

COUNCIL ACTION FORM

**SUBJECT: DOWNTOWN FAÇADE GRANT REQUESTS FOR 132-134 MAIN STREET
– REAR FAÇADES**

BACKGROUND:

In November 2010 the City Council awarded two Downtown Façade Improvement grants in the amount of \$32,000 for the front façades of the buildings at 132-134 Main Street (see attached location map). This building is commonly known as the Whiskey River building. Russ McCullough, of Main Street 134 WR, LLC, has applied for two additional grants for the rear façades on the south that face the downtown parking lots. These façades are identified as “5” and “6” on the attached, illustrated, written statement. The total frontage is 50 feet, the equivalent of two typical commercial fronts on Main Street. The building owner is now requesting two additional \$15,000 Downtown Façade Improvement grants and two \$1,000 grants for architectural fees for renovating the two rear façades, expected to cost \$37,592 for 132 Main and \$42,166 for 134 Main.

This building was built between 1888 and 1892, and is classified in the Intensive Survey of the Central Business District as “Compatible” for architectural significance. Historic Significance is not yet determined. Historical reports have referred to this as two buildings. Most recently the entire first floor of the building was occupied by Whiskey River bar and grill. The building owner is working with a prospective tenant to re-open that business, which involves extensive renovation of the interior of the first floor. The upper level will be renovated at some future time, possibly as an event space or entertainment venue.

The western façade (134 Main) has structural deficiencies. A temporary shoring wall will be built to support it and the entire wall will be removed. A new façade will be constructed at 134 Main, using pre-cast panels that incorporate thin, clay brick as the surface material. A new overhead door will be installed as an interesting architectural feature and to allow air to circulate in the building. This feature refers to the original use of the south façades on Main Street as the supply access and service area along the railroad switch yard that was formerly located where the parking lots are now.

The eastern façade (132 Main) is structurally sound. The intent of the renovation is to preserve as much of the existing clay brick as possible and use stucco to cover brick areas which cannot be preserved. The exact extent of these two materials can only be determined after the project begins. The lower level will have a new canopy supported by columns accenting the public entrance and covering the patio area. The materials and color of the canopy, steps, and column will be coordinated. On the upper level, new double-hung windows will be installed to fill the original window openings.

All of the work proposed and illustrated appears to be consistent with the Downtown Design Guidelines. The only question is whether the proposed stucco on the bottom half of the

building meets the criteria for allowing stucco. Stucco may be allowed in limited situations if it is demonstrated that the underlying brick has deteriorated to the point that it is not feasible to restore it. This cannot be determined until the existing stucco has been uncovered.

ALTERNATIVES:

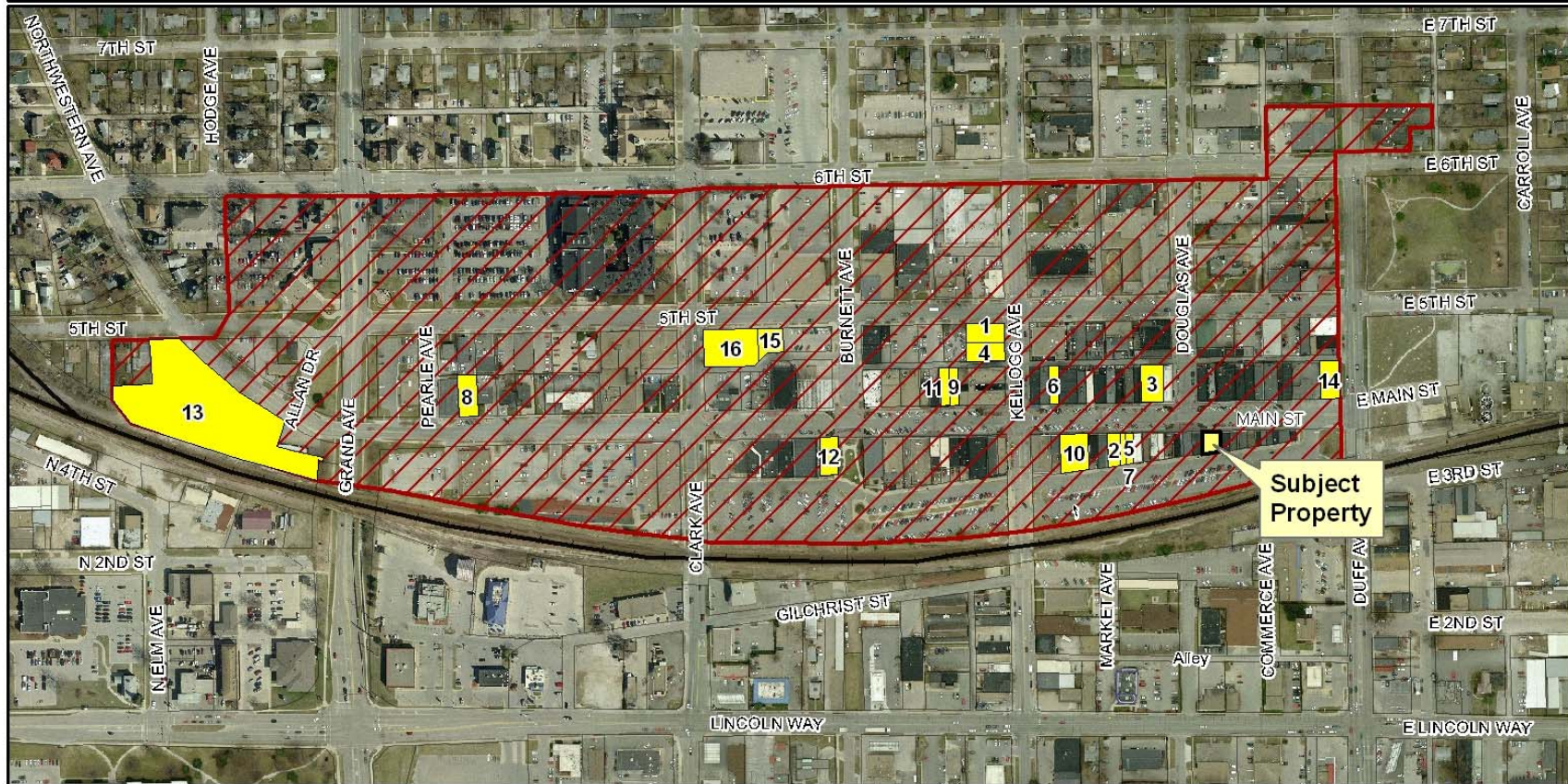
1. The City Council can approve the request for a grant for \$15,000 from the Downtown Façade Grant fund for the south façade located at 132 Main Street, a grant for \$15,000 from the Downtown Façade Grant fund for the south façade located at 134 Main Street, and \$2,000 for professional design fees, with the following conditions to be met:
 - a. The owner and City staff will work together during demolition and investigation to determine what areas of the façade at 132 Main will be brick and what areas may be painted stucco, based upon existing design criteria pertaining to the use of stucco.
 - b. All structural and other serious deficiencies will be completed before any payments are made to the owner under any of the grants.
2. The City Council can approve the request for a grant for \$15,000 from the Downtown Façade Grant fund for the south façade located at 132 Main Street, a grant for \$15,000 from the Downtown Façade Grant fund for the south façade located at 134 Main Street, and \$2000 for professional design fees, without conditions.
3. Same as either 1 or 2 above but approve only one \$15,000 grant and \$1,000 for architectural fees.
4. The City Council can deny this Downtown Façade Grant request.
5. The City Council can refer this request back to staff or the applicant for additional information.

