



Downtown Grant Review Board Meeting Agenda

Wednesday, April 24, 2024 - 9:00 AM

City Offices (Building 18, Legacy Plaza) - Large Conference Room
303 W 4th St N, Suite 501
Newton, IA 50208

- I. Roll Call
- II. Review of Minutes of Previous Meeting: 2-21-2024
- III. Downtown Improvement Grant: 209 North 2nd Avenue West, Clements, Applicant
- IV. Downtown Improvement Grant: 110 1st Avenue East, Pham, Applicant
- V. Downtown Improvement Grant: 312 1st Avenue West, United Way of Jasper County, Applicant
- VI. Review of Proposed New Program Area- Parking Lots
- VII. Report on Past Awarded Grant Status
- VIII. Adjourn

Members: Chair: Corrine Coyle, Vice Chair: Bonnie Terpstra, Fred Chabot, Don Poynter, Rita Reinheimer, Marilyn Terlouw, Colby Lawson

Minutes of Meeting
Downtown Grant Review Board

Community Development/Community Services/Public Works Large Conference Room
303 West 4th Street North, Building 18, Suite 501
Newton, Iowa 50208

February 21, 2024

ROLL CALL: Board members present: Coyle, Terpstra, Chabot, Poynter, Reinheimer,

Board members absent: Terlouw, (plus 1 Vacancy)

STAFF PRESENT: Erin Chambers, Director of Community Development

OTHERS PRESENT: Erin Yeager, Newton Main Street Executive Director

A quorum being present, the meeting was called to order at 9:00 AM by Chair Coyle

Minutes of the Previous Meeting. Minutes of the previous meeting for September 27, 2023 were reviewed and approved, 5-0.

Downtown Improvement Grant Request: 118 North 2nd Avenue East, Gray Moon Public Market, Ex Nihilo LLC, Applicant

Staff reviewed the proposed project at 118 North 2nd Avenue East, historically known as the Montgomery Ward & Co. Building. The historic rehabilitation will result in Gray Moon Public Market. The multi-faceted project includes façade removal, façade rehabilitation, painting, and restaurant improvements. The project is also seeking State and Federal Historic Tax Credits as well as other State grant opportunities.

The project previously received an architectural grant in the amount of \$3,750.

The request includes one kitchen grant, painting, exterior work (removal and rehabilitation). The board reviewed the proposed grant total of \$54,500.

There was discussion regarding the kitchen request. Newton Main Street Executive Director Yeager indicated that it is known that there will be more than one kitchen/kitchen tenant in the building and likely additional kitchen grant funding is needed. Staff stated that as the project is finalized, that can be considered down the road. The materials submitted did not provide clarity on how many kitchen grants needed.

Chabot noted that he was pleased to hear the project applying for historic tax credits, which provides certainty to the historic preservation of the building.

Terpstra noted that it was an exciting project.

Motion to approve a multi-faceted downtown improvement grant, with a 1:1 Match, for 118 North 2nd Avenue East, in an amount of \$54,500. Roll Call vote: 5-0.

Adjournment. Meeting adjourned at 9:22 AM.

Downtown Grant Review Board - Staff Report

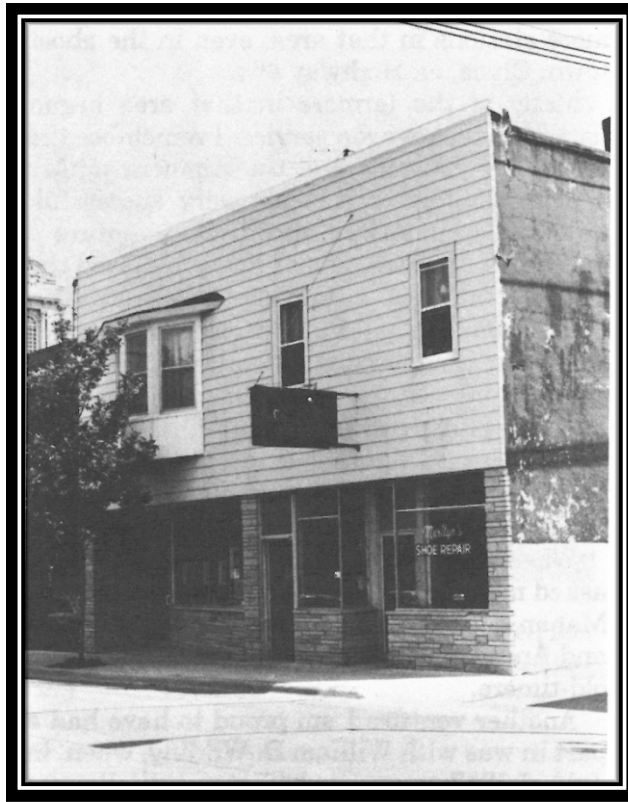
Location: 209-211 North 2nd Avenue West
Applicant: Dusty Clements (Clements Law)
Program Area: Façade Removal, Façade Rehab

