

Preliminary Architectural Report

Prepared for the Downtown Vinton Revitalization Master Plan



HILL
STUDIO

Introduction

A Downtown Façade Improvement Program is important to the revitalization of any downtown due to the quick visual impact that building improvements have on the character of a community. Indeed the transformation of a community's most severely blighted structures from underutilized or vacant eyesores to viable, attractive spaces for businesses and housing often motivates further improvements and development of other downtown properties, galvanizing wider support and excitement for the revitalization effort. Capturing regional commuter traffic will be a key component of the town's economic development strategy, and improving the visual appeal of the downtown area will draw passersby into downtown, achieving the community's vision for a more vibrant area.

General Need

Blight is broadly defined by federal and state guidelines as a condition that endangers the public health, safety or welfare, or is detrimental to public health, safety and welfare because of dilapidated or deteriorated structures or conditions that violate minimum health and safety standards. For Downtown Vinton, blight was further defined as:

- Deficiencies in structural elements such as in walls, foundations, porches, windows, outside stairs and chimneys;
- Highly visible deficiencies such as peeling paint, unfinished exterior surfaces, infestation, and failing gutters and downspouts;
- Refuse accumulation;
- Poor property maintenance;
- Unsafe or unhealthy use of a property such as overcrowding; and
- Deteriorated accessory buildings, fences, or site conditions.

The Town of Vinton has a number of blighting influences in its downtown. Much of the blight, including large expanses of asphalt and poor pedestrian accommodation, is identified for specific physical improvements in the Master Plan. Though few buildings in downtown are in extreme disrepair, many downtown buildings exhibit some degree of blight, including peeling and chipped paint, rotting or rusty window sills, cracked walls and broken signage. Correcting these issues on a majority of downtown properties will boost Vinton's appearance and help make the community more desirable for entrepreneurs and developers.

In cooperation with Roanoke County, the Town established a downtown façade improvement program several years ago to offer a 50% matching grant for property owners. The program has been met with some success, but the project area is very small, covering only four blocks of downtown, and has a maximum grant of only \$5,000, which may not cover the range of improvements needed on many properties. A CDBG-funded façade grant program should be established to encompass a greater area of downtown, with guidelines to help achieve a unified design quality along downtown streetfronts.

Process

During the April 2010 Design Workshop in Vinton, project architects met with various property owners who were interested in discussing potential improvements to their properties. The architects discussed with each property owner the key tenets of a CDBG-funded Façade Improvement Program, what they could expect or not expect and what would be required for participation. Then the architects reviewed the exterior façade with the owner, looking for structural issues and asking for their assessment of their building. Finally, the architect discussed the scope of their property's potential project, including recommendations for façade improvements to eliminate blight on their building.

Recommendations

The results of each property assessment are summarized on the following pages, with recommendations for improvements to each property to eliminate dilapidated conditions and other forms of blight. A preliminary cost estimate for qualifying exterior work on each property is included to give each property owner a clear idea of the resources needed to carry out the recommended façade improvements. For vacant or underutilized properties, sketches of the renovated façades are included.

Two properties in particular were highlighted for more intensive renovations to convert the buildings from vacant or underutilized properties to rehabilitated facilities that respond to needs identified in the Economic Restructuring Plan. These include the old Dunman Floral Warehouse and the former Vinton Motors Property. Potential improvements for the Dunman Floral Warehouse are discussed in the Master Plan. A 2009 Feasibility Study (included as an appendix to the Master Plan) closely examined the potential for redeveloping the Vinton Motors Property and made recommendations for major architectural improvements to the property.

As storefront rehabilitations are realized for more and more properties, the downtown area will possess a new charm that will appeal to visitors and potential business tenants and attract commuter traffic, particularly from Walnut and Washington Avenues. Each building can contribute to making Vinton's downtown a desirable place to visit, work and live. In combination with other improvements recommended as part of the Master Plan, implementing a Downtown Façade Improvement Program will be powerful in building enthusiasm and helping downtown businesses implement the Economic Restructuring Plan. The program should initially target buildings in the core of downtown, centered on the Lee Avenue/S. Pollard intersection, to maximize the visual impact. Improvement grants could be awarded to properties to alleviate exterior blighted conditions, with property owners contributing 50% of the cost of façade rehabilitation, perhaps up to a pre-determined amount. Core structural and visible blighting conditions should be targeted first, with more minor blighting elements, such as unfinished/exposed trim, minor maintenance issues, and overcrowding targeted for remedy second.

