

**COUNCIL ACTION FORM**

**SUBJECT:**                    **DOWNTOWN FACADE GRANTS**

**BACKGROUND:**

The Downtown Façade Grant Program was introduced in 2000 to facilitate private improvements to downtown retail and other commercial storefronts. The City Council annually budgets \$50,000 as matching grants for eligible projects. This program is available to property owners within the area generally described as from 6<sup>th</sup> Street to the railroad tracks, from Duff Avenue to Northwestern Avenue, and along Kellogg Avenue to Lincoln Way (Attachment 1).

The program allows for up to \$15,000 of dollar-for-dollar matching funds per front façade and up to \$1,000 for additional architectural services. The program requires compliance with specified Design Guidelines that can be found on the Planning Division website at this [link](#). The Program requirements include a prerequisite of a ground floor use of office or retail trade. Additionally, grant eligibility includes a requirement for proposed improvements to retain the historic façade or for the removal of non-compliant elements consistent with the guidelines. The program does not allow for maintenance activities or replacement of compliant elements with new in-kind elements as eligible activities on their own. Proposed improvements are intended to have a significant positive visual impact on the building and the district overall. If grant requests exceed the available funding, the program criteria include preferences for façades that have not received previous funding, for front façades. Attachment 2 provides an overview of the intent and process for the façade grant program.

The program is designed to operate with two application cycles. The first cycle is typically in the summer and if they are remaining funds after awards in the first round then a second application round occurs in the winter. The summer grant round is intended to provide funding for new projects with one grant per building. The second round is intended to fund new projects and potentially second facades for properties that have already received a grant. This year only one application cycle was offered due to staffing changes. This application cycle was opened up in the winter.

**GRANT APPLICATIONS RECEIVED:**

The City solicited applications for this round in February 2019 and received requests involving four properties. The total requested grant funding is approximately \$54,500. Approximately \$59,962 are available for award within the current FY18/19.

Two grant requests are for adjacent properties at 210 and 212 Main Street, the Frame Shop and London Underground, respectively. These two properties have separate

ownership. The proposed improvements on each building will need to occur simultaneously in order to maintain the structural integrity of the shared party wall between the two properties. An explanation of this need has been provided in the applications for each property. City Council should take into consideration that both façade grants should be approved at the same time in order for the work to be completed on both properties. The property owners are working together on an agreement between themselves regarding joint renovations of the facades.

The third grant application is for the property at 300 Main Street. This property is a two-story building that previously received a façade grant in 2016 for work on the façade east (Kellogg Avenue).

The fourth application is for the second story of 236 Main Street. Gilger Design is proposing to return three second-story window openings to their original size.

Project summaries, a location map, and project design illustrations are attached.

<u>Address</u>	<u>Business or Building Name</u>	<u>Amount Requested</u>	<u>Total Project</u>
210 Main	The Frame Shop Design Fees	\$15,000 \$ 1,000	\$78,000+
212 Main	London Underground Design Fees	\$15,000 \$ 1,000	\$125,000+
236 Main	Gilger Designs Design Fees	\$ 7,000 \$ 500	\$14,000
300 Main	Mel’s Sweet Occasions & More	\$15,000	\$31,826
		<b>\$54,500</b>	<b>\$248,826+</b>

**210 Main Street**

Keith Vandepol owner of 200 Main Street. Currently, the business that operates at this address is The Frame Shop on the main floor. The owner is renovating the ground floor of the building, and is seeking a grant for the replace windows to their original size, addition of transom area above door to match historic design, and enlarge the display window size, among other exterior material changes. The building was constructed in 1898 and has had significant renovations over the years. The proposed design would bring the store front more in line with its original historic design. No work is being proposed at this time to the second story

The project includes keeping the entrance recessed as is consistent with the original design. The canopy will be removed and windows will be enlarged, along with lowering the kick plate area to more closely reflect the original storefront display area.

The total estimated cost for 210 Main Street ranges from \$78,000 to \$108,000. The project would be eligible for the maximum funding of \$16,000, which consists of \$15,000 of façade work and \$1,000 in design fees. The applicant will need to provide cost breakdowns to ensure only eligible activities are funded with the façade grant.

Although more exterior work is proposed on the façade, the work noted in the table below, staff believes, is eligible for the façade grant as they are removing non-compliant items and replacing with compliant items or are installing a compliant element where none now exists. The estimated cost of the exterior work on the facades exceeds \$78,000, as listed in the attachment.

Glazing & Openings		\$13,000-\$20,750
Masonry		\$8,000-\$15,000*
Thermal Protection (siding, trim and insulation)		\$1,500-\$4,000
Design Fees		\$1,000
Total Project Cost		\$78,000-\$108,000

\*Costs shared between 210 & 212 Main Street.

**212 Main Street**

212 Main Street is owned by Jess Clyde and is presently occupied by London Underground. This building was constructed in 1882. The applicant points out that this is one of the last remaining buildings on Main Street with the original historic brick detailing still intact. The proposed project consists of renovating the entire façade.

It should be noted that the owner, in conjunction with Main Street Cultural District, received a \$75,000 Iowa Economic Development Authority Challenge grant from the Iowa Economic Development Authority. This is a dollar for dollar matching grant program that is administered through the Main Street Iowa program.

The project at 212 Main Street consists of demolishing non-originals materials of the lower lever façade and return it to its originals dimensions. This included increasing the size of display windows, add a transom area above the door, and replace the kick plate at location that more closely reflects the original design.

The total estimated cost for 212 Main Street ranges from \$125,000 to \$160,000. The project would be eligible for the maximum funding of \$16,000, which consists of \$15,000 of façade work and \$1,000 in design fees. The applicant will need to provide cost breakdowns to ensure only eligible activities are funded with the façade grant.

Although more exterior work is proposed on the façade, the work noted in the table below, staff believes, is eligible for the façade grant as they are removing non-compliant items

and replacing with compliant items or are installing a compliant element where none now exists. The estimated cost of the exterior work on the facades exceeds \$125,000, as listed in the attachment.

Glazing & Openings		\$13,000-\$20,750
Masonry		\$35,000-\$45,000
Thermal Protection (siding, trim and insulation)		\$1,500-\$4,000
Design Fees		\$1000
Total Project Cost		\$125,000-\$160,000

### **300 Main Street**

The grant application for the project at 300 Main Street consists of the removal and replacement of three windows on the second story on the north façade (Kellogg Avenue). Also, the removal of the awnings and wood panels above the transom on both sides (east and north facades) of the storefront and replace with windows as found in historic photos of the buildings.

This property did receive a façade grant in 2016 for the east façade (Kellogg Avenue). This included replacement of all the windows on the first and second floors along Kellogg.

The windows proposed on the second floor will be “one over one,” to match the windows that were recently installed on the east façade and approved as part of the design approved for the façade grant.

