.94	\$	59.76	\$	9.82	19.7%
Roofer	\$	57.22	\$	44.46	\$	57.09	\$	12.63	28.4%
Electrician	\$	76.07	\$	59.10	\$	73.64	\$	14.54	24.6%
Equipment Operator (average)	\$	69.01	\$	53.62	\$	73.45	\$	19.83	37.0%
Ironworker (Structural/reinforcement)	\$	70.45	\$	54.74	\$	66.41	\$	11.67	21.3%
Common Laborer (average)	\$	51.71	\$	40.18	\$	47.03	\$	6.85	17.1%
Painters (all)	\$	54.08	\$	42.02	\$	49.91	\$	7.89	18.8%
Plumbers	\$	79.00	\$	61.38	\$	70.10	\$	8.72	14.2%
Sheet Metal Worker	\$	70.45	\$	54.74	\$	72.36	\$	17.62	32.2%
Truck Drivers (average)	\$	58.30	\$	45.30	\$	33.37	\$	(11.93)	-26.3%
Asbestos Worker/Insulator	\$	70.92	\$	55.10	\$	65.88	\$	10.78	19.6%
Average Wage & Adjustment Factor:			\$	65.88	\$	51.19	\$	61.31	19.1%

Conclusion:

Davis Bacon Wage Rates for

Trades represent the workforce composition which will staff the majority of this project and also closely match the adjusted RSMeans rates.

When greater than 0%, add appropriate Wage Adjustment Factor percentage to Federal Wage Rate Factor in the Markups.

If Wage Adjustment Factor is less than 0%, then the rate used for the estimate Federal Wage Rate Factor should be 0%.

Note: Adjustment Factor should only be applied to the Labor of the estimate.

[Davis Bacon Wage Rates \(Wage Determinations\)](#)

Continue wage rate comparison and conclusion narrative:

more

than RSMeans

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Appendix C:

Bibliography

This bibliography was prepared to aid future researchers and site managers. Parenthetical notes on some sources provide additional information.

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Appendix D:

Annotated Treatment Photographs

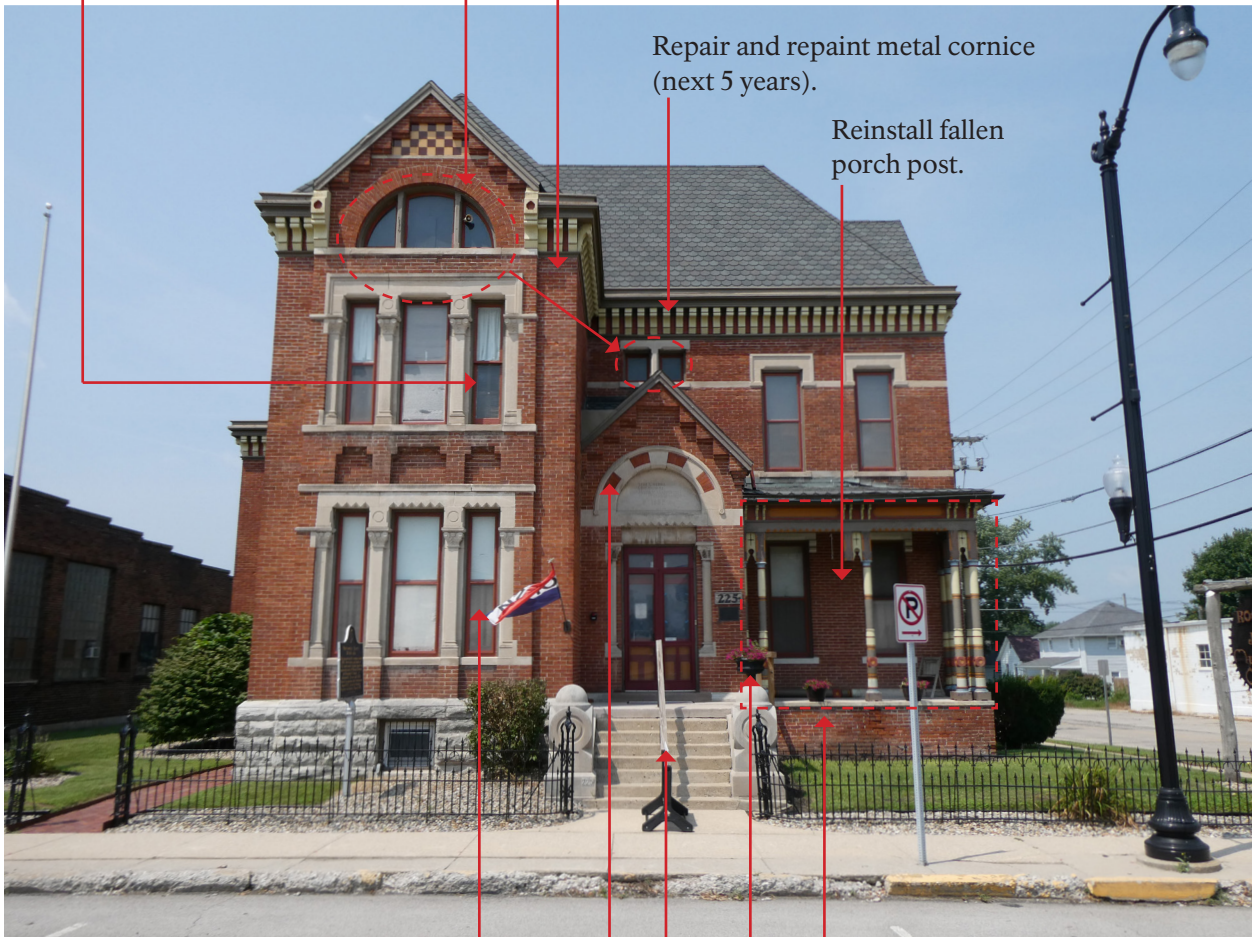
EAST ELEVATION

Consider installing storm windows
Replace missing storm window.

Selectively repair brick and limestone masonry on all elevations using approved methods. Assume 50% re-pointing of mortar joints in brick and 100% in stone. Match color, strength, texture, and profile of historic masonry. Assume replacement approximately 150 cracked or spalled bricks total. Repair spalled areas in limestone with Dutchman repairs. Epoxy inject cracks in limestone. Remove and patch abandoned metal embeddings within the brick and limestone masonry. Remove and replace failed sealant joints. Clean brick and limestone masonry.

Repair and repaint metal cornice (next 5 years).

Reinstall fallen porch post.



Remove loose paint and touch up all windows.

Inspect vestibule attic quarterly for signs of leaks around interior downspout.

Repair deteriorated porch posts. Assume repair of historic fabric and replacement of failing non-historic components.

Consider future replacement of north handrail with a less intrusive metal railing.

Replace non-historic handrail with a code-compliant handrail.

Figure D.1: The Montgomery County Jail / Rotary Jail Museum in Crawfordsville, Indiana, facing west.

NORTHEAST ELEVATION

Repair and repaint metal cornice
(next 5 years).

Repair or replace damaged cap of
north fencepost.

Repair leaking gutter.



Figure D.2: The Montgomery County Jail / Rotary Jail Museum in Crawfordsville, Indiana, facing southwest.

