

Date..... December 17, 2007

RESOLUTION SCHEDULING PUBLIC HEARING ON APPEAL FROM  
THE DENIAL OF A CERTIFICATE OF APPROPRIATENESS FOR THE  
DEMOLITION OF THE TWO-STORY BRICK BUILDING AT 900 18th STREET

WHEREAS, by a decision entered on December 4, 2007, the Historic Preservation Commission denied an application from Preservation Properties, L.L.C., represented by Bernie Van Til, Manager, for a Certificate of Appropriateness for the demolition of a two-story brick building at 900 18th Street owned by Kingsway Cathedral, in the Sherman Hill Historic District; and,

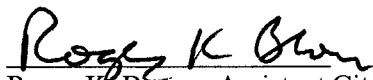
WHEREAS, Preservation Properties, L.L.C., has appealed the Commission's decision to the City Council pursuant to §58-31(f) of the Des Moines Municipal Code; NOW THEREFORE,

BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. The appeal by Preservation Properties, L.L.C., is hereby down set for a public hearing before the City Council on January 28, 2008, at 5:00 p.m., in the Council Chambers, at City Hall, Des Moines, Iowa.
2. The City Clerk is hereby authorized and directed to publish notice of said hearing in the form hereto attached all in accordance with §362.3 of the Iowa Code at least 4 and no more than 20 days before the hearing date.

MOVED by \_\_\_\_\_ to adopt.

FORM APPROVED:

  
Roger K. Brown, Assistant City Attorney

C:\Rog\Historic\Appeals\Kingsway\RC - Set Hearing Office.doc

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLASSIS				
TOTAL				

**CERTIFICATE**

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

\_\_\_\_\_  
City Clerk

MOTION CARRIED

APPROVED

.....  
Mayor

20B

December 4, 2007

HES Inc.  
c/o Bernie Van Til  
400 Locust Street  
Suite 245  
Des Moines, IA 50309

RE: Request for the demolition of the building at 900 18th Street located  
in the Sherman Hill Historic District. (Case # 20-2008-5.23)

Dear Mr. Van Til:

On November 28, 2007 the City of Des Moines Historic Preservation Commission, in accordance with the City of Des Moines Historic Preservation Ordinance approved the following motion denying your request to demolish the building by a vote of 8-0.

“Denial of the request as the building is not an imminent threat to public safety, nor is it an impediment to any firm redevelopment plans. It is not appropriate to demolish buildings for mere speculation. The current owner may find renovation not economical for their current development model. However, there is no reason to believe that in the future it may be found feasible by the applicant or a different developer. This opportunity will be lost if the building is demolished now.”

If you believe the Commission's action was arbitrary or capricious you may appeal their decision to the City Council. Appeals must be in writing and filed with the City Clerk no later than ten business days after the filing of the above-mentioned decision. The date of this letter serves as the filing date. An appeal must be submitted no later than December 18, 2007.

Please contact me at 283-4147 or at [jmvanessen@dmgov.org](mailto:jmvanessen@dmgov.org) if you have any questions.

Sincerely,



Jason Van Essen, AICP  
Senior City Planner

cc: Larry Hulse, Community Development Director



HISTORIC DISTRICT COMMISSION  
ARMORY BUILDING  
602 EAST FIRST STREET  
DES MOINES, IOWA 50309-1881  
(515) 283-4192

ALL-AMERICA CITY 1949, 1976, 1981

208

**Preservation Properties LLC  
Suite 245 Capital Square  
400 Locust Street  
Des Moines IA 50309**

Tuesday, December 04, 2007

Richard A. Clark. City Manger  
City Hall  
400 Robert D Ray Drive  
Des Moines IA 50309-1891

**REF: 900 18<sup>th</sup> Street Property  
Office / 4 plex site  
Certificate of Appropriateness**

Dear Mr. Clark:

The Certificate of Appropriateness submitted to the City Historic Preservation Commission to start the demolition of Office / 4 plex site was denied Wednesday November 28<sup>th</sup>. This letter is notice that we wish we appeal the Commission's decision to the City Council, pursuant to §58-31(f) of the Municipal Code.

This property was purchased with the idea of a spin-off resale and not part of the total church block package. After posting a sign on the site for months and months with a summary handouts. The asking published "as is" price was \$240,000, or \$49.50 per square foot. After months of tours, we received one unreasonable offer.

At the time of the City Historic Preservation meeting is was said by commissioner Mary Reavely "The problem is nobody's going to spend \$250,000 for a dump," Right! That is why we asked for a demo permit. She should have been one more vote in support of our request.

The value is in the land not the building. Therefore, it is better to be used as part of a bigger total site plan. A new project is better in that it would have approved architectural style, form and functions, whatever that future style or plan may be.

Below is a summary of what has been done to support this demo request:

- We have a new report by Tometich Engineering of the current condition. It confirms our demo request is reasonable.
- I have copies of the Walker Architects layout for the then clients Metropolitan Properties who tried (2005) a rehab that did not work. That was an East West 2 level approach with new interior stairs on the West for 2<sup>nd</sup> level entry.
- Last year, I tried a townhouse approach with North South units and that would not work. The center wall construction and roof issues were only part of the problem. The ADA and sprinkler cost became roadblocks because of required design/wall issues and rehab cost concerns.
- Late summer, in an effort to try something new, I tried a partnership with Silent Rivers. Chaden did several designs with cost estimates. We could not find a reasonable cost approach that supported the end use within the Sherman Hill market. A rehab is just more costly because the construction unknowns

are very high risk. Chaden recently again confirmed that if a person wanted to work /fix up with free labor, it may work. However, as a for-profit venture the results with the current market returns are questionable.


- Finally the December 2007 Realtor magazine confirmed our work over the past months. A summary copy report is attached. It confirms the West North Central Region job cost are above the National average. It has the cost Recouped or Resale “value of improvements” as a percentage (%) are below the National average. In effect you spend more and have less. Within the West North Central Region Des Moines and Kansas City are on the low side almost each time.
- Within the Sherman Hill market some bigger projects work and the bigger the better, with the newer the better. The single one or two units/ buildings take a lot of time and cost recovery is questionable. To confirm the point, look at the progress of 692 17<sup>th</sup> Street. I was told this was a fire burn out about 10 years ago and today, is still a work in progress.

