



COMMUNITY DEVELOPMENT DEPARTMENT

DATE: December 20, 2016
FROM: Carl D. Hokenstad, AICP, Director of Community Development
ITEM: CORE Façade Incentive Grant for Improvements to 210 East Main Ave.

REQUEST

Jerry Anderson/Old 10 Investments requests CORE Façade Incentive Grant for a 50% match of total applicable project costs up to \$30,000 for improvements to the façade of 210 East Main Avenue.

Please place this item on the December 27, 2016 City Commission meeting.

BACKGROUND INFORMATION

The Renaissance Zone Authority held a public hearing on the request for CORE Façade Incentive Grant Program funding on December 8, 2016.

No members of public spoke at the public hearing.

At the conclusion of the public hearing, and based on the findings contained in the staff report, the Renaissance Zone Authority unanimously recommended approval a grant from the CORE Façade Incentive Grant Program for a 50% match of total project costs up to \$30,000 for improvements to the façade, on the condition that consent is obtained from the holder of the contract for deed on the property.

The condition placed on the approval has been satisfied, and a letter from the property owner enclosed.

RECOMMENDED CITY COMMISSION ACTION

Approve the request to use the CORE Façade Incentive Program for the improvements as recommended by the Renaissance Zone Authority and specified in the staff report and all attached documents.

STAFF CONTACT INFORMATION

Please contact Daniel Nairn, AICP, the planner in our office assigned to this request, at 355-1854 or dnairn@bismarcknd.gov.

Kim Lee, AICP, will present this item at the Board of City Commissioners meeting.



STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

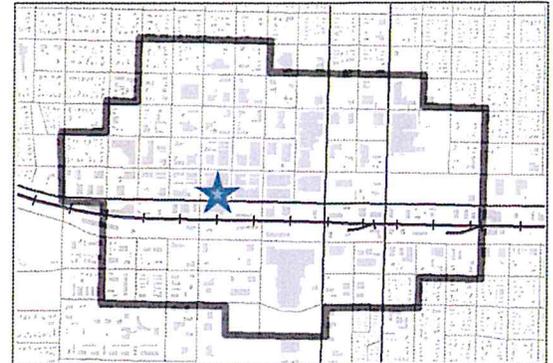
December 8, 2016

Application for: CORE Incentive Grant Program Downtown Design Review

TRAKiT Project ID: CORE2016-003

Project Summary

Title:	Rehabilitation of 210 East Main Avenue
CORE Project Type:	Facade Incentive
Status:	Renaissance Zone Authority
Applicant(s):	Jerry Anderson
Owner(s):	Old 10 Investments
Street Address:	210 East Main Avenue
Legal Description:	Lot 13, Block 52, Original Plat.



Project Description: Remove various elements from the building and install new elements with the intent to highlight the original building. Install new windows including reintroducing clerestory windows, new door, and introduction of building lighting.

Project Information

Parcel Size (square feet):	3,250	Building Floor Area (square feet):	2,735	Incentive Requested:	A 50% match of improvements up to \$30,000 (estimated \$20,500)
Total Project Cost (square feet):	\$41,500	Contractor:	Cole Johnson, EAPC		

Staff Analysis

The applicant is seeking a CORE Façade Incentive Program grant and Downtown Design Review approval for alterations to the façade of the building at 210 East Main Avenue. The site is within the DC – Downtown Core zoning district, which requires downtown design review approval for building alterations.

The applicant represents Old 10 Investments, which holds a contract for deed for the property from Simon Wangler. The contract was executed in September of 2016 and will terminate in 2021. The applicant is responsible for property tax payment, and is obligated to keep the building and grounds in a state of good repair. Staff is treating the deed holder as the owner

for the purposes of this application, but the seller has also been notified of this application.

The applicant has sought three bids for the work, but was only able to obtain two at the time of application submittal. Both bids are very close to each other in total costs.

The building was constructed in 1912 and is a contributing structure of the Downtown Bismarck Historic District on the national register of historic places. The applicant is not seeking additional grants for historic preservation.

The proposal meets several of the downtown design criteria. The design is complementary to the adjacent

(continued)

buildings on the street, in terms of style and materials, and more closely resembles the original design of the building than current conditions.

No signage is proposed at this time, although LED strip lights is proposed to illuminate the central brickwork on the building.

Required Findings of Fact

1. The property is located within the Tax Increment Financing District for downtown Bismarck.
2. The project supports the recommendations of the 1995 Central Business District Plan, and all subsequent updates and revisions, as well as the approved 2015 Downtown Design Guidelines.
3. The project would meet all applicable building code and zoning requirement.
4. The applicant has not received three bids for construction. Two bids have been submitted.
5. The rehabilitation project addresses every story of the façade, all signs of blight, and any portion of the façade that demonstrates poor visual appearance.
6. The property is not exempt from general property tax.