MANAGER'S RECOMMENDED ACTION:

Over the past few years, City Inspections staff has strongly encouraged the owners of 132-134 Main to repair structural and other serious deficiencies in these buildings, and the owner has made basic repairs to the front façade of the building. City Council's approval of the façade grants for the north or front façades is conditional on completing the needed repair of structural and other serious deficiencies in this building. The City has received and approved the engineer's evaluation and report for the south façades and has received the engineer's repair drawings and details. City staff has approved the design of the temporary shoring wall. The requested façade grants will support the completion of the needed structural repair. The work will also create two much more attractive façades and bring attention to the secondary entry into the building. The design of the two façades complies with the Downtown Design Guidelines.

Although the design of the façade changes comply with Façade Program guidelines, the City Manager is not making a recommendation on approval of the request for grants for this proposal. The City Council is separately considering a report on the status of the funding for the Downtown Façade Improvement program, pending approved projects, and the interest of downtown building owners in additional grant projects. Once the questions of funding for the Façade Program have been answered, the Council may take action on the proposed grant application as it deems appropriate.

Downtown Façade Grant Program



Legend

- Approved Projects
- Downtown Façade Improvement Area

Facade Grant Locations

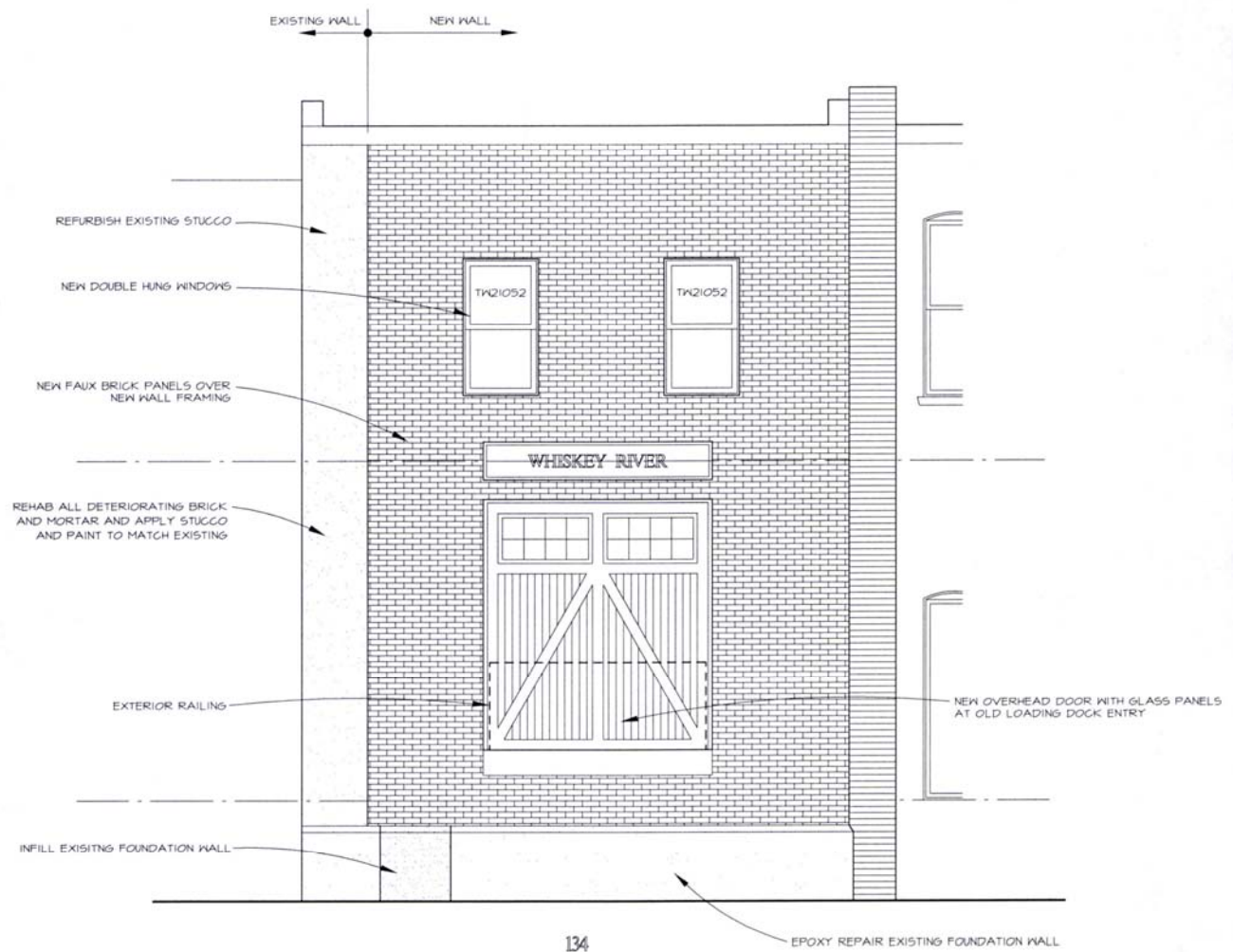
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|------------------------------|----------------------------------|
| 1. 413 Kellogg Ave (12/2007) | 9. 311 Main Street (12/2007) |
| 2. 220 Main Street (09/2005) | 10. 230 Main Street (04/2008) |
| 3. 203 Main Street (06/2006) | 11. 313 Main Street (11/2008) |
| 4. 411 Kellogg Ave (01/2007) | 12. 400 Main Street (06/2009) |
| 5. 216 Main Street (07/2007) | 13. 413 Northwestern (09/2009) |
| 6. 229 Main Street (07/2007) | 14. 101 Main Street (09/2009) |
| 7. 218 Main Street (08/2007) | 15. 410 5th Street (in progress) |
| 8. 547 Main Street (11/2007) | 16. 426 5th Street (04/2010) |