It should be noted that the original façade of the building looked much different than it does today. When built in 1904. The northeast corner of the building was chamfered, cutting the corners about 4 feet in each direction. Since then, the front display windows were opened up and cast concrete features were added at the time the corner of the building was reconstructed to its current right-angle shape. The project does not intend to reconstruct that historic design but, rather, to update the windows while retaining their historic look and returning the façade more to its original appearance.

The total estimated cost for 300 Main Street ranges is \$31,826. It appears that the grant would cover most expenses listed in in the estimate included with the grant applications. The project would be eligible for the maximum funding of \$15,000. The applicant will need to provide cost breakdowns to ensure only eligible activities are funded with the façade grant.

### **236 Main Street**

The grant application for the second story of the storefront, Gilger Designs. The project proposes to replace three windows on the upper story. The replacement windows would be double hung windows similar to what was part of the original design and enlarge the area to match the original window frame that had been filled in at some point.

The total estimated cost for 236 Main Street ranges from \$11,000 - \$14,000. The project would not be eligible for a full \$15,000 grant due to the 1:1 expenditure requirement up to the maximum value. If a grant is awarded, the maximum value cannot exceed \$7,000. The applicant will need to provide cost breakdowns to ensure only eligible activities are funded with the façade grant.

Historically, second story only projects have not been recommended for approval of façade grant money when it is a stand-alone project. There are two examples of secondary projects that followed ground level improvements with 2<sup>nd</sup> story improvements, the Café Diem and Lechner buildings are examples. This type of project with minimal visual impact and its location on the second story has been considered a low priority in prior funding cycles. However, there are available funds to award the grant at this time.

### **SCORING COMMITTEE:**

A scoring committee was convened to review the applications due to the initial amount of grant requests exceeding \$50,000. The scoring committee consisted of city staff, an architect, and the Director of Downtown Ames. The committee evaluated the grant applications based on the City Council adopted 2011 scoring criteria and guidelines (Attachment 3). The scoring committee agreed that 210 and 212 Main Street deserved full funding due to their compliance with the required design guidelines, the overall impact it will have on the longevity of the buildings structurally, and the visual impact to Main Street.

The scoring committee's evaluation of 300 Main Street recognized the removal of nonconforming features at the ground level on two facades did meet the guidelines for improvements to the storefront and greater consistency with its historical appearance. The changes overall would have only a moderate level of visual impact.

The final project is work on second-story windows at 236 Main Street. The scope of the project does not include ground level improvements, but does remove noncompliant elements on the second story. The visual impact of these improvements would not be significant. The committee viewed this request as the lowest priority of the applications.

### **ALTERNATIVES:**

1. The City Council can approve Downtown Façade Improvement Grants totaling up to \$54,000 for:
  - a. 210 Main Street in the amount of the estimated eligible costs up to \$16,000 for the Main Street façade in conjunction with structural work for 212 Main Street.
  - b. 212 Main Street in the amount of the estimated eligible costs up to \$16,000 for the Main Street façade in conjunction with structural work for 210 Main Street.
  - c. 300 Main Street in the amount of estimated eligible costs up to \$15,000.
  - d. 236 Main Street in the amount of estimated eligible costs up to the remaining amount of funds available, approximately \$7,000.

2. The City Council can approve Downtown Façade Improvement Grants totaling up to \$47,000 for:
  - a. 210 Main Street in the amount of the estimated eligible costs up to \$16,000 for the Main Street façade in conjunction with structural work for 212 Main Street.
  - b. 212 Main Street in the amount of the estimated eligible costs up to \$16,000 for the Main Street façade in conjunction with structural work for 210 Main Street.
  - c. 300 Main Street in the amount of estimated eligible costs up to \$15,000.
  - d. No award for 236 Main Street as a second story only project.
3. The City Council can determine that some or all of the proposed grants requests are not compliant with Downtown Façade Improvement Grants program goals and objectives and make different grant awards.
4. The City Council can refer this request to staff or the applicants for additional information.

**CITY MANAGER'S RECOMMENDED ACTION:**

This fiscal year 2018-19, permitted only one round of grant solicitations in the winter rather than the planned two rounds. This round resulted in four requests for four buildings. All four requests include Main Street facades. The total requested amounts is a maximum of \$54,000, whereas the City estimates there is \$59,962 available in this current fiscal year.

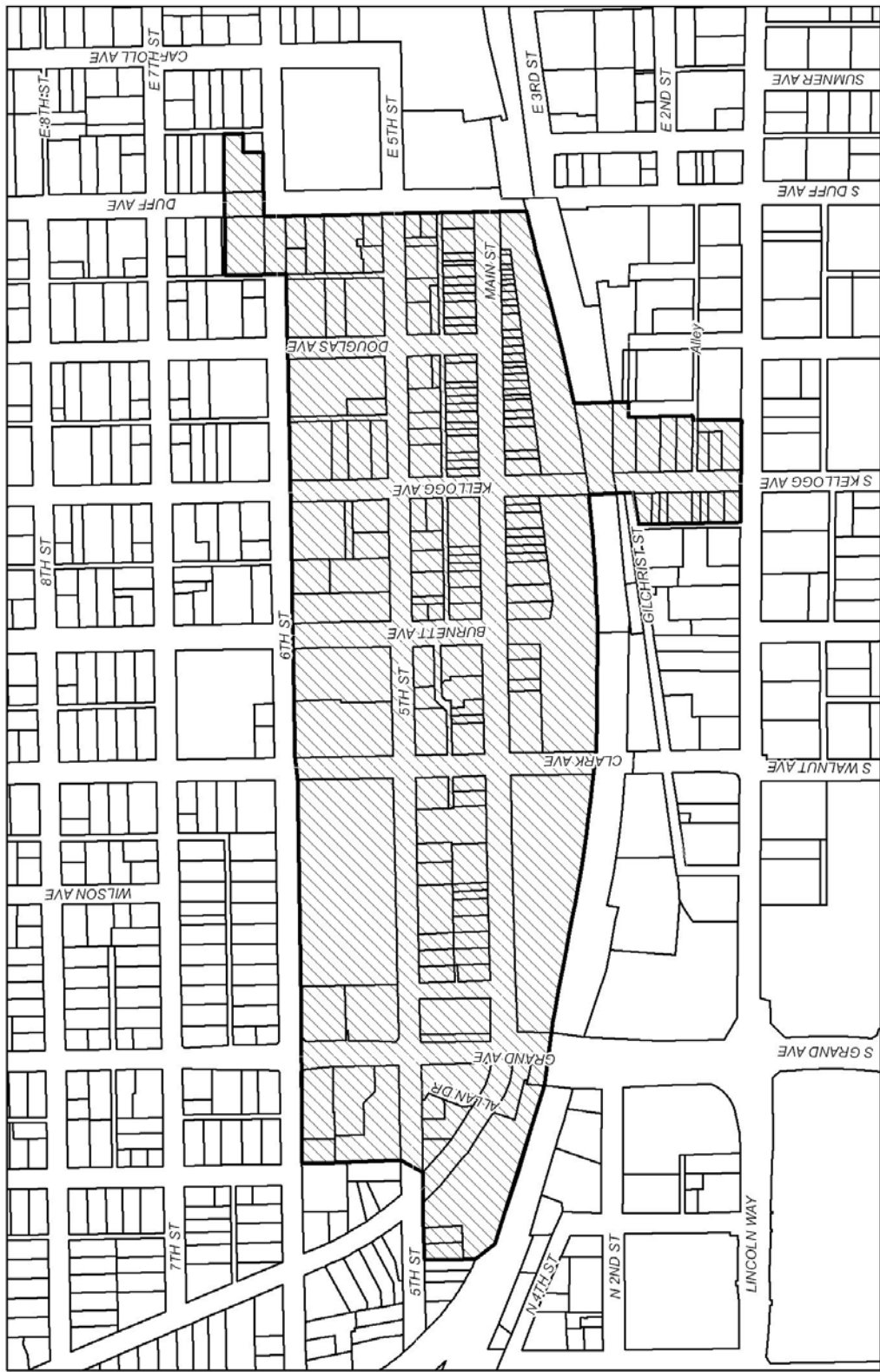
City staff has determined that the four proposed Downtown Façade Improvement projects for the buildings at 210 Main Street, 212 Main Street, 300 Main Street and 236 Main Street all comply with design requirements of the program, but with vary levels of significance and visual impact. The most significant project is the 210 and 212 project requests as they must be done together for structural consistency between the two buildings. The other two projects remove noncompliant features and replace windows.

