



Harrison County Fairgrounds **Corydon, Indiana**

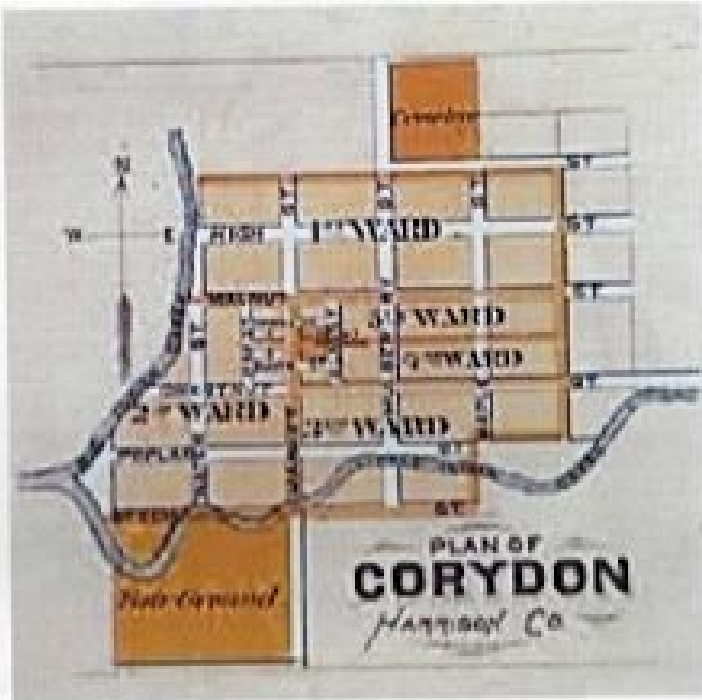
10/22/14

Master Plan Study



MICHEL TIMPERMAN RITZ
ARCHITECTS
NEW ALBANY, IN 47150

ARCHITECTURE • INTERIOR DESIGN • PLANNING •



"Oldest continuous County Fair existing in Indiana. First fair held Sept. 11 - 14, 1860. Citizens met Jan. 1860, organized Harrison County Agricultural Society, adopted constitution which with amendments governs yet today. Ground purchased Mar. 1860 from Benj. Aydelott, half mile track constructed for pacing or trotting, racing against time. In 1904, mare Bertha W won race and dropped dead at grandstand, buried north center field. Near mouth of spring Edw. Smith, first Corydon white settler built log cabin. His daughter, Jennie rendered song "Corydon" for Gov. Wm. Henry Harrison who in turn named our town. - "

Area Map

Harrison County Fairgrounds



MICHEL TIMPERMAN RITZ
ARCHITECTS
NEW ALBANY, IN 47150

ARCHITECTURE • INTERIOR DESIGN • PLANNING •



DESIGN HIGHLIGHTS

- The existing building is renovated to provide a modern, functional space for the fair.
- A new parking lot is constructed to accommodate the increased number of visitors.
- A new entrance is created to provide a more welcoming and accessible experience.

Area Map

Harrison County Fairgrounds

The Harrison County Fairgrounds consists of approximately 36.2 acres of land bordered by S. Capitol Avenue, Little Indian Creek, and a steep hillside covered with dense trees. Although it is located immediately adjacent to Downtown Corydon on the south, the property sits on the edge of town limits. The property sits in the Urban Fringe Area.



MICHEL TIMPERMAN RITZ
ARCHITECTS
NEW ALBANY, IN 47150

ARCHITECTURE • INTERIOR DESIGN • PLANNING •

Current and past uses:

- 4-H Events & Activities – Year round
- 4-H Fair Displays during Fair
- Past uses have included various shows, gatherings, and roller skating

Existing conditions:

Approx. 6,500 Sq. Ft.

Limited resources have been available to make improvements to the building in recent years. A significant amount of maintenance work has been completed by volunteers including fair board members. The building would require numerous interior and exterior renovations in order to accommodate additional year-round uses.

