

**COUNCIL ACTION FORM**

**SUBJECT: FAÇADE IMPROVEMENTS GRANT REQUEST FOR 426 FIFTH STREET**

**BACKGROUND:**

Owner Chuck Winkleblack has submitted an application for a Downtown Façade Grant for the building at 426 Fifth Street (see Attachment A). This request is for a \$15,000 Downtown Façade Grant for \$53,000 of façade improvements, as well as \$1,000 toward professional fees (see Attachment D - written statement and Attachment F - estimate).

In 1938, F. T. Moore and his brothers built this building as the home for their dairy, which became a popular dairy and was known for many years for its ice cream. The web site of the Ames Historical Society has a great deal of information about their interesting story, including images of the exterior and interior of the building (see Attachment B). Today the building still has historic integrity, and the proposed façade improvements improve its integrity to a large extent. However, although it has some elements consistent with the design of the retail buildings on Main Street, the historic design guidelines are not applied because of significant differences, such as the lack of a full commercial store front and the lack of the adjacent buildings with the 20-foot wide commercial bay that is so characteristic of Main Street. The program's alternative design guidelines are very appropriate for this project because it supports specific elements that reinforce the character and quality of the downtown.

The most significant change has already been made: Removal of the wood frame later addition from the east side of the building (this is not supported by the requested grant). The door into this addition will be filled in with clay brick, and windows will be added to the exposed blank portion of the east exterior wall. The proposed improvements include removing the wood panel coverings, and cleaning and tuck-pointing the existing clay brick masonry where needed. The display windows will be replaced with windows filling the existing opening, and panels will be added where transoms are commonly found on Main Street. Where the interior ceiling allows, these transoms will be transparent glass. Display windows and transom panels will replace the glass block on the west façade. Although the glass block is original, it will allow this former working area of the dairy to become a commercial retail or office space. Display windows will be more consistent with design guidelines than the glass block. Vent openings at the ground on the west façade will be filled in and staff recommends they use clay brick and mortar, both matching the existing masonry as closely as possible.

**These proposed elements meet the Downtown Design Guidelines, as do other existing elements of the street-facing façades such as the entry canopy and the upper level windows. Although there is no shift in the building footprint and no**

projecting cornice on the parapet, as called for by the Guidelines, these changes would harm the historic integrity of the building and are not recommended in this case. No improvements are proposed for the south facade, which is the service portion of the building.

**ALTERNATIVES:**

1. The City Council can approve a grant of \$15,000 and \$1,000 for professional fees from the Downtown Façade Grant Fund for façade improvements at 426 Fifth Street.
2. The City Council can deny the request for a Downtown Façade Grant for façade improvements at 426 Fifth Street.
3. The City Council can refer this issue back to staff or the applicant for more information, or for specific revisions for future consideration by the City Council.

