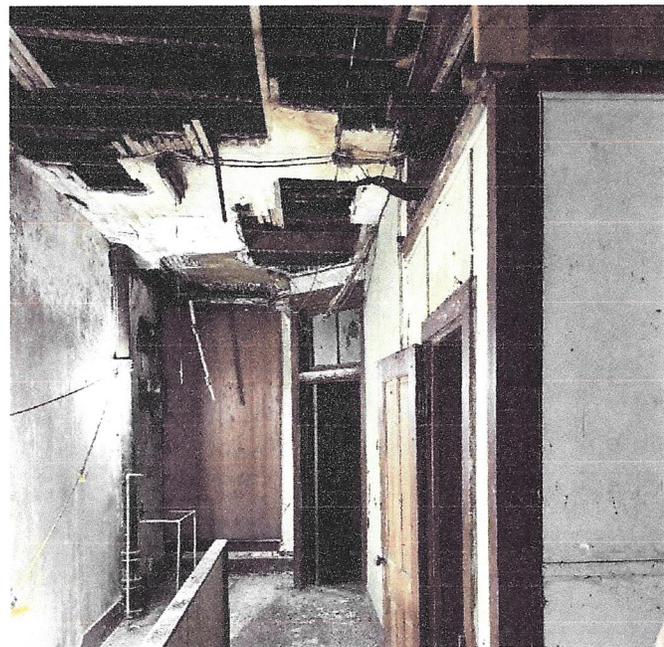


# DESIGN PROPOSAL

June 24, 2025  
314 E Main Street, Ottumwa, IA  
Project #05325



*Design recommendations are based upon field inspection during the site visit and/or information provided by the owner/tenant and are conceptual only. They are not intended for construction purposes. Additional consultation, or the use of specialized consultants including a licensed architect or engineer, may be required for additional design development and for individual issues or concerns. Prior to beginning any work, consult with local officials to ensure compliance with local codes and ordinances.*

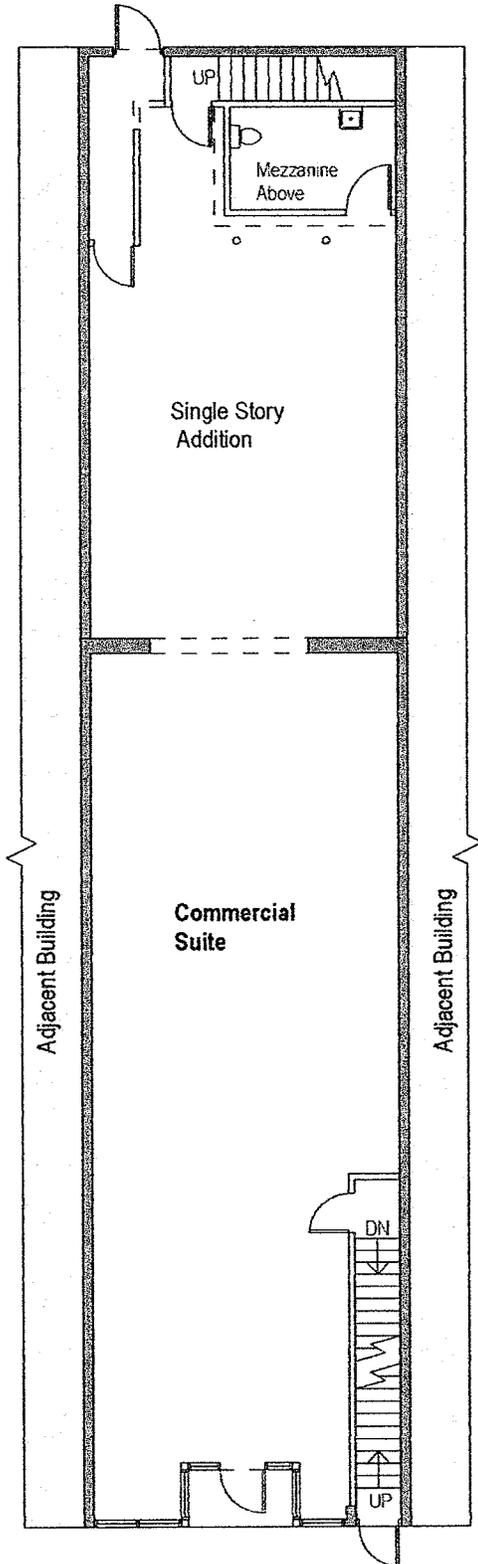


*Left: Existing building exterior. Right: Photo of upper floor interior showing damage.*

