

**COUNCIL ACTION FORM**

**SUBJECT:**                    **DOWNTOWN FAÇADE 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. (A map is found in Attachment 1.)

The program includes up to \$15,000 of dollar-for-dollar matching funds per façade and up to \$1,000 for additional architectural services. The program requires compliance with specified Design Guidelines that can be found online 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.

The City Council awarded three grants in the first round of this fiscal year. These went to Quilting Connections (\$16,000 for 238 Main Street), the Lechner Building (\$15,000 for 208 5<sup>th</sup> Street), and Evert's Flowers and Gifts (\$2,658 for 329 Main Street). Evert's has indicated that they no longer wish to move forward with the project for their awnings. This leaves \$69,000 available for this second round of funding within the 2017-18 fiscal year.

## **GRANT APPLICATIONS RECEIVED:**

The City solicited applications for this second round in December, 2017 and received requests involving three properties for a total of four grants by the January 19, 2018 deadline. The total requested grant funding is approximately \$59,000.

Two grant requests are for the west and south facades of 131 Main Street. This property is the former Iowa Electric Light and Power Company building and is a two-story building on the northeast corner of Main Street and Douglas Avenue.

The third grant application is for the property at 110 Main Street. This property is a single-story building that at some point was broken up into several separate properties with separate ownership.

The fourth application is for 116 Main Street. This is a separate property but in the same building as 110 Main Street described above.

### **131 Main Street**

131 Main Street, LLC, represented by Elizabeth Erbes, owns 131 Main Street. The building had been vacant, but has housed a number of businesses, most recently Novascan. Currently, Avec houses their building division offices on the first floor of the building. The building sits on a corner lot and has a front façade on Main Street and a secondary façade on Douglas Avenue with the entrance at the corner. The owner is renovating the entire building, interior and exterior, and is seeking a grant for the replacement of non-compliant windows on the upper floors, new exterior doors, and the installation of a canopy along the two street facades. Although the building initially was of a different character when it was constructed as a market, it was substantially remodeled in 1953. The 1953 character of the building is the period of historical significance for the building, not the original period of construction.

It should be noted that the owner, in conjunction with Main Street Cultural District, is seeking up to a \$100,000 Community Catalyst Building Remediation Program grant from the Iowa Economic Development Authority. The City of Ames is the official applicant, but the City Council authorized MSCD to apply on the City's behalf. **If the grant is awarded, it will be used as a financial match for the Catalyst grant exterior and interior renovations of the building.**

The upper floor windows were replaced by the previous owner making them non-compliant features. They are vinyl residential-style and do not fill the window opening, having wood infills at the top. **The grant-eligible project includes replacing these with windows consistent with the 1953 rehab of the building.** They will be 2/2 double hung with horizontal muntins. There are four upper windows on the south façade (including the southwest chamfered corner) and nine upper windows on the west façade.

**The project also includes four replacement doors**—one at the southwest corner and three along the west façade. The existing doors are replacements and are not custom fit to the openings. As such, there are wood infills along the sides. One opening has no door but has been walled over. This door will be reinstalled. All new doors will have transom windows and will be custom sized to the openings.

The canopy was removed by a previous owner, but was similar in size and shape to the one proposed for installation. It will extend four feet into the right-of-way along the south and west facades. (The previous canopy extended 8 feet.) The owner has modified the design to better emphasize the corner entrance. It now extends only 4 feet from the building.

Although more exterior work is proposed on the two facades, only the work noted in the tables below, staff believes, is eligible for the façade grant as they are removing non-compliant items and replacing with compliant items (the doors and windows) or are installing a compliant element where none now exists (the proposed canopy). The estimated cost of the exterior work on the west, south, and southwest facades exceeds \$95,315, as listed in the attachment. As noted below, additional work is proposed for the north façade and interior, neither of which is eligible for the façade program.

<b>South/Southwest Façade</b>		
Upper floor windows and install	4	\$6,780
Exterior door and install	1	\$3,995
Canopy and install	1	\$17,300
<b>Subtotal</b>		<b>\$28,075</b>
<b>50% grant or max</b>		<b>\$14,038</b>

<b>West Façade</b>		
Upper floor windows and install	8	\$19,355
Exterior door and install	3	\$11,985
Canopy and install	1	\$12,300
<b>Subtotal</b>		<b>\$43,640</b>
<b>50% grant or max</b>		<b>\$15,000</b>

The exterior work also includes replacement of the ground floor windows with newer, more efficient store front windows. The glass brick windows on the west façade will remain but they are currently covered up on the inside. The inside wall will be removed and the windows will function again, allowing light to enter the building. The rear façade will also be updated with new windows. The exterior brick will be cleaned. Staff notes that these elements of the project are not eligible activities and are not part of the cost estimates listed above.

### **110 Main Street**

110 Main Street is owned by LCM Properties, LLC. 116 Main Street is owned by 116 Onondaga LLC. The two owners are located at the same address in Pella and represented by the same person. The building is unique in that 108, 110, 116, 118, 120,

and 122 Main Street were built as a single building. At some point, the property was subdivided into the 6 separate properties all sharing the same building. 108, 116, 118, 120, and 122 Main Street all have about 16-foot wide store fronts. 110 Main Street has about a 30-foot store front. Staff notes that 122 Main Street received a façade grant in 2013. At that time Main Street Iowa prepared a conceptual building façade rendering for the entire building to guide the incremental changes to the building as subsequent spaces remodeled. The proposed changes are consistent in character with this 2013 rendering that guided the 2013 grant award.

