



Community Redevelopment Authority (CRA)

**Wednesday, April 14, 2021
Regular Meeting**

Item F1

Carnegie Library Building

Staff Contact:



March 8, 2021

Mr. Chad Nabity
Director of Regional Planning
City of Grand Island and Hall County
Via cnabity@grand-island.com

Dear Mr. Nabity:

As the new owner of the historic Carnegie Library Building in downtown Grand Island, we are pleased to embark upon a rehabilitation and restoration of this landmark building listed on the National Register of Historic Places.

The building was dedicated in a groundbreaking ceremony on April 27, 1903 when President Theodore Roosevelt turned over the first shovel of dirt. The building served as the City Library for many decades.

We are committed to restoring the building to its original condition to the extent possible and to that end are requesting assistance through the Façade Improvement Program. The requirements of the building are unique in keeping with its unique design and architectural elements – many of which are at risk if not addressed.

Thank you for your consideration.

Sincerely,

Zachary Z. Zoul
Owner

Facade Improvement Program Application

Project Redeveloper Information

I. Applicant Name:

Zoul Properties, LLC

Address: 321 West Second Street, Grand Island, Nebraska

Telephone: 308-380-2450

Contact: Zachary Z. Zoul

II. Legal Street Address of Project Site:

321 West Second Street. Original Town, West 1/3 Lot 3 and all Lot 4, Block 81

III. Zoning of Project Site: Commercial – B-3

IV. Current and Contemplated Use of Project:

Office

V. Present Ownership of Project Site: Zoul Properties, LLC

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

The Carnegie Building, constructed in 1903 and listed on the National Register of Historic Places, formerly served as the City Library and is one of Grand Island's most historic landmark buildings. The building has the distinction of having been dedicated at a groundbreaking ceremony on April 27, 1903 by President Theodore Roosevelt. As one of 67 Carnegie Library buildings in Nebraska it is one of the oldest and most distinctive - featuring the Neo-Classical Revival style of architecture with terra cotta stone, molded pressed brick, iconic stone columns, ornate iron grille works, and classically detailed cornices.

The building is an iconic structure in the community given its design, character, location, and history. As a former City building and having been Grand Island's first full scale City library, it is an important part of our history as a cultural institution.

The property was purchased in early January 2021 by Zoul Properties. Zoul Properties hopes to undertake a restoration of the both the interior and exterior of the building to restore and preserve the original character and integrity of this landmark building. Zoul Properties has largely completed an interior restoration by removing incompatible finishes and features and bringing the property to a standard consistent with its original design.

The project consists of four components.

Electrical/Mechanical Systems and Lines: An intrusive, "package HVAC unit located on the front lawn and consuming one window has been removed and a new HVAC unit installed in the interior. The front window has been replaced. Proposed work includes: 1.) removal of aerial electric lines and installation of underground electric service to rear of building, 2.) removal of old telephone lines, 3.) removal of rear wall mounted smokestack, and 4.) removal of surface mounted wiring and cabling at exterior of rear elevation.

Windows: Five windows that were boarded up have been reinstalled. Remaining work consists of replacing original glass which is in poor condition in the upper rear windows and storm windows and restoration of two boarded up windows.

Masonry/Decorative Features Restoration: Because of its unique architectural and extraordinary level of ornamental detail, the building structure itself represents a façade – on all sides – which is exceptional among even the oldest buildings. It is – in a sense – a work of art with an intricate design and outstanding craftsmanship. Except for the Hall County Courthouse and a couple of other buildings, it is it a class by itself it terms of the façade that it presents at a prominent downtown corner.

Over the life of the building, the condition of the exterior has deteriorated to the point where various unique building features are at risk of being lost through cracking, failure, and removal. Some elements have fallen off the building in a few isolated locations. Others are at risk.

The façade improvements provided for herein seek to preserve and restore the architectural "art". Much has been damaged or deteriorated over the 120 year history of the building through vehicle exhaust, air pollution, and traffic vibration. The intricate stonework including cornice and stonework require

cleaning to remove calcium carbonite and other residue and blackening. 120 years of surface accumulated material are to be removed. Cornices are in need of repair. The structure needs to be meticulously cleaned and tuck-pointed along with associated masonry repairs. Strengthening the stonework with a natural stone treatment will restore the luster of the building.

Lighting: Installation of exterior front elevation "up" lighting to illuminate that building in a fashion similar to the Old City Hall building.

