

COUNCIL ACTION FORM

SUBJECT: FAÇADE IMPROVEMENTS GRANT REQUEST FOR 410 FIFTH STREET

BACKGROUND:

Kim Sharp has submitted an application for a Downtown Façade Grant for the building housing the Triplett Real Estate and Insurance business at 410 Fifth Street (see map). This request is for a \$15,000 Downtown Façade Grant for \$30,000 of façade improvements, as well as \$1,000 toward professional fees of \$4,500 (see written statement and estimate attached).

This 1963 building is not old enough to be considered historic. However, it represents the architecture of its time, within the context of surrounding buildings representing the 1920's, 1930's, and 1970's. Separated from these buildings by parking lots, the Triplett building has a distinctive image – a one story brick building set close to Fifth Street with large, fixed-glass windows on the front that extend all the way up to a low and long peaked roof (see attached image of existing façade prior to improvements). With the exception of the slope of the roof, the building generally meets the Downtown Design Guidelines for non-historic buildings.

The proposed improvements include replacing the large windows with windows whose framing maintains and reinforces the vertical proportions called for by the Guidelines. The existing clay brick masonry will be tuck-pointed where needed. Limestone veneer accents will be added at the various locations on the front façade (see attached images of Conceptual Design for Façade Development).

The other existing elements of the front façade, such as its recessed entry and the shift in the building footprint, already meet the Guidelines. No improvements are proposed for the other facades, as they already meet the Guidelines for materials, façade modulation, and fenestration (see attached page of architectural elevation drawings). Although the Guidelines would have the low-pitched roof hidden with a parapet, this is not proposed since this would severely compromise the overall character of the building's original design.

The existing sign perpendicular to 5th Street will be remodeled with stone veneer, new iron work, and two new lighted box signs. A new monument sign will be added parallel with Fifth Street with stone veneer over concrete block and a lighted box sign (see attached images of Conceptual Design for Façade Development). Although the cost of the lighted box signs are not included in the cost estimate or requested grant funds, the sign monument and the improvements to the existing sign structure are included, totaling \$1000. The Downtown Design Guidelines for non-historic buildings do not include signs and signs have not been supported by grant funds for such buildings (although the illustrations included the signs).

ALTERNATIVES:

1. The City Council can approve a grant of \$14,500 for façade improvements at 410 Fifth Street, not including the sign improvements, and \$1,000 for professional fees from the Downtown Façade Grant Fund.
2. The City Council can approve a grant of \$15,000 for façade improvements at 410 Fifth Street, including the sign improvements, and \$1,000 for professional fees from the Downtown Façade Grant Fund.
3. The City Council can deny the request for a Downtown Façade Grant for façade improvements at 410 Fifth Street.
4. 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.