**MANAGER'S RECOMMENDED ACTION:**

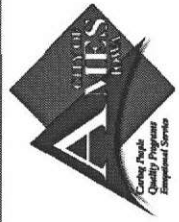
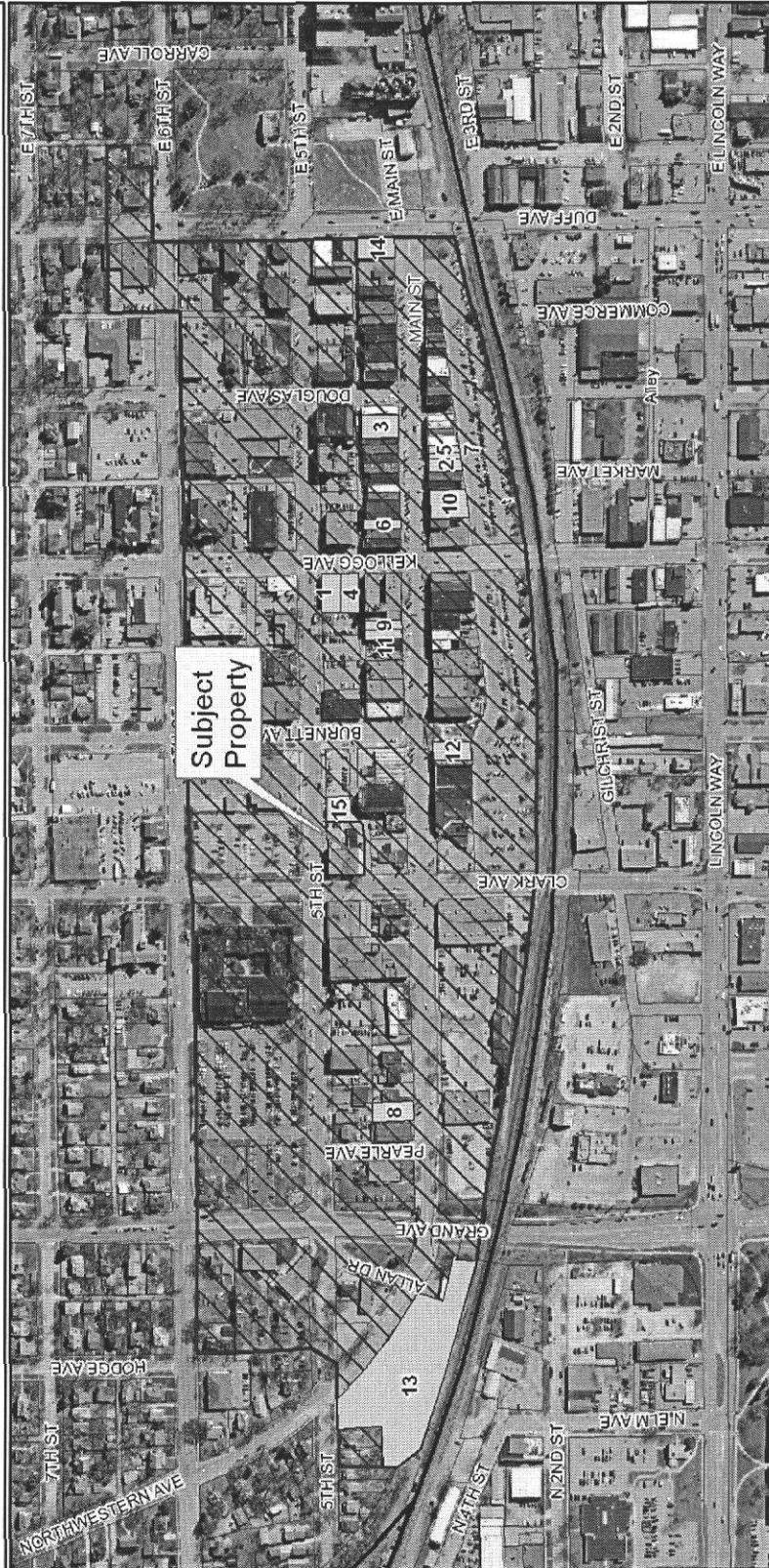
As it stands today, the Moore's Dairy building has a high degree of historic integrity and is consistent with the Downtown Design Guidelines in many ways. **The owner intends to make improvements to the building that will have a significant visual impact, give it more integrity, and make it more compliant with the Guidelines. The improvements meet the purpose of the façade grant program, which for buildings that are not historic is to encourage improvements that acknowledge or respect the original character of these buildings, while also adding characteristics that reinforce the character and quality of the downtown.**

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, thereby approving a grant of \$15,000 for façade improvements and \$1,000 for professional fees from the Downtown Façade Grant Fund for façade improvements at 426 Fifth Street.

If this grant is approved, the City will have supported façade renovation on a total of sixteen buildings in the downtown area.