**The project at 110 Main Street consists of removing the entire front façade of stucco, glass, and wood and replacing with brick. The brick will comprise the kickplate and walls up to the top of the transom windows. Above that will be new stucco. New windows, including a translucent transom, and doors will be installed. The finished product will look similar to 122 Main Street, approved as a façade grant in 2013.**

The front façade of 110 Main Street is flush with the right-of-way line and with an out-swing door. The Design Guidelines prefer a recessed entryway. However, since this is a preexisting condition, the applicant does not propose to create a recessed entryway so that the door swing does not take place over the public right-of-way. This is the same condition as is found at 122 Main Street and at a few other downtown storefronts. It is not ideal, but it is not a Building Code inconsistency. **Staff recommends approval of this grant request due to inclusion of compliant building materials and storefront design, despite the lack of the recessed doorway under existing conditions.**

The total estimated cost for 110 Main Street is a lump sum of \$40,253.41 (plus sales tax of \$2,817.74). The project would be eligible for the maximum funding of \$15,000. **Staff recommends awarding a grant of 50 percent of the eligible costs up to the maximum of \$15,000.** The applicant will need to provide cost breakdowns to ensure only eligible activities are funded with the façade grant.

### **116 Main Street**

The project at the neighboring storefront, 116 Main Street, is similar to the majority of addresses in the building. The front façade currently has an angled front wall and recessed doorway. The applicant proposes moving the wall to be flush with the right-of-way and to have an outswing door. As noted above, the Design Guidelines have a preference for recessed entryways and since the front façade of 116 Main Street already has a recessed door, staff believes it should be retained with a compliant design as part of the storefront improvements. A recessed entryway in the center of this expanse would add interest and breakup the massing of the building as well. Although the 2013 grant award did not require the recessed doorway, staff believes this is the preferred condition for Main Street and should be a condition of the grant award.

The total estimated project cost for 116 Main Street is a lump sum of \$30,157.24 (plus sales tax of \$2,111.01). The project would be eligible for the maximum funding of \$15,000. **Staff recommends awarding a grant of 50 percent of the eligible costs up**



**to the maximum of \$15,000 with a condition that the design be updated to include a recessed entryway acceptable to staff.** The applicant will need to provide cost breakdowns to ensure only eligible activities are funded with the façade grant.

It should be noted that this issue of a flush wall and outswing door arose during the review of the façade grant application for 122 Main Street. The front façade was recessed although the façade grant was approved in 2013 with a flush outswing door. The flush outswing door ensured compliance with accessibility demands and, since the open door still resulted in a greater than 4 feet of unobstructed sidewalk, it was found to be acceptable in this location at that time during the building permit review. **The owner prefers the flush wall and outswing door for 116 Main Street to retain similarity with 110 and 122 Main Street.** If the City Council finds this acceptable, it can approve the grant for 116 Main Street as presented.

### **ALTERNATIVES:**

1. The City Council can approve Downtown Façade Improvement Grants totaling up to \$59,038 for:
  - a. 131 Main Street in the amount of 50 percent of the estimated eligible costs up to \$14,038 for the Main Street façade.
  - b. 131 Main Street in the amount of 50 percent of the estimated eligible costs up to \$15,000.
  - c. 110 Main Street in the amount of 50 percent of estimated eligible costs up to \$15,000.
  - d. 116 Main Street in the amount of 50 percent of estimated eligible costs up to \$15,000 with a requirement to modify the design of the storefront to include a recessed entry consistent with the design guidelines.

*This alternative includes the condition that the design of 116 Main Street include a recessed entryway and door design acceptable to staff prior to issuing a notice to proceed.*

2. The City Council can approve Downtown Façade Improvement Grants totaling \$49,038 for:
  - a. 131 Main Street in the amount of 50 percent of the estimated up to \$14,038 for the Main Street façade.
  - b. 131 Main Street in the amount of 50 percent of the estimated costs up to \$15,000.
  - c. 110 Main Street in the amount of 50 percent of estimated costs up to \$15,000.
  - d. 116 Main Street in the amount of 50 percent of estimated costs up to \$15,000.

*This alternative finds that the flush door and outswing door at 116 Main Street is acceptable in this instance and does not require the design to be modified.*

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.