Therefore: with no reasonable offers received for the rehabilitation, funding of the improvements and cost of the building **this is credible evidence that it is not feasible to rehabilitate** to an economic use. As a historical property it does not work as the end use and obtainable funding does not support the cost.

We now request approval of the Certificate of Appropriateness submitted to the City Historic Preservation Commission to start the demolition as the best option today.

.Please put this item on the City agenda for the next meeting on December 17<sup>th</sup> 2007. If you have any questions just call me at 237-0567.

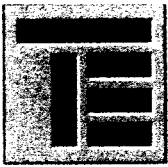
Sincerely,

  
Bernie Van Til, Consultant  
Preservation Properties LLC

Attachments:

Sample of Walker/ Metropolitan Properties Design  
Sample of 2<sup>nd</sup> Design  
Tometich Engineering report  
Payback Time article

CC with attachments  
The Honorable Mayor  
Christopher J. Coleman @ Large  
Michael Kiernam @ Large  
Thomas D. Vlassis Ward I  
Bob Mahaffey Ward II  
Christine Hensley Ward III  
Brian Meyer Ward IV  
Bruce Bergman City Attorney



# Tometch Engineering, Inc.

consulting structural engineers

10501 Buena Vista Ct.

Urbandale, IA 50322

Date: November 26, 2007

Job Number: U07-219

To:

Jason Van Essen, ACIP  
Senior City Planner, Planning and Urban Design Division  
Community Development Department  
City of Des Moines  
602 Robert D Ray Drive  
Des Moines, Iowa 50309-1881

Dear Sir,

I have toured the Kingsway Office Building adjacent to the Kingsway Cathedral in Des Moines, Iowa. The building was originally constructed about 100 years ago. It has had interior remodeling at various times since. It is a masonry load bearing structure with wood framed floors and roof structure. There is a basement that is of brick masonry. The basement is in fair condition.



View from the southeast

View from the north

There are numerous items to discuss about this building. The roof is in poor condition and needs replaced. Some of the rafters have failed on the roof. The exterior masonry is in fairly good condition but needs some repair. ~~Interior masonry~~ needs to be completely gutted and reworked. The floors have buckled due to water infiltration. There appears to be some raccoons living in the apartments.

The cost of repair of this type of structure is typically about 30% to 40% higher than new construction. Even if repaired, the building will not have a current mechanical, electrical or plumbing system. Handicapped accessibility will also be difficult. The building is in poor condition

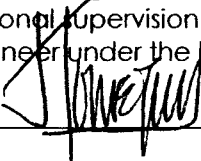
and does not appear to have any major significant historical value. It The site would be better served if a new structure that was respectful to its historical neighbors were constructed.

Please call if I may be of further assistance.

**Certification:**

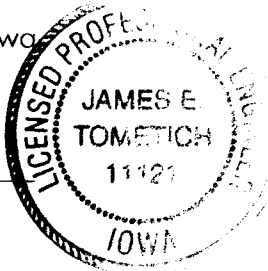
I hereby certify that this engineering document was prepared by me  
or under my direct personal supervision and that I am a duly  
Registered Professional Engineer under the laws of the State of Iowa

Signature: \_\_\_\_\_

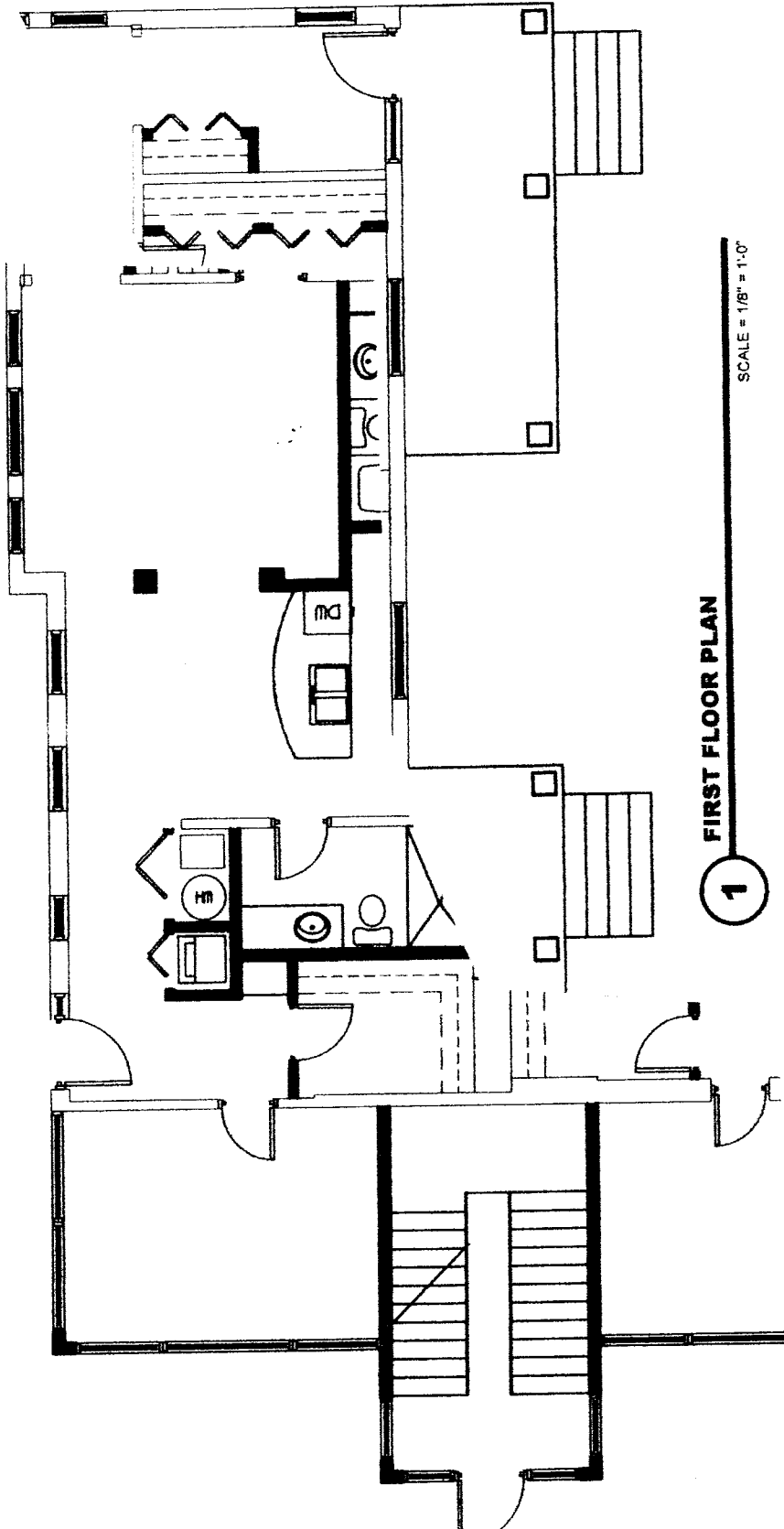


Date: November 27, 2007 Registration #: 11121

My Registration Expires December 31, 2008



CTS. NOT TO BE REPRODUCED WITHOUT WRITTEN



SCALE = 1/8" = 1'-0"