Proposal: The applicant proposes a multi-pronged improvement project as follows:

- Removal of existing store front windows and doors at both store fronts (209 and 211).
- Replacement of commercial windows and doors by Hamilton Glass at both storefronts. Black Framing for all
- Removal of non-historic façade material all sides (including upper level vinyl), replace with new EFIS system in *sandpebble* color on each of the sides.



Historic Photo of Subject Building- about 1930



1988 Photo of Subject Building

Building Background: The subject property is considered a non-contributing structure to the Newton Downtown Historic District. When constructed this resource was clad in dark brick, with upper story fenestration flush to the building. Because the alteration to the present appearance occurred less than fifty years ago, the alteration is considered non-historic and a significant breach of the building's historic integrity as it relates to design, workmanship, and materials. This loss cannot be overcome by the retention of integrity as it relates to location, association, and setting. As a result, the building does not bear sufficient historic integrity to be considered a contributing resource to the historic district.

The earliest occupant of this building's appears to be a billiard hall in the east bay. The most stable and the best known tenant was Carson's Beauty Salon, which was located in the east bay from the 1950s through the mid-1990s.

Occupants of note in the western bay were the Quality Café from the mid-1930s to the mid-1950s, and a series of shoe repair shops that provided a much-needed service from the mid-1970s to approximately 2000.

Building Description: The subject building has basically three facades visible by public right-of-way (street or alley).



Existing Conditions Photo, courtesy Google Street View

Summary of Grant Funding Request by Program Area: The downtown historic district design guidelines do not recommend installing an EFIS façade on buildings with historic integrity. As proposed, a fresh new EFIS system will be an improvement over the current, mixed façade materials on the building. This is not considered an issue because the building is non-contributing to the district. The contractor performing this work completed the work on the building at 114 East 2nd Street South.

The proposed window and door framing is black, which is supported by the district design guidelines.

Proposed Project	Project Area	Estimated Cost	1:1 Match Amount	Maximum Allowed	Recommended Grant
Removal of storefronts and facades all sides	Façade Removal	\$17,400	\$8,700	\$6,000 (\$2,000 per side)	\$6,000.00
Façade #1: Replace Storefront & Commercial Door (Storefront #1), Replace Storefront & 2 Doors (Storefront #2), Upper Story & Street Side EFIS, includes materials	Façade Rehabilitation	\$28,076	\$14,038	\$10,000 (\$5,000 per side, per storefront)	\$10,000
Alley, Façade #2: EFIS, includes materials	Façade Rehabilitation	\$19,378	\$9,689	\$5,000 (\$5,000 per side)	\$5,000
Rear, Façade #3: EFIS, includes materials	Façade Rehabilitation	\$11,878.24	\$5,939.12	\$5,000 (\$5,000 per side)	\$5,000
				Total Grant:	\$26,000.00

TOTAL GRANT RECOMMENDATION:

Staff recommends awarding a grant in an amount of \$26,000.00 provided the following conditions are met:

- Applicant provides a 1:1 match
- Window framing shall be dark- black or oil rubbed bronze to align with downtown district design guidelines.
- The existing façade shall be repaired and stabilized as required prior to installation of EFIS. A number of buildings in the downtown have compromised structural integrity due to degraded mortar. (Note: 209 W 2nd ST N as example of EFIS building with structural integrity issues)