**MANAGER'S RECOMMENDED ACTION:**

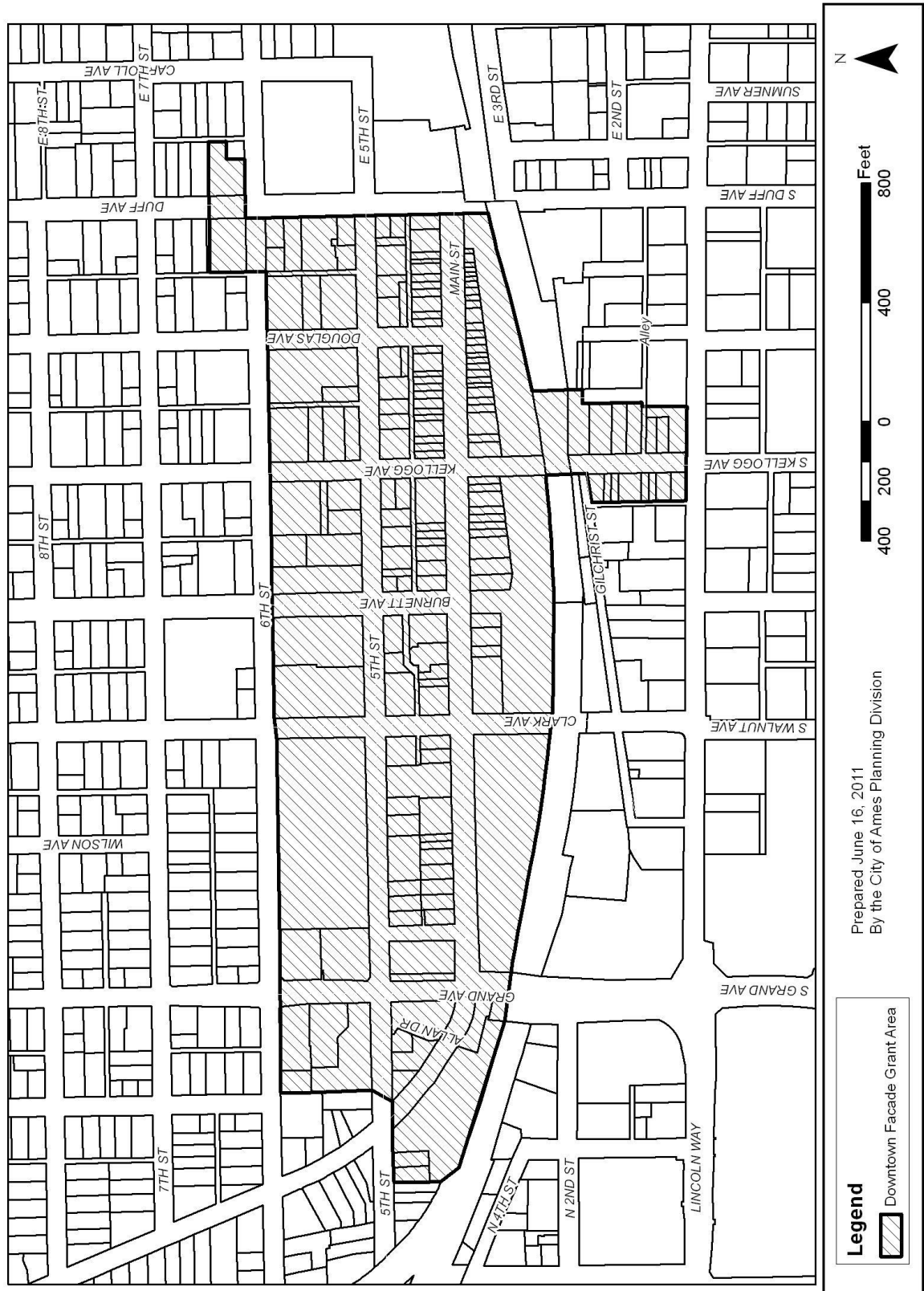
This second round of fiscal year 2017-18 grant solicitations resulted in four requests for three buildings. Three of the four requests are for Main Street facades and one is a corner lot with a secondary façade on Douglas Avenue. As part of a second round of application, the two grant requests for 131 Main Street can be approved by the City Council as permitted by the program guidelines. The other two requests are separate properties even though they appear to be part of single building. They too are both eligible requests as individual single façade grants.

City staff has determined that the four proposed Downtown Façade Improvement projects for the three buildings at 131 Main Street, 110 Main Street, and 116 Main Street either include the removal of non-compliant elements, the retention of compliant design, or installation of new features that are consistent with the Downtown Design Guidelines. However, staff makes this finding with the condition that there is a redesign of the front façade of 116 Main Street to retain the recessed entryway in a manner acceptable to staff and consistent with the Downtown Design Guidelines.

**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 this round, the amount sought and recommended for awards is \$59,038, leaving \$9,962 that has not been committed in a grant agreement. The proposed city budget anticipates adding \$50,000 for the fiscal year 2018-2019. A new round of applications will be likely be solicited in the summer for the next fiscal year.

## Attachment 1: Eligibility Map



## **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

131 Main Street

FLOOR PLAN NOTES

- A. SEE STRUCTURAL FRAMING PLANS FOR WALL LOCATIONS & DIMENSIONS.
- B. ALL NEW STAIRS TO BE FIELD VERIFIED PRIOR TO FABRICATION.
- C. FIRST FLOOR PARTY AND EXTERIOR WALLS TO RECEIVE 1/2" GYPSUM BOARD. ALL EXTERIOR DOORS AND WINDOWS TO HAVE VERTICAL V-GROOVE AT THE TOP OF EACH CORNER OF OPENINGS.
- D. DOOR DIMENSIONS ARE TO CENTER OF DOORS UNLESS NOTED OTHERWISE.