Attachment A

# Downtown Façade Grant Program



**Legend**

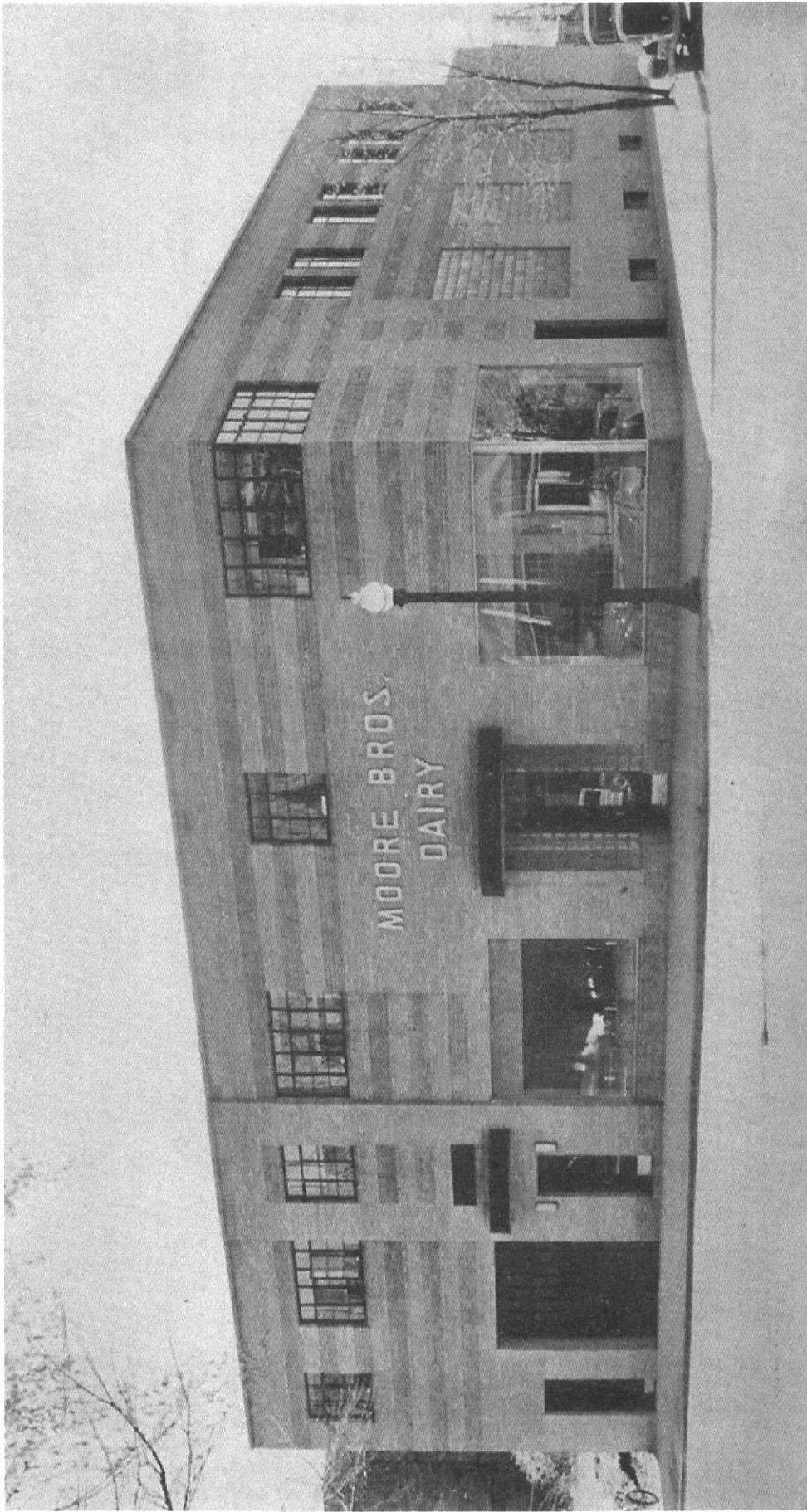
- Approved Projects
- Downtown Façade Improvement Area

- Facade Grant Locations**
1. 413 Kellogg Ave (12/2004)
  2. 220 Main Street (09/2005)
  3. 203 Main Street (06/2006)
  4. 411 Kellogg Ave (01/2007)
  5. 216 Main Street (07/2007)
  6. 229 Main Street (07/2007)
  7. 218 Main Street (08/2007)
  8. 547 Main Street (11/2007)
  9. 311 Main Street (12/2007)
  10. 230 Main Street (04/2008)
  11. 313 Main Street (11/2008)
  12. 400 Main Street (06/2009)
  13. 413 Northwestern (09/2009)
  14. 101 Main Street (09/2009)
  15. 410 9th Street (in progress)

Map Created by  
Department of Planning & Housing  
October 8, 2009

(2008 Aerial Photography)

ATTACHMENT B



ATTACHMENT C





## ATTACHMENT D

Written statement for the façade improvement grant for 426 5<sup>th</sup> Street      September 28, 09

Our intent is to restore the facades of the building in keeping with the “other facades” guidelines. We are working with Roseland, Mackey, Harris architects to guide us through this project.