Newton



Newton

MAIN STREET

Downtown District Grant Programs Application

Applicant Information

Name: DUSTY CLEMENTS
 Phone: 515-975-0096
 Address: 209 N 2nd Ave W.
 City: Newton State: IA Zip Code: 50208
 E-mail: Dustyclements.lawandmediation.com
 (Circle One) Owner Tenant

Property Information

Business Name: Clements Law
 Business Address: Same
 Description of Business/Property Use: Law office
 Property Owner (if not applicant):
 Owner Address:
 City: State: Zip Code:
 E-mail:

Select Program (Circle)

Sign or Sign Removal	Up to \$750 granted to property owners for the removal of old signage or the installation of new signage. 1:1 Match Required.	<i>later</i>
Non-Historic Façade Removal	Up to \$2,000 granted for property owners for the removal of a non-historic façade. 1:1 Match Required.	
Façade Rehabilitation	Up to \$5,000 granted from property owners for the rehabilitation and preservation of a historic façade. 1:1 Match Required.	
New Awning or Awning Removal	Up to \$2,500 granted for awning removal and/or new awning installation. 1:1 Match Required.	
Painting or Paint Removal	Up to \$1,500 granted for painting and/or paint removal. 1:1 Match Required.	<i>No Submittals</i>
Restaurant Improvements	Up to \$25,000 for semi-permanent equipment such as hood/ventilation system, grease interceptors 1:1 Match Required.	
Architectural Fees	Up to 7.5% of the total project costs, not to exceed \$3,750. 1:1 Match Required.	

I authorize the verification of the information provided on this form and have attached all required documentation as specified in the application materials. I also understand that my project may be used for marketing the program to other businesses. I acknowledge that I have read and agree to the program conditions outlined on the back of this form.

Signature of Property Owner: *[Signature]* Date: 3/18/24

Signature of Applicant: _____ Date: _____

12,660.00	0.00	0.00	12,660.00	0.00	0.00	12,660.00
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HAMILTON GLASS INC..
219 FIRST AVENUE EAST
NEWTON IA 50208-3717
(641)792-1641 Fax:(641)792-1236
Tax# 42-1421961

Quote: 5169

Date:03/26/2024

Customer

DUSTY CLEMENT

H (515)975-0096

Csr:	Tech:	PO	Terms:NET30
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Job:209 N 2ND AVE W

<u>Qty</u>	<u>Part / Description</u>	<u>List Price</u>	<u>Material</u>	<u>Labor</u>	<u>Item Total</u>
1.00	LABOR/TEAROUT - Remove existing storefront metal and glass	0.00	0.00	800.00	800.00

facade removal

Signature _____

<u>Material</u>	<u>Labor</u>	<u>Tax</u>	<u>Total</u>	<u>Deductible</u>	<u>Payments</u>	<u>Balance</u>
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0.00	800.00	0.00	800.00	0.00	0.00	800.00
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HAMILTON GLASS INC..
219 FIRST AVENUE EAST
NEWTON IA 50208-3717
(641)792-1641 Fax:(641)792-1236
Tax# 42-1421961

Quote: 5153

Date: 03/08/2024

Customer

DUSTY CLEMENTS

H (515)975-0096

Csr:	Tech:	PO	Terms:NET30
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Job:209 N 2ND AVE W

Qty	Part / Description	List Price	Material	Labor	Item Total
1.00	STOREFRONT / DOOR - Aluminum Storefront and 1 door. Prep opening for new Manko Commercial aluminum framing / glass. All metal to be Black with 1" Low E insulated glass (tempered safety glass where required) Door to have standard push pull hardware, key / key lock, 10" ADA bottom rail with medium stiles and Butt hinges. Door closer and sweep. Window frames will have thermal break. Includes exterior trim, insulation, and caulking.. Interior trim, if needed, is not included. Includes clean up and disposal of old materials. Price includes Labor, Materials and Sales Tax	0.00	7,288.00	0.00	7,288.00

facade rehab

Signature _____

<u>Material</u>	<u>Labor</u>	<u>Tax</u>	<u>Total</u>	<u>Deductible</u>	<u>Payments</u>	<u>Balance</u>
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HAMILTON GLASS INC..
219 FIRST AVENUE EAST
NEWTON IA 50208-3717
(641)792-1641 Fax:(641)792-1236
Tax# 42-1421961