**The Façade Program funding has enough funds to match the requested amounts. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, thereby approving Downtown Façade Improvement Grants for the four projects as noted above.**

**In the event that City Council does not find that all four projects achieve the both the technical requirements and the goals and objectives of the program due to visual significance, those funds that are not awarded would be rolled over to the next fiscal year for award to future projects.**

# Attachment 1: Eligibility Map

## Downtown Facade Grant Area



Prepared June 16, 2011  
By the City of Ames Planning Division

**Legend**

-  Downtown Facade Grant Area

## Attachment 2: Downtown Façade Grant Review

### *Requirements for all Façade Grants*

- The building must be located downtown within boundaries established by City Council.
- The ground floor must be Office Uses or Trade Uses as defined by the Ames zoning ordinance.
- The façade design must comply with Downtown Design Guidelines.
- Improvements to historic facades shall include replacing non-compliant elements with compliant elements.
- Residential structures and buildings owned by the government, churches and other religious institutions are not eligible.
- No façade grant shall exceed \$15,000.

### *Program Logistics*

The following process for review of applications for façade grants provides time to inform all potential applicants of the opportunity, to work with applicants, applicants to prepare submittals and for staff to review applications and report to City Council. Two grant periods will be planned for each fiscal year.

#### First Grant Period

For this first grant period, preference for grant awards will be given to:

- facades that have not received any previous grant funding
- front facades

#### Action Steps:

- Staff will inform all property and business owners of grant availability, process, and deadlines.
- Staff will work with applicants to define the project, ensure that it meets the guidelines, and assure that it is feasible and can be completed within the time frame.
- Applications will be accepted in May and June.
- Staff will review and score applications and report to City Council in July or August for awarding grants.
- Projects may then start in the fall and be potentially completed before the holiday shopping season.

#### Second Grant Period

If the entire budget is not committed in the first grant period in each year, a second grant period will begin in October for projects to be implemented the following spring. While facades on Main Street and facades for which no previous grants have been awarded will still receive first preference in this second grant period, all downtown grant requests will be considered and potentially approved if funds remain after all first-preference proposals are awarded.

#### Conditions of Grant Approval

- Grant projects must be completed within one year from award of grant.
- Any required building code and/or safety improvements to a structure must be completed before grant work proceeds or before grant funds are paid.



## Attachment 3: Scoring Criteria

For each category, the following criteria shall be used to award points:

### **VISUAL IMPACT**

**Maximum Score 30 Points**

- Improvements apply to more than one story on one facade
- Improvements apply to more than one 25-foot wide bay on one facade
- Improvements will create more visual significance because:
  - key, highly visual elements of the building are being improved
  - the building is prominently visible due to its location (E.g., it serves as a focal point from a street, is at a prominent intersection, or is larger than other buildings around it)

### **FINANCIAL IMPACT**

**Maximum Score 30 Points**

- Matching funds exceed the minimum dollar-for-dollar match
- The project includes improvements being made to
  - ensure public safety,
  - establish or preserve the building's structural integrity
  - resist water and moisture penetration
  - correct other serious safety issues
- The façade project is part of a larger project that improves other exterior or interior parts of the building
- The project helps to make use of space that has been unoccupied or used only for storage

### **EXTENT OF IMPROVEMENTS**

**Maximum Score 20 Points**

The number points granted in this category shall be based upon the number of elements from the Downtown Design Guidelines being improved. More improved elements deserve more points.

#### HISTORIC FACADES (such as Café Diem):

- Display windows
- Transoms
- Masonry (includes removing cover-up)
- Upper floor windows
- Parapet and cornices
- Awnings and canopies
- Entrance
- Kickplate

#### OTHER FACADES: (such as Wheatsfield)

- Quality materials
- Façade modulation
- Fenestration
- Roof
- Awnings
- Building entrances

### **HISTORIC DESIGN**

**Maximum Score 20 Points**

- Project includes historically appropriate materials and restoration techniques
- Project goes beyond basic rehabilitation and re-establishes a more historically accurate appearance than other projects

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FG-000617

FEB 22 2019

CITY OF AMES, IOWA  
DEPT. OF PLANNING & HOUSING

# Downtown Façade Grant

## Application Form

1. **Project Address:** 210 Main Street

2. **Property Owner:** Keith Vandepol

Business: The Frame Shop

Address: 1224 LINCOLN RD, MISSOULA, MT, 59802  
(Street) (City) (State) (Zip)

(515) 520-1081 kgvandepol@gmail.com  
(Phone Number) (Fax Number) (E-Mail Address)

3. **Applicant:** Same as above

Business: \_\_\_\_\_

Address: \_\_\_\_\_  
(Street) (City) (State) (Zip)

\_\_\_\_\_  
(Phone Number) (Fax Number) (E-Mail Address)

4. **Designer:** Art Baumgartner AIA

Business: HAILA Architecture | Structure | Planning Ltd.

Address: 413 Kellogg Avenue, Ames, IA, 50010  
(Street) (City) (State) (Zip)

(515) 292-0007 abaumgartner@haila-asp.com  
(Phone Number) (Fax Number) (E-Mail Address)

I certify that to the best of my knowledge I have submitted all the required information to apply for approval of the Downtown Façade Grant and that the information is correct.

I have read and agree to abide by the "Eligibility, Terms, and Conditions" of the Downtown Façade Grant.