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**131 MAIN ST. AMES, IOWA 50010**

## KEY PLAN

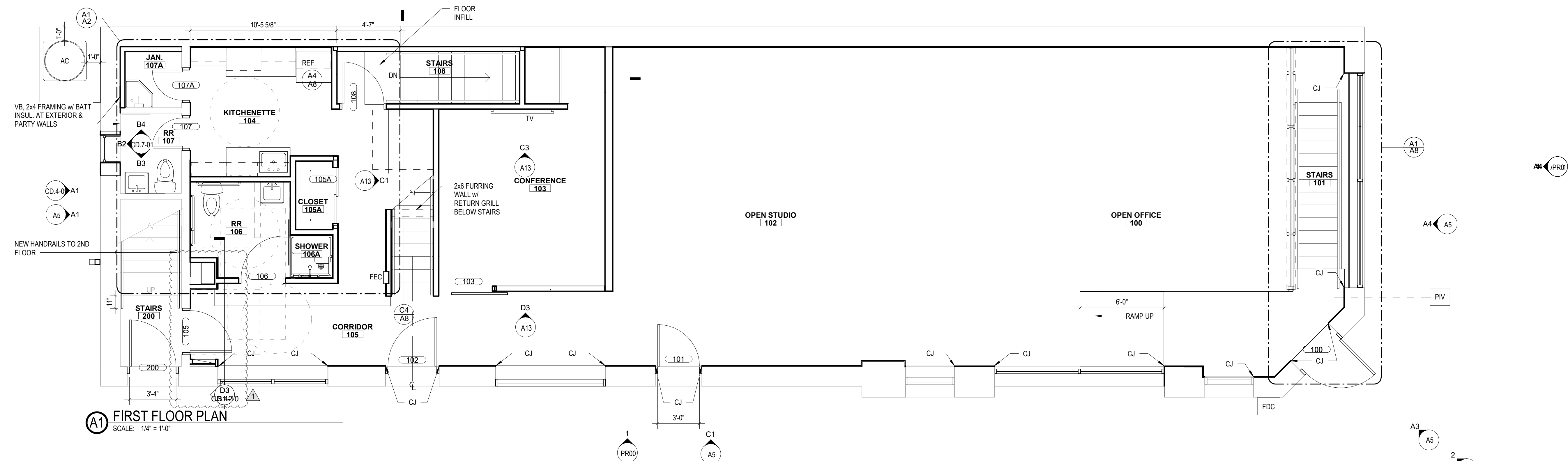
1	1/18/18	Revision B
REV	DATE	DESCRIPTION
ISSUED:		<b>FEBRUARY 15, 2018</b>
PROJECT NO:		<b>1720</b>

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AVEC DESIGN+BUILD, INC. SPECIFICALLY FOR  
BUILDING RENOVATIONS

## FIRST & MEZZANINE FLOOR PLANS

## A1.1

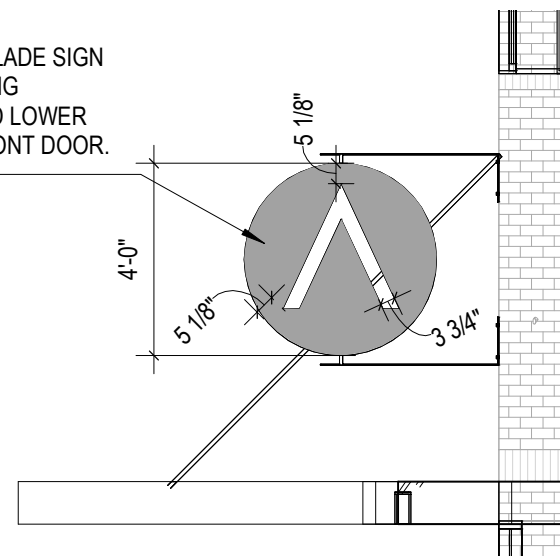
**C1** MEZZANINE FLOOR PLAN  
SCALE: 1/4" = 1'-0"



**(A1) FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

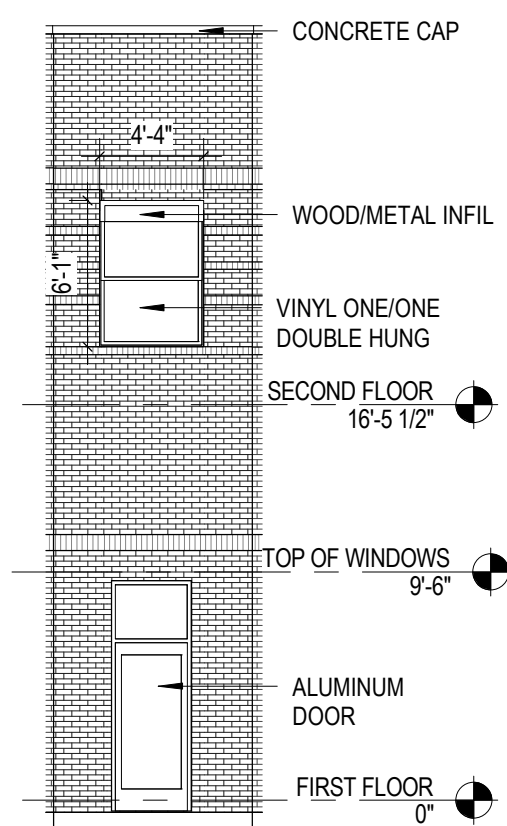


NEW 48" DIAMETER BLADE SIGN  
MOUNTED TO BUILDING  
BETWEEN UPPER AND LOWER  
WINDOWS ABOVE FRONT DOOR.  
LOGO IS CUT OUT.