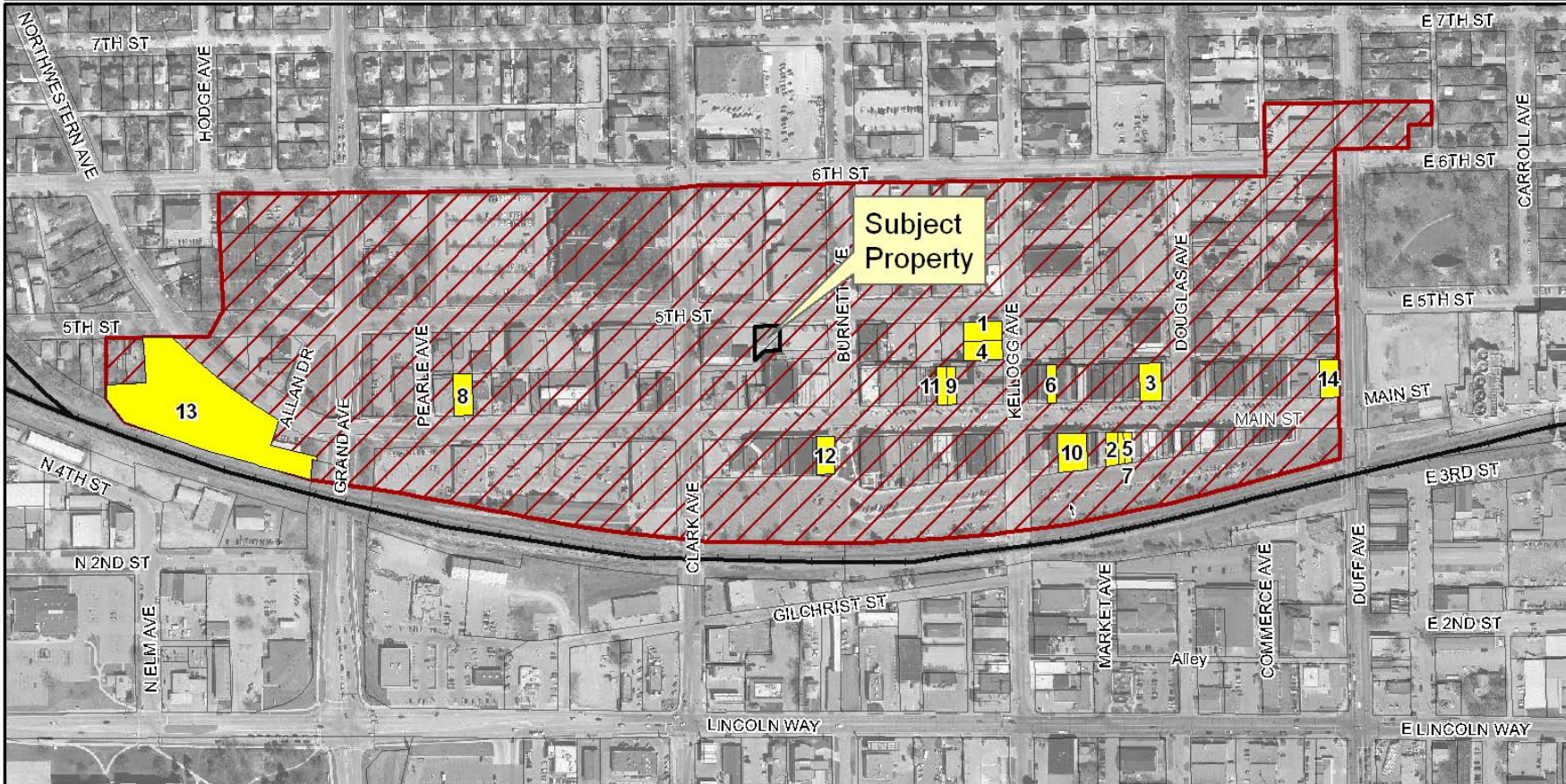
MANAGER'S RECOMMENDED ACTION:

As it stands today, the Triplett building is generally consistent with the Downtown Design Guidelines, with the exception of the roof pitch. There are also some minor nonconformities pertaining to pilasters on the facades that do not face the street. The overall design of the building is reasonably harmonious with the downtown setting. No improvements are required to bring it into compliance.

The owner intends to make improvements to the building. The purpose of the façade grant program for improvements to 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. The way in which the windows are being replaced adds characteristics that reinforce the downtown's architectural character. The other proposed façade improvements will further reinforce the character and quality of the downtown. The proposed downtown façade improvements will significantly update a non-historic building, while preserving design that generally meets the Downtown Design Guidelines.

Therefore, the City Manager recommends that the City Council approve Alternative #1, thereby approving a grant of \$14,500 for façade improvements at 410 5th Street, not including the sign improvements and \$1,000 for professional fees from the Downtown Façade Grant Fund. Although grant funds have supported signs on historic Main Street buildings that meet the design guidelines, improvements to signs for non-historic buildings have not been included in grants thus far. Therefore, this recommendation deducts from the requested grant amount \$500 (one half of the \$1000 cost of the sign improvements). If the City Council prefers to support sign improvements for non-historic buildings, it should approve Alternative #2, whereby the City Council would approve a grant of \$15,000 for façade improvements at 410 5th Street, including the sign improvements, and \$1,000 for professional fees from the Downtown Façade Grant Fund.

Downtown Façade Grant Program



Legend

- Approved Projects
- Downtown Façade Improvement Area

Facade Grant Locations

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



STOTT & ASSOCIATES Architects, P. C.

Triplett Real Estate

Downtown Façade Grant Program – Written Statement(s)

Description of the Proposed Project

Triplett Real Estate is a gem in the mainstreet cultural district, located at 410 5th Street. A well designed and well built building, it blends into the background. In an effort to gain more presence, the owner desires to significantly improve their existing façade with accent quoins, more efficient windows accented with mullions, and with new and updated signage.