FIRST FLOOR PLAN

1



PROJECT NO.  
**04-073**

WALKER ARCHITECTS  
 P. C.

3708  
 INGERSOLL  
 DES MOINES  
 IOWA  
 50312

515.279.8818  
 FAX: 515.279.8822

**WALKER ARCHITECTS**

18th & CROCKER STREETS

DES MOINES, IOWA

PROJECT NO.  
**04-073**

DATE: 3.30.06  
 DRAW. BY: JHB  
 REVISED: 3.29.06

SHEET

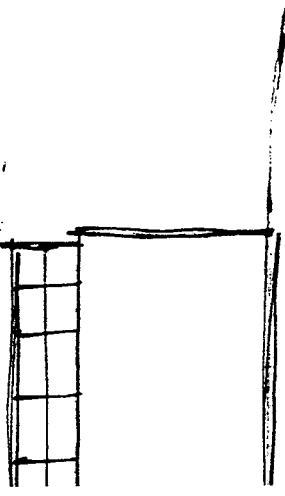
**A-121**

**FIRST FLOOR**



STUCCO / EIFS

RAILING



RIBBED  
ING

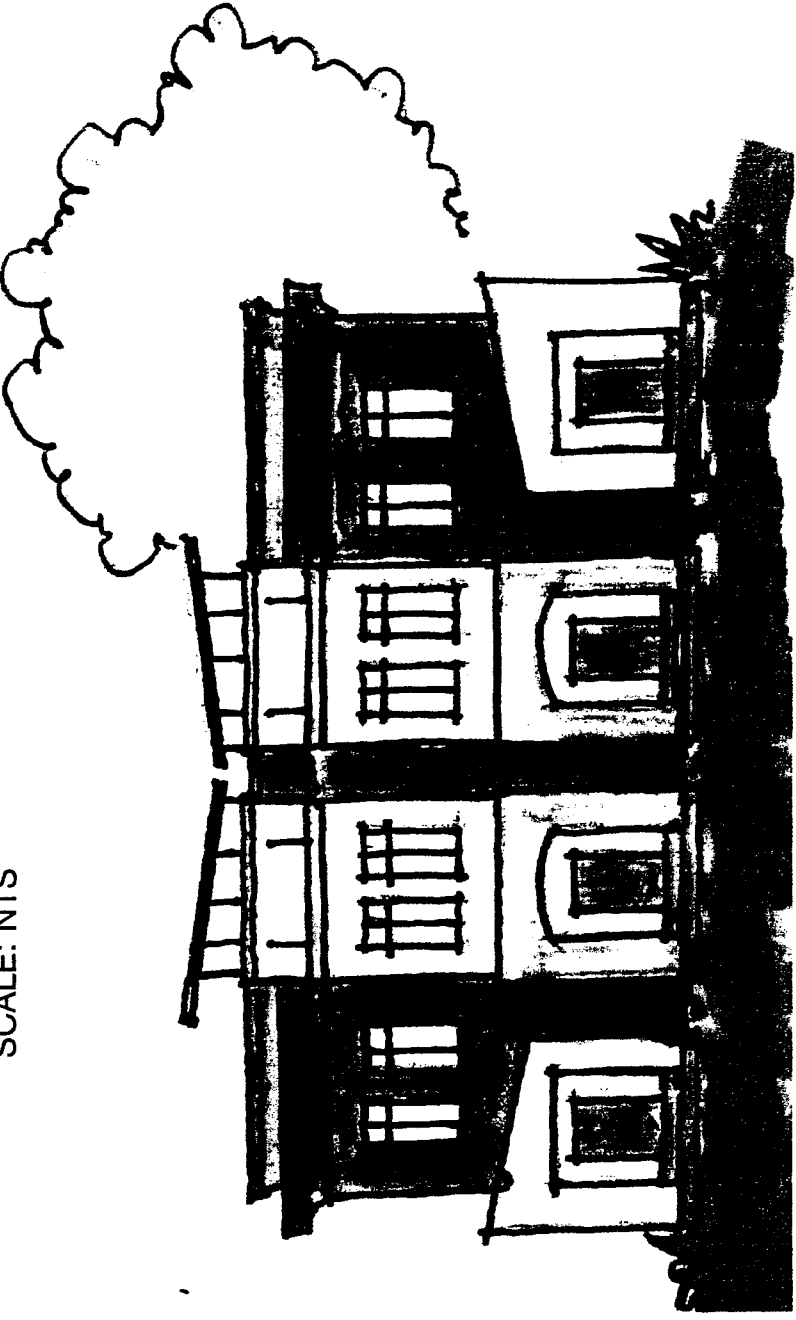


"KINGSWAY BROWN STONES"