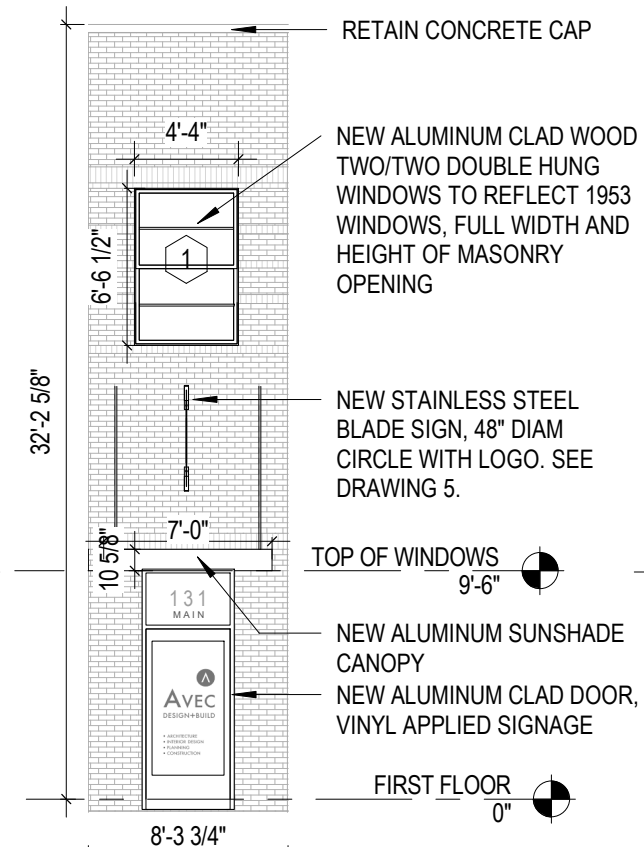


Canopy will extend four feet from building

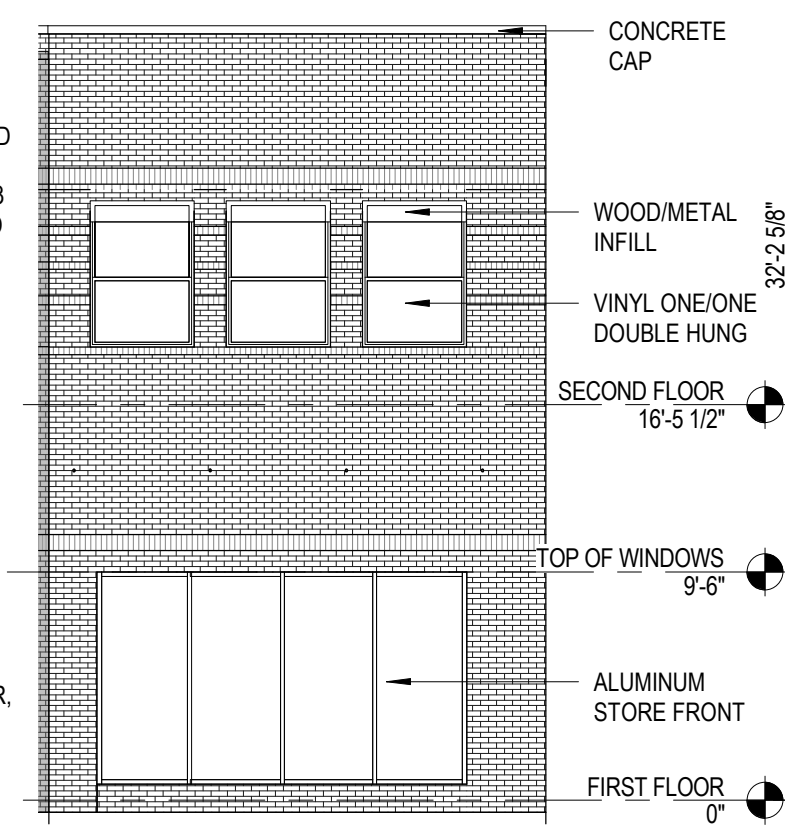
**5 SIGNAGE AT SW CORNER**  
SCALE: 1/4" = 1'-0"



