

COUNCIL ACTION FORM

SUBJECT: DOWNTOWN FAÇADE GRANT FOR 413 KELLOGG AVENUE

BACKGROUND:

On June 10, 2014 the City Council approved three Downtown Façade Grants totaling \$48,000. The grants were to use remaining FY13-14 funds and a portion of the FY14-15 funds.

One of the applicants awarded a grant, the owner of the Triplett Building at 323 5th Street, has subsequently decided not to implement the project on Burnett Avenue. That grant has been cancelled and funding returned to the FY14-15 balance. **Approximately \$29,423 in unencumbered funds remain for FY14-15, and an additional \$50,000 dollars is available for façade grants in FY15-16.**

Bill Woodward, property owner of 413 Kellogg Avenue, is requesting a Downtown Façade Grant of \$7,000 to improve the north, or Kellogg Avenue, façade of that building. The request is being made now because of timing issues unique to this project. The building is undergoing a \$412,000 renovation, primarily on the interior, to become the office of Haila Architecture Structure Planning.

Earlier this year the Main Street Cultural District received a \$77,000 Challenge Grant from the State of Iowa to support this building renovation. Local community support is one of the factors that the state considers in awarding the grant. To address that factor, the applicant stated his intention to apply for a Downtown Façade Improvement Grant. Because the Challenge Grant application schedule is different from the Downtown Façade Improvement Grant application schedule, the applicant did not represent that the City had committed to the grant. The work on the building has progressed to the point that the owner needs to know if the Downtown Façade Improvement Grant will be approved as part of this fiscal year.

The proposed improvement is to remove an exterior door and a canopy and window above it and install a fixed glass window matching all of the other windows on this façade. This will restore the pattern of window openings of the original 1941 building design, although the original design included glass block. The total cost of this portion of the project is estimated to be \$14,000. (See the attached narrative for a more complete discussion of the building history and the project.)

The City typically makes a summer award of façade grant funds and may consider a second round of awards in the spring, if warranted. The solicitation process for façade projects begins in the spring as staff calls for projects to bring to City Council in the summer.

Staff is currently inviting applications for façade grants for Fiscal Year 2015-16, with a mailing that was sent on April 16th to the owners of all eligible buildings as well as businesses that lease their space. This grant opportunity will continue to be publicized through the media and the websites of the City and Main Street Cultural District. Interested owners are asked to contact City staff for assistance in preparing their application and design. Applications are due by May 13th. Staff anticipates bringing applications for FY15-16 to the City Council to award grants on June 9, 2015. **Because the project at 413 Kellogg Ave. is to be completed by the end of June, Bill Woodward and John Haila are asking the City Council to approve this \$7,000 grant now as a second round of funding from FY14-15.**

ALTERNATIVES:

1. The City Council can approve the Downtown Façade Improvement Grant for 413 Kellogg Avenue totaling \$7,000 from the remaining balance in the 2014-15 Downtown Façade Grant fund.
2. The City Council can defer action on the request for a Downtown Façade Improvement Grant for 413 Kellogg Avenue until consideration of the applications for grants from remaining balance in the 2014-15 Downtown Façade Grant fund combined with the funds budgeted for Fiscal Year 2015-16.
3. The City Council can refer this request to staff or the applicants for additional information.