Façade Improvements

The pages which follow include cost estimates are for recommended façade work on other various buildings in downtown. Cost estimate totals are compiled in the table below.

<i>Façade Improvements – Cost Estimates</i>	
<i>Address:</i>	<i>Estimated Cost:</i>
103 East Lee Avenue - Edward Jones Investments	\$ 21,775
105 East Lee Avenue - vacant	\$ 16,225
116 East Lee Avenue - Cyndi's Fashion	\$ 5,550
109 South Pollard - OMA Training	\$ 5,850
111 South Pollard - United Pentecostal Church	\$ 7,950
119 South Pollard - US Post Office	\$ 9,600
201 South Pollard - Bank of America	\$ 78,500
206/208 South Pollard - Faith's Hair Studio / Anita's Alterations	\$ 12,800
217 South Pollard - Azteca de Oro Tienda y Taqueria	\$ 13,000
301 South Pollard - American Discount Furniture and Carpet	\$ 21,775
303 South Pollard - Angelo's	\$ 18,600
410 South Pollard - Baker's Bazaar	\$ 16,200
TOTAL:	\$ 227,825



VINTON FAÇADE PROGRAM

303 SOUTH POLLARD STREET CONSTRUCTION ESTIMATE

1.	Remove upper and lower cornices, upper windows, and lower storefront windows.	\$2,500.00
2.	Frame in for (3) upper level windows, extended decorative parapet, and new lower storefront window.	\$2,500.00
3.	Install (3) 3050 upper level windows.	\$1,750.00
4.	Install lower level storefront window.	\$1,250.00
5.	Install EIFS veneer system, including decorative trim components, on front façade.	\$4,000.00
6.	Install (1) 12' x 2' awning and (1) 4' x 2' awning.	\$2,100.00
7.	Install (1) window sign on storefront window.	\$750.00
8.	Install (1) 24" x 18" projecting signboard.	\$350.00
9.	Prepare and paint left side of building.	\$2,250.00
10.	Install 4' x 6' painted signboard on left side of building with (1) gooseneck light.	\$1,150.00
	Total	\$18,600.00

Upper level may be considered for upper level housing.



VINTON FAÇADE PROGRAM

301 SOUTH POLLARD STREET CONSTRUCTION ESTIMATE

FRONT, LOWER

- | | | |
|----|---|-------------------|
| 1. | Remove (3) existing signboards and 'Furniture' letters. | \$500.00 |
| 2. | Reroute existing surface wiring from building face | \$500.00 |
| 3. | Install 42" wide x 3' high awning above left upper level entry door. | \$525.00 |
| 4. | Install 14' long x 3' high awning above left storefront windows and door. | \$2,100.00 |
| 5. | Install new 10' long x 2' high painted signboard above awning. | \$2,000.00 |
| | a. Include installation of (2) gooseneck lights. | |
| 6. | Install 18' long x 3' high awning above right storefront windows. | \$2,700.00 |
| 7. | Install 10' long x 2' high painted signboard above existing recessed entry. | <u>\$2,000.00</u> |
| | a. Include installation of (2) gooseneck lights. | |

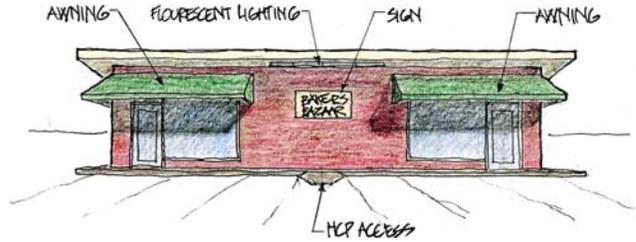
FRONT, UPPER

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|----|---|------------|
| 1. | Remove (2) existing window AC units from windows. | \$250.00 |
| 2. | Install (1) in blocked-in window opening to match existing windows. | \$750.00 |
| 3. | Install (7) 42" wide x 30" high awning above existing windows. | \$3,675.00 |