SOUTH ELEVATION - SCHEME 1

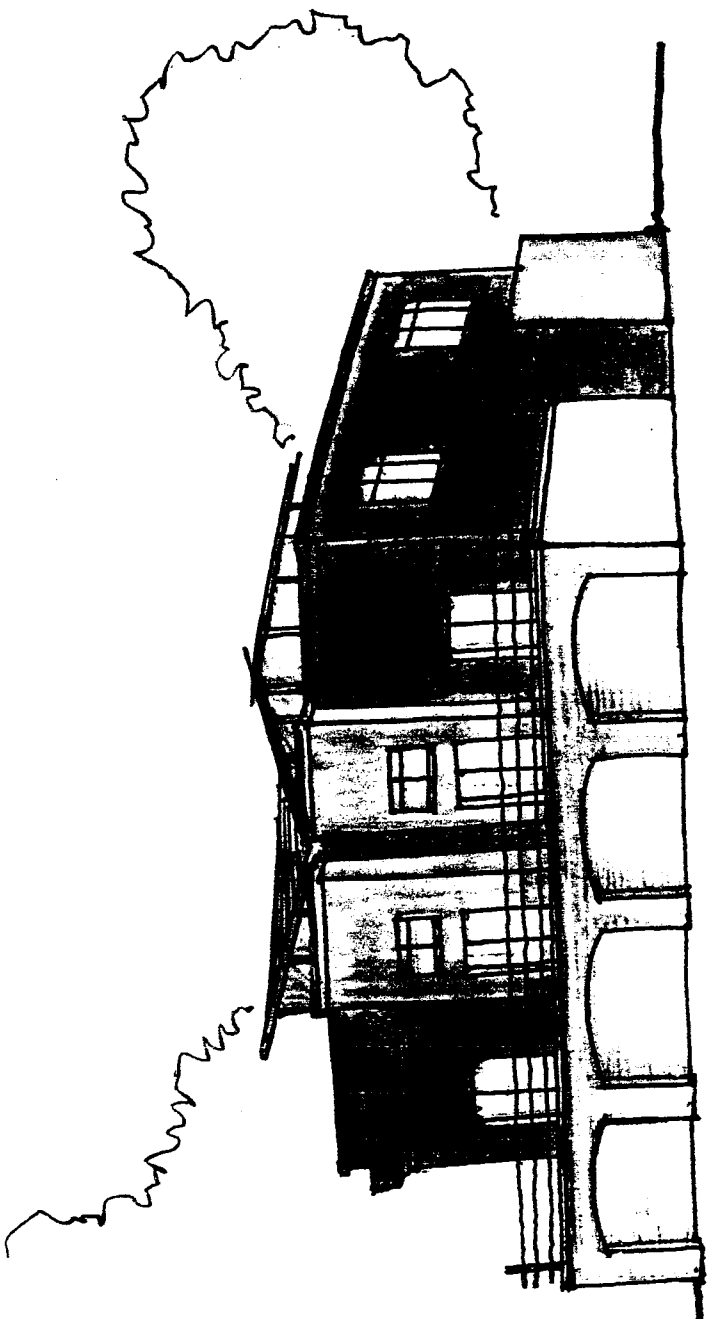
SCALE: NTS



SOUTH ELEVATION - SCHEME 2

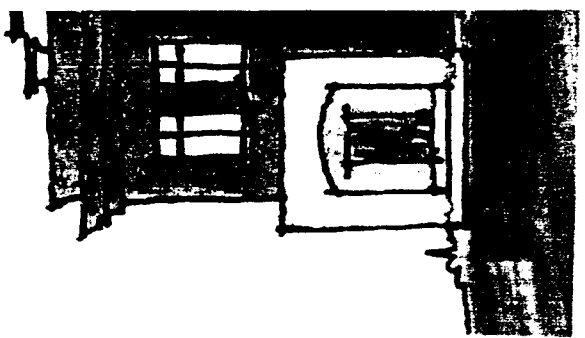
SCALE: NTS



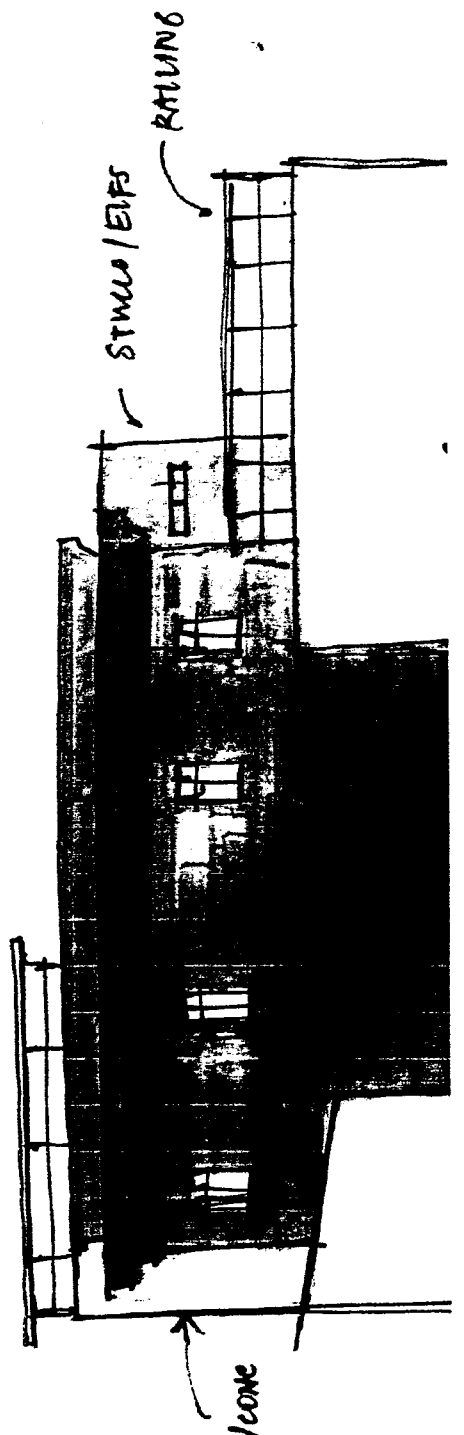


REAR PERSPECTIVE

SCALE: NTS



SOU  
SCALE



STUCCO / EIFS  
RAILING

cone



**FOR SALE BY OWNER**  
**Buyer agents protected but w/out fee**

**Location: Sherman Hills Historic District**  
**900 18<sup>th</sup> Street      Des Moines Iowa 50314**

Two story building use as office building and converted from 8 apartments some time ago. Brick, concrete and frame construction with flat roof for loft city views. OFF street Parking on site for 4 to 5 spaces. Built in 1890 as 8 apartments on two stories with basement storage and boiler system.