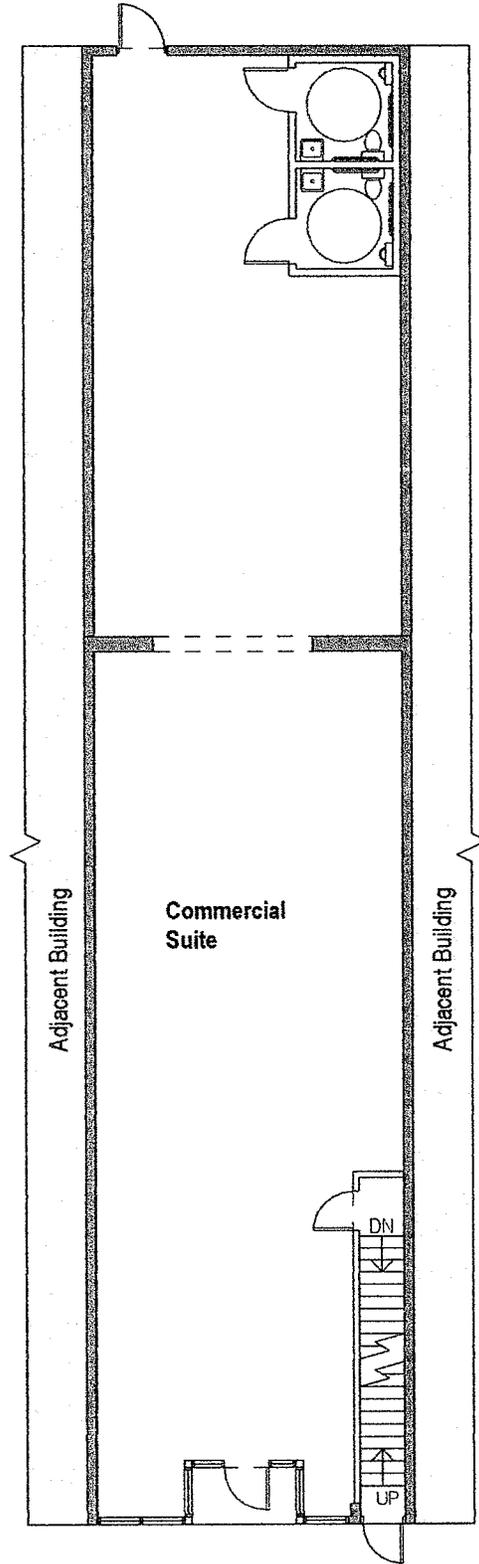
## NOTES

314 E Main is a three-story commercial building with a single commercial space on the ground level and vacant residential spaces on the upper two floors. The ground floor features a rear addition that extends 40' beyond the main structure. The upper floors have been vacant for some years and are damaged from past water infiltration. The current owners purchased the property with the intention of utilizing the ground floor for their business and renovating the upper floors. Their plans have changed, and they are now looking to sell the building to a suitable buyer who has the capacity to properly renovate the building. The building offers approximately 1,900sf commercial space and 2,383sf for potential residential use. The purpose of this proposal is to provide a cursory review of required improvements needed to fully utilize the building, provide potential layouts for the upper floors, and general recommendations to help guide future rehabilitation of the building.

The building has experienced extensive water damage in the past from multiple roof leaks. Damage was visible on several joists, and in the floor and roof assemblies. Due to the deterioration and duration of vacancy, the building will require complete renovation to return to active use. We recommend removing all damaged interior finishes and updating MEP throughout the units to ensure proper functionality and mitigate any mold/water damage.