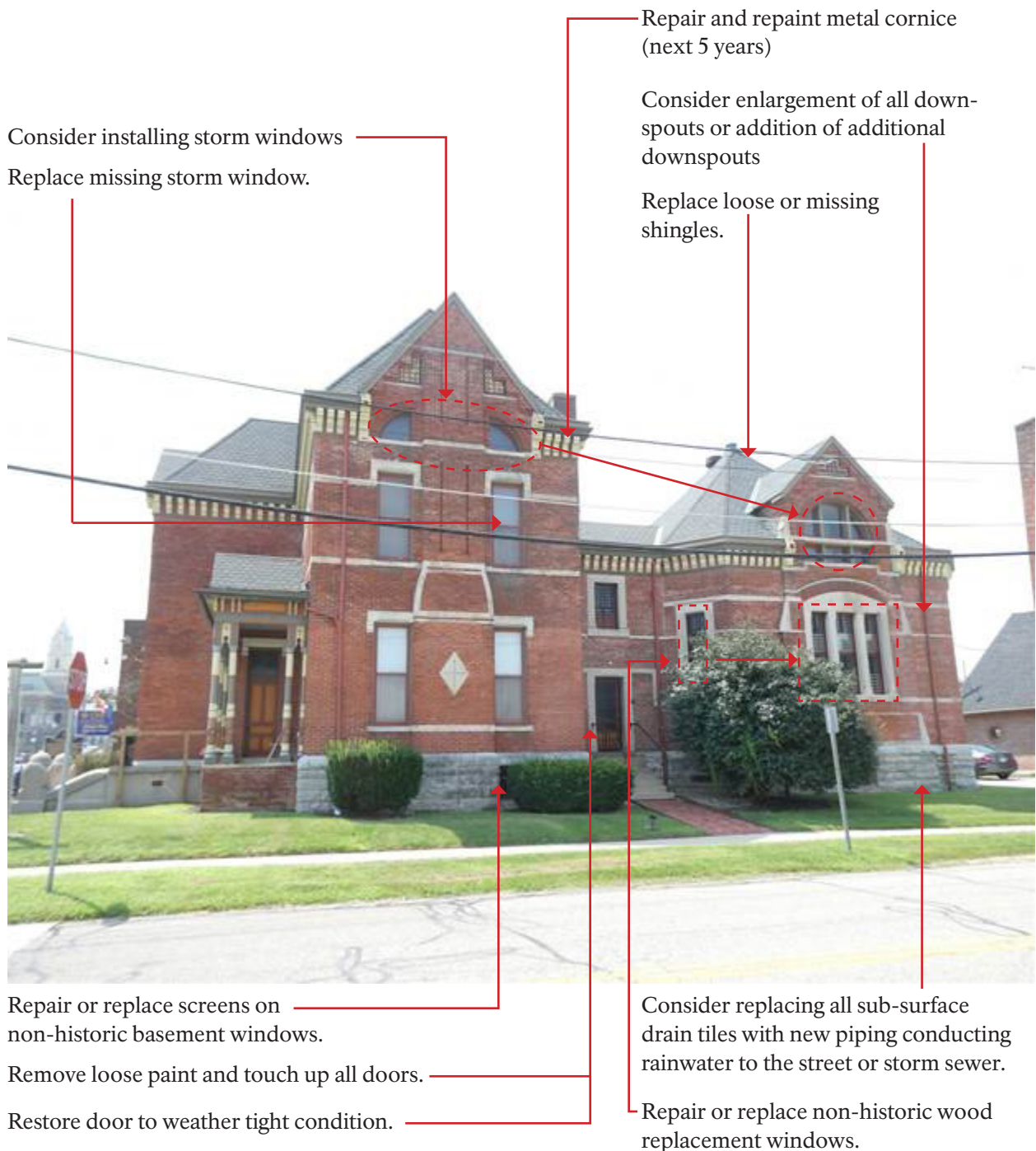
NORTH ELEVATION

Figure D.3: The Montgomery County Jail / Rotary Jail Museum in Crawfordsville, Indiana, facing south.

WEST ELEVATION

Repair and repaint metal cornice
(next 5 years)



At interior basement walls of cellblock, repoint failed mortar joints. Construct short concrete wall to supplement eroded brick masonry in the circular wall beneath the rotary cellblock.

Repair or replace non-historic wood replacement windows.

Figure D.4: The Montgomery County Jail / Rotary Jail Museum in Crawfordsville, Indiana, facing southeast.

