

COUNCIL ACTION FORM

SUBJECT: REQUEST FOR DOWNTOWN GRANT FUND ASSISTANCE FOR FAÇADE IMPROVEMENTS AT 313 MAIN STREET.

BACKGROUND:

The owner of the building at 313 Main Street, Marge Junkhan of Ames, and the contractor, Schill and Sons, are applying for a Downtown Façade Improvement Grant for the renovation of the lower façade storefront. Replacement of the glass storefront, door, sign and related work are expected to cost \$36,605, resulting in a grant request for the \$15,000 maximum amount.

This building was built between 1915 and 1925 and the appearance of the entire façade still retains much of its original character. The *Intensive Survey of the Central Business District* by Public Historian Will Page identified this building and the two west of it as contributing to both the historical and the architectural significance of the district. These buildings bring attention to the influence that the construction of the Sheldon Munn Hotel had on the development at this end of Main Street. The proposal is to replace the storefront with modern, more energy-efficient material, while maintaining the current arrangement of kick plate, display windows and entry for an overall appearance very similar to the existing storefront. A new sign mounted on the metal canopy will replace the letters on the building face. (See illustrations attached). During this project, the contractor will investigate whether the original transom glass is still in place above the canopy. If so, and if it is feasible to restore it, a new grant may be applied for to restore that very significant, visual feature.

The City of Ames established the Downtown Design Guidelines in 2001. The purpose of the Guidelines is to ensure that City assists preserving facades and making façade improvements that are consistent with the historical character of Downtown. The design and proposed improvements meet these Guidelines in the following aspects:

- Retain individual "store" unit at the street level, maintaining the regular pattern formed with frontages to east and west
- Preserving arrangement of display windows, kickplate and recessed entry
- Retain recessed front entry
- Preservation, which is strongly encouraged
- "Repair rather than replace"
- Retain large glass display panes in their original size
- Retain simple vertical framing

The style of storefront display windows will be similar to the façade Ames Silversmithing, Antique Ames, Café Diem and Chocolaterie Stam that the City supported.

ALTERNATIVES:

1. The City Council can approve the request for a grant for \$15,000 from the Downtown Grant Fund for the property located at 313 Main Street.
2. The City Council can deny the request for Downtown Grant Fund Assistance for façade improvements at 313 Main Street.
3. The City Council can refer this issue back to staff for additional information.

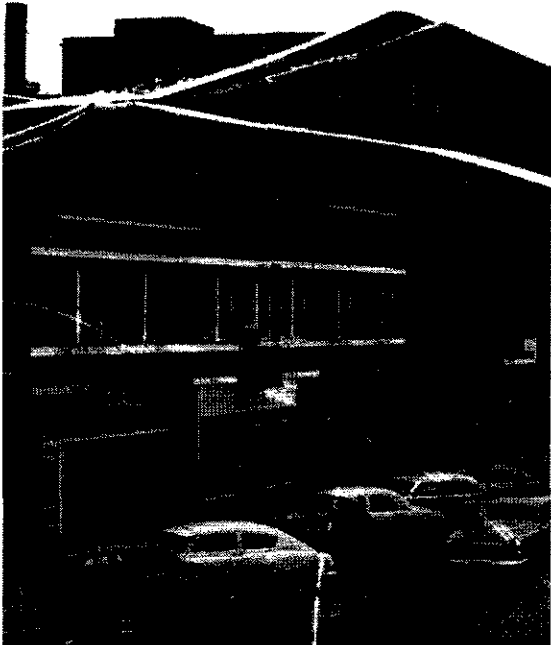
MANAGER'S RECOMMENDED ACTION:

Last year, the Downtown Façade Improvement Grant program supported the restoration of the storefront of Natures Touch jewelry, next door in the Sheldon Munn Hotel building. The proposed project at 313 Main will replace all of the windows and frames with new windows that are consistent with the period of historic significance as the Downtown Design Guidelines call for. The Downtown Design Guidelines encourage repair to maintain existing historic features. The project will preserve this historic façade, with a permanent physical improvement. **Therefore, the City Manager recommends that the City Council adopt Alternative No. 1, thereby approving a grant for \$15,000 from the Downtown Grant Fund for the property located at 313 Main Street.**

If the grant is approved, the work will proceed, including removing covering material to investigate the transom. City staff will work with the owner and contractor to determine if any feasible transom restoration can be included in the current project or whether a new grant should be requested. Once the work under the current grant is completed, staff will confirm that it followed the approved proposal. The applicant then will submit invoices for the project and the City will reimburse the owner for 50% of the cost up to a maximum of \$15,000.