Quote: 5168
Date: 03/26/2024

Customer

DUSTY CLEMENTS

H (515)975-0096

Csr: Tech: PO Terms NET30

Job: 211 N 2ND AVE W

<u>Qty</u>	<u>Part / Description</u>	<u>List Price</u>	<u>Material</u>	<u>Labor</u>	<u>Item Total</u>
1.00	LABOR/TEAROUT - Remove existing storefront metal and glass	0.00	0.00	1,600.00	1,600.00

facade removal

Signature _____

<u>Material</u>	<u>Labor</u>	<u>Tax</u>	<u>Total</u>	<u>Deductible</u>	<u>Payments</u>	<u>Balance</u>
0.00	1,600.00	0.00	1,600.00	0.00	0.00	1,600.00

HAMILTON GLASS INC..
219 FIRST AVENUE EAST
NEWTON IA 50208-3717
(641)792-1641 Fax:(641)792-1236
Tax# 42-1421961

Quote: 5152

Date: 03/08/2024

Customer

DUSTY CLEMENTS

H (515)975-0096

Csr:	Tech:	PO	Terms:NET30
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Job:211 N 2ND AVE W

<u>Qty</u>	<u>Part / Description</u>	<u>List Price</u>	<u>Material</u>	<u>Labor</u>	<u>Item Total</u>
1.00	STOREFRONT/DOORS - Aluminum storefront and 2 doors. Prep opening for new Manko Commercial aluminum framing / glass. All metal to be Black with 1" Low E, insulated glass (tempered safety glass where required) Door to have standard push/pull hardware, key / key lock, 10" ADA bottom rail with medium stiles and Butt hinges. Door closer and sweep. Window frames will have thermal break. Includes exterior trim, insulation and caulking. Includes clean up and disposal of old materials. Interior trim, if needed, is not included. Price includes Labor, Materials and Sales tax.	0.00	12,660.00	0.00	12,660.00

facade rehab

Signature _____

<u>Material</u>	<u>Labor</u>	<u>Tax</u>	<u>Total</u>	<u>Deductible</u>	<u>Payments</u>	<u>Balance</u>
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Re: email address for 209 N 2nd Ave. W. Newton estimate

Alex Sanchez <alexsanchw3@gmail.com>

Wed 4/3/2024 10:02 PM

To:Dusty Clements <dusty@clementsllawandmediation.com>

1 attachments (287 KB)

IMG-20240403-WA0001.jpg;

This is approximately 65 percent material... and this is the amount

El mié, 3 de abr de 2024, 9:53 p. m., Alex Sanchez <alexsanchw3@gmail.com> escribió:

I have the price on the front in the amount of \$7,500... the back in the amount of \$7,500... on the side of the alley I have the price of \$15,000... in total of all the labor in the quantity of 30k.. of the material I have the approximate 24k

El mié, 3 de abr de 2024, 8:52 p. m., Alex Sanchez <alexsanchw3@gmail.com> escribió:

Received, thank you.

El jue, 21 de mar de 2024, 10:08 a. m., Dusty Clements

<dusty@clementsllawandmediation.com> escribió:

Dusty Clements

Dusty Clements,

Attorney

Clements Law & Mediation LLC

209 N. 2ND Ave. W.

Newton, IA 50208

(641)841-4035

Rear - 7,500	} (1/2 facade removal & 1/2 facade rehab)
Front - 7,500	
Side - 15,000	
<u> </u>	
\$ 30,000	

plus materials

Tear out COST is approx 1/2 OF \$30,000 Labor COST.