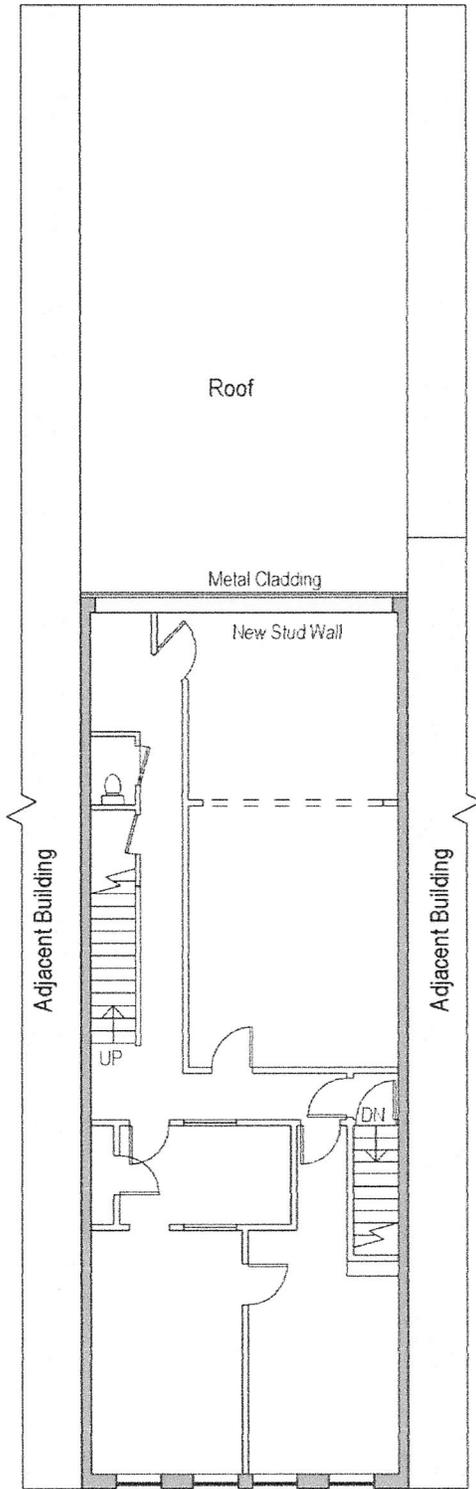


**EXISTING GROUND FLOOR PLAN**

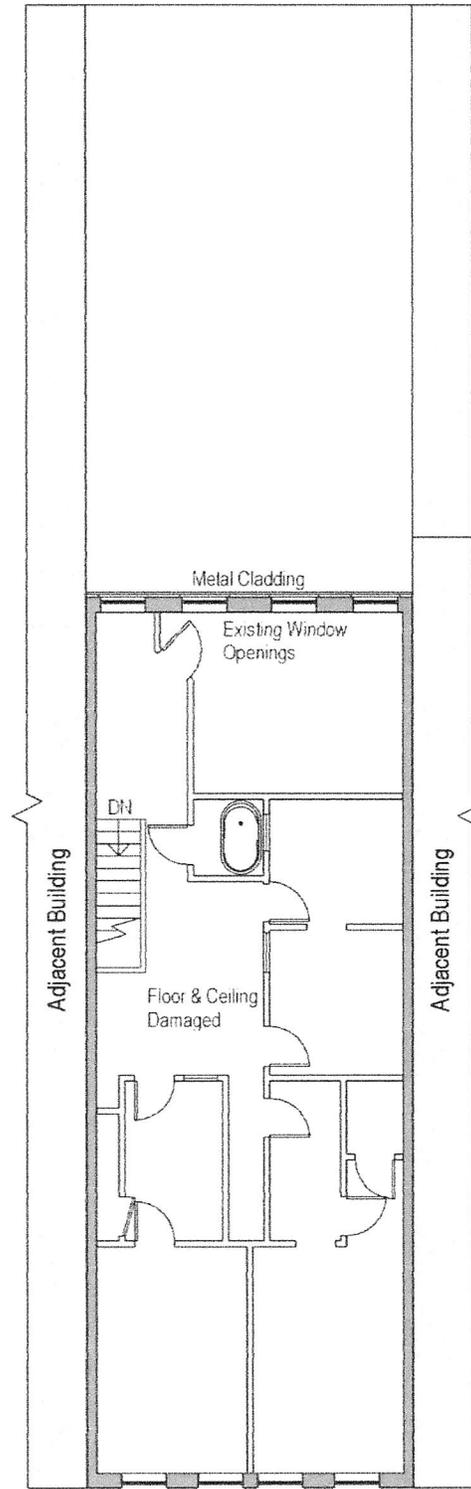


**PROPOSED GROUND FLOOR PLAN**