I have contacted the Building Official and have included in this project all work to correct code defects.

Signed by: Keith Vandepol Date: 2/22/19  
Applicant

Keith Vandepol  
Print Name

# Downtown Façade Grant

## Checklist

Please provide the following information with your application:

- Drawings or image edits** illustrating the design of proposed improvements, including:
  - A minimum of one exterior elevation of the front facade and any other areas needed to convey the complete design proposed. (Clearly show dimensions and detail of all proposed architectural features. Enlargements of individual features are recommended.)
  - Labels identifying existing and proposed architectural features
  - Labels identifying existing and proposed types of materials
  - Overall dimensions of the front façade and dimensions of the individual components that are to be modified.
  - Location, type, materials, lighting, and dimensions of any proposed signs
  - Property address
  - Date of preparation
- Written statement** that includes the following:
  - A description of the proposed project. Please specify which set of the *Downtown Design Guidelines*, historic facades, or other facades, applies to your project and explain how your proposal for changes meets each of the design guidelines.
  - A brief description or any information relating to the history of the building and/or to the historic design of the front façade.
  - A description of the types of materials that exist on the front façade of the building. Any available information about which materials have been added to the front façade since its original construction and the approximate dates (if known) that the materials were installed.
- Written permission from the property owner** by signature on the application form for the specific improvements to be financed with the *Downtown Façade Grant*, if the applicant is a tenant of the building and not the owner of the property.
- Project budget** that includes cost estimates prepared by an architect, engineer, or contractor, including any fees of a design professional.
- Color photograph (4"x 6" minimum size)** clearly showing the existing condition of the street facing façades of the building at the time the application is submitted to the City for consideration.
- Additional images or information** requested by the City.

## Written Statement

The proposed project is to completely renovate the lower level storefront at 210 Main Street, known as The Frame Shop. The need to renovate arises from structural issues at the brick party wall between this property and 212 Main, known as London Underground. In short, a vertical crack has developed at the far north end of the party wall, causing the wall to bow outwards as the primary steel beam across the front of both 210 and 212 rotates outwards. Major structural repairs are necessary to the party wall to prevent further migration and stabilization of the wall. Such extensive repairs will require temporary shoring of both primary structural beams across the front of 210 and 212 Main Street and subsequently both lower level facades need to be completely removed and replaced for the structural repairs to be undertaken.

The property owners of both properties have begun formulating an official agreement on a joint renovation of both facades under single construction contract, however for the purposes of this grant application, the applicant(s) are submitting for grant funding for each property individually.

## 210 Main Street

The building at 210 Main Street was originally built in 1898. The front facade has undergone significant renovations including complete reworking of the upper story brick openings and detailing. The date of renovations is not known. The lower level masonry openings have remained mostly intact, however, the large original storefront windows have long since been removed and infilled with smaller windows and infilled with wood framing and T1-11 wood siding. Additionally a metal framed fabric canopy has been added to the lower level storefront.

The new construction proposes to demolish all of the non-original materials of the lower level facade and "open up" the facade similar to its original dimensions. The new construction adheres to the following *Downtown Design Guidelines*:

1. The size of the display windows will be increased and configured to more closely reflect the original historic design
2. The entrance, which is currently recessed, will remain recessed.
3. A transom area will be added above the entrance door, which reflects the original historic design.
4. The kickplate bulkhead sill will be lowered to more closely reflect the original historic design and enlarge the display window size. The existing T1-11 wood siding will be replaced with a coffered "wood look" cement board siding and trim, which is more durable and rot resistant than the original wood design, but achieves a similar aesthetic result

## Project Budget

Item	Cost	Notes
General Conditions	\$2,900-3,650	Permits, bonds, insurance
Demolition	\$3,000-\$5,000	
Concrete	*\$6,000- \$12,000	Suspected foundation issues causing cracking
Masonry	*\$8,000- \$15,000	Party Wall Restoration
Rough Carpentry	\$2,000-\$3,000	
Thermal Protection	\$1,500-\$4,000	Exterior cement siding & trim materials, insulation
Glazing & Openings	\$13,000- \$20,750	Aluminum storefront windows, new entrance door
Finishes	\$1,000-\$3,500	Interior finish work where existing removed
Lighting	\$1,500-\$2,000	Pendant lighting fixture & display window lighting
Signage	\$500	Vinyl graphics
<b>Subtotal</b>	<b>\$39,400- \$69,400</b>	
GC Profit & Overhead	\$7,750	
Construction Change Contingency	\$5,000	
Estimate Contingency	\$14,000	
Design Fees & Reimb. Expenses	\$12,000	
<b>Total</b>	<b>\$78K-\$108K</b>	

\*Cost shared between 210 & 212 Main Street. Cost shown is amount anticipated for this property only.