05/01/2024

Part No.	Description	Quantity	Price	Ext. Price
7DRYEPS2	EPS 2"x2"x4' (72 SF/Bag) Dryvit Labeled	45.00 bag	56.71350	2,552.11
7DRYPRIMUSDM	Primus DM (50#/Bag) Dryvit	100.00 bag	37.72500	3,772.50
7DRYSKMESH	Sofkote Mesh 48"x150'	12.00 roll	150.94800	1,811.38
7DRYSPP	Sandpebble Pastel (71.2#/Pail)	30.00 pail	66.48600	1,994.58
7WLF2F	Wind Lock Foam2Foam (24 oz./Can)	24.00 each	17.06650	409.60
3TRS2	Red Stucco Tape 2"x60 yards	24.00 roll	8.53500	204.84
7SB2	Starter Board 2" x 9 1/2" x 8' (EIFS)	40.00 each	21.43800	857.52
7DRYBSNTXS	Backstop NTX Smooth (5 Gallon Pail)	4.00 pail	168.22400	672.90

Non-Taxable Total Sales:
 Taxable Total Sales: \$12,275.43
 Sales Tax: \$859.29
 Quote Total: \$13,134.72

o by
 3
 for
 break
 down

Please refer to the above quote number when ordering.
 This quote is valid for 30 days from the above date unless otherwise noted.
 Thereafter, prices may be subject to market fluctuation unless otherwise noted.
 Please sign and return this quote within 30 days of the above date to indicate award.
 Non-awarded quotes expire 30 days after the above date.
 Delivery charges may apply.
 Stocking charges may apply, including additional charges for walk-up/walk-down.
 Invoice prices may vary slightly from quoted prices (no greater than \$0.001).
 Prices above are plus tax.
 All returns are subject to a 15% handling charge and must be approved by the branch manager in advance.
 Terms: Net 0
 Balances over 30 days shall be subject to a finance charge of 1.5% per month (18% annual rate).
 Payments shall be applied to finance charges then oldest invoices.
 The customer shall be responsible for all collection costs including attorney fees and expenses.

Notes:
 Price is "boom to cart".
 - Priced as drop on ground in one location
 - If stocking instructions change, subject to a possible charge
 - If Carrying is required to 2nd Floor level, a \$0.03/SF carry fee will be applied.
 - If we are not able to boom to building and must carry to the building, a \$02/SF Carry fee will be applied
 - If we cannot reach any level of the building, you must provide the proper equipment to reach (Cranes, Buckhoist, etc)
 Quoted pricing void if a quote isn't signed and returned in 30 days.
 If quote is signed and returned within 30 days quoted pricing will be held as follows
 - Drywall price good till 04/31/24
 - Wall panels may be subject to \$02 increase each quarter starting 05/01/24
 - Finishing Goods may be subject to a 3% increase per quarter starting on 04/31/24
 - Screws & Cornerbead may be subject to a 3% increase per quarter starting on 04/31/24
 - If an increase does not pass we will not push it thru.