EXISTING 2ND FLOOR PLAN



EXISTING 3RD FLOOR PLAN



No Scale

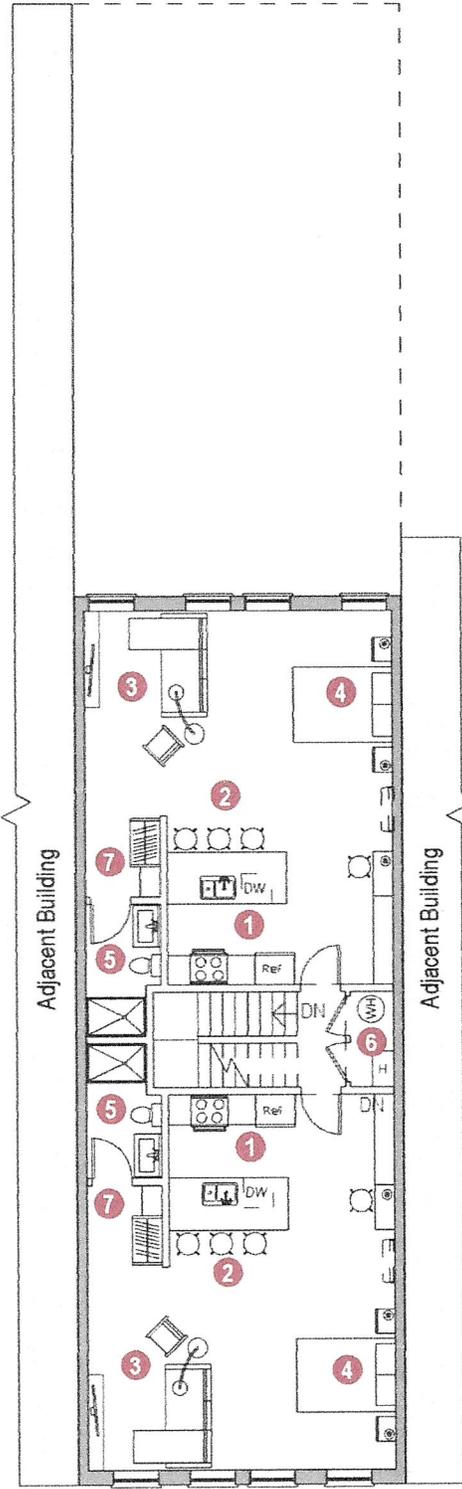
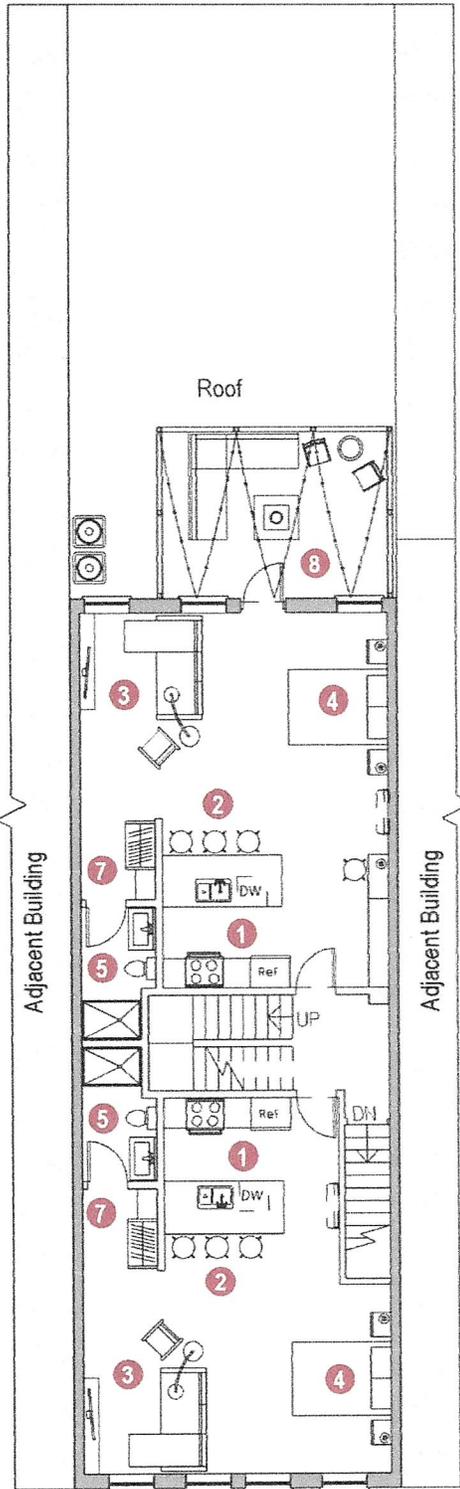