Proposed Improvements and/or Modifications:

- Replace roof
- Demolish existing restrooms and replace with flood resistant restroom facilities
- Demolish existing interior enclosure (kitchen area) to expand open space
- Repair existing plywood ceiling as required.
- Existing lighting is acceptable for current use but would need to be replaced if more types of events are desired in this building
- Repair existing concrete floor slab cracks and apply new coating system
- Provide new Heating and Cooling system
- Patch, repair, and paint existing concrete masonry unit walls
- Insulate existing building
- Repair existing doors and door hardware
- Variance is required by the State of Indiana before substantial renovations are started.

Historical significance:

- The existing building is considered by many local people to be an historic structure. With careful maintenance and renovation this structure can continue to play an important role in future fairs and events.



4-H Building

Harrison County Fairgrounds



MICHEL TIMPERMAN RITZ
ARCHITECTS
NEW ALBANY, IN 47150

ARCHITECTURE • INTERIOR DESIGN • PLANNING •



Public view of grandstand from dirt track

Current and past uses:

- Spectator bleacher seating for track and infield events
- Fairgrounds office and ticket windows below
- Open-air, covered space below bleachers used for gathering and display during events.

Grandstand

Harrison County Fairgrounds



MICHEL TIMPERMAN RITZ
ARCHITECTS
NEW ALBANY, IN 47150

• ARCHITECTURE • INTERIOR DESIGN • PLANNING •

Existing conditions:

Approx. 17,388 Sq. Ft.

Seats: Approx. 3000

- The existing grandstand was purchased and relocated from a minor league baseball park, Parkway Field in Louisville, Kentucky in 1961.
- The grandstand facility is in need of substantial renovation if the structure is to continue to be used.
- A majority of the structural steel frame is covered with rust and requires preparation and new finish for protection.
- The existing metal roof is leaking and needs repair and/or replacement. There are no existing gutters or downspouts to control storm water run off.
- The concrete floor bleacher decking is deteriorating. When stands are heavily occupied particles of concrete dust fall to floor below.
- The existing office space below is not climate controlled and is not visible to the public.

Suggested renovation:

- Structural system:
 - Recommend a structural review of grandstand before any renovations are completed.
- Required improvements and/or modifications:
 - Repair and/or replace roof
 - Repair and/or replace concrete floor bleacher decking
 - Remove rust from exposed steel structure, sand, and repaint
 - Install new gutters at the rear of the structure to help protect the Homemakers Building below.
 - Patch, repair, and paint existing CMU walls below bleachers.

Historical significance:

- The existing grandstand structure could be considered by many local people to be an historic structure, being greater than 50 years old. However, without continued maintenance and substantial renovation this structure will become unsafe and unusable, requiring replacement to maintain future use.

Grandstand's Hall Harrison County Fairgrounds



MICHEL TIMPERMAN RITZ
ARCHITECTS
NEW ALBANY, IN 47150

• ARCHITECTURE • INTERIOR DESIGN • PLANNING •



Homecomer's Hall Harrison County Fairgrounds



MICHEL TIMPERMAN RITZ
ARCHITECTS
NEW ALBANY, IN 47150

ARCHITECTURE • INTERIOR DESIGN • PLANNING •

Current and past uses:

- Primarily used during Harrison County Fair for showcase of such items as tobacco, hay, pies, vegetables, & flowers.
- Used for large item storage or fair equipment during the rest of the year

Existing conditions:

Approx. 4,600 Sq. Ft.

The overall facility is deteriorating due to age and need of maintenance. The roof, cupola, and siding are in poor condition. The heavy timber structure needs repair where joints and column bases have rotted. Interior lighting improvements required for modern usage. Limited resources have been available to make improvements to the building in recent years. Some light maintenance work such as painting has been completed by volunteers but resources have prevented extensive repair.

Suggested renovation:

- Replace roof with new metal roofing system or convert back to wood shake consistent with original image of the building.
- Repair or replace siding with new vertical siding system consistent with original image of the building.
- Reinstall ventilation openings in gables to allow for natural ventilation and light similar to original design
- Redesign lighting system / Install new lights for general illumination and displays
- Restore cupola including individual louvers
- Repair heavy timber structure at base and connections
- Remove redundant finish materials within the interior of the building

Historical significance:

The existing building is considered by many local people to be a valuable historic structure. Upon restoration, this structure can continue to play an important role in future fairs.