700 SE Galahar Rd., Ste. 1 Ankeny, IA 50021 - (515) 292-5714 - Toll Free (888) 292-2382

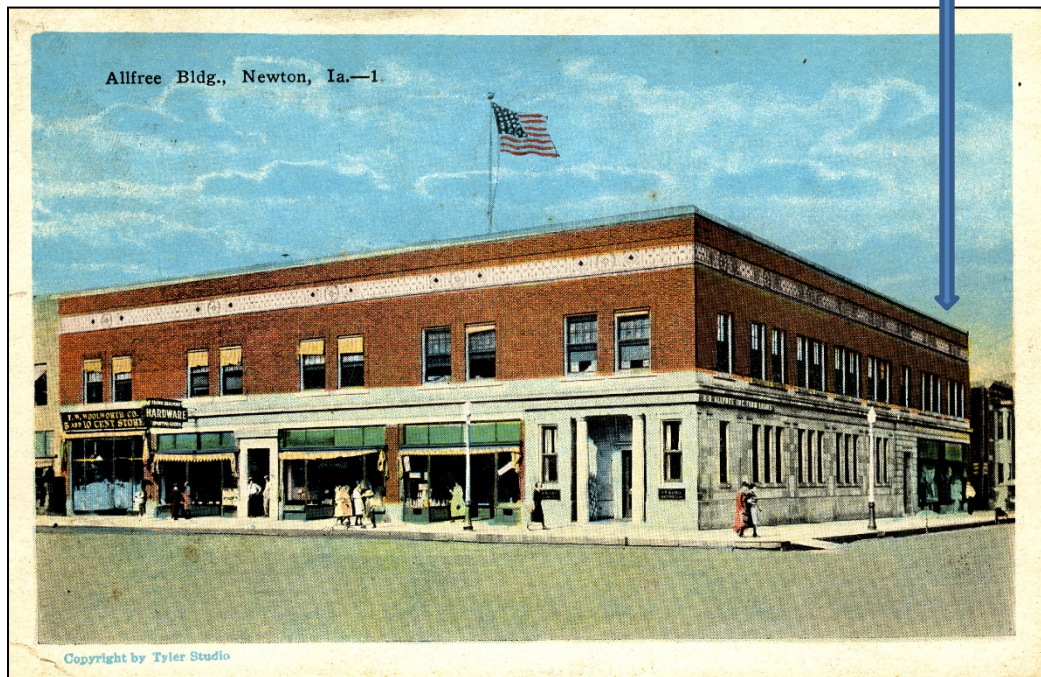
Material List

GET TO KNOW **Newton**

Downtown Grant Review Board - Staff Report

Location: 110 1st Avenue East
Applicant: Tram Pham, Tips and Toes
Program Area: Façade Removal, Façade Rehab- New storefront

Proposal: The applicant proposes to replace the storefront commercial windows and door. Work to be done by Hamilton Glass and framing in dark bronze color.



Historic Postcard of Building- ca. 1929-1935

Building Background: The subject storefront at 110 1st Avenue East is part of the building historically known as the Allfree Building.

A February 1916 press release in the local newspaper announced that H. B. Allfree had purchased the old “Mershon Block” and would erect a new building in its place when leases of the current tenants expired. Three months later, another article stated that the west and south walls

of the Mershon Block (erected in the 1870s) would be taken down and replaced with new walls of Bedford stone. Whether the entire Mershon building was demolished and replaced, or whether only the two major facades were replaced is unknown, but in July 1917 the Allfree Building, with stone on much of its south wall, opened for business. A drawing of the building in 1917 (included with "historic photos") shows the south facade of the building looking much as it does today, while the west elevation contained only three bays. Construction of two additional bays on the west elevation began in 1918, when Allfree purchased and razed the adjoining buildings at the north end of his original structure. The brick and architectural elements of the original Allfree building were replicated almost seamlessly in the addition.

Plans called for the 1917 building to have retail/office space on the ground floor and twenty-six offices on the second floor. H. B. Allfree owned an abstract and real estate loan business. He occupied the 80' office at the southwest corner of the finished building. The inside entrance to the upstairs was located on First Avenue East, directly behind Allfree's office. Retail tenants when the building opened in July 1917 included the Morris Dry Goods Co., and Mrs. L. B. Ragan and Miss Jack, milliners, Frank Hill's Real Estate and Insurance Agency, the insurance agency of E.D. and H.M. Finch, and W. C. Armstrong's Photo Studio. Dr. R.W. Wood (E.E.N.T.), Dr. B.A. Miller (dentist), and A. J. Decker (jeweler and optometrist) also had offices in the 1917 Allfree Building.

In June of 1918 H. B. Allfree purchased the two buildings to the north of his, demolished them, and built a new building. He connected the upstairs of the new structure to his original building by adding a secondary inside stairway between them. The brickwork, completed by the local firm of Harrington & Salvesson, fused the two structures almost seamlessly.

In 1925 Allfree deeded this property to the newly formed Newton Improvement Co., of which he was president. The company owned the property until 1955, the year that Allfree passed away, at which time it passed to the First Trust Savings of Davenport, IA, as trustee. Over the years, individual businesses were allowed to purchase their storefront units and, today, almost every ground floor unit is individually owned. The upstairs units, remodeled from offices into fifteen apartments in 1992, are under single ownership.

In 1937, for reasons which have not yet been discovered, the building slowly began to be known as "The Jewel Building." The name "Jewel" is now carved into the stone above the primary entrance on First Avenue East, and it appears on the transom above the secondary entrance on First Street North.

Over the years a number of business and professionals have been located in the Allfree/Jewel building. The second floor provided office space for a number of medical professionals and lawyers for many years, and an elevator provided easy access by people of all ages. Long-term tenants of the second floor included Drs. Stanton, Thielmann, and attorney Ross Mowry. First floor tenants have included the long-time Newton businesses of Walgreen's, Spurgeon's, Newton Office Supply, F. W. Woolworth, Singer Sewing Center, and the Panda Garden Restaurant.

