

# 207 E. Virginia Street – Façade Improvement Project TIRZ 1 Request

## TIRZ 1 Application

Vacant/Underutilized Site/Buildings – Façade Rehabilitation

Tax Increment Reinvestment Zone (TIRZ) 1

August 27, 2024

# Background – 207 E Virginia Street

- The building was constructed circa 1925.
- The property lies in the Historic Overlay District Commercial Area and the Historic Core of the MTC zoning district.
- The project is located in the TIRZ 1 Vacant and Underutilized Properties zone.



Current state of Building (Photo from CoA)

## Background – 207 E Virginia Street

- The building is a brick commercial-style building and is listed as High Priority for Preservation as of the 2023 Historic Resource Survey.
- At some point after 1985, the roof-line was altered to its current flatter form.
- The awnings have changed multiple times over the course of the building's life, and the existing windows are non-historic, vinyl, and failing.



Above: 1985 HRS Photo  
Below: 2015 HRS Photo



TIRZ 1

# Applicant Request & Scope of Work – Vacant and Underutilized Projects- Façade Improvement

- Removal of 24 existing vinyl windows and replacement with vinyl-framed insulated (LoE 366) windows.

## Request for \$25,000 as follows:

- Façade Rehabilitation
- Total Cost of Eligible Work
  - \$24,204.89
- **Impact:**
  - Includes eligible work
  - Meets funding policy limits

## Staff Recommendation:

- Approval