

Memorandum

Date: October 15, 2010
To: Members of the Monroe Downtown Development Authority
From: Andrea Jones, Executive Director
Re: 101 S. Monroe S. Façade Grant Recommendation
8 N. Monroe St. Façade Grant Recommendation

Enclosed please find the following for additional applications received for the 2010 Façade Grant Program:

- Façade Grant Committee Recommendation Summary with Historic District Commission Comments; and
- Pictures of the proposed projects.

The Façade Grant Committee will be meeting Tuesday, October 19, 2010 at 8am to discuss the recommendation for 105 East Front Street. All applications received at this point are eligible for less than the total budget available.

Thank you.

Monroe Downtown Development Authority

Additional Façade Grant Application Recommendations

1. Applicant: J. Bica

Project Address: 101 S. Monroe St. (& 6 E. First St.)

Project Description: Repair limestone, wash and seal. Remove copper awning and install cement board over transom windows

Limestone Repair, Wash and Seal Building

\$3,500.00 @ 50% = \$1,750.00

Remove Copper Awning and Install Cement Board

\$3,500.00 @ 50% = \$1,750.00

Total Estimated Cost: \$7,000.00 @ 50% = \$3,500.00

Architectural Assistance Requested: No

Tax Delinquency: no delinquent real property taxes, delinquent personal property taxes are not related to the current owner

OPRA Tax Abatement: no

Previous Awards Received:

\$5,897.50 grant in 2004 for:

Paint: Scrape, powerwash, primer, caulk & paint 7 windows & sashes above 12 E. First St.

Doors: Remove/install new exterior wood single panel doors & hardware adjacent to 2 E. First. Finish/stain per DDA recommendation. Scrap, powerwash & paint existing door frame.

Brick Repair: Powerwash, tuckpoint & seal brick on 2nd & 3rd stories above 12 E. First. Repair metal supports above windows & tuckpoint.

Façade Painting: wash, tuckpoint & paint storefronts 107-111.

\$2,225.00 grant in 2005 for new 3rd floor windows and awning at 2 E. First St. (only \$1,780.00 was actually expended for the project)

\$710.00 grant in 2006 for Stacy's Travel Awning

\$816.00 grant in 2007 for Diamond Designs Awning

HDC Recommendation:

The Preservation Office has reviewed the proposed request and found the following:

- 1). Repair, washing, and sealing of the building's exterior would be an appropriate action, provided the contractor hired is qualified and has experience working with historic buildings.
- 2) Removal of the copper awning and installation of cement board over the transom windows would be an inappropriate action, which would not meet the *Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Rehabilitating Historic Buildings*, nor the City's *Downtown Façade Study*.

The sign, which was removed from the building's Monroe Street elevation several years ago along with the aluminum canopy were both recommendations made in the *Downtown Study*. The transom windows, however, are considered an integral part of the storefront's classic tripartite design, which is composed of a transom window, display window, and bulkhead on the bottom. Removing (or covering) the transom windows (which include historic signage), as well as removing the small copper awnings found on both the Monroe Street and First Street elevations

would not be in keeping accepted preservation practices and would certainly change the building's appearance. Again, neither project would meet the recommendations found in the *Downtown Façade Study* nor in *The Secretary of the Interior's Standards*. In fact, the property owner may wish to consider removing paint from several of the transom windows found on the building's First Street elevation.

RECOMMENDED REBATE: \$1,750.00 FOR LIMESTONE REPAIR, WASHING AND SEALING THE BUILDING. THE FAÇADE GRANT COMMITTEE WILL REVIEW THE AWNING AND CEMENT BOARD REQUEST AFTER AGREEMENT WITH THE HDC IS REACHED.

2. Applicant: B. & M. Beneteau

Project Address: 8 N. Monroe St.

Project Description: Window Replacement

Total Estimated Cost: \$31,099.00 @ 50% = \$15,549.50 = \$10,000.00 Maximum

Architectural Assistance Requested: No

Tax Delinquency: no delinquent real property taxes, delinquent personal property taxes are not related to the current owner

OPRA Tax Abatement: no

Previous Awards Received: none 2004-present

HDC Recommendation:

The Preservation Office was unable to give a recommendation without physically inspecting the current windows to determine if they are salvageable, original to the building or could benefit from interior storm windows. There was concern that if the windows were original, then removal would prevent future receipt of Historic Tax Credits.

RECOMMENDED REBATE: \$10,000.00