

## Interior Improvement-Commercial & Residential

### 210 ½ A Main Street Second Story Apartment, Corby and Amy Schweers

From the National Register Application 2009: Constructed of brick masonry, this two-story structure sits just to the south of an alley. The exterior first floor has been modified with an aluminum storefront and brick masonry knee walls. The second story still exhibits stylistic influence of the Neo-Classical Revival style. Two brick pilasters with ionic column capitals divide the façade into three bays each exhibiting a rectangular window. The original windows have been modified and resized, but the original masonry openings remain in place. Brick dentils and a bracketed painted cornice emphasize the horizontal lines of the upper portion of the façade. Built in 1915, the building history reads, Central Meat Market; Jack Denbeck Meat Market; Standard Market Meats; Kagy's; The Shepherdess; Dianne's Gift Store, then Rustic Treasures.

The building was purchased in August of 2020 by Wayne residents and business owners Amy and Corby Schweers. The entire building had been the first location of Rustic Treasures, a thrift and consignment store that had outgrown the main floor space, expanded to the second story and then relocated to a larger location across Main Street. The initial plan is for the building to house 2 apartments on the second floor and 2 business on the main floor. With an existing first floor tenant, a taekwondo studio, the Schweers immediately went to work renovating the second floor, beginning with the street facing apartment on the 2nd floor. Although the space had been most recently used for retail and storage, the original apartment footprint was still in place for the front apartment. Schweers did not employ an architect but simply utilized the space that was already laid out.

Regarding the renovation, the Schweers main focus was to buy local and utilize local carpenters and contractors where possible. They did not seek financial assistance from any entities. This entire project was paid for personally by the Schweers as an investment in downtown Wayne. Corby has an extensive banking background, currently Executive Vice President and Chief Lending Officer for Elkhorn Valley Bank & Trust. Amy is a licensed Broker and Certified Residential Appraiser since 2000 for her real estate company, Property Exchange Partners.

### 210 ½ Apartment A

All the doors were custom built by Schmidt Home Solutions out of Randolph, NE, the cabinetry was custom built by Nick's Woodshop from Wakefield, NE. Schroeder Electric and Zach Heating and Cooling were the electrical and mechanical contractors. All supplies were purchased locally from Carhart Lumber or Vakoc Construction.

Corby and Amy Schweers purchased the building at 210 Main Street in August 2020. This 2 story historic downtown building features main floor retail space, an abandoned second floor 1 bedroom apartment, and a large ballroom size space to the back. The Schweers immediately began renovating the street facing front apartment.

The main entrance is through a walkway over the ally between 210 and 210 Main Street. The main entrance opens into a foyer with access to the front apartment A and the back ballroom space. The apartment front door and a matching ballroom door were installed at the entrance from the walkway. The foyer door opens into the living room. Off the living room are a single bedroom, bathroom, and kitchen. The lowered ceilings were opened up and old ceilings replaced to make room for new lighting and HVAC. The exterior front windows were replaced with original styled transom windows to provide natural light into the apartment. Top transoms between the living room and bedroom and the kitchen and entryway were also put back in. Sliding barn doors were installed between the living room and bedroom. Decisions regarding bathroom finishes were dependent on available materials and shipment timing. With new flooring, paint, and finishing touches, the space was finished in time to show it off at a Chamber Coffee on March 19 with a new tenant taking residence on April 1, 2021.