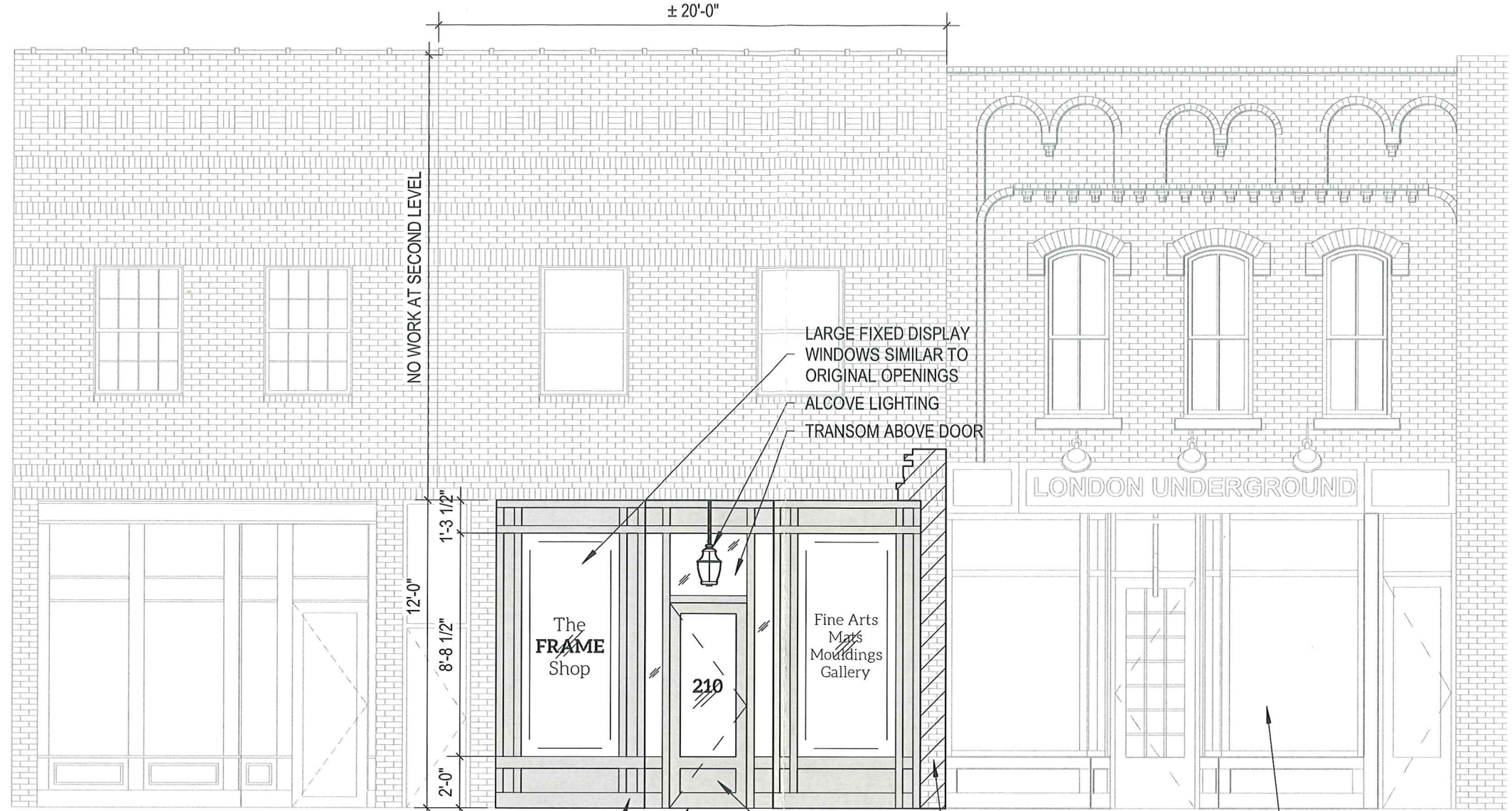
## 210 Main Street Facade Study

Demolish all non-original elements of the existing lower level facade. Storefront windows are smaller than historically used and infilled with T1-11 painted wood paneling. Fabric canopy is non-original as well



Historic photographs illustrating the large glazed storefront of the original building with coffered wood kickplate, which was infilled later with smaller windows and wood siding.

The original brickwork and upper story windows were completely renovated sometime in the past 2-3 decades as well.



1 NORTH  
**EXTERIOR ELEVATION**  
 SCALE: 3/16" = 1'-0"

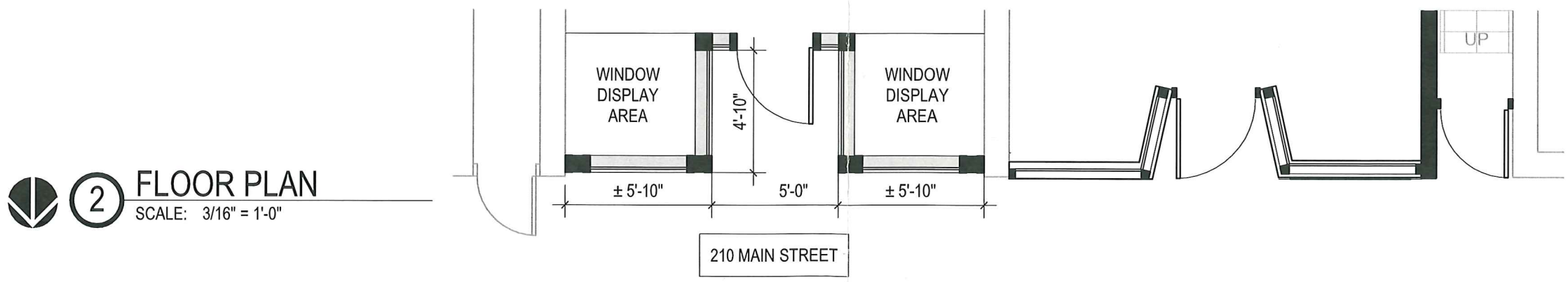
STRUCTURAL REPAIR OF PARTY WALL - SCOPE TBD. MANDATORY FOR EITHER FRAME SHOP OR LONDON UNDERGROUND FACADE RENOVATIONS TO OCCUR

FUTURE FACADE SHOWN AT LONDON UNDERGROUND

"WOOD LOOK" CEMENT BOARD PANELS & TRIM BOARD  
 KICKPLATE

RECESSED ALCOVE

NEW DOOR



2 **FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"





BRICK AT PARTY WALL BETWEEN FRAME SHOP AND LONDON UNDERGROUND IN NEED OF STRUCTURAL REPAIRS. SCOPE TO BE DETERMINED. DEMOLITION AND REPLACEMENT OF FACADE NECESSARY FOR STRUCTURAL REPAIRS TO OCCUR.

DEMOLISH FABRIC CANOPY AND METAL FRAMING

DEMOLISH T-1-11 WOOD SIDING AND FRAMING

DEMOLISH EXISTING WINDOWS

DEMOLISH EXISTING DOOR & ALCOVE FRAMING

1 EXISTING FACADE & DEMOLITION NOTES

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FEB 22 2019

CITY OF AMES, IOWA  
DEPT. OF PLANNING & HOUSING

FG-000618

# Downtown Façade Grant

## Application Form

1. **Project Address:** 212 Main Street

2. **Property Owner:** Jess Clyde

Business: London Underground

Address: 212 Main Street, Ames, Iowa, 50010  
(Street) (City) (State) (Zip)

(515) 460-1019 jaclde77@gmail.com  
(Phone Number) (Fax Number) (E-Mail Address)

3. **Applicant:** Same as above

Business: \_\_\_\_\_

Address: \_\_\_\_\_  
(Street) (City) (State) (Zip)

\_\_\_\_\_  
(Phone Number) (Fax Number) (E-Mail Address)

4. **Designer:** Art Baumgartner AIA

Business: HAILA Architecture | Structure | Planning Ltd.

Address: 413 Kellogg Avenue, Ames, IA, 50010  
(Street) (City) (State) (Zip)

(515) 292-0007 abaumgartner@haila-asp.com  
(Phone Number) (Fax Number) (E-Mail Address)

I certify that to the best of my knowledge I have submitted all the required information to apply for approval of the Downtown Façade Grant and that the information is correct.

I have read and agree to abide by the "Eligibility, Terms, and Conditions" of the Downtown Façade Grant.

I have contacted the Building Official and have included in this project all work to correct code defects.

Signed by: Jess Clyde Date: 02/22/19  
Applicant

Jess Clyde  
Print Name



## Written Statement

The proposed project is to completely renovate the entire facade at 212 Main Street, known as London Underground. The need to renovate arises from the need to stabilize the deteriorating historic brick detailing as well as repair structural issues at the brick party wall between this property and 210 Main, known as The Frame Shop. In short, a vertical crack has developed at the far north end of the party wall, causing the wall to bow outwards as the primary steel beam across the front of both 210 and 212 rotates outwards. Major structural repairs are necessary to the party wall to prevent further migration and stabilization of the wall. Such extensive repairs will require temporary shoring of both primary structural beams across the front of 210 and 212 Main Street and subsequently both lower level facades need to be completely removed and replaced for the structural repairs to be undertaken.