**DESIGN CONCEPT**

Project #05325

314 E Main Street, Ottumwa, IA

Date: June 24, 2025



**PROPOSED 2ND FLOOR PLAN**  
Option B

**PROPOSED 3RD FLOOR PLAN**  
Option B

- |           |               |            |          |
|-----------|---------------|------------|----------|
| 1 Kitchen | 3 Living Room | 5 Restroom | 7 Closet |
| 2 Dining  | 4 Bedroom     | 6 Utility  | 8 Deck   |

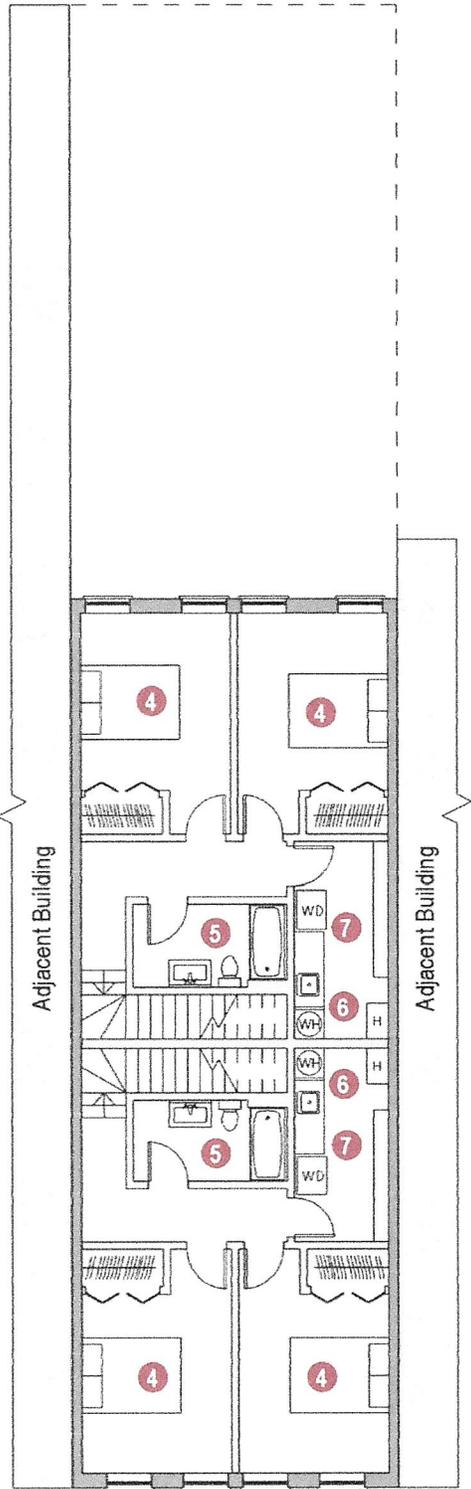
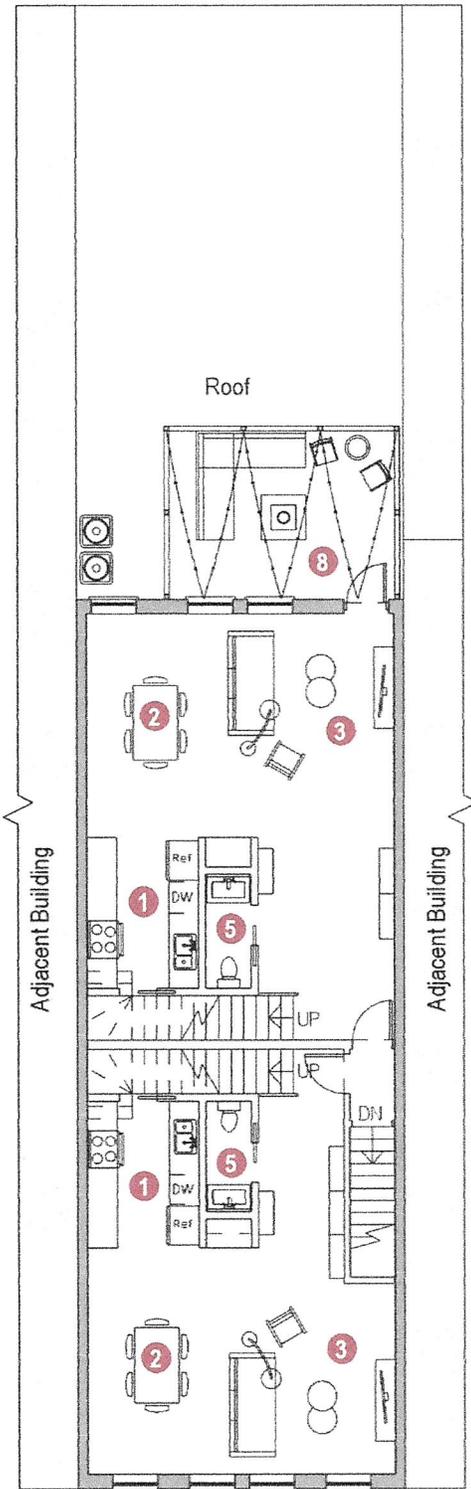