We are intending to demolish the single story building that was put on as an addition and to give the façade a “face lift” and a restoration. The building originally had windows with transoms above them, at some unknown point in the past the owners of the building filled in the transoms and covered them up. It is our intention to remove all of the siding and reinstall the transoms and windows more in keeping with the original design.

The West façade had the original windows and transoms removed and it was filled in with glass block, our intention is to install “store front” windows back into the space as well as the transoms above the windows. There are also vents along the ground that will be filled in, these vents are no longer needed and are causing moisture to get into the basement.

The East façade will have the siding and paint removed as well as the remainder of the second wall of brick left after the addition is removed. The windows with transoms will be installed and the entrance feature will be reconstructed more in keeping with the architecture of the building.

The building has had a number of signs and “things” bolted to the facades. Our intent is to remove all of the bolts, caulking, signs and other miscellaneous items from the building and have the facades put back into the proper condition.

We would like to install new entrance doors as well so that they match the windows and are much more energy efficient. We may not have enough money to do that at this time but we will do it as our finances allow.

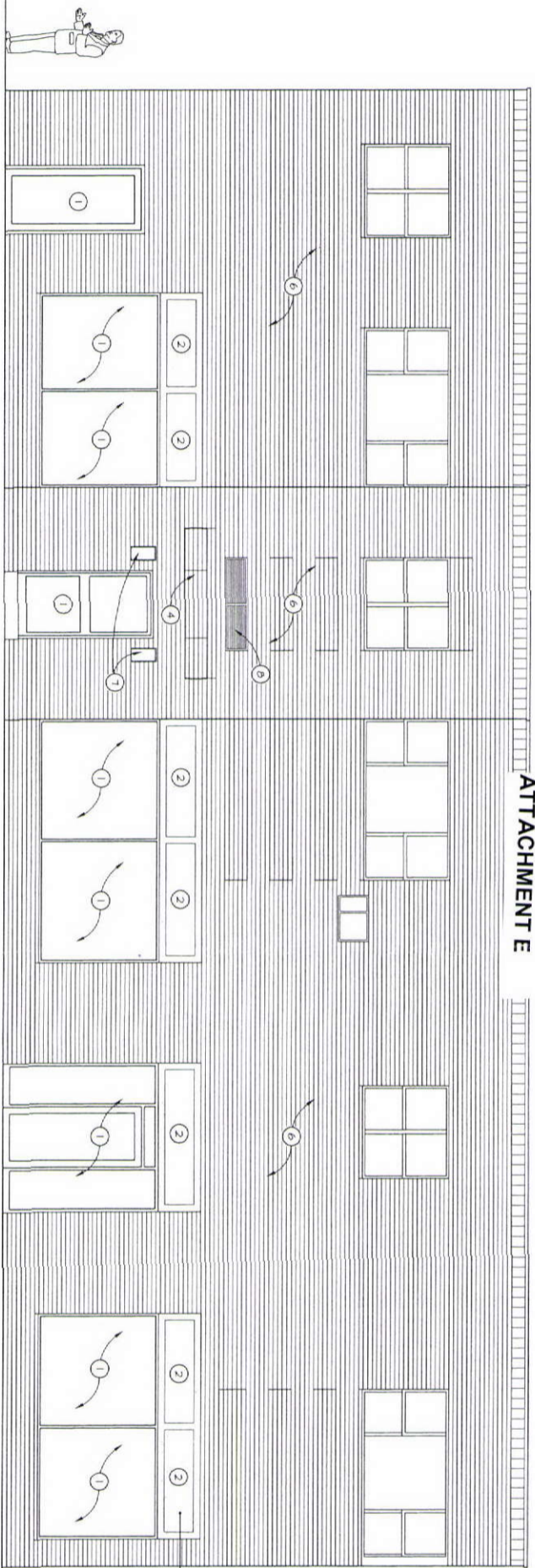
We were unable to locate any information regarding the history of this building. We met with Jeff Benson and believe that he was going to try to find some history if possible.