Homecomer's Hall

Harrison County Fairgrounds



MICHEL TIMPERMAN RITZ
ARCHITECTS
NEW ALBANY, IN 47150

ARCHITECTURE • INTERIOR DESIGN • PLANNING •



Merchant's Building & Farm Bureau Building

Harrison County Fairgrounds



MICHELL TIMPERMAN RITZ
ARCHITECTS
NEW ALBANY, IN 47150

• ARCHITECTURE • INTERIOR DESIGN • PLANNING •

Current and past uses:

- Fairgrounds Events & Activities, Storage – Weather permitting
- Merchant's exhibits during Fair

Existing conditions Merchant's Building:

- Existing building is in poor condition and has limited uses.
- Masonry walls are in poor condition
- Existing roof is leaking significantly and drains to the valley between ridges.
- Ceilings are too low
- No restrooms in this building
- No HVAC system
- Floor level is below surrounding grade and floods during heavy rain
- No historical significance identified

Approx. 9,960 Sq. Ft.

Existing Conditions Farm Bureau Building

Existing building in poor condition. Recommend demolition. No historical significance identified.

Proposed improvements and/or modifications

- Recommend demolition of existing structure due to excess costs for repair and improvements
- Propose replacement with new multi-use facility that includes:
 - Large open area, flexible use, space that is dividable and accessible from multiple points on the exterior
 - restroom facilities
 - flood resistant facilities
 - serving kitchen area
 - Portable "stage area"
 - Insulated building with HVAC system
 - Raised floor level and improved storm drainage around building
 - Recommend new merchants building. See proposed design concept.

Merchant's Building & Farm Bureau Building

Harrison County Fairgrounds



MICHEL TIMPERMAN RITZ
ARCHITECTS
NEW ALBANY, IN 47150

ARCHITECTURE • INTERIOR DESIGN • PLANNING •



Current uses:

- Animal boarding during Fair and other shows including horses, cattle, dairy cows, sheep, goats, poultry, rabbits, pigs

Existing conditions:

Existing barns vary in size

The existing 4-H barns and horse barns are in average condition. Some minor improvements and maintenance are desired, depending on planned usage, but overall, the barns are in good condition for their current uses. The existing show barn, however, is too small and in need of more space in order to accommodate the desired functions.

Proposed improvements and/or modifications

- Continued regular maintenance is recommended for the animal barns
- Expand existing show barn to meet current needs of 4-H and other uses



Show Barns & 4-H Barns

Harrison County Fairgrounds



MICHELL TIMPERMAN RITZ
ARCHITECTS
NEW ALBANY, IN 47150

• ARCHITECTURE • INTERIOR DESIGN • PLANNING •



Grounds

Harrison County Fairgrounds



MICHEL TIMPERMAN RITZ
ARCHITECTS
NEW ALBANY, IN 47150

ARCHITECTURE • INTERIOR DESIGN • PLANNING •

Existing Track

1. Current use is harness racing only.
2. Fair Board would like to continue current use of facility. Indiana Standard Bred Association.
3. No new improvements are proposed for track at this time. Continue with current upkeep which is self-sustaining supported by the State of Indiana through Indiana Standard Bred Association.

Existing on-site access roads and pedestrian walkways

1. Existing on-site access drives have evolved from patterns of use over time. Some have been paved recently while others remain unfinished with gravel surface
2. Pedestrian paths are for the most part undefined and utilize the same drives as vehicles.
3. Improve directional signage

Existing vehicular & pedestrian site access

1. Improve site identification signage at all entrances.
2. Current main vehicular entrance is scheduled to be improved for smooth access to infield

Site/Storm drainage

1. Any new development should address improvements to site drainage in the addressed area
2. Improvements should consider flood resistant construction
3. Care should be taken to avoid direction storm water toward track or infield and instead direct towards spring on west side of property.