Special Background of the Building

Though this particular structure is of little historical significance relative to its architecture, it has an intrinsic value relative to understanding the development and growth of Iowa towns. The Triplett Company, founded by Dudley Triplett, the grandfather of real estate, was the first real estate office in Central Iowa in 1912. The company has dedicated the last 95 years to helping Ames and surrounding neighborhoods expand from small farm towns to flourishing urban communities.

Materials on the Building

A series of limestone veneer quoins will be used in key places on the face of the building to make a more stylized first impression. The currently single-pane windows will be replaced with a dual-pane, high thermal performance window of the same size, with integral decorative mullions to add visual interest. The walkway to the entrance of the building will be re-worked to attain an accessible entrance. A monument sign will be added to the front of the property, utilizing the same limestone veneer to coordinate with the façade. The current sign will be updated with new iron work, limestone, fresh paint and a base structure, thus tying it in architecturally with the building.

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 Ames, IA 50010
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Triplett R.E. Office Façade

OPINION OF PROBABLE COST - 13 April, 2009

CSI DIVISION	COMPONENTS	ANTICIPATED COST
2-SITE WORK	Selective Demolition - Concrete 150 SF sidewalk @ 5.00 Premium for small amount Paving - walks 150 SF @ 5.00 Curbs, etc (Allow) Landscaping (Allow) Selective Demo (Doors & Windows) 8 @ 47.25 Cleaning exist stone (Allow)	750 250 750 250 1,200 378 500
3-CONCRETE	Foundation @ Monument Sign 2 CY @ 109.00	218
4-MASONRY	Remedial Brick Work (Tuck-pt. etc.) (Allow) Limestone veneer accents 153 SF @ 17.00 Block Masonry @ Monument Sign 18 SF @ 10.00	1,500 2,601 180
5-METALS	Misc. Steel (Allow)	600
6-WOOD & PLASTICS	Carpentry @ Roof "holes" (Allow)	3,500
7 - THERMAL & MOISTURE PROTECTION	Sealants (Allow) Shingles & Roofing 100 SF @ 3.38 Fascia & Soffit (Allow)	300 338 1,800
8-DOORS & WINDOWS	Alum Storefront Windows & Doors 280 SF @ 39.00	10,920
SUBTOTAL	Total All Divisions	26,035
TOTALS WORKSHEET	<u>Projected Costs</u> Contractor P & O (6%) Contingency (5%) Architect/Engineer Fees for Plans/Specs Total Anticipated Project Costs/Budget	1,562 1,302 4,500 33,399
NOTES	Total Anticipated Project Cost includes all building costs, professional fees, profit and overhead. It does <u>Not</u> include land cost.	



EXISTING FAÇADE PRIOR TO IMPROVEMENTS
TRIPLETT REAL ESTATE





CONCEPTUAL DESIGN - FAÇADE DEVELOPMENT (PROPOSED)
TRIPLETT REAL ESTATE





CONCEPTUAL DESIGN - FAÇADE DEVELOPMENT (PROPOSED)
TRIPLETT REAL ESTATE



APPLICANT : TRIPLETT REAL ESTATE
 C/O KIM SHARP
 410 5TH STREET
 AMES, IA 50010
 PHONE : (515) 232-5240
 FAX : (515) 232-3093

DESIGNER : STOTT & ASSOCIATES
 ARCHITECTS P.C.
 1421 SOUTH BELL AVE
 SUITE 101, AMES, IA 50010
 PHONE : (515) 232-8447
 FAX : (515) 232-9521

OWNER : JAMES TRIPLETT
 410 5TH STREET
 AMES, IA 50010

ADDRESS : 410 5TH STREET
 AMES, IOWA 50010

EXTERIOR FINISHES SCHEDULE

- A - EXISTING BRICK
- B - WINDOWS : KAWNEER TM, TRI-FAB 451T (OR EQUAL BY VISTAWALL) WITH 1" INSULATED (LOW-E) GLASS ALUM. COLOR : CHAMPAGNE
- C - LIMESTONE QUOINS : STONE, COLOR :
- D - MONUMENT SIGN : STONE BASE WITH LIGHTED BOX SIGN
- E - TALL SIGN : NEW STONE BASE, IRON WORK & NEW LIGHTED BOX SIGN
- F - NEW ROOF: 40 YR. ARCHITECTURAL SHINGLE - BLEND WITH EXISTING