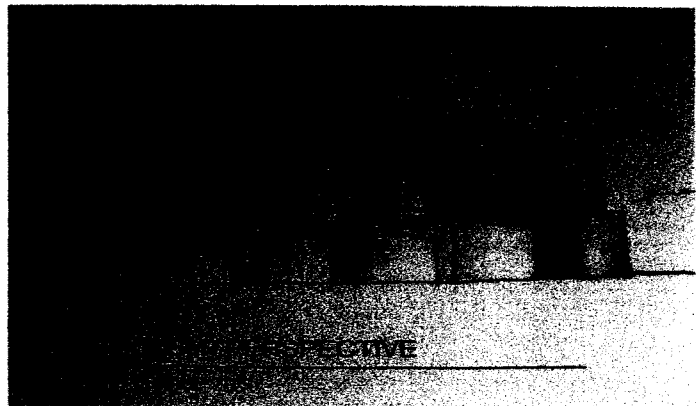
Zoning: NPC Neighborhood Pedestrian Commercial R-3 R-HD

Size: area is about 4,848 useable finished without basement / 4 = 1212 each unit  
2 per unit size BSMT unfinished is 2104 with a appx 640 sq ft add on frame construction on the west side of building with flat roof. Bldg is about 42 x58  
Land size is about 125 by 99 feet or 12,375 sq ft for the lot

Fast exit Price is \$240,000 or per unit of 4 unit complex is \$60,000 @ "as is"..pre fix- up. Or \$50. per sq foot for site with storage and parking.

More land is adjacent for purchase depending on your use. More parking would be approved. Or a joint ownership of lot would be considered. North lot is about 10,375 square feet.

The Phase One report is available for inspection at the time of your offer. This information is thought to be reliable but you need to do your own review and not rely on this general information thought to be correct and is subject to change.



**call for information. Bernie Van Til Real Estate Consultant.**  
**515-237-0567    [sendmeyourstuff@msn.com](mailto:sendmeyourstuff@msn.com)**

# Payback time

Remodeling magazine's annual "Cost vs. Value Report" shows exterior and replacement projects bring the biggest return.

Home rehabbers who are considering a move in the not-too-distant future should focus mostly on exterior upgrades. That's the message from REALTORS® who participated in *Remodeling* magazine's 20th annual "Cost vs. Value Report," done in cooperation with REALTOR® Magazine.

REALTORS® in 65 markets were given construction specs and costs on 29 upscale and midrange projects and asked to estimate the percentage return at resale.

Of projects that saw national cost recovery rates of more than 80 percent in 2007, only one—a minor kitchen remodel, with 83 percent of cost recovered—was a strictly interior job. The others were an upscale siding replacement using fiber cement materials (88.1 percent), a wood deck addition (85.4 percent), midrange vinyl siding replacement (83.2 percent), and upscale vinyl and midrange wood window replacements (81 percent and 81.2 percent, respectively).

On most projects, the value of remodeling trended down in 2007 compared with 2006. No project exceeded an 88 percent return. The likely culprits for the year-to-year drop: rising remodeling costs and slowing home appreciation brought on by the lackluster housing market in many areas.

The story was somewhat different in the Pacific region, however, where REALTORS® estimated cost recovery of more than 100 percent for six projects: a wood deck addition, a minor kitchen remodel, fiber-cement

siding replacement, wood window replacement, and an upscale wood and vinyl window replacement.

Nationally, projects at the bottom of the cost-recovery ladder included home office remodels (57 percent), installing a back-up power generator (58 percent), and adding a mid-range sunroom (59.1 percent).

## Put costs and values in context

Looked at over a number of years, some projects appear to recoup considerably less than others. Home office remodels, for instance, have been at or near the bottom of the national averages since 2005 when the project was added to the survey. People investing in a home office typically do so to fill a specific need, such as to start a home-based business or telecommute. A prospective buyer with different space needs won't see the value, regardless of the cost. On the other hand, since minor kitchen remodels were added to the report in 2004, they've consistently ranked among the highest-value projects, according to practitioners surveyed.

When looking at cost estimates for individual projects, remember that averaging tends to have a leveling effect on job cost data. Also, seemingly small differences in project size and scope, or in the quality of finishes, can dramatically affect final project cost.

It's also important to consider whether a remodeled space reduces the perceived number of rooms or avail-

*See page 34*

■ **New this year!** FREE CITY REPORTS once you register at [www.costvsvalue.com](http://www.costvsvalue.com). A map on the site shows cost comparisons by region.