Building Description: The subject building is considered a contributing structure to the Newton Downtown Historic District. While the building retains a high degree of integrity, the storefront of 110 1st Avenue East does not.



Existing Conditions Photo, courtesy Google Street View

Summary of Grant Funding Request by Program Area: The applicant plans additional improvements for signage and façade in the near future, but for the time being addressing the storefront windows and door is the first priority. Hamilton Glass is the selected contractor and has provided a quote for the work.

Proposed Project	Project Area	Estimated Cost	1:1 Match Amount	Maximum Allowed	Recommended Grant
Removal of existing window and door	Façade Removal	\$1,600	\$800	\$2,000	\$800.00
Replace Storefront window/door on primary façade	Façade Rehabilitation	\$10,692	\$5,346	\$5,000 (\$5,000 per side, per storefront)	\$5,000
				Total Grant:	\$5,800.00

TOTAL GRANT RECOMMENDATION:

Staff recommends awarding a grant in an amount of \$5,800 provided the following conditions are met:

- Applicant provides a 1:1 match
- Window/Door framing shall be dark- black or oil rubbed bronze to align with downtown district design guidelines.

Downtown District Grant Programs Application

Applicant Information

Name: TRAM PHAM
 Phone: 515-333-2490
 Address: 8120 Ashworth Rd
 City: West Des Moines State: IA Zip Code: 50266
 E-mail: PHAM & KENNY.KHANG@gmail.com
 (Circle One) Owner Tenant

Property Information

Business Name: Tips & Toes nails Salon
 Business Address: 110 1st Ave E, Newton, IA, 50208
 Description of Business/Property Use: Nails Salon
 Property Owner (If not applicant):
 Owner Address:
 City: State: Zip Code:
 E-mail:

Select Program (Circle)

<input checked="" type="checkbox"/> Sign or Sign Removal	Up to \$750 granted to property owners for the removal of old signage or the installation of new signage. 1:1 Match Required.
<input checked="" type="checkbox"/> Non-Historic Façade Removal	Up to \$2,000 granted for property owners for the removal of a non-historic façade. 1:1 Match Required.
<input checked="" type="checkbox"/> Façade Rehabilitation	Up to \$5,000 granted from property owners for the rehabilitation and preservation of a historic façade. 1:1 Match Required.
<input type="checkbox"/> New Awning or Awning Removal	Up to \$2,500 granted for awning removal and/or new awning installation. 1:1 Match Required.
<input type="checkbox"/> Painting or Paint Removal	Up to \$1,500 granted for painting and/or paint removal. 1:1 Match Required.
<input type="checkbox"/> Restaurant Improvements	Up to \$25,000 for semi-permanent equipment such as hood/ventilation system, grease interceptors 1:1 Match Required.
<input type="checkbox"/> Architectural Fees	Up to 7.5% of the total project costs, not to exceed \$3,750. 1:1 Match Required.

*Windows
&
Door
Only*

I authorize the verification of the information provided on this form and have attached all required documentation as specified in the application materials. I also understand that my project may be used for marketing the program to other businesses. I acknowledge that I have read and agree to the program conditions outlined on the back of this form.