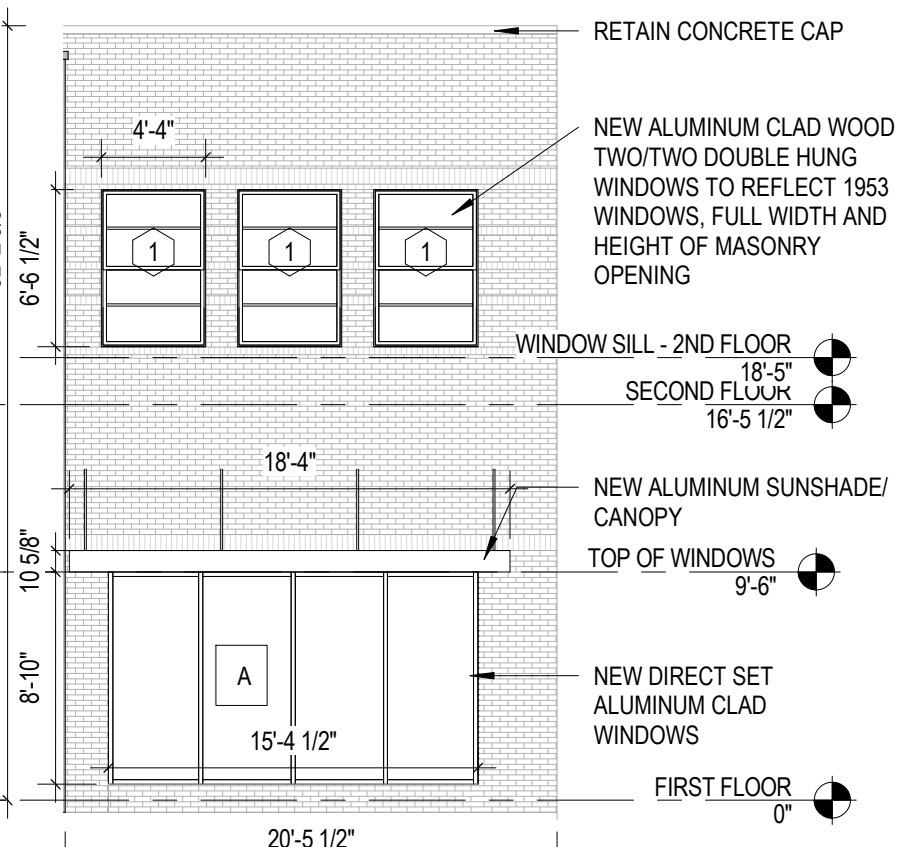
**1 SW - EXISTING**  
SCALE: 1/8" = 1'-0"



**2 SW - PROPOSED**  
SCALE: 1/8" = 1'-0"



**3 SOUTH - EXISTING**  
SCALE: 1/8" = 1'-0"



**4 SOUTH - PROPOSED**  
SCALE: 1/8" = 1'-0"

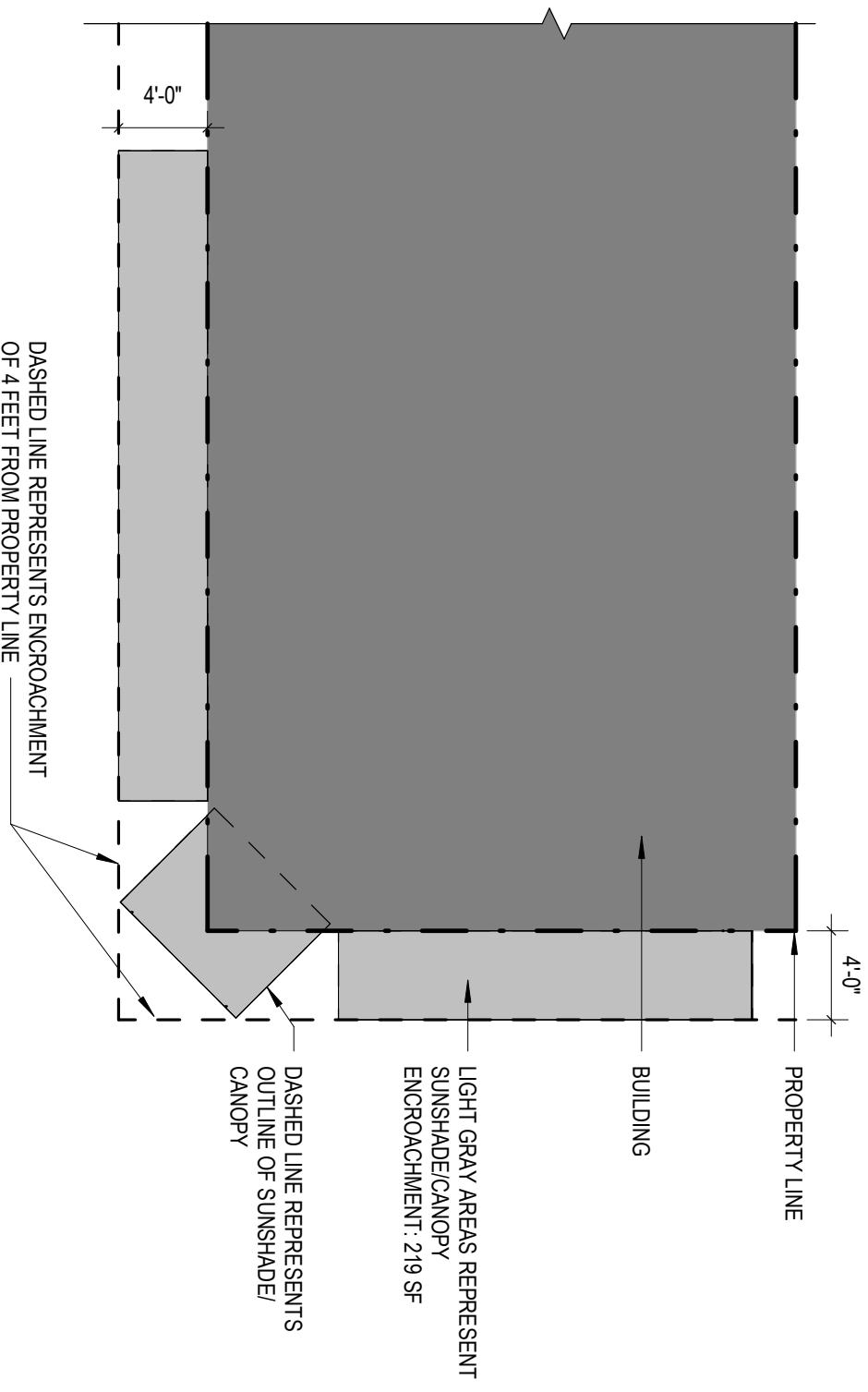


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# 131 MAIN STREET BUILDING RENOVATIONS