National average	Siding replacement (upscale)			Deck addition (wood)		
	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped
National average	\$13,212	\$11,633	88%	\$10,347	\$8,835	85%
<b>New England</b>	<b>\$13,310</b>	<b>\$11,517</b>	<b>87%</b>	<b>\$10,634</b>	<b>\$8,977</b>	<b>84%</b>
Boston	13,653	12,171	89.1	11,434	9,780	85.5
Burlington, Vt.	12,736	11,167	87.7	8,692	7,646	88.0
Hartford, Conn.	13,457	12,117	90.0	12,188	10,675	87.6
Manchester, N.H.	13,198	10,062	76.2	9,613	7,046	73.3
Providence, R.I.	13,507	12,067	89.3	11,241	9,738	86.6
<b>Middle Atlantic</b>	<b>\$13,359</b>	<b>\$11,495</b>	<b>86%</b>	<b>\$10,676</b>	<b>\$8,861</b>	<b>83%</b>
Albany, N.Y.	13,337	10,712	80.3	10,209	8,278	81.1
Allentown, Pa.	13,234	8,765	66.2	11,060	7,833	70.8
Buffalo, N.Y.	13,416	11,250	83.9	10,561	6,531	61.8
Harrisburg, Pa.	13,031	9,078	69.7	9,484	6,422	67.7
New York	13,921	15,899	114.2	12,068	13,023	107.9
Philadelphia	13,387	12,752	95.3	11,099	10,026	90.3
Pittsburgh	13,189	12,012	91.1	10,248	9,914	96.7
<b>South Atlantic</b>	<b>\$12,910</b>	<b>\$11,536</b>	<b>89%</b>	<b>\$9,266</b>	<b>\$7,936</b>	<b>86%</b>
Baltimore	12,980	10,223	78.8	9,712	7,895	81.3
Washington, D.C.	13,047	11,404	87.4	10,260	10,067	98.1
Wilmington, Del.	13,229	12,033	91.0	10,254	8,464	82.5
Atlanta	13,046	14,412	110.5	9,746	9,513	97.6
Columbia, S.C.	12,617	11,775	93.3	8,004	7,694	96.1
Jacksonville, Fla.	12,821	10,221	79.7	8,865	6,810	76.8
Miami	13,142	11,563	88.0	9,759	8,412	86.2
Norfolk, Va.	12,734	8,036	63.1	8,642	6,281	72.7
Orlando, Fla.	12,844	11,729	91.3	9,351	8,211	87.8
Raleigh, N.C.	12,646	9,744	77.1	8,088	6,059	74.9
Richmond, Va.	12,734	14,109	110.8	8,553	7,171	83.8
Tampa, Fla.	13,084	13,180	100.7	9,961	8,655	86.9
<b>East North Central</b>	<b>\$13,404</b>	<b>\$11,040</b>	<b>82%</b>	<b>\$10,516</b>	<b>\$7,540</b>	<b>72%</b>
Chicago	13,981	14,107	100.9	12,242	11,538	94.3
Cincinnati	13,257	10,086	76.1	9,800	7,388	75.4
Cleveland	13,394	9,716	72.5	10,667	7,611	71.4
Columbus, Ohio	13,204	10,990	83.2	9,572	5,470	57.1
Detroit	13,654	9,288	68.0	11,588	6,757	58.3
Grand Rapids, Mich.	13,092	9,795	74.8	9,482	6,998	73.8
Indianapolis	13,197	9,461	71.7	10,215	6,437	63.0
Madison, Wis.	13,300	13,943	104.8	10,264	8,371	81.6
Milwaukee	13,558	11,974	88.3	10,813	7,291	67.4
<b>West North Central</b>	<b>\$13,406</b>	<b>\$11,002</b>	<b>82%</b>	<b>\$10,546</b>	<b>\$7,928</b>	<b>75%</b>
Des Moines, Iowa	13,167	10,500	79.7	9,568	7,505	78.4
Kansas City	13,548	9,576	70.7	11,037	7,665	69.5
Minneapolis	13,851	11,245	81.2	12,154	8,460	69.6
St. Louis	13,646	11,451	83.9	11,238	8,811	78.4
Wichita, Kan.	12,820	12,237	95.4	8,731	7,200	82.5
<b>East South Central</b>	<b>\$12,982</b>	<b>\$12,145</b>	<b>94%</b>	<b>\$9,140</b>	<b>\$8,358</b>	<b>91%</b>
Birmingham, Ala.	13,104	10,742	82.0	9,468	8,093	85.5
Knoxville, Tenn.	12,723	13,717	107.8	8,449	8,689	102.8
Louisville, Ky.	13,068	10,589	81.0	9,407	7,501	79.7
Memphis, Tenn.	13,031	13,531	103.8	9,235	9,147	99.0
<b>West South Central</b>	<b>\$12,898</b>	<b>\$12,023</b>	<b>93%</b>	<b>\$9,182</b>	<b>\$7,859</b>	<b>86%</b>
Dallas	12,887	10,579	82.1	9,005	6,810	75.6
Houston	13,054	12,237	93.7	9,524	8,618	90.5
New Orleans	12,951	13,000	100.4	9,738	7,711	79.2
San Antonio	12,926	14,472	112.0	9,048	9,362	103.5
Tulsa, Okla.	12,671	9,825	77.5	8,593	6,796	79.1
<b>Mountain</b>	<b>\$13,114</b>	<b>\$10,834</b>	<b>83%</b>	<b>\$10,717</b>	<b>\$9,244</b>	<b>86%</b>
Albuquerque, N.M.	13,069	11,377	87.1	9,960	8,809	88.4
Boise, Idaho	13,221	11,585	87.6	10,803	8,598	79.6
Colorado Springs, Colo.	12,993	8,052	62.0	10,128	7,371	72.8
Denver	12,993	8,960	69.0	10,182	7,965	78.2
Las Vegas	13,540	14,625	108.0	12,478	13,268	106.3
Phoenix	12,980	10,612	81.8	10,862	10,258	94.4
Salt Lake City	13,000	10,627	81.7	10,608	8,442	79.6
<b>Pacific</b>	<b>\$13,637</b>	<b>\$13,766</b>	<b>101%</b>	<b>\$12,812</b>	<b>\$13,836</b>	<b>108%</b>
Los Angeles	13,598	14,458	106.3	13,262	12,463	94.0
Portland, Ore.	13,604	12,553	92.3	11,909	12,735	106.9
Sacramento, Calif.	13,645	13,700	100.4	13,106	12,518	95.5
San Diego	13,653	12,726	93.2	12,879	12,936	100.4
San Francisco	13,712	13,166	96.0	13,509	17,665	130.8
Seattle	13,610	15,991	117.5	12,205	14,701	120.4

