

Project	Pros	Cons	Estimated Costs	Estimated Completion Time
<p>“Restore”/replicate OSH in its entirety, with its use TBD</p>	<ul style="list-style-type: none"> • Preserves a part of South Orange’s past 	<ul style="list-style-type: none"> • Will require significant expenditure by the Village, even if matching grants received • Time to restore will take greater than 5 years, and building will remain in its current state for years • The restored building will require a maintenance plan and a business plan for any intended use • A dedicated grants person may be needed to apply for grants • Receipt of grants may impede Village’s receipt of grants for other historic buildings • Village’s capability in overseeing an historic restoration may be limited • Examples of Victorian architecture already exist in the Village and can be seen on Montrose tours • There is no parking, and street parking in the area is limited and, in the case of Grove Park streets, likely to be controversial • Easement or pathway for site access will be needed, but may not be possible 	<p>Likely to exceed \$5 million, of which half at least would be incurred by the Village for restoration.</p>	<p>5-10 years</p>

Project	Pros	Cons	Estimated Costs	Estimated Completion Time
<p>“Restore”/replicate the complete exterior of the building and repurpose the interior for another use, i.e. police annex, senior center, etc.</p>	<ul style="list-style-type: none"> • Preserves a part of South Orange’s past, though only on the exterior 	<ul style="list-style-type: none"> • Will require significant expenditure by the Village, even if matching grants received • Time to restore will take greater than 5 years, and building will remain in its current state for years • The restored building will require a maintenance plan and a business plan for any intended use • A dedicated grants person may be needed to apply for grants • Receipt of grants may impede Village’s receipt of grants for other historic buildings • Village’s capability in overseeing an historic restoration may be limited • Examples of Victorian architecture already exist in the Village and can be seen on Montrose tours • Access to first floor for visitors may be mandated by requirements of National Historic Trust, thereby limiting repurposing • There is no parking, and street parking in the area is limited and, in the case of Grove Park streets, likely to be controversial • Easement or pathway for site access will be needed, but may not be possible 	<p>Likely to exceed \$5 million, of which half at least would be incurred by the Village for restoration.</p> <p>Repurposing costs unknown.</p> <p>Maintenance costs unknown.</p> <p>Business plan creation and execution for a repurposing effort has unknown costs.</p>	<p>5-10 years</p>

Project	Pros	Cons	Estimated Costs	Estimated Completion Time
Restore the stone portion of the OSH only and demolish the remainder	<ul style="list-style-type: none"> • Preserves a part of South Orange's past, limited to the oldest part of the house • Examples of Victorian architecture already exist in the Village and can be seen on Montrose tours • Maintenance costs to the village reduced as compared to maintaining the whole structure • Site could be an archeological dig site for a limited period, though would require a cooperative effort with an archeological educational institution. • Removes the current dilapidated structure in the near term 	<ul style="list-style-type: none"> • Will require permission from National Historic Trust since whole building is listed • Will require a maintenance and business plan for the management of a historic landmark • There is no parking, and street parking in the area is limited and, in the case of Grove Park streets, likely to be controversial • Easement or pathway for site access will be needed, but may not be possible 	<p>Estimated cost to demolish all but stone portion: \$150,000</p> <p>Estimated cost to restore stone portion and surrounding landscape: TBD</p>	3-5 years

Project	Pros	Cons	Estimated Costs	Estimated Completion Time
Solicit a private developer to buy the property as well as the adjoining property on Ralston Ave to create a B&B/restaurant complex	<ul style="list-style-type: none"> • No further financial burden on the Village • Removes landlocked issue 	<ul style="list-style-type: none"> • Contingent on the Ralston property still being for sale • Restrictive covenants on many Montrose properties may be in place for the OSH property and the Ralston property • Will require re-zoning to allow use of B&B/restaurant. • Properties would need to be investigated to determine if parking could be accommodated. • Could be difficult to find a buyer • May require National Historic Trust approvals 	<ul style="list-style-type: none"> • Attorney costs for real estate transaction 	<ul style="list-style-type: none"> • 2 or more years to successfully market • 2-3 more years for development by buyer.