**DESIGN CONCEPT**

Project #05325

314 E Main Street, Ottumwa, IA

Date: June 24, 2025



**PROPOSED 2ND FLOOR PLAN**  
Option A

**PROPOSED 3RD FLOOR PLAN**  
Option A

- |           |               |            |           |
|-----------|---------------|------------|-----------|
| 1 Kitchen | 3 Living Room | 5 Restroom | 7 Laundry |
| 2 Dining  | 4 Bedroom     | 6 Utility  | 8 Deck    |



**DESIGN CONCEPT**

Project #05325

314 E Main Street, Ottumwa, IA

Date: June 24, 2025

## UPPER FLOORS

- Since the building is three stories tall, life safety is a significant factor in the feasibility of building rehabilitation. Fire suppression is often required by code to enable three story buildings to be fully utilized. However, we recommend discussing all possibilities with the local code officials. It is possible that considering an alternative floor plan and installing multiple layers of gypsum board to create additional fire separation between floors and at shared circulation paths will be adequate.
- The existing layout of the 2<sup>nd</sup> and 3<sup>rd</sup> floors is not well arranged for modern apartments. Additionally, due to the poor condition of many walls, we recommend deconstructing the interior walls and reframing. This will allow the floor plan to be adjusted and simplify the process of repairing the floor and roof assemblies.
- There is a stairwell from the ground floor to the 2<sup>nd</sup> floor on the west side of the building with exterior entry. A separate stairwell along the east wall connects the 2<sup>nd</sup> and 3<sup>rd</sup> floors but doesn't extend to the ground floor. We recommend retaining the existing stairwell to the second floor. However, the location of the staircase to the 3<sup>rd</sup> floor limits optimization of the available floor plate. Relocating the 3<sup>rd</sup> floor access would allow improved utilization of space for residential use and allow apartments to be laid out in a 2-story apartment configuration – with two stairs from the 2<sup>nd</sup> to the 3<sup>rd</sup> floor, each located within an apartment to eliminate shared corridor space on the third floor. The proposed layout eliminates the need for common egress paths on the 3<sup>rd</sup> floor and creates a 2-dwelling use. With proper fire separation between the ground floor and upper floors this layout and use may meet fire suppression and egress requirements without necessitating an automatic fire suppression system. Consult with your local Building Official and Fire Marshall to confirm separation and suppression requirements.
- The square footage of the floor plates allows for two 2-bedroom or four small studio apartments. The proposed layouts show two options:
  - a) Option A: Creates two 2-bed, 1.5-bath “back-to-back” apartments. This layout provides a very high percentage of occupiable space, and places circulation in the center of the floor plan, with living areas along the exterior walls for window access. The new 3<sup>rd</sup> floor stairwells run parallel to the floor joists limiting reframing of the floorplate.
  - b) Option B: Creates four studio apartments. The stairwell from the 2<sup>nd</sup> to 3<sup>rd</sup> floor is relocated to allow a more efficient floor plan.
- There is an opportunity to create a rooftop patio on the roof of the single-story addition if desired.