The property owners of both properties have begun formulating an official agreement on a joint renovation of both facades under single construction contract, however for the purposes of this grant application, the applicant(s) are submitting for grant funding for each property individually.

## 212 Main Street

The building at 212 Main Street was originally built in 1882. The front facade is one of the last remaining buildings on Main Street with the original historic brick detailing still intact and unaltered. The lower level facade was completely renovated at some point in the late 80s or early 90s. The lower level masonry openings have remained mostly intact, however, the large original storefront windows have long since been removed and infilled with smaller windows and infilled with wood framing and painted plywood siding.

The new construction proposes to demolish all of the non-original materials of the lower level facade and "open up" the facade similar to its original dimensions. Additionally, extensive repair of the upper story brick, windows, and window sills will be undertaken as part of this project. The new construction adheres to the following *Downtown Design Guidelines*:

1. The size of the display windows will be increased and configured to more closely reflect the original historic design
2. The entrance, which is currently recessed, will remain recessed.
3. A transom area will be added above the entrance door, which reflects the original historic design.
4. The kickplate bulkhead sill will be lowered to more closely reflect the original historic design and enlarge the display window size. The existing T1-11 wood siding will be replaced with a coffered "wood look" cement board siding and trim, which is more durable and rot resistant than the original wood design, but achieves a similar aesthetic result

## Project Budget

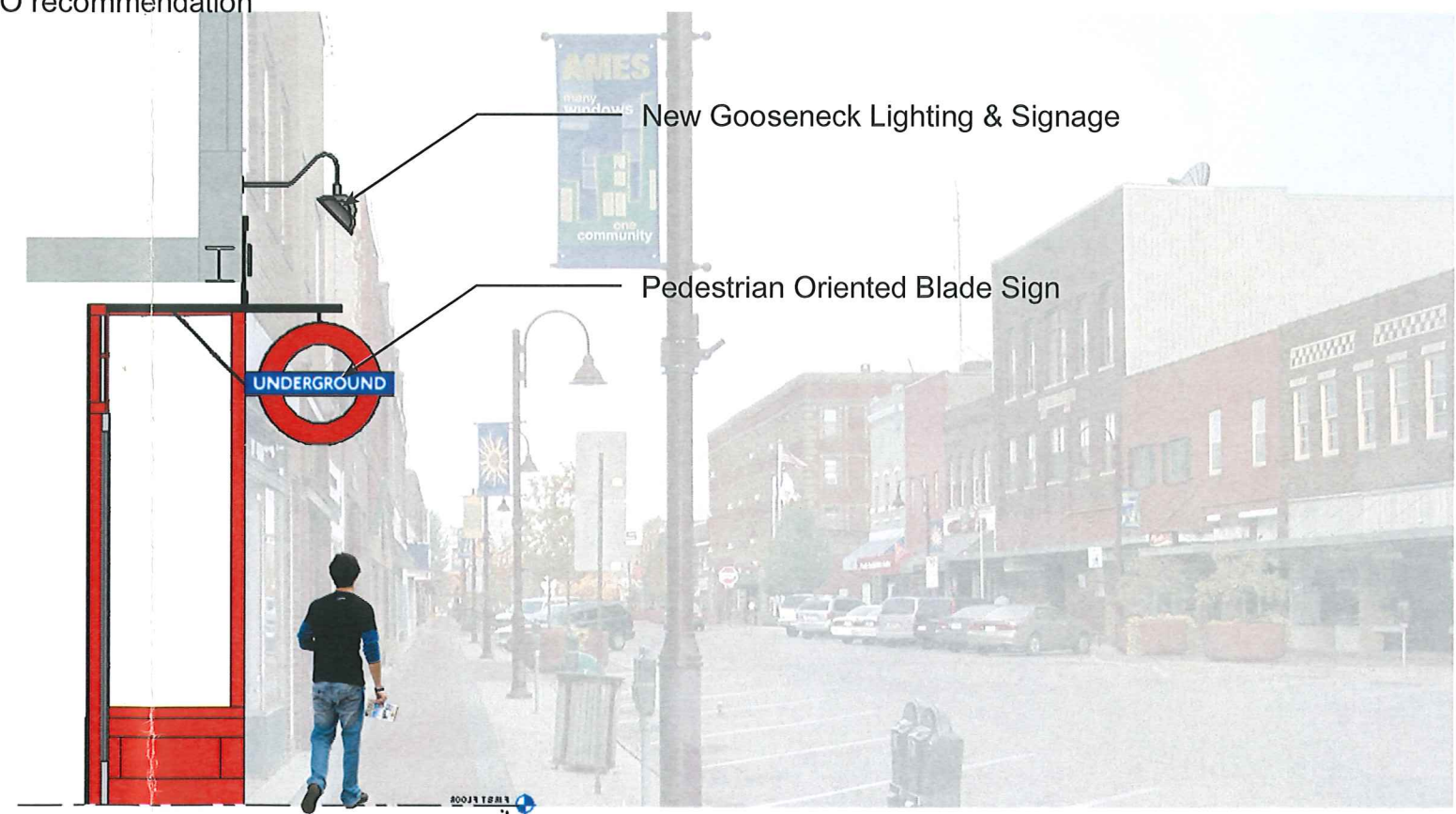
Item	Cost	Notes
General Conditions	\$3,500-4,650	Permits, bonds, insurance
Demolition	\$3,000-\$5,000	
Concrete	*\$6,000- \$12,000	Suspected foundation issues causing cracking
Masonry	\$35,000- \$45,000	Exterior brick restoration as well as *party wall repairs
Rough Carpentry	\$2,000-\$3,000	
Thermal Protection	\$1,500-\$4,000	Exterior cement siding & trim materials, insulation
Glazing & Openings	\$13,000- \$20,750	Aluminum storefront windows, new entrance door
Finishes	\$1,000-\$3,500	Interior finish work where existing removed
Lighting	\$3,500-\$4,000	Gooseneck lighting fixture & display window lighting
Signage	\$2,500	Dimensional Letter Signage
<b>Subtotal</b>	<b>\$71-105K</b>	
GC Profit & Overhead	\$8,000	
Construction Change Contingency	\$10,000	
Estimate Contingency	\$18,000	
Design Fees & Reimb. Expenses	\$18,000	
<b>Total</b>	<b>\$125K-\$160K</b>	

\*Cost shared between 210 & 212 Main Street. Cost shown is amount anticipated for this property only.