We would like for the city to grant us \$15,000 towards the improvements described and an additional \$1,000 for the architects work on this project.

The building currently is all masonry and glass products with some wood siding added on some of the facades and the canopy. It is our intention to use steel, glass and masonry or other similar materials to the exterior.

Our intent is to start the work on October 15, 09 and complete by Dec 31 depending on the weather.

ATTACHMENT E



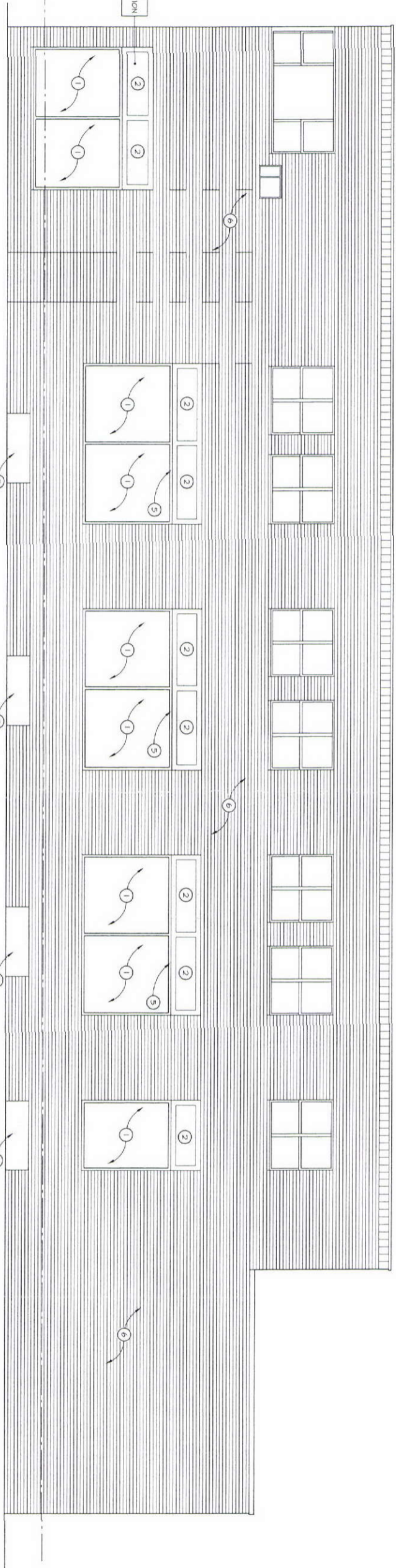
GLASS TRANSOM: IF CEILING HEIGHT AND WALL CONSTRUCTION PERMIT IN LOWER AREA

- MATERIALS LIST/ELEVATION NOTES
- 1 NEW ALUMINUM FRAME WINDOW/DOOR FRAME AND INSULATING GLASS
  - 2 PREFINISHED PANELS
  - 3 CAST STONE OR OTHER MASONRY INFILL
  - 4 CLEANPAINT EXISTING CANOPY
  - 5 VERIFY HEIGHT OF INTERIOR CEILING, MATCH WINDOW HEAD HEIGHT (TYPICAL AT WEST SIDE WINDOW LOCATIONS)
  - 6 EXISTING MASONRY - CLEANED AND TUCK POINTED WHERE REQUIRED ON EXTERIOR FACADE
  - 7 NEW EXTERIOR LIGHT FIXTURES
  - 8 NEW GRILLE/LOUVER
  - 9 MASONRY INFILL AT OLD DOOR/WINDOW LOCATION
  - 10 FITURE NEW DOUBLE HUNG WINDOW
  - 11 NEW EXTERIOR CANOPY

1 PROPOSED NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

FINISHED FIRST FLOOR  
+0'-0"

FINISHED FIRST FLOOR  
+0'-0"