Staff Recommendations

Based on the above findings, staff recommends approval of the request for a grant from the Façade Incentive Grant Program for a 50% match of total project costs up to \$30,000, waiving the requirement to obtain three bids;

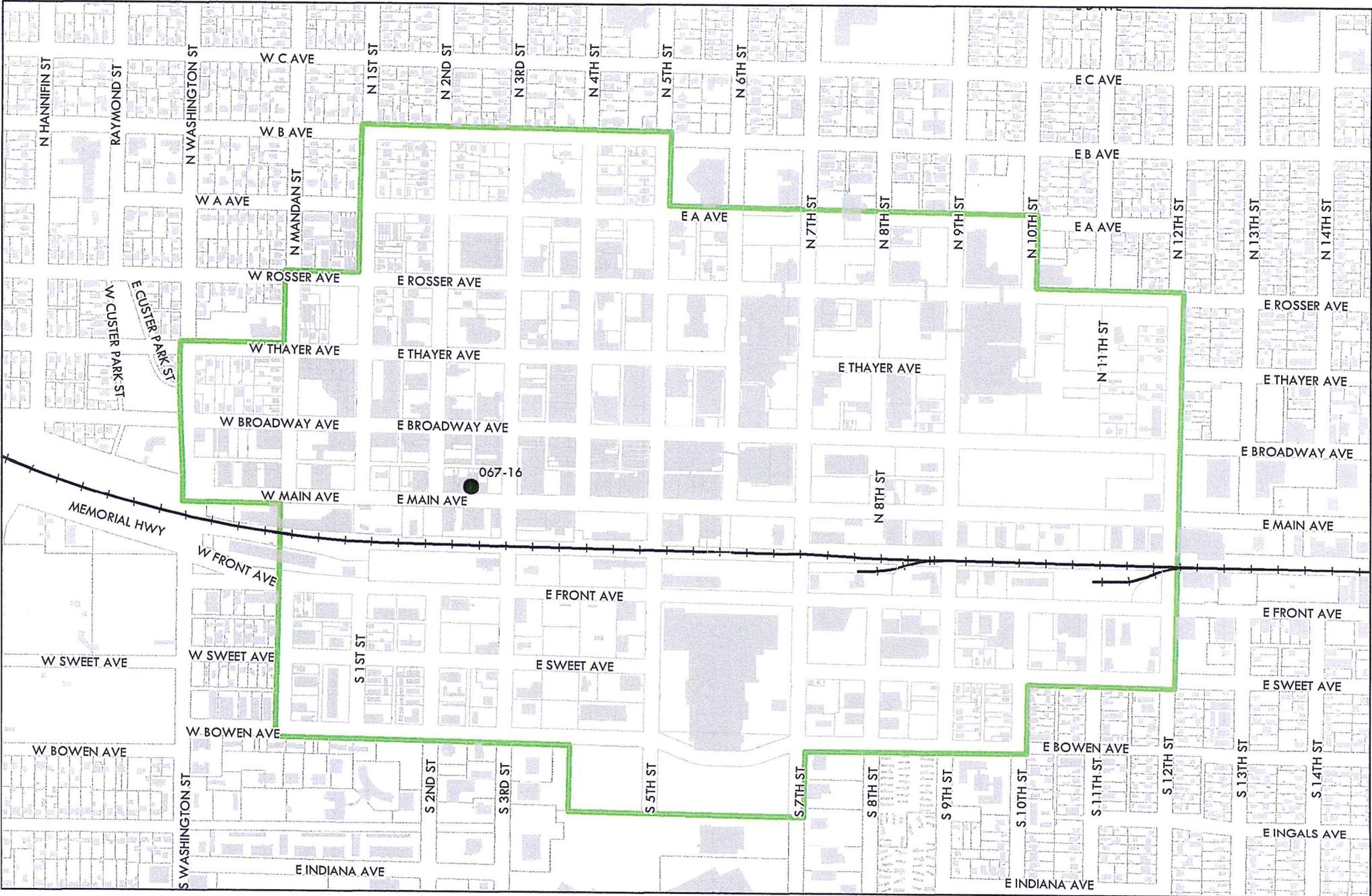
Based on the above findings, staff recommends approval of the design for the rehabilitation of the building at 210 East Main as presented in all submitted documents and materials, with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

Attachments

1. Location Map
2. Excerpt from Historical Architectural Inventory and Evaluation of Downtown Bismarck (2000)
3. Storefront redesign documents
4. Exterior building condition summary
5. Bid from Fargo Glass
6. Bid from Dakota West Contracting

Staff report prepared by: Daniel Nairn, AICP, Planner
701-355-1854 | dnairn@bismarcknd.gov

210 East Main Avenue - CORE Incentive Grant Program



32BL159: BPOE at 206 E. Main Ave.

