

For Further Information contact Ross Reller  
(317) 414-1101  
[rreller@mresonline.com](mailto:rreller@mresonline.com)

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## **FOR IMMEDIATE RELEASE**

### **HISTORIC JAIL IN BOONE COUNTY OPEN HOUSE SCHEDULED**

Meridian Real Estate, Indianapolis, has announced the dates for an open house for prospective purchasers to inspect the Historic Boone County Jail, 104 West Washington Street, Lebanon, Indiana. All interested parties will be allowed free access to the property during the OPEN HOUSE Inspection Dates and Times of: Friday March 9, 2007 and Saturday March 10, 2007, 10:00 a.m. – 2:30 p.m. At this time prospective buyers will be able to tour the property with their consultants and advisors and see the entire property.

Located on the courthouse square in the Boone County seat of Lebanon, the attractive copper-roofed structure has been privately owned since the property was auctioned by the county in 2002.

Built in 1939 during the Federal Emergency Public Works Administration of the FDR administration, the 3 story beige brick structure has been meticulously refurbished and ready for sale. Intact are the original residence, originally constructed for the Sheriff and his family who resided in the front part of the property and prepared all meals for the inmates from an industrial kitchen attached to the residence. A walk-in vault, fully operational, is also located within the residence. A private two car garage connects the residence to Meridian Street.

The clientele entered through a massive side door on brass hinges, and resided in the northern two-thirds of the property. Both residential space and corrections space utilized all three levels and were safely separated by a proprietary cell door entry system. All of these features remain virtually unchanged since 1939. The Sheriff's living quarters have new central heat and air on three levels in the front/south end of the building. This area includes a kitchen with industrial South Bend range, a two-car enclosed garage, living room, bedrooms, and office space. "The adaptive re-use potential for the building is limited only by the imagination", according to Ross Reller, marketing agent of the property with Meridian Real Estate.

The residential portion of the property contains approximately 4,284 square feet and the jail building contains 10,028 square feet on two and one half levels of poured-in-place concrete. It features two levels of jail cells designed to accommodate 20-25 "residents". The concrete floor is approximately one foot thick and may have significant load-bearing properties.

Reller speculates the property may be a Hummer-sized residence, a law office or even a bistro or catering concern. "Our research indicates that in Boston, Massachusetts a historical jail has been renovated into a concierge level hotel, in Dallas, Texas, a prominent law firm renovated the historic jail," and according to Reller, "a county in Tennessee has converted the historical jail for the area's Chamber of Commerce." Reller adds that throughout the country, historic jails have been converted into a diverse array of public and private uses.

The 14,300 square foot Boone County roof has a green patina, thanks to a beautiful leak-free copper-clad structure, rarely found in central Indiana on residential or commercial structures. Equally rare is this unique property's proximity to a major metropolitan area; less than 30 minutes to downtown Indianapolis.

Reller believes the property may sell for less than reproduction cost. "On a cost per square foot basis, it will sell for a fraction of similar-sized residential or commercial properties now on the market, he says.

Several of the brass plaques may also be of interest. One of the historical plaques indicates the improvements were constructed during the Federal Emergency Public Works Administration of the FDR administration. The Federal Emergency Administration of [Public Works](#), created by Title II in the National Industrial Recovery Act of June 1933, became the first national peacetime effort to create jobs. Eventually known as the Public Works Administration (PWA), this [New Deal](#) program spent over \$6 billion to shore up the nation's infrastructure while combating unemployment. Under Secretary of the Interior Harold Ickes's direction, the PWA constructed or refurbished highways, dams, low-cost housing, airports, warships, and other public projects. States and municipalities provided supervision in some cases, but all had to respect PWA guidelines. No PWA projects could use convict labor or work employees more than thirty hours a week. Congress required that human labor be used "in lieu of machinery whenever practicable" to maximize employment. By the close of 1933, thirteen thousand federal projects and twenty-five hundred locally supervised projects were under way.

Another historical feature of the property is known as the "Stewart's Patent Jail and Locking and Operating Device" manufactured by the Stewart Iron Works of Cincinnati, Ohio. It controls the locking of the jails and is virtually identical to the mechanical locks at Alcatraz, also constructed by Stewart Iron Works. "Yes, even the jail locking system constructed in 1939 still opens and closes with the same precision and sound," said Reller.

Founded in 1993, Meridian Real Estate is one of Indiana's largest office and industrial real estate brokerage firms. Named by the Indianapolis Business Journal as the area's eighth fastest growing private company in September, 2003 and the sixteenth in 2004, the company was recognized by the Johnson Center for Innovation of the Kelly School of Business in 2002, 2003 and 2004 as an Indiana "Growth 100 Company". Meridian is also recognized by many as one of Indianapolis' dominant tenant representation firms and a leader in corporate multi-market services, medical office brokerage, project management services, and economic incentive procurement through Rubin Advisors, Inc.

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