National average	Window replacement (wood)			Kitchen remodel (minor)		
	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped
National average	\$11,384	\$9,241	81%	\$21,185	\$17,576	83%
<b>New England</b>	<b>\$11,697</b>	<b>\$9,514</b>	<b>81%</b>	<b>\$21,516</b>	<b>\$18,507</b>	<b>86%</b>
Boston	13,321	11,385	85.5	22,889	20,056	87.6
Burlington, Vt.	9,444	7,045	74.6	19,423	16,702	86.0
Hartford, Conn.	12,517	10,250	81.9	22,278	18,775	84.3
Manchester, N.H.	10,652	7,954	74.7	20,733	15,165	73.1
Providence, R.I.	12,551	10,937	87.1	22,258	21,837	98.1
<b>Middle Atlantic</b>	<b>\$12,026</b>	<b>\$9,793</b>	<b>81%</b>	<b>\$21,908</b>	<b>\$16,859</b>	<b>77%</b>
Albany, N.Y.	11,634	9,833	84.5	21,520	16,999	79.0
Allentown, Pa.	11,676	6,447	55.2	21,550	14,118	65.5
Buffalo, N.Y.	11,968	7,321	61.2	21,656	13,815	63.8
Harrisburg, Pa.	10,785	9,391	87.1	20,818	14,252	68.5
New York	14,091	14,743	104.6	23,694	22,658	95.6
Philadelphia	12,497	10,535	84.3	22,479	18,607	82.8
Pittsburgh	11,530	10,278	89.1	21,637	17,568	81.2
<b>South Atlantic</b>	<b>\$10,242</b>	<b>\$8,226</b>	<b>80%</b>	<b>\$20,221</b>	<b>\$16,727</b>	<b>83%</b>
Baltimore	10,608	8,547	80.6	20,787	16,171	77.8
Washington, D.C.	11,084	9,278	83.7	21,109	17,280	81.9
Wilmington, Del.	11,547	9,588	83.0	21,631	15,967	73.8
Atlanta	10,895	9,448	86.7	20,813	20,322	97.6
Columbia, S.C.	9,030	5,971	66.1	19,351	14,324	74.0
Jacksonville, Fla.	9,851	6,393	64.9	19,576	14,879	76.0
Miami	10,630	10,199	95.9	20,575	19,517	94.9
Norfolk, Va.	9,532	7,020	73.6	19,411	13,600	70.1
Orlando, Fla.	10,222	8,031	78.6	20,258	17,278	85.3
Raleigh, N.C.	9,189	6,194	67.4	19,104	14,246	74.6
Richmond, Va.	9,524	8,341	87.6	19,510	18,486	94.8
Tampa, Fla.	10,794	9,706	89.9	20,527	18,654	90.9
<b>East North Central</b>	<b>\$12,146</b>	<b>\$8,758</b>	<b>72%</b>	<b>\$21,863</b>	<b>\$16,010</b>	<b>73%</b>
Chicago	14,127	13,215	93.5	23,318	22,242	95.4
Cincinnati	11,469	7,722	67.3	21,295	14,016	65.8
Cleveland	12,152	8,878	73.1	21,770	13,574	62.4
Columbus, Ohio	11,152	7,624	68.4	21,267	16,103	75.7
Detroit	13,150	7,681	58.4	22,747	11,900	52.3
Grand Rapids, Mich.	10,863	7,288	67.1	20,753	14,803	71.3
Indianapolis	12,245	6,692	54.6	21,928	14,288	65.1
Madison, Wis.	11,691	9,776	83.6	21,599	19,690	91.2
Milwaukee	12,462	9,947	79.8	22,093	17,479	79.1
<b>West North Central</b>	<b>\$12,046</b>	<b>\$8,550</b>	<b>71%</b>	<b>\$21,672</b>	<b>\$16,089</b>	<b>74%</b>
Des Moines, Iowa	10,978	7,423	67.6	20,838	15,257	73.2
Kansas City	12,613	8,486	67.3	22,140	15,229	68.8
Minneapolis	14,019	9,993	71.3	23,204	17,722	76.4
St. Louis	12,685	8,910	70.2	22,069	15,786	71.5
Wichita, Kan.	9,933	7,940	79.9	20,107	16,450	81.8
<b>East South Central</b>	<b>\$10,437</b>	<b>\$8,424</b>	<b>81%</b>	<b>\$20,412</b>	<b>\$17,341</b>	<b>85%</b>
Birmingham, Ala.	10,935	7,391	67.6	20,953	16,129	77.0
Knoxville, Tenn.	9,588	9,294	96.9	19,690	19,254	97.8
Louisville, Ky.	10,740	8,072	75.2	20,458	15,904	77.7
Memphis, Tenn.	10,486	8,938	85.2	20,545	18,078	88.0
<b>West South Central</b>	<b>\$10,174</b>	<b>\$8,212</b>	<b>81%</b>	<b>\$20,029</b>	<b>\$17,694</b>	<b>88%</b>
Dallas	10,039	7,053	70.3	19,905	14,643	73.6
Houston	10,519	8,975	85.3	20,195	18,793	93.1
New Orleans	10,750	8,611	80.1	20,361	18,639	91.5
San Antonio	10,172	9,851	96.8	20,121	19,128	95.1
Tulsa, Okla.	9,390	6,572	70.0	19,561	17,268	88.3
<b>Mountain</b>	<b>\$10,939</b>	<b>\$8,905</b>	<b>81%</b>	<b>\$20,634</b>	<b>\$17,139</b>	<b>83%</b>
Albuquerque, N.M.	10,711	9,055	84.5	20,459	18,761	91.7
Boise, Idaho	11,068	8,106	73.2	20,452	17,961	87.8
Colorado Springs, Colo.	10,578	7,397	69.9	20,264	12,420	61.3
Denver	10,578	8,031	75.9	20,512	15,410	75.1
Las Vegas	12,854	12,220	95.1	22,323	20,000	89.6
Phoenix	10,500	9,221	87.8	20,260	18,571	91.7
Salt Lake City	10,283	8,304	80.8	20,167	16,849	83.5
<b>Pacific</b>	<b>\$13,121</b>	<b>\$13,497</b>	<b>103%</b>	<b>\$22,698</b>	<b>\$23,494</b>	<b>104%</b>
Los Angeles	13,469	13,808	102.5	22,874	21,296	93.1
Portland, Ore.	11,988	11,055	92.2	21,581	22,471	104.1
Sacramento, Calif.	13,311	12,543	94.2	22,929	21,020	91.7
San Diego	13,244	12,998	98.1	22,558	20,895	92.6
San Francisco	14,102	15,877	112.6	23,865	27,099	113.6
Seattle	12,609	14,700	116.6	22,380	28,183	125.9

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## About the survey

Construction cost estimates for the 2007 Cost vs. Value Report come from HomeTech Information Systems ([www.hometechnonline.com](http://www.hometechnonline.com)), a remodeling estimating software company based in Bethesda, Md., which regularly collects current cost information from a nationwide network of remodeling contractors and suppliers and applies an adjustment factor to account for regional pricing variations. Construction cost figures include labor, material, subtrades, and contractor overhead and profit.

Over the last two years, project specifications and estimating templates have been updated to clarify dimensions, modify material specs, and ensure that special requirements such as laying tile on the diagonal were properly accounted for. In some cases, this process resulted in prices that are higher than what would be expected from price inflation alone. Although such pricing adjustments affect year-over-year price comparisons, all of the values in the 2007 Cost vs. Value Report are based on the refreshed prices, which we consider to be more accurate than before.

For each project, the value data are aggregated from estimates provided by members of the NATIONAL ASSOCIATION OF REALTORS®. E-mail surveys containing project descriptions, construction costs, and median home price data for each city were sent to more than 100,000 appraisers, sales associates, and brokers. Survey respondents were asked to use this information to estimate the value that the remodeling projects would add to the house at resale in the current market, assuming that the project was recently completed.