Restroom Facilities

1. Additional restroom facilities are desired to serve public for events
2. Tie new facilities to existing sanitary sewer line. Abandon old septic systems.
3. Provide back-flow preventors as required for flood plain construction

Utility Infrastructure

1. Existing services have evolved through the years. Any new development should address improvements to the infrastructure for distribution throughout the site.

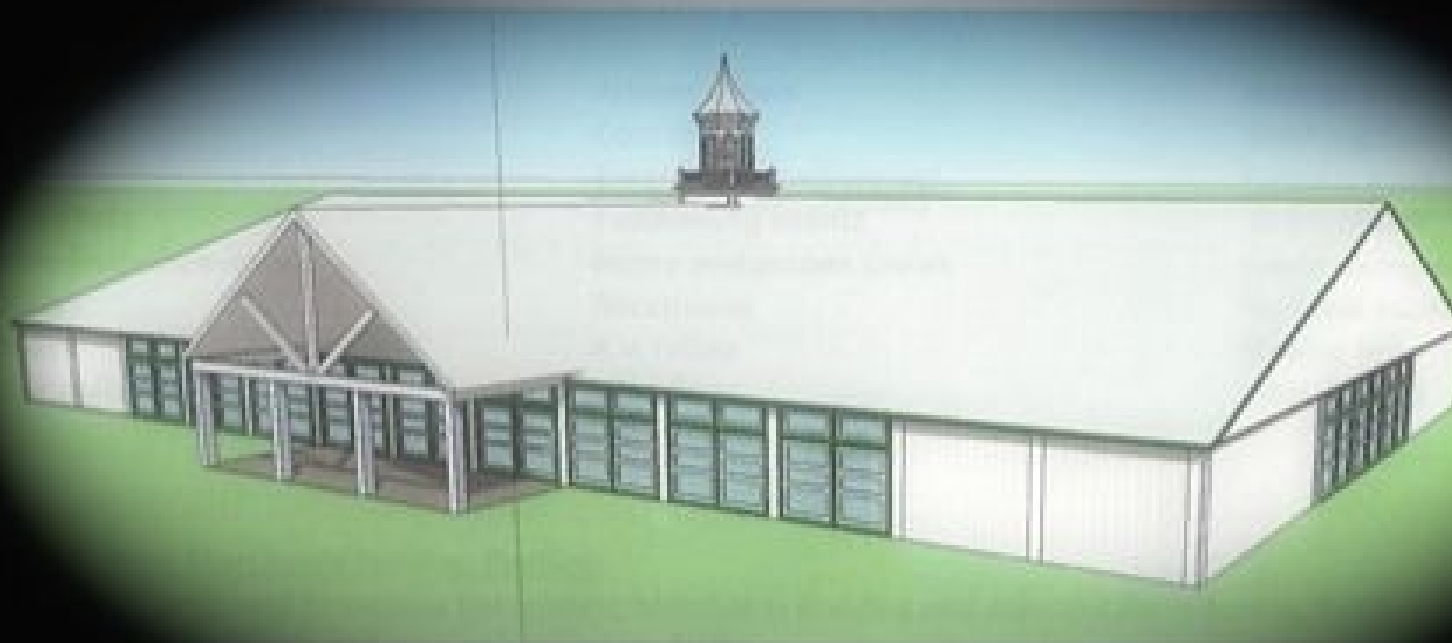
Grounds New Merchants Buildings

Harrison County Fairgrounds



MICHEL TIMPERMAN RITZ
ARCHITECTS
NEW ALBANY, IN 47150

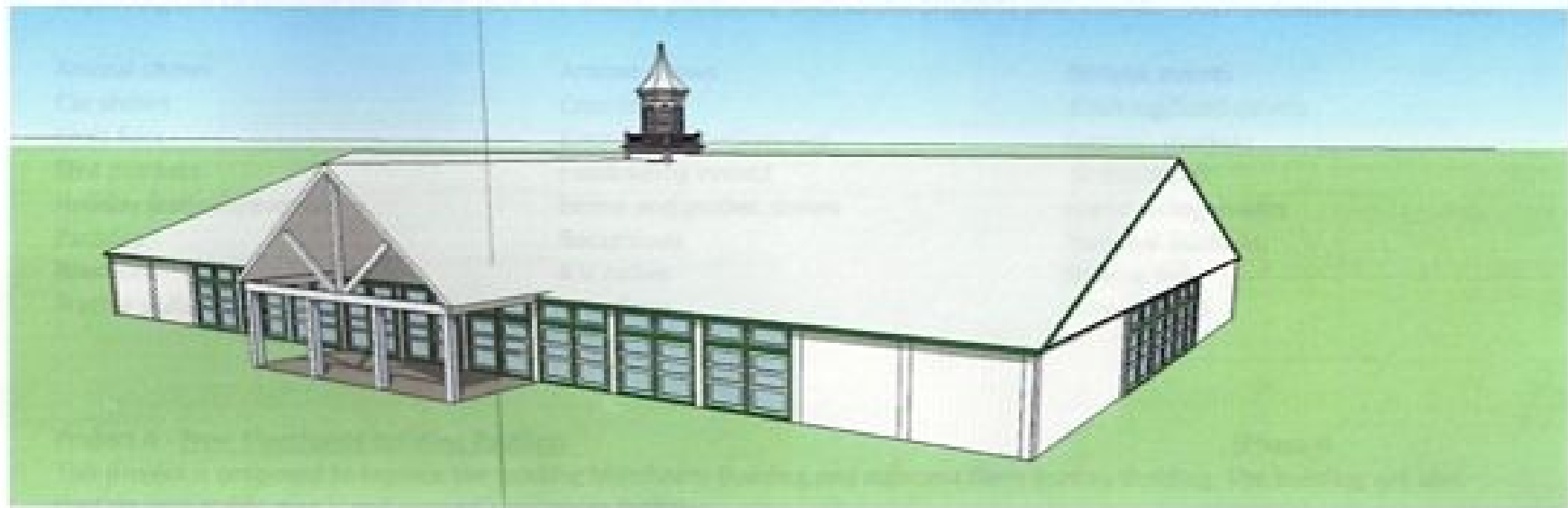
• ARCHITECTURE • INTERIOR DESIGN • PLANNING •



10/1/2014

10/1/2014 with new, larger facility

10/1/2014 from Bureau storage building with new



Proposed New Projects

Replace existing 4-H Show Barn with new, larger facility

Replace existing Merchants Building and Farm Bureau storage building with new, larger facility

- Year round, temporary heated space desired

Improve 4-H space and Home-maker's Hall for exhibits

New Community Space/Office Building

- 4-H/Fairgrounds office space
- Multi use meeting and event space
- Year round heated and cooled, finished space

Integration of Farmer's Market

- Provide for year round farmer's market on site either at Merchant's Building or New Community Space or Grandstand

Improve existing Grandstand Structure (Repair or replace)

Install pedestrian Walking path along natural spring

Proposed New Merchants Buildings

Harrison County Fairgrounds



MICHELL TIMPERMAN RITZ
ARCHITECTS
NEW ALBANY, IN 47150

• ARCHITECTURE • INTERIOR DESIGN • PLANNING •

These three phases of work have been identified as the most crucial for maintaining the existing fairgrounds usage as well as improving the facilities in order to draw more income producing uses to the property year-round. Such potential uses include:

Animal shows	Artisan shows	Athletic events
Car shows	Concerts	Cooking/food events
Craft fairs	Emergency auxiliary use	Farmers markets
Flea markets	Fundraising events	Graduations
Holiday festivals/events	Home and garden shows	Horse racing events
Parades	Receptions	Regional auctions
Reunions	R.V. rallies	Skating rink
Tractor pulls	Weddings	Wine festival

Project A - New Merchants Building Pavilion

(Phase I)

This project is proposed to replace the existing Merchants Building and adjacent Farm Bureau Building. The building will also contain new public men's and women's restroom facilities.

Approximate Size: 20,000 S.F.