# 212 Main Street Facade Study



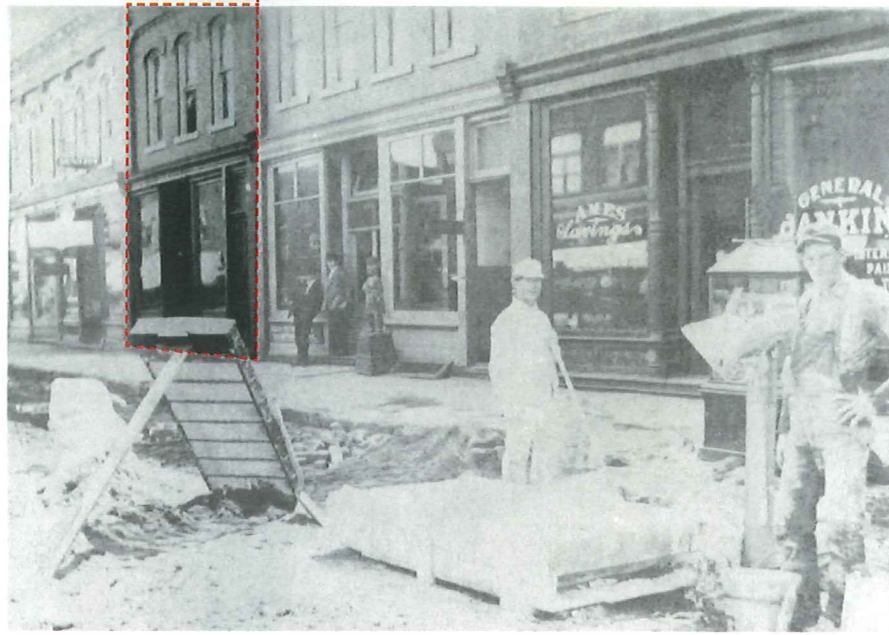
- Remedial work at parapet to prevent further water penetration
- Cut out and reverse severely spalled bricks. Seal entire masonry surface with waterproofing sealant
- Repair structural cracks at brick party wall between 210 & 212 Main Street
- Tuck point deteriorating mortar joints
- Replace/Repair Windows as per SHPO Recommendations
- Replace deteriorating limestone sills with cast stone or limestone as per SHPO recommendation



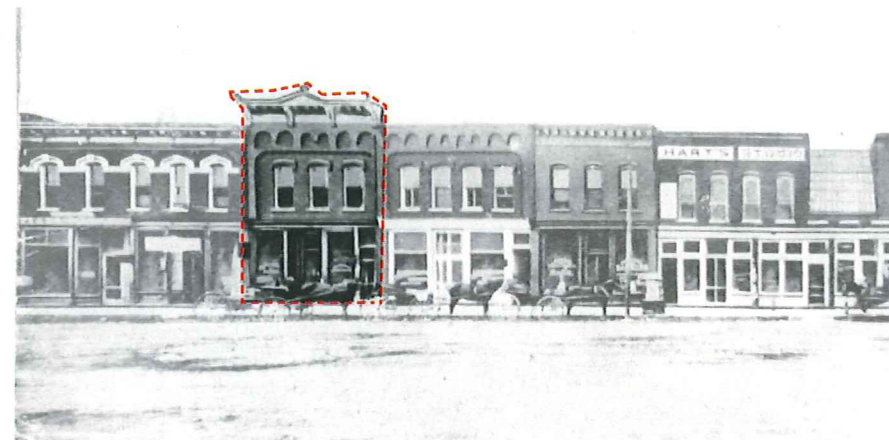
- New Gooseneck Lighting & Signage
- Pedestrian Oriented Blade Sign

- New large windows across entire facade
- New painted "wood look" cement board kickplate & trim boards
- New divided lite glazing at entrance door communicates traditional British Pub theme.

## 212 Main Street Facade Study



Historic photographs illustrating the large glazed storefront of the original building with coffered wood kickplate and ornate metal cornice



Demolish all elements of the facade as storefront windows are smaller than historically used and infilled with painted wood paneling

re:design



FG-000610

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FEB 20 2019  
TIME \_\_\_\_\_ INITIALS \_\_\_\_\_  
CITY OF DES MOINES  
DEPT. OF PLANNING & HOUSING

# Downtown Façade Grant Application Form

1. **Project Address:** 300 Main Street

2. **Property Owner:** Bradford Williams, LLC

Business: 300 Main Street

Address: 1821 76th Street Windsor Heights Iowa 50324  
(Street) (City) (State) (Zip)

(515) 770-6343 jwillysloan@gmail.com  
(Phone Number) (Fax Number) (E-Mail Address)

3. **Applicant:** Erica and Jonathan Sloan

Business: Bradford Williams, LLC

Address: 1821 76th Street Windsor Heights Iowa 50324  
(Street) (City) (State) (Zip)

(515) 770-6343 jwillysloan@gmail.com  
(Phone Number) (Fax Number) (E-Mail Address)

4. **Designer:** Jonathan Sloan, AIA

Business: Bradford Williams, LLC

Address: 1821 76th Street Windsor Heights Iowa 50324  
(Street) (City) (State) (Zip)

(515) 770-6343 jwillysloan@gmail.com  
(Phone Number) (Fax Number) (E-Mail Address)

I certify that to the best of my knowledge I have submitted all the required information to apply for approval of the Downtown Façade Grant and that the information is correct.

I have read and agree to abide by the "Eligibility, Terms, and Conditions" of the Downtown Façade Grant.

N/A  I have contacted the Building Official and have included in this project all work to correct code defects.

Signed by:  Date: February 17, 2019  
Applicant

Jonathan Sloan  
Print Name

# Main Street Window Replacement Budget

Level	RO Height	RO Width	Type	Comments	Material Cost	Labor Cost
1	7'-0"	4'-8"	Fixed	Direct Set Aluminum - East Storefront #1	\$1,005	\$1,500
1	7'-0"	4'-8"	Fixed	Direct Set Aluminum - East Storefront #2	\$1,005	\$1,500
1	7'-0"	12'-2"	Fixed	Direct Set Aluminum - Large 2 panel Main st Storefront	\$4,463	\$6,000
1	7'-0"	6'-0"	Fixed	Direct Set Aluminum - Vestibule Main st Storefront	\$1,500	\$3,500
2	6'-8"	3'-4"	Double Hung	Proline - Upstairs	\$415	\$550
2	6'-8"	3'-4"	Double Hung	Proline - Upstairs	\$415	\$550
2	6'-8"	3'-4"	Double Hung	Proline - Upstairs expanders, trim, sealants, delivery, etc	\$415	\$550
					\$5,565	

Subtotal (w/ 7% tax)