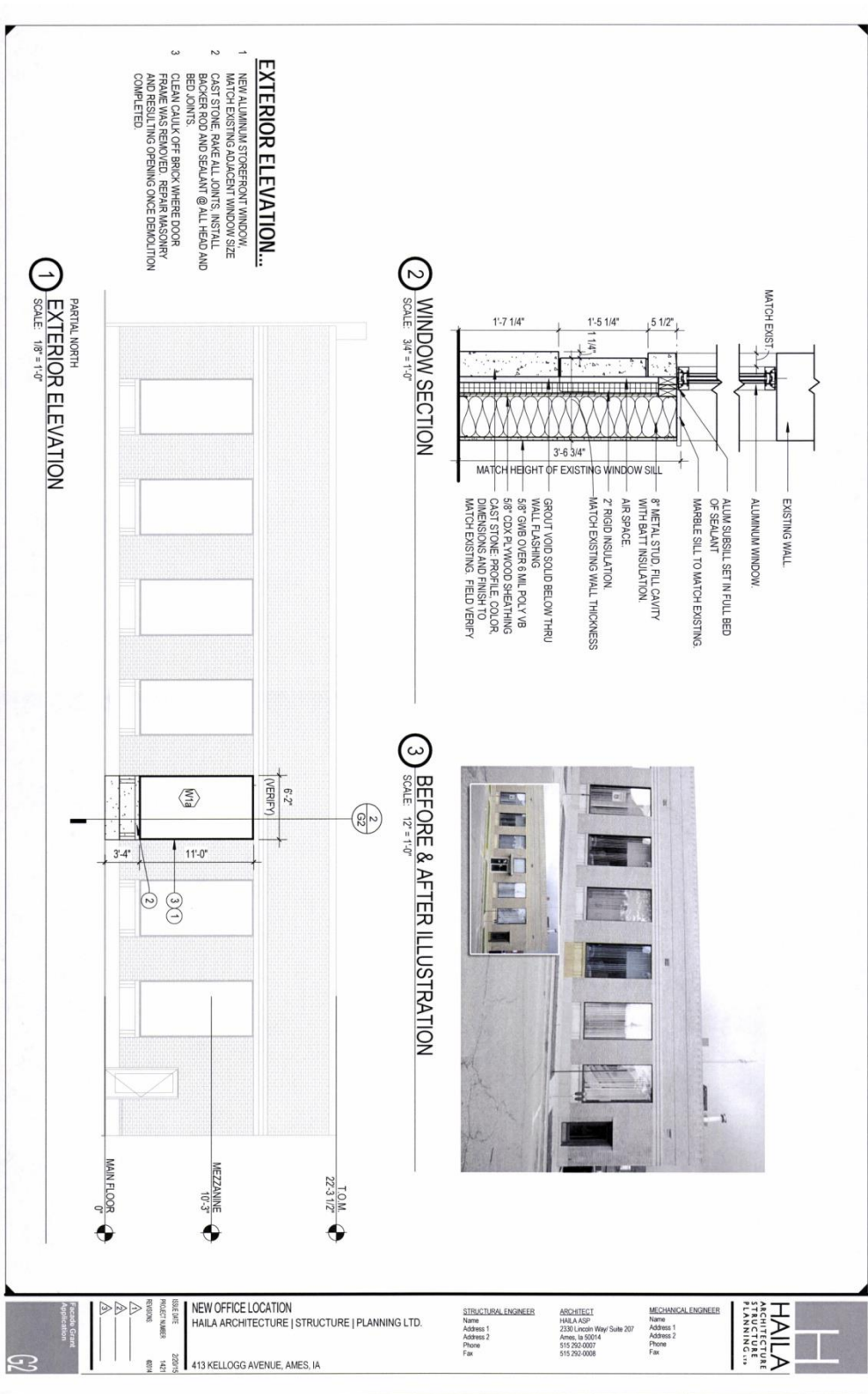
MANAGER'S RECOMMENDED ACTION:

For the past few years, the City Council has considered all Downtown Façade Grant requests at one time. It is unusual to consider one grant apart from that sequence. The applicant has delayed making this request since the Challenge Grant was awarded in December with the expectation that the Council would be considering all of the applications before it was necessary to carry out the façade work on 413 Kellogg Avenue. That has not been possible as work has progressed on the project.