1. Approximate Construction Cost:	\$1,600,000 - \$2,000,000
Demolition Cost:	\$ 80,000 - \$ 130,000
Approximate Soft Cost:	\$ 144,000 - \$ 160,000
Subtotal	\$1,824,000 - \$2,290,000
2. New Landscaping & Signage	\$ 200,000 - \$ 250,000
Total Phase I	\$ 2,024,000 - \$ 2,540,000

Proposed Improvement Projects

Harrison County Fairgrounds



MICHELL TIMPERMAN RITZ
ARCHITECTS
NEW ALBANY, IN 47150

ARCHITECTURE • INTERIOR DESIGN • PLANNING •

Project B – Grandstand, renovation of Homemakers Hall and 4-H building and Creek Walking Path (Phase II)

1. Grandstand

Step 1 – Repair/Renovate existing grandstand structure

Based on preliminary structural inspection approx. 3 years ago as well as visual analysis of existing conditions, the Board proposes to proceed with further structural testing and analysis to determine specific recommendations for repair of the existing grandstand should they vote to retain the existing structure.

Structural testing/evaluation of existing structure \$ 20,000

2. Creek Walking Path \$ 50,000 - \$ 75,000

3. Home comers Hall Renovation (Allowance) \$ 120,000 - \$ 150,000

4. 4-H Building Renovation (Allowance) \$ 150,000 - \$ 175,000

Total Phase II \$ 320,000 - \$ 420,000

Proposed Improvement Projects

Harrison County Fairgrounds



MICHEL TIMPERMAN RITZ
ARCHITECTS
NEW ALBANY, IN 47150

ARCHITECTURE • INTERIOR DESIGN • PLANNING •

Project C- Community Building

(Phase III)

1. This is a proposed new structure in the southeast corner of the fairground property and is located out of the floodplain. This building is planned to be climate controlled and have men's and women's restroom facilities. In addition to 4-H and Fair Board use this building would be available for public use year-round. Parking areas will be developed near this building for activities located there.

Approximate Size:	6000 S.F.
Approximate Construction Cost:	\$ 900,000.00 - \$ 1,050,000.00
Estimated Soft Cost budget:	\$ 63,000.00 - \$ 73,500.00
<hr/>	
Total Phase III:	\$ 963,000.00 - \$ 1,123,500.00

Proposed Improvement Projects Harrison County Fairgrounds



MICHELL TIMPERMAN RITZ
ARCHITECTS
NEW ALBANY, IN 47150

• ARCHITECTURE • INTERIOR DESIGN • PLANNING •

MICHELL TIMPERMAN RITZ
ARCHITECTS

319 Bank Street, New Albany, IN 47150
812 / 945-2324 Fax 812 / 945-0207
MTRArchitects.Com

October 30, 2014

Harrison County Community Foundation
1523 Foundation Way
Corydon, IN 47112

Re: Harrison County Fairgrounds Master Plan

Dear Steve,

The following information is being provided as additional information to the bound Master Plan for the Harrison County Fairgrounds Master Plan.

Annual income for The Harrison County Fairgrounds \$ 310,000

Includes: Cash received from fair
Entry fees
Pit fees
Gate admission
Grant funds
Sponsorships
County Funding

Annual Income for grounds rental \$ 10,942

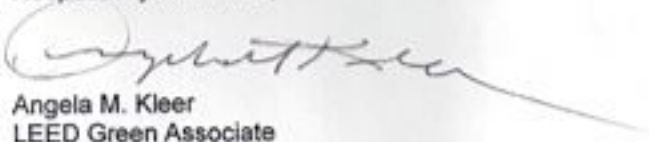
Average \$200 - \$300 per rental for facility
Additional income from other fees and admission

Projected total grounds rental with improved facilities \$ 25,000

Maintenance and cleaning costs incorporated into facility rental fee

Also, attached is a spread sheet that was developed for the Fair Board's use in planning.
As always, if there are questions or additional information is required please let me know.

Respectfully submitted,



Angela M. Kleer
LEED Green Associate



• ARCHITECTURE • INTERIOR DESIGN • PLANNING •