

## **Introduction to 310 E Broad (Cap House) for Mansfield development meeting**

Few things are more American than small towns, front porches and ice cream. 310 E Broad is the fifth oldest house in Mansfield. A registered historic home known as the "Cap House." My wife and I love Mansfield and, particularly, the downtown area. However, there are few options for dessert places within walking distance and places that stay open in the evenings for families and friends to hang out together. When this property came up for sale, we saw this as an opportunity to be that kind of place.

We have divided the building into two suites. Our goal is to have the front and one side as a dessert shop and the other side as a high-end salon suite. Several months ago, we met with Parker, a Mansfield High Grad who owns the local homemade ice cream store 'GetchaSum.' He is a perfect fit for the vision we have for this location.

This is our first time developing a commercial and historical building in downtown. What we had planned to be a three to four-month process has become closer to nine months. The renovations are relatively small; however, the process for the detailed site plan, full Engineering documents, and planning with the city has dramatically increased the time and overall cost of the project.

Our goal is to make a place where families of Mansfield can enjoy excellent ice cream, and people can hang out. The indoor space is around 950 sq/ft with a front patio of 132 sq/ft and a new side and back deck of 845 sq/ft. Along with that, we have a backyard (over 1000sq/ft) that will be an excellent spot for kids to run around, play cornhole, and enjoy their dessert.

The home is full of unique features for the last one hundred and twenty years. We have maintained it as much as possible while making it safe, code-compliant, energy-efficient, and functional for modern commercial use. The bathroom styling, colors, doors, and modeling are going to still have that historic charm that makes old homes unique.

We appreciate you considering us for this downtown renovation grant. The cost of this project has risen substantially and has taken much longer than initially planned. This grant would help us finish this project and make it a place for the families of Mansfield to enjoy.

We would love for any of you to stop by for a tour, so if you see us out working, don't hesitate to come by.

Thanks,  
Greg Bowles