Project	Pros	Cons	Estimated Costs	Estimated Completion Time
Restore the stone portion of the OSH only and demolish the remainder and install Tau on the property	<ul style="list-style-type: none"> • Preserves a part of South Orange's past, limited to the oldest part of the house • Examples of Victorian architecture already exist in the Village and can be seen on Montrose tours • Maintenance costs to the village reduced as compared to maintaining the whole structure • Draws a link between the past and the modern • Plan for site might be able to be given as a design challenge to landscape design schools • Removes the current dilapidated structure in the near term 	<ul style="list-style-type: none"> • Will require permission from National Historic Trust since whole building is listed • Will require a maintenance and business plan for the management of a historic landmark • There is no parking, and street parking in the area is limited and, in the case of Grove Park streets, likely to be controversial • Easement or pathway for site access will be needed, but may not be possible • Costs for design to locate Tau by duck pond will have been spent 	<p>Estimated cost to demolish all but stone portion: \$150,000</p> <p>Estimated cost to restore stone portion: TBD</p> <p>Estimated cost to site Tau: \$75,000</p> <p>Estimated cost to create overall site design: \$0 if given to schools as a design challenge</p> <p>Estimated cost to implement the landscape: TBD</p>	3-5 years

Project	Pros	Cons	Estimated Costs	Estimated Completion Time
<p>Restore the stone portion of the OSH only and demolish the remainder and create small farm plots for residents on the surrounding land</p>	<ul style="list-style-type: none"> • Preserves a part of South Orange's past, limited to the oldest part of the house • Examples of Victorian architecture already exist in the Village and can be seen on Montrose tours • Maintenance costs to the village reduced as compared to maintaining the whole structure • Draws a link between the past and the agrarian society at the time of the original stone house • Provides an opportunity for community vegetable gardens similar to Maplewood • Rental of a plot (eg. 10x10 for \$50) on an annual basis by residents could provide revenue to help offset maintenance costs of the stone house. 	<ul style="list-style-type: none"> • Will require permission from National Historic Trust since whole building is listed • Will require a maintenance and business plan for the management of a historic landmark • There is no parking, and street parking in the area is limited and, in the case of Grove Park streets, likely to be controversial • Easement or pathway for site access will be needed, but may not be possible • Removes the current dilapidated structure in the near term 	<p>Estimated cost to demolish all but stone portion: \$150,000</p> <p>Estimated cost to restore stone portion: TBD</p> <p>Estimated costs to design and implement garden plots: TBD</p>	<p>3-5 years</p>

Project	Pros	Cons	Estimated Costs	Estimated Completion Time
Sell the property with covenants for restoration	<ul style="list-style-type: none"> • No further financial burden on the Village • Village can give more attention, time and money to other historic buildings, such as Village Hall, which would require less restoring • In some way, the OSH remains 	<ul style="list-style-type: none"> • Could be difficult to find a buyer • Village loses an historic building • Easement or pathway for site access will be needed, but may not be possible • Price received for the property may be low to nil given burden imposed on purchaser 	Attorney costs for real estate transaction	1-2 years for sale

Project	Pros	Cons	Estimated Costs	Estimated Completion Time
Sell the property with no restrictions	<ul style="list-style-type: none"> • No further financial burden on the Village • Village can give more attention, time and money to other historic buildings, such as Village Hall, which would require less restoring 	<ul style="list-style-type: none"> • Could be difficult to find a buyer • Village loses an historic building • Easement or pathway for site access will be needed, but may not be possible • Price received for the property may be low, given its location 	Attorney costs for real estate transaction	1-2 years for sale

Project	Pros	Cons	Estimated Costs	Estimated Completion Time
Demolish the entire building and add to Village's parkland	<ul style="list-style-type: none"> • No further financial burden on the Village • Village can give more attention, time and money to other historic buildings, such as Village Hall, which would require less restoring 	<ul style="list-style-type: none"> • Easement or pathway for site access will be needed, but may not be possible • Some landscape design will be needed • Will require removal from the National Historic Trust which may prove difficult • Village loses an historic building 	Estimated cost to demolish: \$100,000	1-2 years

Project	Pros	Cons	Estimated Costs	Estimated Completion Time
Demolish the entire building and annex the land to the police building land	<ul style="list-style-type: none"> • No further financial burden on the Village • Village can give more attention, time and money to other historic buildings, such as Village Hall, which would require less restoring • Removes the current dilapidated structure in the near term 	<ul style="list-style-type: none"> • Will require removal from the National Historic Trust which may prove difficult • Village loses an historic building • Rezoning may be needed to use land for other than residential 	Estimated cost to demolish: \$100,000	Less than 1 year