PROPOSED FAÇADE IMPROVEMENTS – 132 MAIN



PROPOSED FAÇADE IMPROVEMENTS – 134 MAIN



Written Statement for Façade Grant

South Walls

132 and 134 Main St.

The W. E. Sauerman Building is located on the south side of Main Street in Ames, Iowa near the intersection of Main and Douglas. It was erected sometime between 1888 and 1892. The building is believed to be the original structure on this site, which is verified as far back as 1896 by the Sandborn Fire Insurance Map. The building is set in a line of buildings that comprise the south side of Main Street. A sidewalk, angle parking and Main Street are north of the building. The building shares a party wall with neighboring buildings directly to the east and west. A parking lot is situated south of the building. The building is a two-story commercial building. Its exterior walls are brick and its structural system is comprised of masonry load-bearing walls. The original building was face-lifted circa 1927 with a new brick facade to update its appearance.





The south elevation appears to be mostly original. The window openings have been filled in with wood and/or replacement windows. The west side exterior wall of 134 Main is no longer structurally sound. After careful evaluation it was determined that the wall should be demolished and replaced (see new wall plan). A structural engineer has submitted plans that have been reviewed by inspections and are believed to be acceptable upon formal submission. The tenant and building owner have agreed to install a wall/door that is on a hinge so that it can be opened to outside and provide a new feature to the building.

The east side exterior wall of 132 Main is in need of some masonry repair but is still structurally sound. The plan shows the rear entrance with a new stair and landing with a large awning drawing people into the space. The area near the entrance will be a patio area for the patrons.

