



A monthly  
publication of  
Henkel  
Construction

Above: Restored facility in 2004. Inset Photo: YMCA Building in mid-1950's.

## Henkel-Accörd Gives New Life to Old Downtown Building

We have all driven past them at one time or another, an old building long past its useful life. The windows and doors are broken out or even boarded over. Curiosity leads to vandalism, until the only thing that can be done is tear it down with nothing but memories in its place.

When the Mason City YMCA moved to their brand new facility in 2000, they left behind a great old building rich in history. In 2003 a "wall bashing" ceremony was held to kick-off the renovation project with Governor Tom Vilsack taking the first swing. Tom Schaefer, President of Henkel, said it best with, "We are going to breathe new life into an old building and we're saving a cornerstone of Mason City history."

Community Housing Initiatives, of Spencer, Iowa, and their investors joined to form River City, L.P., a partnership that owns and operates the revived facility. Now known as River City Apartments, the 1926 and 1972 buildings are a 46-unit affordable housing complex with 26-one bedroom and 20-two bedroom apartments. The project required the ingenuity and creativity of the Henkel-Accörd team to maintain the budget. Each apartment is unique and many of the original architectural elements have been restored maintaining its rich history. Doug LaBounty, President of Community Housing Initiatives, said, "The success of the River City Apartments project is in great part a tribute to Henkel Construction and Accörd Architecture. We look forward to working with them again in the very near future."

Nearly three years before any interior demolition took place, Henkel began research to place the building on the National Register of Historic Places. That listing and the preservation commitments that were made, enabled the project to receive Historic Rehabilitation Tax Credits. Those tax credits, along with Low Income Housing Tax Credits, made the project possible. Project investors purchase these tax credits in order to provide equity to River City, L.P.

The old building now stands again in all its original grandeur and the new life that was promised from the start of the project can begin.

**CORNER  
STONES**

Henkel Construction  
Company is a full service  
General Contractor  
based in Mason City, Iowa.  
Henkel builds high  
quality structures for  
commercial, institutional,  
heavy-highway and  
industrial clients  
throughout the Upper  
Midwest and, for some  
clients, nationwide.

*"Their attention to  
design, quality  
and our needs as  
a customer allowed  
this historically  
significant project  
to be completed  
both on time and  
under budget."  
Doug LaBounty,  
President,  
Community Housing  
Initiatives*