Individually Eligible/Contributing

The BPOE stands in the row of adjoining commercial buildings that lines the north side of E. Main's 200 block. The two-story brick edifice was built by the Benevolent and Protective Order of Elks (BPOE) in 1918. The organization occupied the building's second story, and offered retail space at the street level for rent.

The building's second story facade (south elevation) remains virtually unaltered. The variegated brown brick wall features a highly symmetrical composition of rich embellishments. A dentil band of tan brick articulates the floor division, while the roof line is delineated by corbeled string courses. Fenestration consists of six windows tied by a continuous tan brick sill and each topped by a flat arch with keystone. A classically-inspired blind pediment adorns the central pair of windows. The parapet rises to a long central step. A stone block faces the parapet step and displays "B.P.O.E." in raised letters.

The street level facade has two storefronts divided by a brick pilaster. Both storefronts have been remodeled in a somewhat similar manner. Modifications likely date to the late 1940s or 1950s, and include aluminum-sash replacement fixtures and wall veneer of porcelain enamel panels.

32BL160: *Guitarland at 210 E. Main Ave.*

Contributing

This two-story building stands on the north side E. Main between the B.P.O.E. and Hedinger's. Sources consulted indicate that it was constructed in 1912. The original owners and/or occupant(s) remain identified, but the building likely was intended to house a retail store or some other type of commercial enterprise.

The second story facade (south elevation) is a red brick wall. While the bulk of the wall has been covered by a false front structure made of rough-cut vertical boards, several original architectural elements are at least partially exposed and appear to remain largely intact. These include a multi-stepped brick parapet that rise to a pediment at the center; light stone parapet coping; a stone frieze block that may hold a building name or construction year; probably window surrounds made of courses of light stone and light brick; and a thick stone belt course at the floor division.

There is a single storefront at the street level facade. It is a remodel that most likely dates to the 1940s or 1950s. Elements include a deeply-recessed aluminum-sash door at center and aluminum-sash display windows to each side. A veneer of porcelain enamel panels covers the bulkhead and outer walls, and a flat aluminum canopy is suspended over the sidewalk.

32BL161: *Stacey-Bismarck Warehouse at 211 E. Main Ave.*

Contributing

The Stacey-Bismarck Warehouse is a one-story block constructed in the railroad corridor (south side of E. Main) sometime between 1904 and 1908. The Stacey Fruit Company was an early, if not the original, owner of the warehouse and used the building as a storage and distribution center for wholesale fruit. In the early 1910s, Stacey Fruit may have either reorganized or merged with another business to form the Stacey-Bismarck Company. A wholesale distributor of groceries as well as fruits, Stacey-Bismarck remained in business at this location until the early 1930s. The



BISMARCK STOREFRONT REDESIGN

210 MAIN AVE
BISMARCK ND 58501

Cole Johnson
Architect
701-224-7313

Cole.Johnson@EAPC.net



Architecture	Engineering	Industrial
Wind Energy	Interior Design	Construction

TELE 701.258.3116 FAX 701.223.7983
116 W Main Ave, Suite A, Bismarck ND 58501

Grand Forks ND	Fargo ND	Bismarck ND
Williston ND	Minot ND	Norwich VT
Bemidji MN	Buenos Aires ARG	

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REMOVE EXISTING AWING AND
SUPPORTS/HARDWARE

REMOVE EXISTING METAL PANEL
INFILL

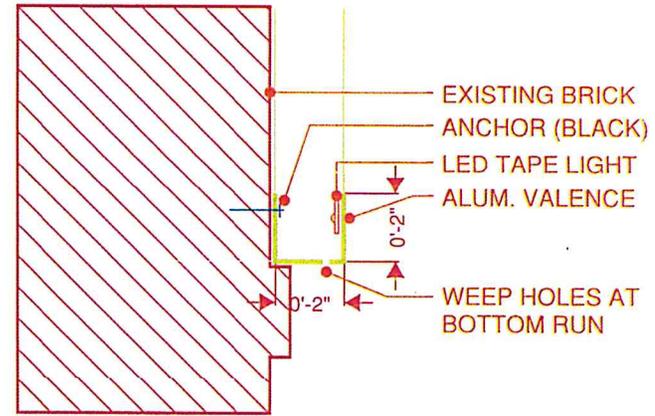
REMOVE EXISTING STOREFRONT



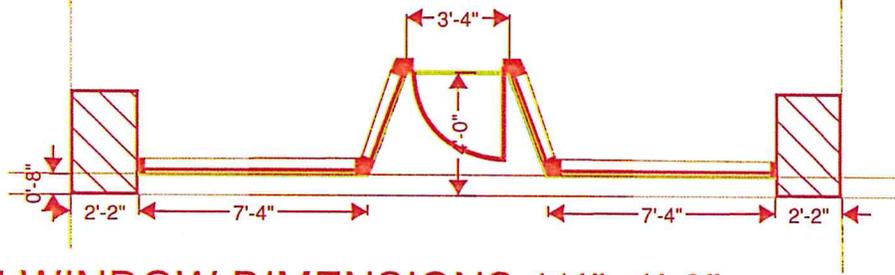
REMOVE EXISTING BUFFALO
BOARD CLADDING

REMOVE THROUGH-WALL AC

EXISTING BUILDING NOTES



LED LIGHT DETAIL 3"=1'-0"