SIDE

- | | | |
|----|--|--------------------|
| 1. | Remove existing 'Furniture' letter, signboard, (2) upper AC window units, and (1) lower AC unit. | \$750.00 |
| 2. | Install 8' long x 3' high awning above existing storefront. | \$1,200.00 |
| 3. | Install 6' long x 2' high painted signboard above awning. | \$1,150.00 |
| a. | Include installation of a gooseneck light, | |
| 4. | Install (7) 42" wide x 30" high awnings above existing upper windows. | <u>\$3,675.00</u> |
| | Total | \$21,775.00 |



VINTON FAÇADE PROGRAM

410 SOUTH POLLARD STREET CONSTRUCTION ESTIMATE

FRONT and TWO SIDES

1.	Install 36 linear feet of 3' high awnings above windows	\$5,000.00
2.	Install (4) new 8' long x 6' high storefront windows and two doors. a. Installation includes aluminum storefront framing.	\$8,500.00
3.	Reroute existing surface wiring from building face	\$500.00
4.	Install new painted 6' long x 3' high signboard between awnings. a. Include installation of 8 linear feet of fluorescent lighting.	<u>\$2,200.00</u>
Total		\$16,200.00



VINTON FAÇADE PROGRAM

217 SOUTH POLLARD STREET CONSTRUCTION ESTIMATE

1.	Remove existing front metal canopy and dispose.	\$1,500.00
2.	Install new 44' long x 3' high awning	\$6,600.00
3.	Install new painted 16' long x 2' high signboard above awning. a. Include installation of (2) gooseneck lamps.	\$2,900.00
4.	Install (1) 3' wide x 5' high signboard on each side of building. a. Include installation of (1) gooseneck lamp per location.	\$2,000.00
Total		\$13,000.00



VINTON FAÇADE PROGRAM

206/208 SOUTH POLLARD STREET CONSTRUCTION ESTIMATE

1.	Reroute electrical conduit from face of building.	\$500.00
2.	Repair decorative cornice above, including flashing	\$1,600.00
3.	Construct decorative screen/cover for electric meters to left of left entry.	\$750.00
4.	Move gas meter to rear of building.	\$500.00
5.	Prepare and paint façade.	\$2,250.00
	a. Include brick, window/door trim, and cornice above.	
	b. Minimum two color scheme.	
6.	Install 3' wide x 3' high above left upper level entry door.	\$450.00
7.	Install 12' wide x 3' high awning above left storefront door and window.	\$1,800.00
8.	Install 3' x 4' signboard on wall to left of left storefront door.	\$850.00
	a. Include wall light above signboard.	
9.	Install 14' long x 3' high awning above right storefront.	\$2,100.00
10.	Install 10' long x 2' high signboard above awning.	\$2,000.00
	a. Include installation of (2) gooseneck lights.	
	Total	\$12,800.00

Upper level may be considered for upper level housing.



VINTON FAÇADE PROGRAM

BANK OF AMERICA BUILDING CONSTRUCTION ESTIMATE

DEMOLITION

1.	Remove existing street level glazing system.	\$5,000.00
2.	Remove existing granite veneer base.	\$2,500.00
3.	Remove existing block-in material from upper level windows.	\$2,500.00
4.	Remove cover of cornice frieze cap.	\$1,500.00

RENOVATION

5.	Install (25) new windows to match size and configuration of original windows, both levels.	\$37,500.00
6.	Install (2) entry doors with entry trim in original locations.	\$10,000.00
7.	Reconstruct first and second floor cornice and frieze trim.	\$15,000.00
8.	Strip paint from upper level brick.	<u>\$4,500.00</u>
	Total	\$78,500.00



VINTON FAÇADE PROGRAM

119 SOUTH POLLARD STREET CONSTRUCTION ESTIMATE

1.	Paint existing canopy	\$750.00
2.	Install 22' long x 3' high awning above storefront windows.	\$3,300.00
3.	Construct decorative screen/cover for electric meters to left of left entry.	\$750.00
4.	Install new 12' long x 2' high painted 'Post Office' signboard above awning.	\$2,300.00
	a. Include installation of (2) gooseneck lights.	
5.	Remove vertical component on right corner of building and patch EIFS.	\$1,000.00
6.	Install precast stone cap along top of existing synthetic stone veneer base.	<u>\$1,500.00</u>
	Total	\$9,600.00