JANUARY 17, 2018





1

## ENLARGED SUNSHADE/CANOPY

SCALE: 1/8" = 1'-0"



ARCHITECT  
AVEC Design+Build  
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## BUILDING RENOVATIONS

131 MAIN ST. AMES, IOWA 50010

SHEET REF:

SUNSHADE/CANOPY  
2/21/18

ASI 1



# ESTIMATE - 131 Main St SOUTH-SOUTHWEST Façade Renovations

	MATERIALS			Estimated cost	
1	Double Hung Windows - Type 1	4	\$1,395.00	\$5,580.00	
2	Exterior Door with Transom	1	\$3,495.00	\$3,495.00	
3	Canopy (South and Southwest Portions)	LS		\$14,000.00	
4	Blade Sign	1	\$2,200.00	\$2,200.00	
5	Storefront Windows	4	\$1,500.00	\$6,000.00	Note #1
	<b>SUBTOTAL</b>			\$31,275.00	
	INSTALLATION				
6	Windows	4	\$300.00	\$1,200.00	
7	Door	1	\$500.00	\$500.00	
8	Canopy (South and Southwest Portions)	LS		\$3,300.00	
9	Blade Sign	LS		\$800.00	
10	Storefront Windows	4	\$300.00	\$1,200.00	Note #1
11	Brick Cleaning	LS		\$800.00	
	<b>TOTAL</b>			\$39,075.00	
	Avec Design Fee			\$1,200.00	

Note #1 May not be eligible for grant.

# ESTIMATE - 131 Main St WEST Façade Renovations

	MATERIALS			Estimated cost	
1	Double Hung Windows - Type 1	2	\$1,395.00	\$2,790.00	
2	Double Hung Windows - Type 2	2	\$1,195.00	\$2,390.00	
3	Double Hung Windows - Type 3	5	\$2,295.00	\$11,475.00	
4	Exterior Door with Transom	3	\$3,495.00	\$10,485.00	
5	Canopy (West Portions)	LS		\$9,000.00	
6	Storefront Windows	7	\$1,500.00	\$10,500.00	Note #1
	<b>SUBTOTAL</b>			\$46,640.00	
	INSTALLATION				
7	Windows	9	\$300.00	\$2,700.00	
8	Door	3	\$500.00	\$1,500.00	
9	Canopy (West)	LS		\$3,300.00	
10	Storefront Windows	7	\$300.00	\$2,100.00	Note #1
11	Brick Cleaning	LS		\$2,400.00	
	<b>TOTAL</b>			\$56,240.00	
	Avec Design Fee			\$2,200.00	

Note #1 May not be eligible for grant.

● PHOTOS: 131 Main Street



#01: CORNER PERSPECTIVE  
Iowa Electric Light & Power Company  
131 Main Street Ames, Iowa  
August 26, 2017





#02: WEST ELEVATION  
Iowa Electric Light & Power Company  
131 Main Street Ames, Iowa  
August 26, 2017



#03: SOUTHWEST ELEVATION  
Iowa Electric Light & Power Company  
131 Main Street Ames, Iowa  
August 26, 2017



#04: SOUTH ELEVATION  
Iowa Electric Light & Power Company  
131 Main Street Ames, Iowa  
August 26, 2017



#05: EXTERIOR DETAIL -EXISTING GLASS BLOCK  
Iowa Electric Light & Power Company  
131 Main Street Ames, Iowa  
August 26, 2017





#06: FORMER HORIZONTAL METAL CANOPY  
Iowa Electric Light & Power Company  
131 Main Street Ames, Iowa  
May 16, 2000



#07: EXTERIOR DETAIL – REMNANTS OF HORIZONTAL METAL CANOPY  
Iowa Electric Light & Power Company  
131 Main Street Ames, Iowa  
August 26, 2017





#08: EXISTING ALUMINUM WINDOWS  
Iowa Electric Light & Power Company  
131 Main Street Ames, Iowa  
August 26, 2017



#09: EXISTING ALUMINUM DOOR  
Iowa Electric Light & Power Company  
131 Main Street Ames, Iowa  
August 26, 2017

#10: EXTERIOR DETAIL – ALUMINUM WINDOW  
Iowa Electric Light & Power Company  
131 Main Street Ames, Iowa  
August 26, 2017







#11: EXISTING INFILLED VINYL WINDOWS  
Iowa Electric Light & Power Company  
131 Main Street Ames, Iowa  
August 26, 2017



#12: EXTERIOR DETAIL – ORIGINAL BRICK MOLD  
Iowa Electric Light & Power Company  
131 Main Street Ames, Iowa  
August 26, 2017