ROUGH WINDOW DIMENSIONS 1/4"=1'-0"



All Agreements Are Contingent Upon Strikes, Accidents, Delays of Carriers and Other Delays Unavoidable or Beyond our Control

Fargo Glass and Paint Co.

BISMARCK BRANCH

ALL GLASS PRODUCTS - STORE FRONTS, ALUMINUM ENTRANCES, ALUMINUM WINDOWS, MIRRORS,
AUTOMATIC AND HANDICAPPED ACCESSIBLE ENTRANCES.

PHONE (701) 255-0882 - FAX (701) 255-0887

1333 SOUTH 20TH STREET

BISMARCK, NORTH DAKOTA 58502

Dakota West Contracting

10/15/2016

Attn: Mark

We propose to furnish and install the following described material for
210 East Main Street - Bismarck, ND

according to plans and specifications by

1 Aluminum Entrance 40" x 110"

Doors: Standard Wide Stile With 5" Stile, 5" Top Rail And 10" Bottom Rail (Door Opening 36" x 90")

Hardware: 2 Pair Butts, LCN 4041 Closer, Std. Push/Pull, MS Lock, Threshold And Door Sweep.

7 - Exterior Aluminum Window Frames: 2" x 4 1/2" Fixed T-14000 (See Attached Drawings)

Exterior Glazing: Clear 1" Low-E Insulating Units (Tempered Where Required By Code)

Furnished And Installed

We Include Exterior Caulking Of Aluminum Entrances And Windows

Finish: Dark Bronze Anodized

6 - Breakmetal Metal At Lower Area

6 - Vertical Breakmetal Metal Between Windows & Entrance

1 - Horizontal Breakmetal Metal Between Windows

We Exclude Interior Breakmetal Or Trim

We Exclude Structural Items That May Be Required

We Only Include Removal Of 4 Lower Windows & 1 Alum Entrance

NOTES: Should you accept this estimate yet use your own contract form, it is understood that we will incorporate and make a part thereof a true copy of this estimate and all of its conditions. **ACCEPTANCE IS SUBJECT TO CREDIT APPROVAL**

Sales and/or Used Tax Is included In this contract.

NO FINAL WASHING OR CLEANING OF GLASS OR ALUMINUM

WE ARE NOT RESPONSIBLE FOR DAMAGE TO GLASS OR ALUMINUM BY OTHER TRADES.

NO CONSTRUCTION PROTECTION. NO TEMPORARY ENCLOSURES OR HEATING. NO CAULKING.

CONTRACT GOOD FOR THIRTY (30) DAYS FROM DATE.

BREAKAGE: Resulting from conditions beyond our control will be charged as extras.

FREIGHT: F.O.B. shipping point, freight allowed.

Accepted _____

FARGO GLASS OF BISMARCK

By

Steve McGillivray

By _____

DAKOTA WEST CONTRACTING, INC.

GENERAL CONSTRUCTION
 PHONE (701) 255-0004 FAX (701) 255-7626
 P.O. BOX 2377
 BISMARCK, ND 58502

PROPOSAL

TO

EAPC
 Attn Cole

PHONE	DATE 10/21/2016
JOB NAME/LOCATION 214 Main Ave. Bismarck ND	
JOB NUMBER	JOB PHONE

We hereby submit specifications and estimates for:

General Conditions	\$2,400.00
Demolition	\$3,750.00
General Carpentry for framing components-soffit painting	\$4,325.00
Masonry cleanup Allowance	\$4,300.00
Aluminum entrances and windows	\$19,373.00
Electrical	\$3,862.00
Contingency	\$3,500.00

Exclusions: Asbestos or lead paint removal or testing. Temp utilities, any hidden structural deficiencies, signage, Heat and shelter, handicap operators, Any work to the interior of the building.

We Propose hereby to furnish material and labor – complete in accordance with the above specifications, for the sum of: **41,510.00**
 dollars (\$ _____).

Payment will be made as follows:
Work Progress Payments Due 30 Days After Billing.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Property owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature 

Note: This proposal may be withdrawn by us if not accepted within **60** days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance: _____