



# Community Redevelopment Authority (CRA)

**Wednesday, November 14, 2018  
Regular Meeting**

## **Item F1**

**Facade Improvement Grant Vogue Building 209 W. 3 Street**

**Staff Contact:**



## Facade Improvement Program Application

### **Project Redeveloper Information**

**I.** Applicant Name:

JULIE AND DANA WRIGHT

Address: 209 W. 3RD ST., GRAND ISLAND NE

Telephone No.: 308-380-4525

Contact: JULIE WRIGHT OR TOM ZILLER

**II.** Legal Street Address of Project Site:

JULIE AND DANA WRIGHT

**III.** Zoning of Project Site: B3

**IV.** Current and Contemplated Use of Project:

MARKETING FIRM WITH UPPER LEVEL HOUSING

**V.** Present Ownership of Project Site: JULIE AND DANA WRIGHT

**VI.** Proposed Project: Describe in detail; attach plans and specifications:

THE VOGUE BUILDING IS BEING CONVERTED TO 2 UNITS IN THE REAR MAIN AND UPPER FLOORS AND APPROXIMATELY 2,000 SQUARE FEET OF COMMERCIAL SPACE ON THE MAIN FLOOR. THE FACADE IS UNDERGOING MAJOR RENOVATIONS INCLUDING NEW WINDOWS, DOORS AND A NEW ENTRANCE AND STAIRS THAT WILL PROVIDE A SECOND ENTRANCE TO THE UPPER LEVEL. THE TERRA COTTA EXTERIOR WILL BE RESTORED WITH THE REPAIRS TO THE EXISTING UNITS AND CUSTOM MADE REPLICAS OF THE DAMAGED UNITS.

**VII. Estimated Project Costs**

Acquisition Costs:

A. Land \$ 0  
B. Building \$ 78,500

Construction Costs:

A. Renovation or Building Costs Attributable  
to Façade Improvements (attach detail): \$ 80,000  
B. Other Construction Costs: \$ 250,000

**VIII. Source of Financing:**

A. Developer Equity: \$ 60,000  
B. Commercial Bank Loan: \$ 164,361  
C. Historic Tax Credits: \$ 0  
D. Tax Increment Assistance: \$ 99,000  
E. Other (Describe \$35,000 Life Safety Grant ) \$ 85,000  
\$50,000 Facade Grant

**IX. Name & Address of Architect, Engineer and General Contractor:**

Designer - Stacy Spotanski  
724 W. Hedde St. #4  
Grand Island, NE 68801  
Architect - Toby Gay  
1470 31th Ave.  
Columbus, NE 68601

**X. Project Construction Schedule:**

A. Construction Start Date: FALL OF 2017  
B. Construction Completion Date: FALL OF 2018

## **Financing Request Information**

**I.** Describe Amount and Purpose for Which Façade Improvement Program Funds are Requested: \_\_\_\_\_

\_\_\_\_\_  
\$5,000 for demo of metal false facade and structure

\_\_\_\_\_  
\$50,861 Terra Cotta restoration. Includes 100% mortar replacement, mold making and casting, consultation, materials and labor.

\_\_\_\_\_  
\$1,000 Tile entrance

\_\_\_\_\_  
\$10,000 Main floor window and door replacement

\_\_\_\_\_  
\$250 Exterior sign

\_\_\_\_\_  
\$67,111

**II.** Statement Identifying Financial Gap and Necessity for use of Façade Improvement Program Funds or Proposed Project:

THE FACADE OF THE BUILDING IS A FINE EXAMPLE OF THE USE OF GLAZED ARCHITECTURAL TERRA COTTA DURING THE EARLY PART OF THE 20TH CENTURY. THE MAJORITY OF THE TERRA COTTA UNITS ARE IN GREAT SHAPE, HOWEVER DURING RENOVATIONS IN THE 1960'S OR 1970'S THE TERRA COTTA DESIGNS WERE DAMAGED WHEN A FALSE FACADE WAS INSTALLED. THE RESTORATION INVOLVES MAKING MOLDS AND CASTING NEW PIECES USING SPECIAL MORTARS AND COATINGS THAT WILL REPLICATED THE COLOR AND GLOSS OF THE ORIGINAL PIECES. THIS BUILDING IS A CONTRIBUTING STRUCTURE TO DOWNTOWN GRAND ISLAND'S HISTORIC DISTRICT AND ITS RESTORATION WILL BE IMPORTANT TO PRESERVE THE CRAFTSMANSHIP AND DESIGN OF AN EARLIER TIME PERIOD.

**III.** Application of Grant Funds:

\_\_\_\_\_  
\$50,000 Grant to Redeveloper; or

\_\_\_\_\_  
0 Interest Rate Buy-Down

Post Office Box 1968  
Grand Island, Nebraska 68802-1968  
Phone: 308 385-5240  
Fax: 308 385-5423  
Email: [cnability@grand-island.com](mailto:cnability@grand-island.com)

# Proposed Vogue Building Facade Improvements



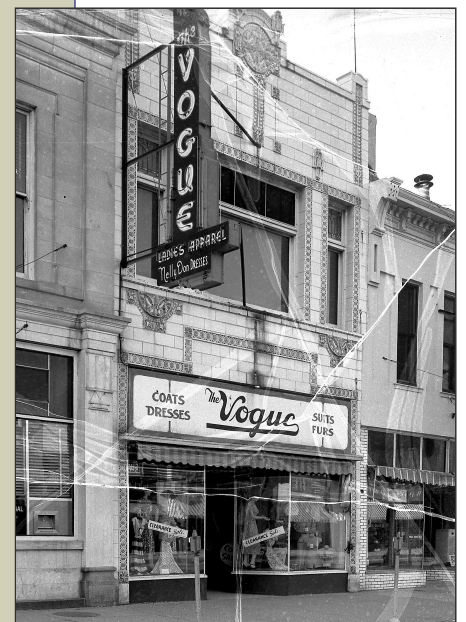
**Existing Conditions**

New windows to be installed

Custom make missing architectural elements

Clean terra cotta and remove and replace all mortar

Install new storefront glass windows and doors



**Original Facade**