NORTHWEST ELEVATION

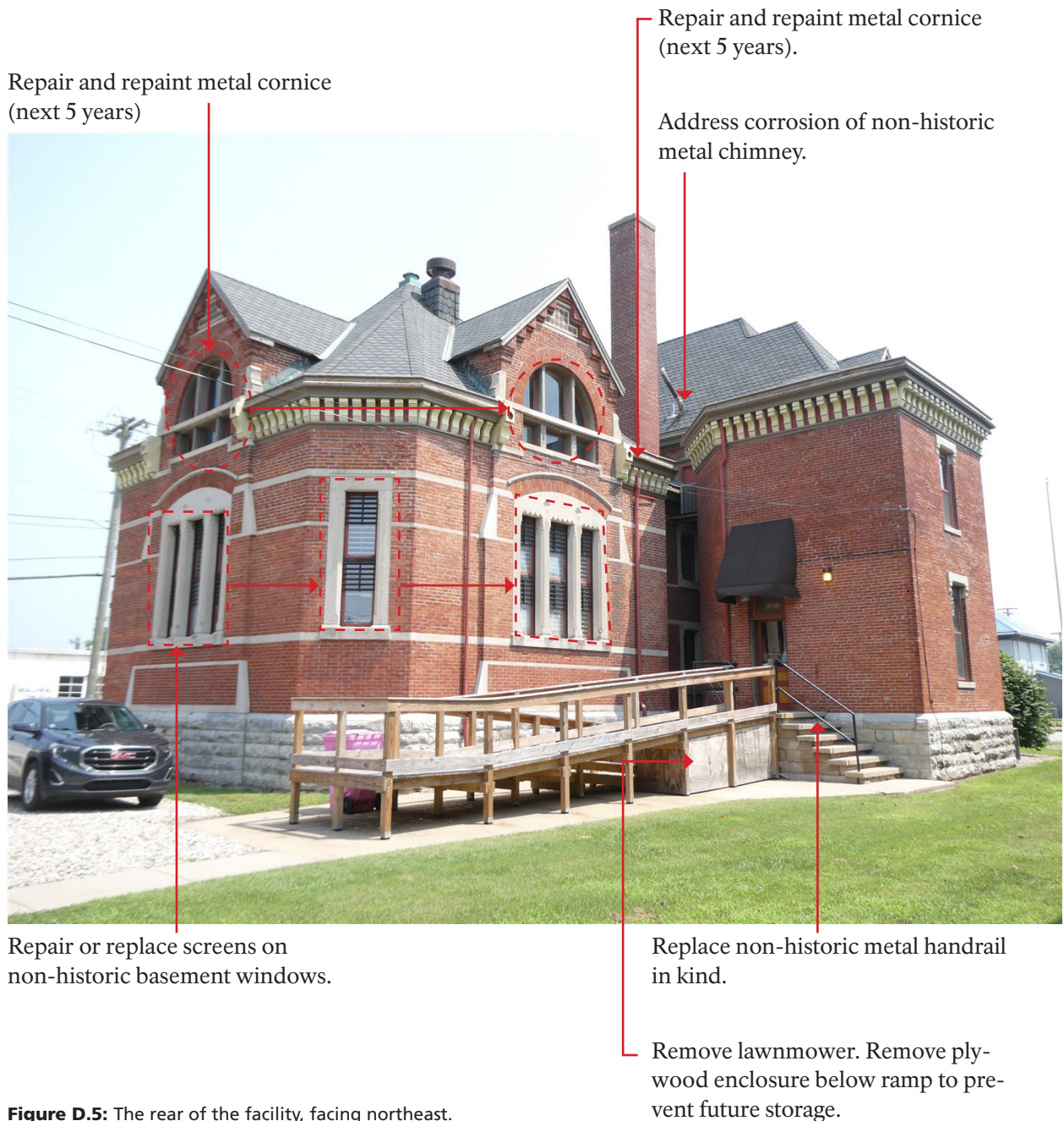


Figure D.5: The rear of the facility, facing northeast.

SOUTHEAST ELEVATION

Remove bird's nest, close open joint in cornice bracket.

Consider installing storm windows.



Remove loose paint and touch up all doors. Restore door to weather tight condition & replace missing storm door.

Repair and reinstall historic metal handrail or replace in kind.

Reset displaced brick paver walkway to eliminate trip hazards.

Figure D.6: The Montgomery County Jail / Rotary Jail Museum in Crawfordsville, Indiana, facing northwest. Source: Personal Collection, Benjamin L. Ross.

AERIAL VIEW

Missing shingles on the hip of the cellblock roof (dark areas to lower left of finial).



Figure D.7: An aerial view of the Museum showing the various roof levels, facing south.

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