

Discover Downtown

March 2005

News from the Zanesville Downtown Association

Downtown Homes Come With Value and Verve

by Broderick Perkins

DALLAS — That's a wrap for cocooning. Hanging out is in.

Hot on the heels of a head-for-the-hills trend among home buyers seeking the security of remote locales, a back-to-the-city movement is growing among young professionals and empty nesters looking for a different kind of action.

Rather than isolation and a sedentary lifestyle, the new breed of urban resident seeks locations that expose them to active, more vibrant lives. Reduced road rage and zero lawn care are also among the draws creating a return to downtown life, according to findings at a recent in-town housing conference here sponsored by the Urban Land Institute.

"We know this is a major direction in housing development in the United States," said Jon Abbett, president of CIG International, LLC, a Washington, D.C.-based company that finances housing development.

"Sales will be faster than you thought," he added.

And with speedy sales comes healthy appreciation.

Condos and townhomes are gaining in value more than twice as fast as single-family detached homes, more common to suburban locales. The National Association of Realtors says nationwide, the median price of single-family resale homes rose 7.4 percent during the past year, ending in the second quarter of 2003. Condos' median price was up 15.1 percent.

Moving down into a downtown home may also be an answer for the 83 percent of Americans aged 45 and older who say they want to retire in place, but who often live in outdated homes ill equipped to serve their needs as they age, according to AARP.

Downtowns typically offer concentrated activities welcomed by older, less mobile people who needn't go far for more.

"The future of cities has changed," said Tom Gilmore, manager of Gilmore Associates, an Los Angeles firm created to revitalize historic buildings in Los Angeles and Hollywood.

"Having people — a lot of people — living in a downtown is what keeps it from being a dead zone," he added.

Cities strapped by commercial real estate's downturn have shifted to residential development to trigger a lively 24/7 atmosphere energized by shopping, dining and entertainment.

Developers are converting empty commercial properties — old warehouses, canneries, and light manufacturing factories — to lofts, live-work units, apartments, and condominiums to accommodate the new denizens. They are also building new multi-use projects often combining upstairs homes with downstairs retail.

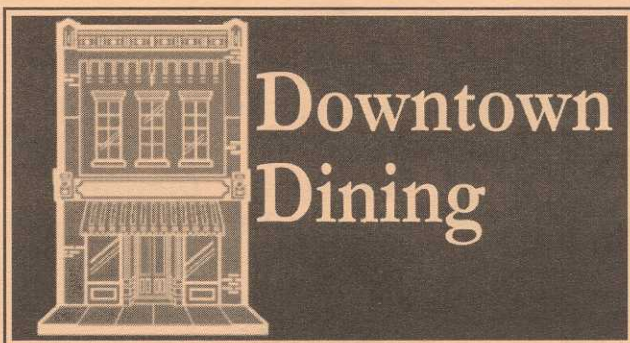
"We are seeing empty nesters who want a simpler lifestyle, as well as the children of empty nesters who don't want to live in the suburban environment their parents lived in," said Fran McCarthy, president, Daedalus Development, a Fort Worth, TX developer.

"The utopia of suburbia is not panning out. As cities grow, more pressure is placed on getting housing closer to jobs," McCarthy said.

Disclosure: The aging author of this story recently converted his downtown San Jose, CA condominium into an investment property and moved into a larger, newly-built loft, also in downtown San Jose.

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Just Breakfast & Lunch



57 South Sixth Street

Serving Breakfast and Lunch is their claim, providing a quality meal in a pleasant atmosphere is their game.

This Coca-Cola themed downtown diner continues to be a favorite location for locals to eat. If you haven't been to "Just Breakfast & Lunch" you should stop by soon!!

Discover Downtown

March 2005

Page 2



Downtown Art

This statue of the "Blessed Mother" is located in the Courtyard at St. Thomas.

One of many examples of religious artwork in downtown Zanesville, a walk around downtown will unveil many wonderful religious symbols.

Ohio's Building Doctors Make House Calls

The Ohio Historical Society's Building Doctors work in teams, teaching old-building owners how to recognize and solve some of the most common sources of problems in maintaining older buildings, and how to make informed decisions about repairs and improvements. Each clinic begins with a free seminar on topics like roof repair, window repair, peeling paint, masonry issues, energy conservation, additions, and bringing an older building (pre-1955) back to life without sacrificing the features which give it its historic character.

On the following day, the Building Doctors make the rounds of ailing buildings within five miles of the host community seminar facility to examine problems and prescribe cures. Their consultations are also free, but are limited and registration is required.

The Building Doctors will be holding a clinic:

April 14-15, 2005

Seminar Thursday, April 14 / 7:00 p.m.

Secrest Auditorium

334 Shinnick Ave., Zanesville

Consultations: Friday, April 15 / 9:00 a.m.-2 p.m.

Co-sponsored by the McIntire Terrace Association

<http://www.ohiohistory.org/resource/histpres/programs/builddoc2005fact.html>

Zanesville Police Department



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OH 43701

Emergency Dispatch

Phone: 9-1-1

Business Phone:

740-455-0700

Chief Eric Lambes

Zanesville Fire Department



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