VII: Estimated Project Cost

Acquisition Costs:

Land:	\$100,000
Building:	\$200,000

Construction Costs:

A. Renovation or Building Costs Attributable to Façade Improvements (attach detail)	\$85,000
B. Other Construction Costs	\$150,000

VII. Source of Financing

A. Developer Equity:	\$200,000
B. Commercial Bank Loan	\$100,000
C. Historic Tax Credits	0
D. Tax Increment Financing	0
E. Other	0

IX. Name and Address of Architect

Marvin Webb, Webb Associates, Grand Island

X. Project Construction Schedule:

- A. Construction Start Date: June 1, 2021
- B. Construction Completion Date: September 30, 2021

Financing Request Information

I. Describe Amount and Purpose for which Façade Improvement Programs Funds are Requested:

The sum of \$85,000 in Façade Improvement Funds is requested to undertake the rehabilitation, restoration, and preservation of the exterior of the building including stoneworks, cornices, masonry, and other ornamental building accoutrements.

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

An historic landmark building as the Carnegie Library Building is unique in many respects including the extraordinary cost of preserving its highly intricate and ornamental design components. Cultural and historically significant buildings are most generally owned and occupied by local, state, and federal agencies as this building was when it was the City library. Private entities generally shy away from historic buildings of this nature because of the very high costs of restoration and rehabilitation except in cases where some form of assistance is available to ensure viability. Zoul Properties is making a substantial investment in the building, but requires assistance with funding to undertake the historic rehabilitation work necessary to ensure that the façade is preserved in accord with its historic and unique architectural style.

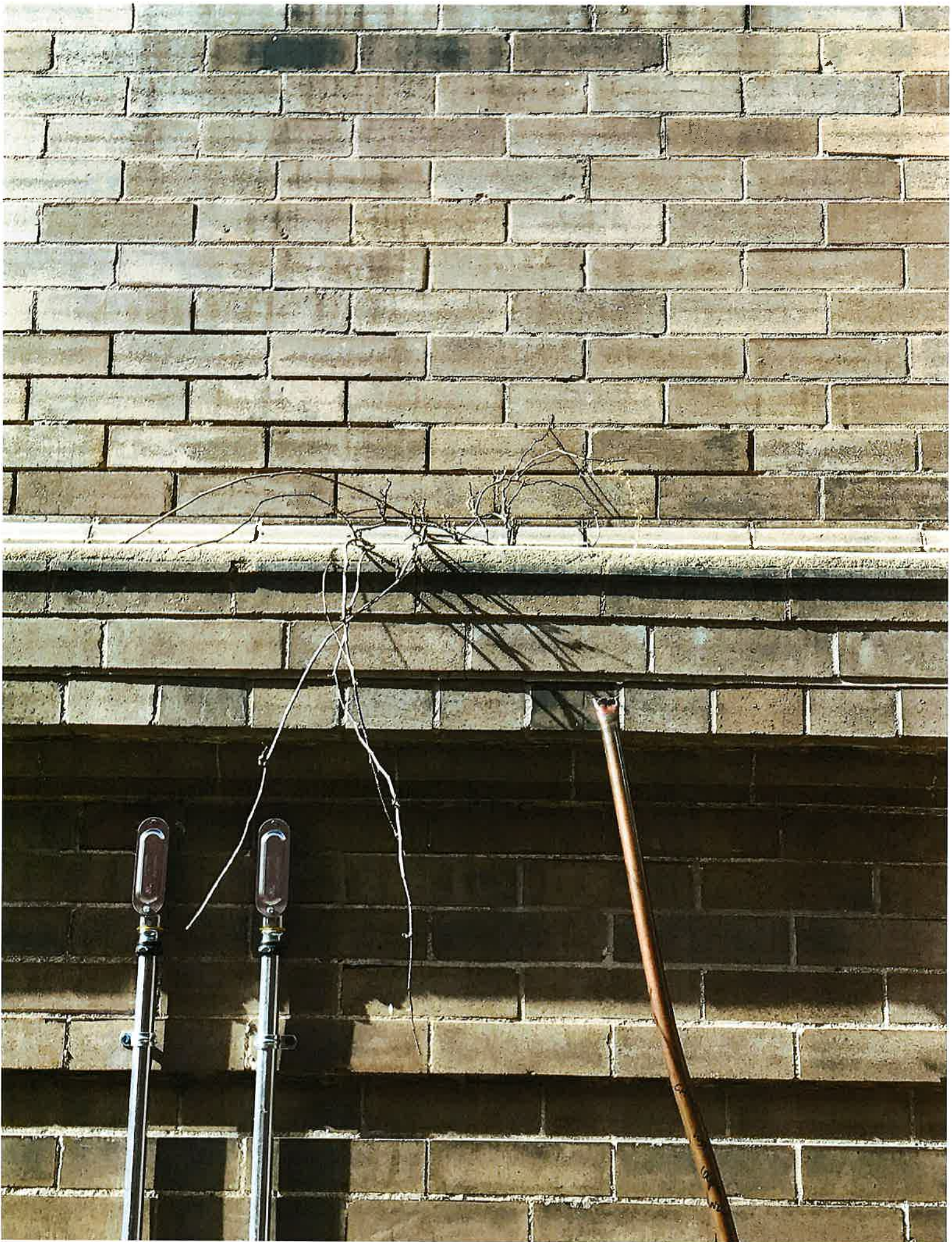
III Application of Grant Funds:

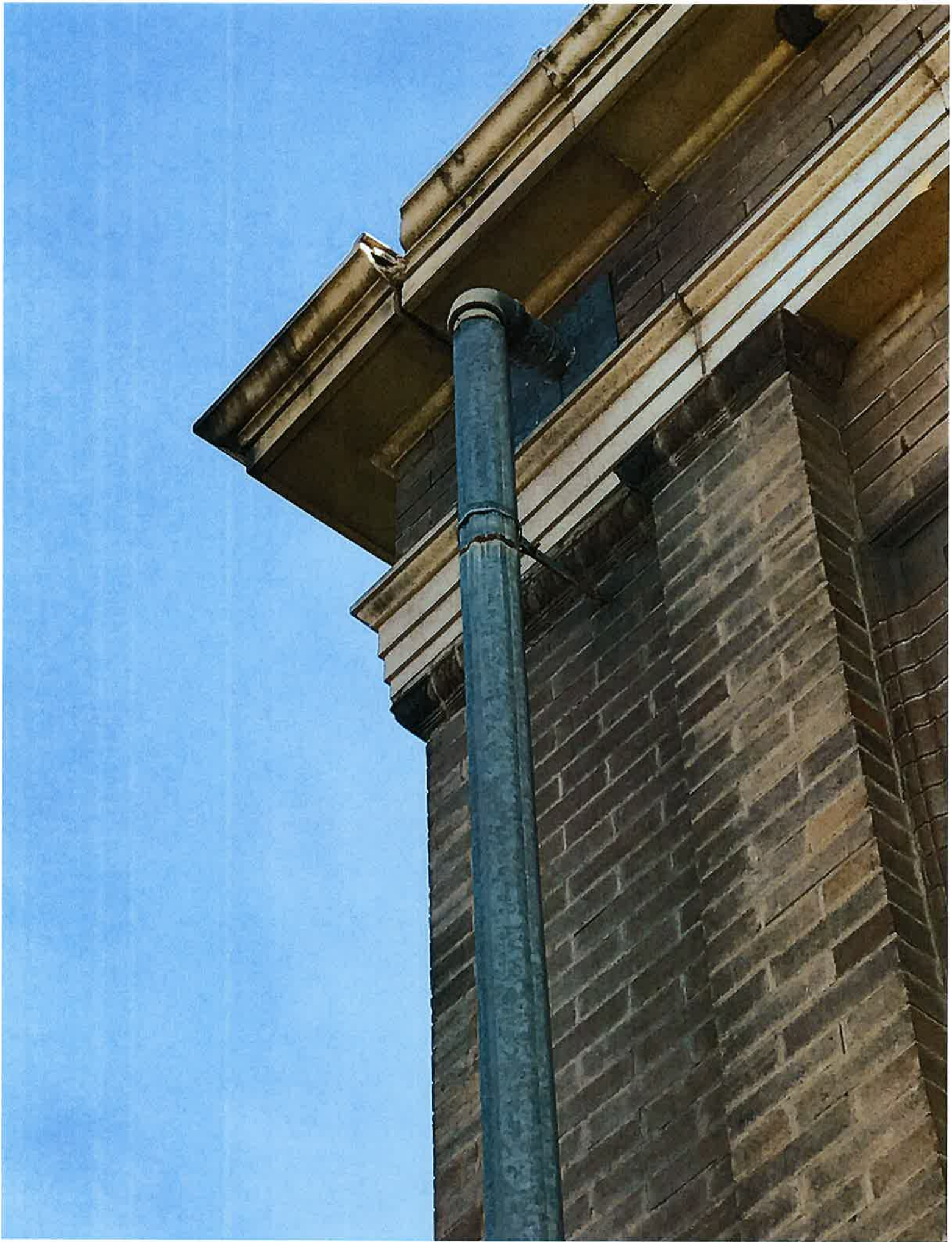
Grant funds in the amount of \$85,000 are requested.