132 Main Street
 South Façade Remodeling
 Ames, Iowa

Project Cost Opinion
 RMH Architects
 11/15/2010
 Design Status: Design Development

	Units		Unit Cost	Total
A. Building Costs				
Division 1 - General Conditions	1	LS	10%	\$2,725
Division 2 - Sitework				
<i>Demolition</i>				
Misc Demolition	1	LS	\$500.00	\$500
Remove & Dispose of Debris	1	LS	\$500.00	\$500
Division 3 - Concrete				
Foundation Wall Repair	1	LS	\$1,200	\$1,200
Division 4 - Masonry				
Masonry Restoration	1	LS	\$18,600	\$18,600
Division 5 - Metals				
Nothing Required				\$0
Division 6 - Carpentry & Millwork				
Misc Blocking & Framing	1	LS	\$250.00	\$250
Division 7 - Thermal & Moisture Protection				
Caulking & Sealants	1	LS	\$500.00	\$500
Division 8 - Doors & Windows				
Double Hung Windows	7	EA	\$350.00	\$2,450
Alum Door and Frame	1	EA	\$1,500.00	\$1,500
Hardware	1	EA	\$500.00	\$500

Division 9 - Finishes				
<i>Wall Finish</i>				
Exterior Painting	830	SF	\$1.50	\$1,245
Division 10 - Specialties				
Nothing Required				\$0
Division 11 - Equipment				
Nothing Required				\$0
Division 12 - Furnishings				
Nothing Required				\$0
Division 13 - Special Construction				
Nothing Required				\$0
Division 14 - Conveying Systems				
Nothing Required				\$0
Division 15 - Mechanical				
Nothing Required				
Division 16 - Electrical				
Nothing Required				
B. Sub-Total of Direct Costs				\$29,970
C. Contractors Overhead & Profit			10%	\$2,997
D. Total Construction Cost				\$32,966
F. Contingency		10%		\$3,297
G. Design Fees		4.0%		\$1,319
H. Total Project Cost				\$37,582

134 Main Street
 South Façade Remodeling
 Ames, Iowa

Project Cost Opinion
 RMH Architects
 11/15/2010
 Design Status: Design Development

	Units		Unit Cost	Total
A. Building Costs				
Division 1 - General Conditions	1	LS	10%	\$3,057
Division 2 - Sitework				
<i>Demolition</i>				
Remove Existing Masonry Wall	1	EA	\$5,000.00	\$5,000
Misc Demolition	1	LS	\$500.00	\$500
Remove & Dispose of Debris	1	LS	\$4,500.00	\$4,500
Division 3 - Concrete				
Foundation Wall Repair	1	LS	\$1,750	\$1,750
Sidewalk Patching	160	SF	\$8.00	\$1,280
Division 4 - Masonry				
Restore Masonry to Remain	1	LS	\$1,500	\$1,500
Division 5 - Metals				
Nothing Required				\$0
Division 6 - Carpentry & Millwork				
Exterior Wall Framing	636	SF	\$5.00	\$3,180
Exterior Finish (Faux Brick)	636	SF	\$9.50	\$6,042
Misc Blocking & Framing	1	LS	\$250.00	\$250
Division 7 - Thermal & Moisture Protection				
Batt Insulation	636	SF	\$0.75	\$477
Caulking & Sealants	1	LS	\$500.00	\$500
Division 8 - Doors & Windows				
Double Hung Windows	8	EA	\$350.00	\$2,800

Division 9 - Finishes*New Interior Finish*

Gypsum Board - 5/8"	613	SF	\$3.00	\$1,839
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Wall Finish

Interior Painting	613	SF	\$1.00	\$613
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Exterior Painting	225	SF	\$1.50	\$338
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Division 10 - Specialties

Nothing Required				\$0
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Division 11 - Equipment

Nothing Required				\$0
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Division 12 - Furnishings

Nothing Required				\$0
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Division 13 - Special Construction

Nothing Required				\$0
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Division 14 - Conveying Systems

Nothing Required				\$0
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Division 15 - Mechanical

Nothing Required				
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Division 16 - Electrical

Nothing Required				
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B.	Sub-Total of Direct Costs			\$33,625
C.	Contractors Overhead & Profit		10%	\$3,363
D.	Total Construction Cost			\$36,988
F.	Contingency		10%	\$3,699
G.	Design Fees		4.0%	\$1,480
H.	Total Project Cost			\$42,166