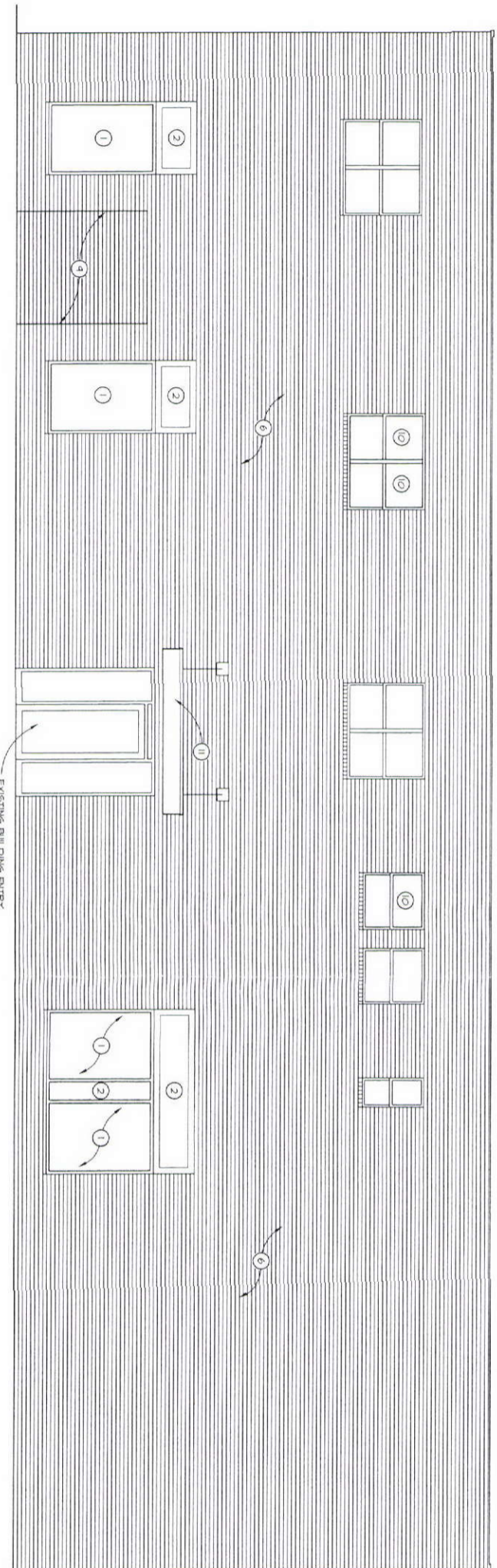


GLASS TRANSOM: IF CEILING HEIGHT AND WALL CONSTRUCTION PERMIT IN LOWER AREA

2 PROPOSED WEST ELEVATION  
SCALE: 1/8" = 1'-0"

FINISHED FIRST FLOOR  
+0'-0"

FINISHED FIRST FLOOR  
+0'-0"



3 PROPOSED EAST ELEVATION  
SCALE: 1/8" = 1'-0"

EXISTING BUILDING ENTRY

GENERAL NOTE REGARDING FACADE IMPROVEMENT WORK: AT THE TIME THESE DRAWINGS WERE CREATED, IT WAS UNKNOWN WHAT EXISTING CONDITIONS THE GREEN EXTERIOR PANELS AND EXISTING MASONRY WOULD BE IN. THE GREEN EXTERIOR PANELS WERE MADE UNDER GENERAL ASSUMPTIONS REGARDING FACADE CONDITION AND CONFIGURATION OF TRANSOM WINDOWS AND OTHER COVERED BUILDING ELEMENTS. IF REMOVAL OF THE GREEN PANELS AND/OR BUILDING ELEMENTS REVEALS EXISTING CONDITIONS THAT WOULD BE UNDESIRABLE, THE PRINCIPALS WILL BE COVERED AS RESPONSIBLY, WHILE MAINTAINING THE GENERAL DESIGN CONCEPTS THAT ARE REPRESENTED.



## ATTACHMENT F

Budget for façade improvement for 426 5<sup>th</sup> Street, Ames, IA

The work will include the following items

Redevelopment of the entrance feature on the East side of the building	\$3,000
Demolition and disposal of the wood siding attached to the facades	\$2,500
Restoration and replacement of the doors, windows and transoms above the windows more in keeping with the original architecture of the building	\$32,000
General restoration of the brick on all facades of the structure including removing the paint on the East façade	\$15,500
Total budget for the restoration of the building	\$53,000

Turn Key Investments is requesting \$15,000 for improvements to the façade and \$1,000 for architectural drawings associated with the project