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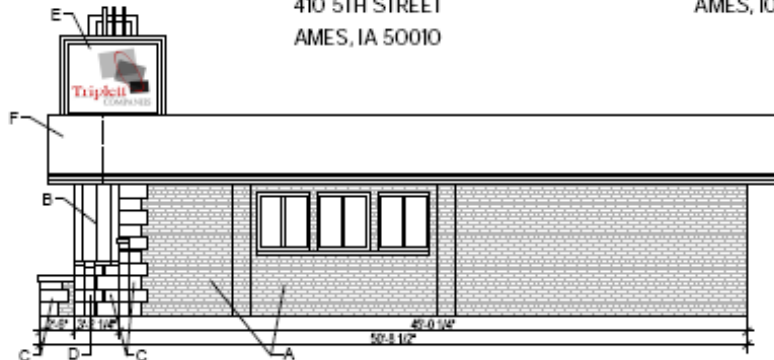
1421 S Bell Ave., Ste. 101
 Ames, Iowa 50010
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 www.stottarch.com

Project:
Triplett Real Estate Facade Development
 410 5th Street
 Ames, IA 50010

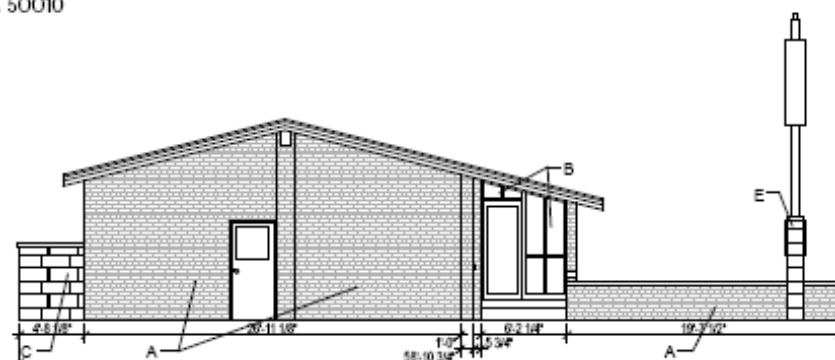
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 5/6/2009

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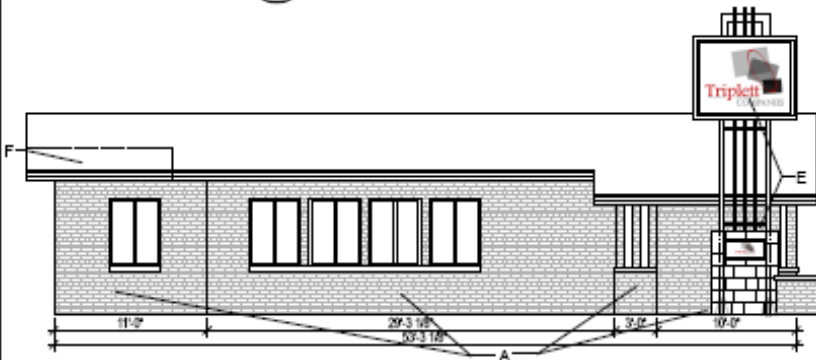
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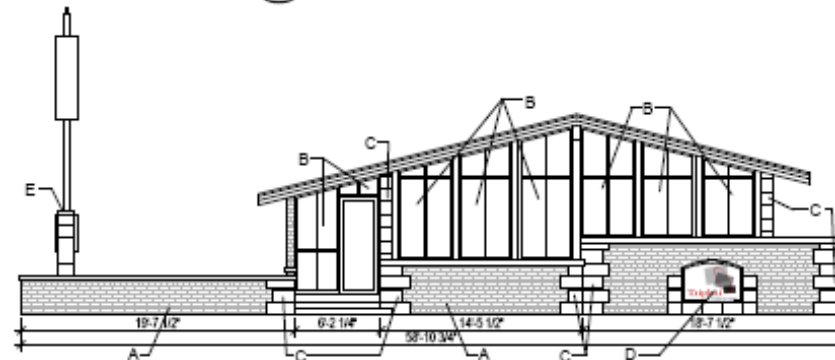
4 West Elevation
 1/8" = 1'-0"



3 South Elevation
 1/8" = 1'-0"



2 East Elevation
 1/8" = 1'-0"



1 North Elevation
 1/8" = 1'-0"