The Challenge Grant for this project is the second one that the Ames Main Street Cultural District has been awarded. The first was for the renovation of the Duckworth Wearing building. City support is important to the state in awarding these grants. Providing city support for this Challenge Grant project from the Downtown Façade Improvement Grant program would leave an estimated \$65,000 for grants to be awarded in June.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, thereby approving the Downtown Façade Improvement Grant for 413 Kellogg Avenue totaling \$7,000 from the remaining balance in the 2014-15 Downtown Façade Grant fund.

Attachment A Project Design



	STRUCTURAL ENGINEER Name: _____ Address 1: _____ Address 2: _____ Phone: _____ Fax: _____	ARCHITECT HALLA ASP 2350 Lincoln Way Suite 207 Ames, Ia 50014 515 262-0007 515 262-0008	MECHANICAL ENGINEER Name: _____ Address 1: _____ Address 2: _____ Phone: _____ Fax: _____
	NEW OFFICE LOCATION HALLA ARCHITECTURE STRUCTURE PLANNING LTD. 413 KELLOGG AVENUE, AMES, IA		

Attachment B Project Information

re:design

413 Kellogg Facade Grant Application



Figure 1: 413 Main Street
"Executive Office Building"
Primary East Facade

Project Description

HAILA Architecture plans to renovate the entire existing first floor and mezzanine level of the building at 413 Main Street (Figure 1), colloquially known as The Executive Office Building, into their new architecture studio and offices.

The construction plans call for the demolition of the non-original aluminum canopy and entrance door (Figure 2) on the north side of the building, considered to be the secondary facade of the building. The canopy and entrance door will be replaced with a new window and cast stone kick plate to match the adjacent fenestration pattern and rhythm.

From a design standpoint, replacing the non-original canopy and entrance door with a window consistent with the rest of the north facade will draw attention away from this secondary facade and towards the primary east entry, an excellent example of 1940s streamlined art-deco architecture. From a maintenance standpoint, the new construction seeks to eliminate water infiltration issues at the basement level, attributed to the non-original canopy and entrance door retrofit.



Figure 2: 413 Main Street
Secondary North Facade
Entrance and Canopy to be Removed

Building History

The building was originally constructed in 1941 for the Ames Trust and Savings Bank, but has since been converted into an office building. The north facade of the building originally featured seven (6) large glass block openings allowing filtered daylight to flood the banking floor and giving the building a monumental and solid appearance from the exterior.

In 1956, the third large glass block opening from the west was retrofitted to include a walk-up teller window for the bank (Figure 3). The teller window was later demolished and made into the aluminum canopy and entrance today. The entirety of the glass block masonry was replaced at some point as well with double pane thermal aluminum windows, giving the north facade an airy and transparent appearance.

Project Budget

The budget for the entire interior and exterior renovation is roughly \$412,000 with the work associated with this grant application (canopy and entrance door demolition, window replacement, new cast stone kick-plate, and interior finishing) being estimated at \$14,000.

Project Schedule

Bids for the interior and exterior renovation have already been taken and Boone Construction was awarded the project. Demolition will begin Wednesday March 18, 2015 and construction will run through the end of June 2015. Boone Construction has been notified that they are NOT to proceed with any work associated with this grant application until after a Notice to Proceed is issued from the City of Ames. Boone Construction indicated that waiting for a Notice to Proceed would not adversely effect schedule as it would take some time to create shop drawings for both the window and the cast stone kick plate.



Figure 3: 1956: Walk-Up Teller Window
retrofitted into existing glass block
opening

Description of the types of proposed materials

The window to be replaced will be an aluminum framed fixed window with double pane thermally insulated glazing, similar to the adjacent windows. The dimensions and relief of the cast stone elements below the window sill will match the adjacent windows. An attempt will be made to closely match the color, finish, and texture of the existing cast stone elements, however there will likely be a noticeable difference between the new and the old. Over time the new cast stone elements will patina with age and the difference between the new and the old will likely become less noticeable.

Professional Design Services

Being an architecture firm, we provided our own design services for this project. We are requesting reimbursement of \$1000 for the professional design services to research the original building construction and design the new window and cast stone kick-plate.