

HARRIS BUILDING 1102 E MAIN ...BACKGROUND.

BUILDING ONLY

BUILDING IS APPROXIMATELY 5,200 SQUARE FEET. IT IS MASONRY CONSTRUCTION BUILT IN 1949 AND HAS HAD MINIMAL CHANGES AND UPGRADES SINCE THEN.

A FIRE, ONE YEAR AGO, SMOKE DAMAGED APPROXIMATELY 4000 SQFT THE REMAINING 1200 SQFT ARE ATTACHED UNAFFECTED STORAGE AREAS.

FIRE RELATED DEMOLITION RESULTED IN REMOVAL OF ALL CEILINGS, INSULATION, PLUMBING, ELECTRICAL, CABINETRY AND VINYL FLOORING.

THE RESTORATION WILL CONSIST OF REPLACING ALL OF THE ABOVE. THIS SCOPE IS ALL DOCUMENTED AND AGREEMENT HAS BEEN REACHED WITH THE INSURANCE COMPANY. ESTIMATED COST IS \$268,000. THE REPLACEMENTS MAY RESULT IN MINOR RECONFIGURATIONS BECAUSE THE FUTURE USE WILL PROBABLY BE OFFICE AND NOT A VETERINARIAN CLINIC.

ADDITIONALLY PRELIMINARY DISCUSSIONS WITH THE CITY HAVE INDICATED THAT THERE WILL BE CODE REQUIRED UPGRADES. I WILL NEED THOSE REQUIREMENTS IN WRITING TO SUBMIT TO INSURANCE. THEY WILL PAY UP TO \$100,000 FOR THESE. IN ANTICIPATION OF THESE REQUIREMENTS WE HAVE SUBMITTED INTERIOR PLANS ADDRESSING ENERGY CODES AND ADDED TWO HANDICAPPED BATHROOMS, PLUS OTHER CODE RELATED MATTERS.

MY OVERALL GOAL IS FOR THIS TO BE A HISTORICAL RENOVATION AND TO ACHIEVE LISTING.

WE HAVE HAD A PRE-APP WITH THE DESIGN REVIEW COMMITTEE ON THIS AND CONCLUDED THAT BUILDING INTEGRITY IS A KEY FACTOR . IT IS CERTAINLY ELIGIBLE FOR LISTING BASED UPON AGE, USAGE AND ASSOCIATION WITH AN IMPORTANT HISTORICAL FIGURE.

LENIENCY WILL BE NECESSARY IN ORDER TO PRESERVE SPECIFIC CHARACTERISTICS.

EXTERIOR....

SIX PARKING SPACES EXISTED IN THE FRONT OF THE BUILDING. THESE WERE ACCESSED VIA TWO CURB CUTS AND MEANT DRIVERS HAD TO BACK OUT ONTO EAST MAIN. I DEPAVED PART OF THESE , CREATED TWO CLEAR WALKWAYS AND REROUTED DRIVERS FOR DROP OFF ONLY. SEE DRAWINGS .

NEED TO BE ADA COMPLIANT

ACCESS TO THE BACK WAS VIA A 10 FOOT DRIVEWAY BETWEEN 1100 E MAIN AND THE BUILDING THIS WAS INSUFFICIENT FOR LARGER TRUCKS .

I HAVE RECENTLY PURCHASED 1100 E MAIN FROM MIKE RUIZ, AND MOVED THE FENCE 3 FOOT WEST. THIS MAKES AN ADEQUATE TEMPORARY DRIVEWAY TO THE BACK. MAKES A 13' TOTAL THERE IS STILL ROOM FOR AT LEAST TWENTY CARS BACK THERE ON EXISTING HARD SURFACE.

MY INTENT IS TO DESIGN AND BUILD PROPER ACCESS THROUGH 1100 E MAIN AND INTO THE BACK OF 1102 E MAIN. THIS WILL ENABLE DEVELOPMENT OF THE SOUTH FIELDS AND ALSO 1100 E MAIN. MY VERY PRELIMINARY THINKING IS FOR A 4000 SQFT WAREHOUSE ON THE SOUTH END OF 1102 AND FOR A TWO STORY 2000 SQFT RETAIL/OFFICE BUILDING ON 1100 E MAIN

OBVIOUSLY NEW STANDARDS WOULD APPLY. THIS IS A PHASE 2 PROJECT.

MY GOAL IS TO SEPARATE THE INSURANCE PROJECT FROM THE CUSTOMER CHOSEN IMPROVEMENTS. THE INSURANCE COMPANY IS VERY CLEAR ABOUT THIS. THE INSURANCE PORTION IS REPLACEMENT TO PREVIOUS, PLUS DOCUMENTED CODE REQUIRED UPGRADES. ADDITIONALLY I DO NEED A NEW ROOF ALONG WITH SOME MINOR ASSOCIATED REPAIRS AS NOTED ON THE PLANS. THIS IS NOT COVERED BY INSURANCE. WORK RELATED TO ADDITIONAL DEVELOPMENTS ARE A SEPARATE PROJECT.

May have to do that on the customer's end.