\$14,783

\$14,150

Contingency

10%

\$2,893.30

**Total**

**\$31,826**

# 300 MAIN - FACADE RENOVATION - MAIN STREET



KELLOGG FACADE COMPLETED 2017

REPLACE REMAINING 3 WINDOWS - TO MATCH 2017 PROJECT

AWNINGS & WOOD PANELS TO BE REMOVED TO ALLOW FULL HEIGHT WINDOW. INTERIOR TRIM TO BE REPLACED & PLASTER REPAIRED

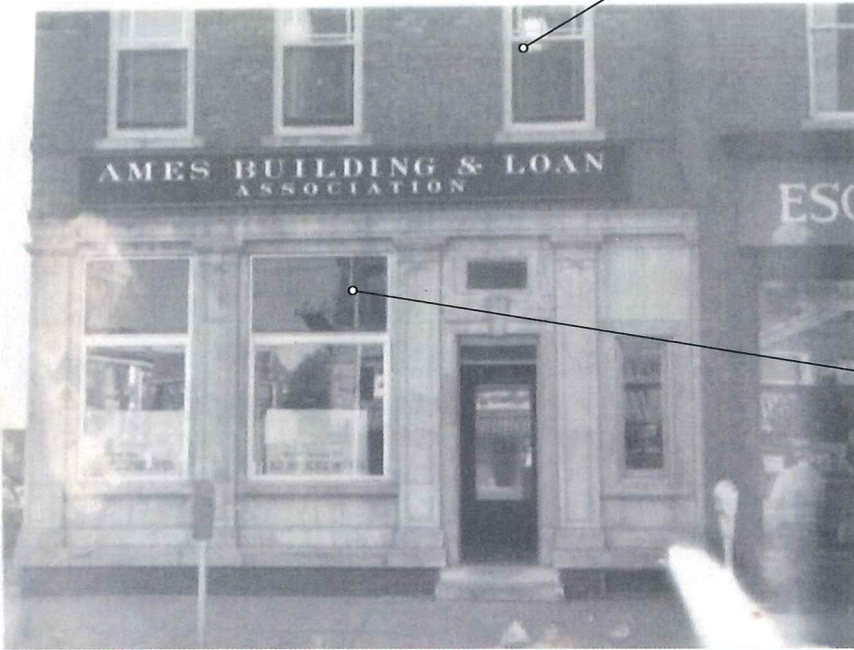
WINDOWS 1 & 2: 53" x 84"

WINDOW 3: 107" x 144"

WINDOW 4 (IN VESTIBULE): 65" x 65"



THE THREE UPPER STORY WINDOWS ARE THE ONLY REMAINING ORIGINAL WINDOWS. REPLACING THESE WOULD BRING THEM UP TO THE CONDITION OF THE REST OF THE KELLOGG FACADE UPDATED IN THE 2017 GRANT



ORIGINAL WINDOWS EXTENDED FULL HEIGHT WITHOUT CANOPY



CURRENTLY THE TOP PORTION OF THE OPENING IS FILLED IN WITH BEAD BOARD PANELS AT ALL THE STOREFRONT WINDOWS. THE PROPOSED SOLUTION WOULD BE TO OPEN THE OPENINGS UP TO BE FULL HEIGHT TO BE IN CHARACTER WITH THE ORIGINAL

NEW WINDOWS TO HAVE ALUMINUM FINISH SIMILAR TO EXISTING (SEE RECENT STOREFRONT REPLACEMENT AT 100 MAIN FOR WINDOW TYPE)

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FEB 22 2019

FG-000619

CITY OF AMES, IOWA  
DEPT. OF PLANNING & HOUSING

# Downtown Façade Grant

## Application Form

1. **Project Address:** 236 Main Street

2. **Property Owner:** Judy Gilger

Business: Gilger Designs

Address: 236 Main Street, Ames, Iowa, 50010  
(Street) (City) (State) (Zip)

(515) 232-0678 moonshadowjudy@gmail.com  
(Phone Number) (Fax Number) (E-Mail Address)

3. **Applicant:** Same as above

Business: \_\_\_\_\_

Address: \_\_\_\_\_  
(Street) (City) (State) (Zip)

(Phone Number) (Fax Number) (E-Mail Address)

4. **Designer:** Art Baumgartner AIA

Business: HAILA Architecture | Structure | Planning Ltd.

Address: 413 Kellogg Avenue, Ames, IA, 50010  
(Street) (City) (State) (Zip)

(515) 292-0007 abaumgartner@haila-asp.com  
(Phone Number) (Fax Number) (E-Mail Address)

I certify that to the best of my knowledge I have submitted all the required information to apply for approval of the Downtown Façade Grant and that the information is correct.

I have read and agree to abide by the "Eligibility, Terms, and Conditions" of the Downtown Façade Grant.

I have contacted the Building Official and have included in this project all work to correct code defects.

Signed by: Judy Gilger Date: 2-22-2019  
Applicant

Judy Gilger  
Print Name



February 22, 2019

**236 Main Street Façade Grant Application**

**Written Statement**

The project proposes to replace the three windows of the upper story on the north face of 236 Main Street. The original building was constructed in 1907 and featured large double hung windows in the arched masonry openings of the upper story. The double hung windows were replaced at an unknown date with smaller casement windows and the top portion of the arched masonry opening was infilled with wood studs and covered with painted crud board or wood siding.

The proposed project is to replaced the existing non-original windows with double hung windows similar to the original construction, including demolition of the non-original wood framed infill above the current windows. This will also involve minor finishes renovation of the upper level apartment interior, including new window sills, construction of a drywall and wood stud bulkhead at the ceiling plane, as well as drywall work on the interior side of the exterior wall.

**The proposed project meets the *Downtown Design Guidelines* as follows:**

1. The size of the upper floor windows will be increased and configured to more closely reflect the original historic design.
2. The infill portion of the upper floor windows is a non-compliant feature. This will be eliminated in the new construction.

**The total cost of the project is as follows:**

Demolition	\$500 - \$1000	
Windows	\$5,745	Materials Only – See Quote
Window Installation	\$3,255 - \$5,255	
Drywall & Studs	\$1,000 - \$1,500	
<b>Subtotal</b>	<b>\$10,500 - \$13,500</b>	
Design	\$500	
<b>Total</b>	<b>\$11,000 - \$14,000</b>	

If you have any questions, please contact me at your convenience.

Respectfully,

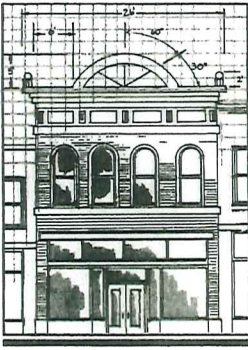


Arthur M. Baumgartner, AIA  
HAILA | Architecture | Structure | Planning, Ltd.

**Attachments:**

Pella Windows Quote

MAIN STREET  
I O W A



# IOWA

*life* | changing<sup>®</sup>

Main Street Iowa  
Proposed Facade Renovation  
Gilger Designs  
Ames, Iowa  
Project #13109  
September 24, 2009



Existing

## Proposed



### NOTES:

This second option is bolder through use of rust red paint on the storefront. The display boxes and signage are more accentuated and the resulting contrast creates a very satisfying visual effect. The paint color shown here is Red Bay (6321) by Sherwin Williams, which is slightly more subdued than the red used on the existing door and as a background color of the existing Gilger Designs sign. All other recommendations from the first option are the same.