VINTON FAÇADE PROGRAM

116 EAST LEE AVENUE CONSTRUCTION ESTIMATE

FRONT AND SIDES

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|----|---|------------|
| 1. | Install new painted 30" x 48" signboard on left side of building. | \$850.00 |
| a. | Include installation of (1) gooseneck lamp. | |
| 2. | Install new painted 48" x 24" signboard above front awning. | \$850.00 |
| a. | Include installation of (1) gooseneck lamp. | |
| 3. | Reroute telephone wires extending across front façade. | \$500.00 |
| 4. | Make repairs to deteriorated head of apartment entry door. | \$350.00 |
| 5. | Make repairs to storefront window frames, and repaint. | \$1,250.00 |
| a. | Remove excessive paint build-up from stops, frame, and sill. | |

REAR

1.	Install 12' long x 2' high signboard on rear roof.	\$1,750.00
	a. Include installation of (2) gooseneck lamps.	
	b. Include metal mounting brackets.	
	Total	\$5,550.00



VINTON FAÇADE PROGRAM

111 SOUTH POLLARD STREET CONSTRUCTION ESTIMATE

1.	Remove existing sign above storefront.	\$250.00
2.	Install 22' wide x 3' high awning above existing storefront.	\$3,300.00
3.	Install new 12' long x 2' high painted signboard above awning.	\$2,300.00
	a. Include installation of (2) gooseneck lights.	
4.	Remove paneling from behind storefront window, remove window signs, and install opaque vinyl window application on interior of storefront windows with church title in clear vinyl.	<u>\$2,100.00</u>
	Total	\$7,950.00



VINTON FAÇADE PROGRAM

109 SOUTH POLLARD STREET CONSTRUCTION ESTIMATE

1.	Remove plywood veneer	\$1,750.00
	a. Repair brick and repaint	
2.	Install 14' wide x 3' high awning above existing storefront.	\$2,100.00
3.	Install new 10' long x 2' high painted signboard above awning.	<u>\$2,000.00</u>
	a. Include installation of (2) gooseneck lights.	
	Total	\$5,850.00



VINTON FAÇADE PROGRAM

105 EAST LEE AVENUE CONSTRUCTION ESTIMATE

LOWER

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|----|--|------------|
| 1. | Remove existing front metal canopy and dispose. | \$750.00 |
| 2. | Remove existing storefront windows and block-in framing | |
| 3. | Install (2) new 9' long x 7'4" high storefront windows. | \$3,500.00 |
| | a. Installation includes aluminum storefront framing. | |
| 4. | Install (2) 10' long x 3' high awnings above new windows. | \$3,000.00 |
| 5. | Install new 4' long x 3' high awning above entry door | \$600.00 |
| 6. | Install new painted 10' long x 2' high signboard above awning. | \$2,000.00 |
| | a. Include installation of (2) gooseneck lamps. | |

UPPER

- | | | |
|----|--|------------|
| 1. | Replace (5) deteriorated lintels above upper windows. | \$1,250.00 |
| 2. | Make repairs to and stabilize brick parapet above | \$2,500.00 |
| 3. | Install (5) 42" wide x 30" high awnings above upper windows. | \$2,625.00 |
| | a. Include installation of (1) gooseneck lamp per location. | |

Total **\$16,225.00**



VINTON FAÇADE PROGRAM

103 EAST LEE AVENUE CONSTRUCTION ESTIMATE

1.	Remove existing Carrera Glass veneer	\$3,250.00
	a. Repair brick and repaint	
2.	Repair cornice and cornice flashing above and paint.	\$1,750.00
3.	Remove existing sign above storefront.	\$500.00
4.	Install 42" wide x 3' high awning above left upper level entry door.	\$525.00
5.	Install 20' long x 3' high awning above existing storefront.	\$3,000.00
6.	Install new 14' long x 2' high painted signboard above awning.	\$2,600.00
	a. Include installation of (2) gooseneck lights.	
	Total	\$21,775.00

Upper level may be considered for upper level housing.