*Main Street Iowa recommendations follow the [Secretary of Interior's Standards](#) for the rehabilitation of historic buildings. Additional information on technical guidance can be found in [Preservation Briefs](#) prepared by the National Park Service.*

**Main Street Iowa design staff are available to provide continued assistance as the project progresses. Please contact Sarah Lembke (515.348.6181 or [sarah.lembke@iowaeda.com](mailto:sarah.lembke@iowaeda.com)) or Keegan Hall (515. 348.6186 or [keegan.hall@iowaeda.com](mailto:keegan.hall@iowaeda.com)) with any questions, requests for technical information or project updates.**

- The original rear masonry wall on the second floor was damaged in the past and replaced with a framed wall. The wall was then clad in metal siding. It is presumed that the masonry wall remains on the third floor above. We recommend removing the metal cladding and reintroducing window openings. Windows are needed to utilize the space for residential use. We recommend rebuilding the framed section with masonry or re-sheathing the stud wall and installing a brick veneer to match the rest of the building's exterior. Ensure the wall framing or new masonry is properly built to carry the load of the wall above.
- Water damage has compromised the building's framing in several areas. We recommend thoroughly inspecting the building's framing systems and repairing/replacing damaged structural framing where needed. The areas where damage was visibly evident include:
  - a) Rear Wall – There is damage to the ceiling, joists and flooring on the ground and second floors. This is likely caused by the same issue which damaged the rear wall of the 2nd floor above. Although the rear wall was rebuilt and a new roof installed, damage to the interior framing and floor assemblies requires attention.
  - b) Third Level Flooring – there is evidence of a past roof leak which has damaged the flooring in the main circulation area on this floor.
  - c) Third Level Ceiling Framing – this is in poor condition and may need to be completely removed. The roof framing above was not fully visible. Fully inspect the roof framing to ensure joists are sound.
  - d) Basement – There is damage to several framing elements in the basement which support the ground floor. The worst damage is near the rear wall of the main building and likely caused by the same issue which caused damage above.
- We recommend sistering or replacing damaged structural framing, and floor assemblies. The floor joists appear to be clear span and sistering joists would also reinforce the flooring assembly. Interior walls are likely designed as non-bearing. Verify which walls, if any, are bearing before removing walls. Note that damage and past alterations may have shifted load to walls that were not intended as bearing walls.
- There are bricks missing in the rear wall between the main building and rear addition. We recommend having a qualified mason rebuild this wall section.
- The dirt basement floor under the rear addition is damp and muddy. We recommend investigating the source of water infiltration and mitigating. Ensure all gutters are properly functioning and that the alley is graded away from the building for proper drainage.
- We recommend installing new single-hung windows on the upper floors in a black finish to match the storefront.
- The ground floor commercial space is well suited for a range of potential uses. We recommend clearing the ground floor and completing the masonry repairs noted above. This will allow prospective buyers to more clearly see the potential.
- We recommend additional remodeling work be completed once a tenant is secured so that the initial build-out best suits the business' needs for layout and finishes.
- We recommend future commercial buildouts place restrooms, kitchen and back-of-house functions in the rear additions for ease of venting/installation of fixtures and for improved fire separation. MSI Design Staff are available to advise on layouts for the commercial space for prospective tenants.
- Consider obtaining contract estimates for major cost items including fire suppression, rebuilding the rear wall on the second floor, and new windows. Having this information to share with potential buyers will reduce the unknowns of renovation costs, mitigating some risk to better position the building for rehabilitation.
- Add window graphics to the storefront windows to advertise that the building is available and full of potential.

**Estimated Market Value Range: \$190,000 – \$210,000**

**Suggested Listing Price: \$199,900**

This pricing positions the home competitively in the Ottumwa market while capturing buyers searching under \$200,000 and reflecting the home's recent renovations.