The survey took place over eight weeks in July and August 2007. The survey was administered by Specpan ([www.specpan.com](http://www.specpan.com)), an Indianapolis-based market research company specializing in business-to-business Web-based surveys.

For the national averages, the confidence level is 95 percent +/- 2 percent based on 2,770 survey respondents. This means that 95 percent of the time, national averages for this survey will fall within 2 percent of either side of the results of this year's survey.



Projects with highest national percentage of cost recouped (see pages 36-37)

**HARD COST**

88% Siding replacement (upside)

85% Deck addition (wood)

83% Kitchen remodel (minor)

**Cost Recouped**

WEST NORTH CENTRAL IA, KS, MN, MO, NE, ND, SD			WEST SOUTH CENTRAL AR, LA, OK, TX			MOUNTAIN AZ, CO, ID, MT, NM, UT, NV, WY			PACIFIC AK, CA, HI, OR, WA			NATIONAL 2007 AVERAGES		
Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped
\$13,993	\$7,088	50.7%	\$12,052	\$8,198	68.0%	\$12,916	\$7,311	56.6%	\$15,220	\$9,681	63.6%	139,297	103,010	73.9
38,995	21,980	56.4	32,482	24,558	75.6	35,480	24,239	68.3	43,884	36,657	83.5			
10,546	7,928	75.2	9,182	7,859	85.6	10,717	9,244	86.3	12,812	13,836	108.0			
83,099	47,654	57.3	70,029	50,042	71.5	76,068	51,781	68.1	92,710	78,647	84.8			
56,163	32,538	57.9	47,529	34,842	73.3	53,270	37,557	70.5	63,485	55,839	88.0			
103,731	60,062	57.9	87,122	62,480	71.7	94,856	65,121	68.7	116,135	101,224	87.2			
145,657	95,097	65.3	64,219	37,805	58.9	68,272	37,240	54.5	78,055	54,164	69.4			
12,106	39,165	54.2	124,183	94,623	76.2	134,132	99,632	74.3	160,637	146,021	90.9			
76,009	45,494	59.9	65,914	51,597	78.3	70,523	48,973	69.4	83,573	70,254	84.1			
15,368	10,822	70.4	14,165	10,805	76.3	14,979	11,207	74.8	16,623	16,354	98.4			
85,715	47,132	55.0	72,784	51,998	71.4	79,958	52,165	65.2	95,213	74,389	78.1			
226,657	121,615	53.7	201,957	144,200	71.4	214,822	143,114	66.6	248,404	192,084	77.3			
\$49,692	\$32,698	65.8%	\$40,123	\$32,034	79.8%	\$43,868	\$34,032	77.6%	\$55,306	\$54,186	98.0%			
62,563	40,758	65.1	52,051	45,249	86.9	56,297	47,167	83.8	70,064	67,844	96.8			
16,424	11,275	68.6	14,044	12,766	90.9	14,955	12,289	82.2	18,112	17,500	96.6			
28,184	13,561	48.1	25,416	16,373	64.4	26,503	14,601	55.1	29,892	20,584	68.9			
57,156	39,701	69.5	51,390	41,635	81.0	53,640	42,001	78.3	61,122	59,056	96.6			
21,672	16,089	74.2	20,029	17,694	88.3	20,634	17,139	83.1	22,698	23,494	103.5			
52,134	31,141	59.7	46,182	35,618	77.1	48,643	33,154	68.2	56,822	48,139	84.7			
111,326	73,216	65.8	104,559	82,248	78.7	107,346	81,473	75.9	117,254	104,241	88.9			
\$19,988	\$11,229	56.2%	\$14,130	\$9,801	69.4%	\$15,902	\$10,853	68.2%	\$21,360	\$18,182	85.1%			
10,353	7,977	77.1	8,884	7,367	82.9	10,132	7,960	78.6	12,139	10,061	82.9			
11,085	8,124	73.3	9,381	7,498	79.9	10,055	7,665	76.2	12,164	11,978	98.5			
12,046	8,550	71.0	10,174	8,212	80.7	10,939	8,905	81.4	13,121	13,497	102.9			
37,346	20,531	55.0	26,364	19,282	73.1%	28,068	19,639	70.0	38,415	30,703	79.9			
12,578	9,361	82.1	10,989	8,779	93.2	12,534	9,428	82.6	14,760	11,855	80.3			
13,406	11,002	74.4	12,898	12,023	79.9	13,114	10,834	75.2	13,637	13,766	100.9			
15,205	10,525	72.5	11,941	10,080	84.4	12,813	10,175	79.4	15,743	15,855	100.7			
18,175	12,565	69.1	15,899	13,032	82.0	16,871	13,578	80.5	19,608	20,270	103.4			

ADDITIONS	Job Cost	Resale Value	Cost Recouped
Back-up power generator	\$13,357	\$7,748	58.0%
Bathroom	37,202	24,553	66.0
Deck (wood)	10,347	8,835	85.4
Family room	78,989	54,148	68.6
Garage	53,897	37,461	69.5
Master suite	98,863	68,172	69.0
Sunroom	69,817	41,231	59.2
Two-story	139,297	103,010	73.9
Bathroom	73,145	50,442	69.0
Deck (composite)	15,039	11,672	77.6
Garage	82,108	53,056	64.6
Master suite	220,149	141,120	64.1
Attic bedroom	\$46,691	\$35,771	76.6%
Basement	59,435	44,661	75.1
Bathroom	15,789	12,366	78.3
Home office	27,193	15,498	57.0
Major kitchen	55,503	43,363	78.1
Minor kitchen	21,185	17,576	83.0
Bathroom	50,590	34,588	68.4
Major kitchen	109,394	81,096	74.1
Roofing	\$18,042	\$12,166	67.4%
Siding	9,910	8,245	83.2
Windows (vinyl)	10,448	8,290	79.3
Windows (wood)	11,384	9,241	81.2
Roofing	33,151	21,769	65.7
Siding (fiber-cement)	13,212	11,633	88.1
Siding (foam-backed vinyl)	12,132	9,668	79.7
Windows (vinyl)	17,479	10,913	81.0
Windows (wood)	17,383	13,784	79.3