This is the 11th project funded from the Downtown Façade program.

Undated photograph of 313, 317 and 319 Main Street



1952 photograph of 313 Main Street



Photographs courtesy of Ames Historical Society



Replace sign

Investigate transom

Replace storefront glass and door

Photograph courtesy of Ames City Assessor

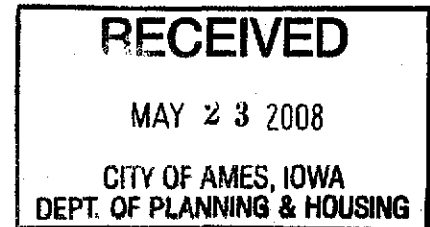


COOKS EMPORIUM – ENTRY RENOVATION

May 21, 2008

DESCRIPTION OF PROJECT:

- Reconfigure display areas and entry door as shown on drawing
- Replace existing exterior glass with insulated glass panels
- Replace existing doors with new doors with insulated glass
- Replace wood face on kickplate
- Replace exterior carpet in entry
- Relocate exterior outlet and hose bib
- Install new sliding glass access doors for display windows
- Relocate existing radiator
- Repair existing ceiling
- Replace existing awning supports with stainless steel supports
- Install fascia cover on awning to match color of new window frames
- Paint ceiling and display areas
- New signage to identify the business and show store hours will be applied to the new doors



A new sign is also proposed above the awning as shown on the storefront elevation.

DESCRIPTION OF EXISTING FACADE:

The existing façade is very typical of the architecture used on Main Street. The parapet panel is still intact. Three horizontal cast masonry courses were used instead of string courses across the face of the building. Four modern doublehung windows were installed on the second floor in 1991 to improve energy efficiency. The awning was installed sometime in the 1950's to shelter the entry like many other stores in that era. The transom was probably covered at the time the awning was installed. There is an existing sign mounted on the face of the building at this time. We are proposing a new sign mounted on the top side of the existing canopy to improve its visibility

DESCRIPTION OF MATERIALS

See storefront elevation for description of existing and proposed materials.

Schill & Sons

Building "Quality" Since 1959

Marg Junkhan
313 Main Street
Ames, IA 50010

May 21, 2008

Estimate to remodel store front for Cooks Emporium includes:

- Building permit
- Removal of existing glass panels and entry doors
- Removal of existing outdoor carpet
- Cutting display decks for new entry wall location
- Relocating existing radiator
- Replacing deck plywood in displays
- Installing rough-sawn plywood on entry and display ceilings
- Installing new plywood on kickboards
- Installing new wood fascia above kickboards
- Installing new clear insulated glass display panels with bronze frames
- Installing new clear insulated glass entry doors, transom and sidelights
- Repairing drywall on back wall of displays
- Installing new drywall ceiling on lowered area at front of store, repair misc. drywall damage
- Installing new 1/4" tempered sliding glass display doors
- Installing new exterior outlet, interior lighting and fixtures
- Installing new carpet on entry, kickboards and new interior area
- Cleaning site and hauling away debris on a daily basis

RECEIVED

MAY 23 2008

CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

ESTIMATE:

\$ 36,605.00

Allowances included in estimate:

Electrical labor and material	\$ 1,000.00
Floor covering labor and material	\$ 1,150.00
Painting labor and material	\$ 1,000.00
Signage labor and material	\$ 1,780.00
Plumbing labor and material	\$ 750.00

NOTE: These are estimated costs only. Invoices for exact costs will be supplied at completion.