Existing



## Main Street Iowa Proposed Façade Renovation 100 Block of Main Buildings Ames, Iowa

### Notes:

- >This shows the entire strip of the buildings on the 100 block that historically shared a uniform storefront treatment. It is recommended to recreate the basic layout of that design.
- >Over time entrances have been moved or eliminated. In the historic photo, each bay has the entrance on the west side. This creates a very regular rhythm. Ideally this would be restored, but budget constraints may not make that feasible. Therefore, this proposal retains the entrance locations of each existing business.
- >During the removal of the existing storefronts, the original overall height should be established. It is difficult to determine from the current conditions exactly where this height should be. But it should be consistent across all bays.
- >Each storefront has the same basic treatment – the windows are the same, the doors are the same, the bulkheads are the same and everything is the same color. Individual identity is created by signs and other simple easily removed elements.
- >A variety of sign types are shown. All are flush mounted. Some are simple panel signs (John's Natural Foods, Ann's Insurance and A Stitch on Time). The others are individual letters/plasma cut signs. The signs shown are for demonstration purposes – each business is free to select the type and design that is most appropriate. However, internally illuminated box signs are NOT recommended. Illumination can be from simple overhead lights (two examples shown) or the plasma cut type signs can be halo lit. Sign examples are included.
- >See Sheet #2 for detail of "Lee's Computers" and additional notes.

### Proposed



The buildings at 108, 110, 116, 118, 120, and 122 Main were originally built together and all one building. At some point they were separated, and at various times the storefronts were altered. We wish to restore the historic look. We propose using identical materials and design as 122 Main, which was done with a previous façade grant and designed by Main Street Iowa. The conceptual photo of the entire strip is from Main Street Iowa's design. We have also included a photo of the finished product at 122 Main, and plan to use identical materials to restore the uniform storefront for the entire strip including 108, 110, 116, 118, 120, and 122 Main.

Alexander Masonry  
603 10th Street, Lot 607  
Nevada, IA 50201  
515-203-0660

# Estimate

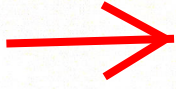
Date	Estimate #
1/17/2018	14731

Name / Address
116 Onondaga, LLC 116 Main Street Ames, IA

Project	
Description	Total
Removal and Replacement of storefront. This estimate is for the completed storefront at 116 Main. The estimate includes, but is not limited to, the following: removal and disposal of existing storefront, stucco, glass, brick, concrete; rebuilding north wall with original brick, new dark bronze window frames and door, stucco, interior finishing, drywall, trim, consultation with city, consultation with engineer, permits, fees, labor, parking fees, etc.	30,157.24T
Sales Tax	2,111.01
Thank you for your Consideration.	<b>Total</b> \$32,268.25



116 Main



110 Main



The buildings at 108, 110, 116, 118, 120, and 122 Main were originally built together and all one building. At some point they were separated, and at various times the storefronts were altered. We wish to restore the historic look. We propose using identical materials and design as 122 Main, which was done with a previous façade grant and designed by Main Street Iowa. The conceptual photo of the entire strip is from Main Street Iowa's design. We have also included a photo of the finished product at 122 Main, and plan to use identical materials to restore the uniform storefront for the entire strip including 108, 110, 116, 118, 120, and 122 Main.



Alexander Masonry  
603 10th Street, Lot 607  
Nevada, IA 50201  
515-203-0660

# Estimate

Date	Estimate #
1/17/2018	14732

Name / Address
LCM Properties, LLC 110 Main Street Ames, IA 50010

Project	
Description	Total
Removal and Replacement of storefront. This estimate is for the completed storefront at 110 Main. The estimate includes, but is not limited to, the following: removal and disposal of existing storefront, stucco, glass, brick, concrete; rebuilding north wall with original brick, new dark bronze window frames and door, stucco, interior finishing, drywall, trim, consultation with city, consultation with engineer, permits, fees, labor, parking fees, etc.	40,253.41T
Sales Tax	2,817.74
Thank you for your Consideration.	<b>Total</b> \$43,071.15

**122 Main. Design approved in 2013 with flush wall and outswing door. It previously had a recessed entry.**



**From:** LCM Properties <lcmpropertiesllc@gmail.com>  
**To:** ckuester@city.ames.ia.us, "LCM Properties, LLC" <lcmpropertiesllc@gmail.com>

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**Date:** Thursday, February 22, 2018 02:28PM  
**Subject:** Main Street Facade grant

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Working off of historic photos from 1914 and the 2013 proposal from Main Street Iowa for 122 Main, we wish to continue restoration of the strip of buildings to match 122 Main. The building, which is now known as 108, 110, 116, 118, 120 and 122 Main, was built as one building and interconnected. Sometime in the 1940's, 116, 118, 120 and 122 Main were remodeled and had their storefronts angled in. The original storefront had a flush front, as was replaced on 122 Main, but had a recessed doorway. Main Street Iowa had proposed that while the city allows a flush door, a slight recess would recreate the traditional storefront. 122 Main ended up being a flush door after several months of discussion with Jeff Benson, City of Ames inspections, and the contractors. There were multiple issues with having a recessed door. Primarily, the entire building shares footings and floor joists, making it impossible to change the internal floor height to allow a door to open in without having a step. Also, recessing the door 6-8 inches with a flush storefront also posed a great difficulty for handicap accessibility, especially for someone in a wheelchair. The end result that allowed us to work with the existing historic building, which everyone agreed upon for 122 Main, was to have a flush mounted door swinging out as this was the best option to accommodate for both looks and handicap accessibility. Ultimately if this were a new building, the internal floor would be lowered with recessed doors swinging in. Unfortunately, this is not an option we have with the existing historic structure.