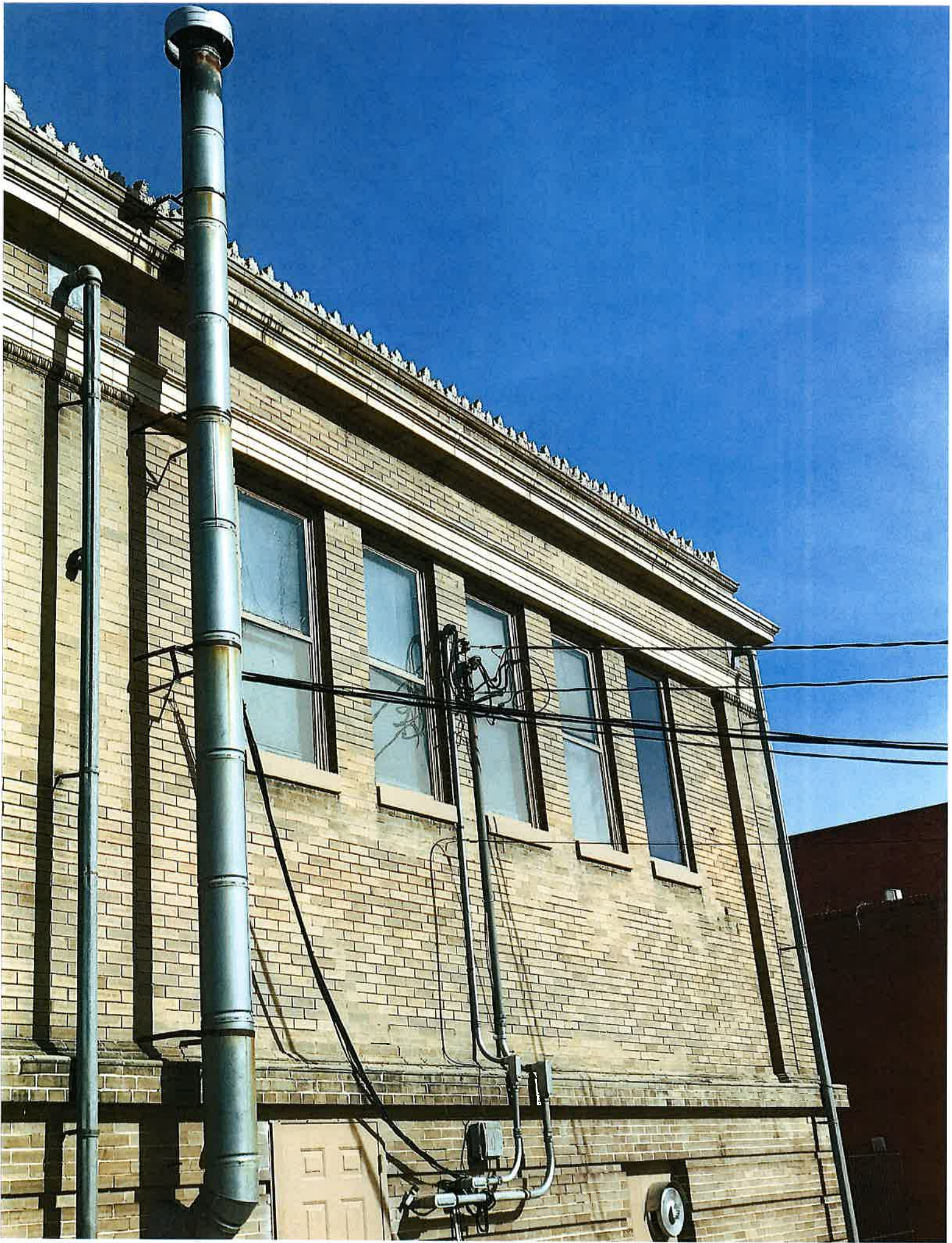














REPORT ON MORTAR ANALYSIS

To: Dr. Michael O'Neill
From: Dr. James D. Carr

The composition of the mortar sample which you supplied was determined by a sequence of weighing, dissolution in hydrochloric acid, filtering and drying to determine the percents soluble and insoluble. The insoluble material was suspended in water and the light clay residue material repeatedly decanted from the heavier sand. Both the sand and residue were filtered, dried and weighed. After averaging the results of duplicate samples, the following were obtained.

<u>Component</u>	<u>Weight Percent</u>
Sand	67.8
Residue	7.0
HCl Soluble	25.2

The residue is a mixture of soft white and gray chunks which easily blend to give a gray powder. Gray residue is characteristic of portland cement. Since portland cement is ca. 65% acid soluble, composition of the mortar in terms of portland and lime are calculable and result in the following

<u>Component</u>	<u>Weight Percent</u>	<u>Volume Percent</u>	<u>Composition</u>
Sand	72.9	67.9	4.7 parts
Portland	15.5	14.4	1.0 part
Lime	12.6	17.6	1.2 parts

With the expected uncertainty of these measurements, 5:1:1 parts by volume of sand:portland:lime with water added to proper consistency is the probable original mortar composition.

James D. Carr

James D. Carr

November 11, 1981

Please remit \$30 for services rendered.

James D. Carr
1200 N. 37th St.
Lincoln, Nebraska 68503

If you wish, you may collect the sand and residue samples for color matching purposes. There are in Room 551 Hamilton Hall - UNL

JDCarr