Signature of Property Owner: [Signature] Date: 3/18/24

Signature of Applicant: [Signature] Date: 3/18/24

HAMILTON GLASS INC..
219 FIRST AVENUE EAST
NEWTON IA 50208-3717
(641)792-1641 Fax:(641)792-1236
Tax# 42-1421961

Quote: 5167
Date:03/26/2024

Customer

TIPS AND TOES SALON
 110 1ST AVE E
 NEWTON IA 50208

H (641)791-2324

Csr: Tech: PO Terms:C.O.D

<u>Qty Part / Description</u>	<u>List Price</u>	<u>Material</u>	<u>Labor</u>	<u>Item Total</u>
1.00 STOREFRONT & DOOR - New Storefront windows and door. Remove old glass and framing. Wrap bronze brake metal around openings and install new Manko Dark Bronze , thermal broke framing (1 vertical division bar in center of front window) Keeping the height of the opening the same as is. Remove existing door and wrap exterior with matching brake metal and install new Manko Commercial aluminum entry door frame and inswing door (5" framing on all sides,and butt hinges, closer and sweep. Standard push / pull hardware. All glass is Bronze , 1" insulated tempered safety glass Includes clean up and disposal of old materials. Add \$676 for RM3301 "Stainless steel" straight Ladder Handle Add \$856 for Rockwood US10 Copper tone back to back offset Ladder Pull Handles. Pricing includes Labor, Materials and Sales Tax	0.00	12,291.65	0.00	12,291.65

Railing

Removal - approx. \$1600 of total cost.

Signature _____

<u>Material</u>	<u>Labor</u>	<u>Tax</u>	<u>Total</u>	<u>Deductible</u>	<u>Payments</u>	<u>Balance</u>
12,291.65	0.00	0.00	12,291.65	0.00	0.00	12,291.65

DESIGN CONCEPT PROPOSAL

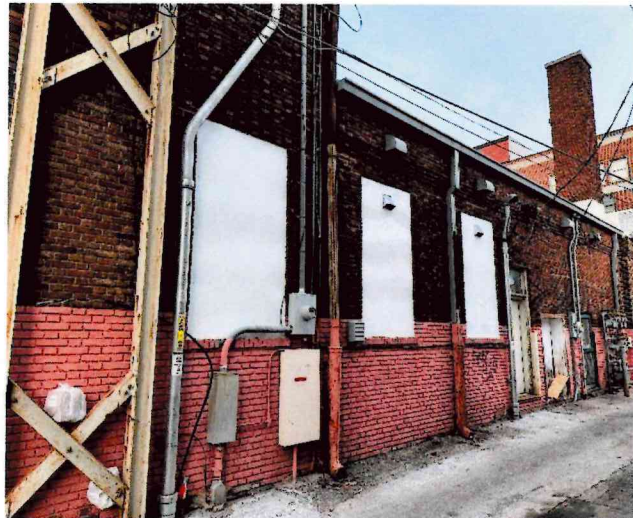
February 22, 2024
110 1st Ave E, Newton, IA
Project #07423



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.



Existing Storefront



Existing Alley Elevation

NOTES

- The storefront has been altered from its original composition and no historic photos were available at the time of this proposal. If historic photos are found, we recommend referencing them for the final design.
- We recommend removing the teal plywood next to the entry door. If the panel cannot be removed, paint to match new storefront.
- We recommend installing new handrail to extend the entire length of the steps.
- A stone above the storefront is cracked and appears to be loose. This presents safety concern and will likely come loose when the storefront is under construction. We recommend having a qualified mason repair the stone.
- Install new dark bronze storefront windows and entry door. There are multiple options for window layout as shown in renderings.
 - a) Single display window
 - b) Three-part display window with mullions
- Replace transom paneling. There are two options for the transom shown in the renderings.
 - a) Install new transom windows to match storefront windows.
 - b) Install painted cement board or exterior grade plywood sign band. Business signage can be mounted or painted on sign band. The rendering shows a three-part display window with the sign banner. A single or 2-part display window would also be appropriate.

- Install new frame and panel bulkhead below display window. Paint dark gray to match storefront.
- Add business identifying signage and information. The renderings show options for window graphics to display business offerings, hours, and contact information.
- If new transom windows are installed, we recommend a wall mounted projecting sign be added as shown in the renderings. If the sign band is installed a wall projecting sign is not necessary.
- Exterior doors on the alley side of the building have noticeable deterioration. We recommend repairing or replacing any damaged wood and repainting the doors and door jambs.
- Apply historic image graphics to mothballed windows. We recommend inspecting plywood to ensure windows are properly sealed and secured before applying graphics.

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.

COLOR SCHEME

Benjamin Moore paint colors shown are a close match to the businesses color scheme. Extra Dark Bronze for the storefront windows is shown for reference. Appearance of color samples will vary depending on computer screen or printer – view actual samples for color matching.



#2087-30



#2132-20



#2133-70



Extra Dark Bronze

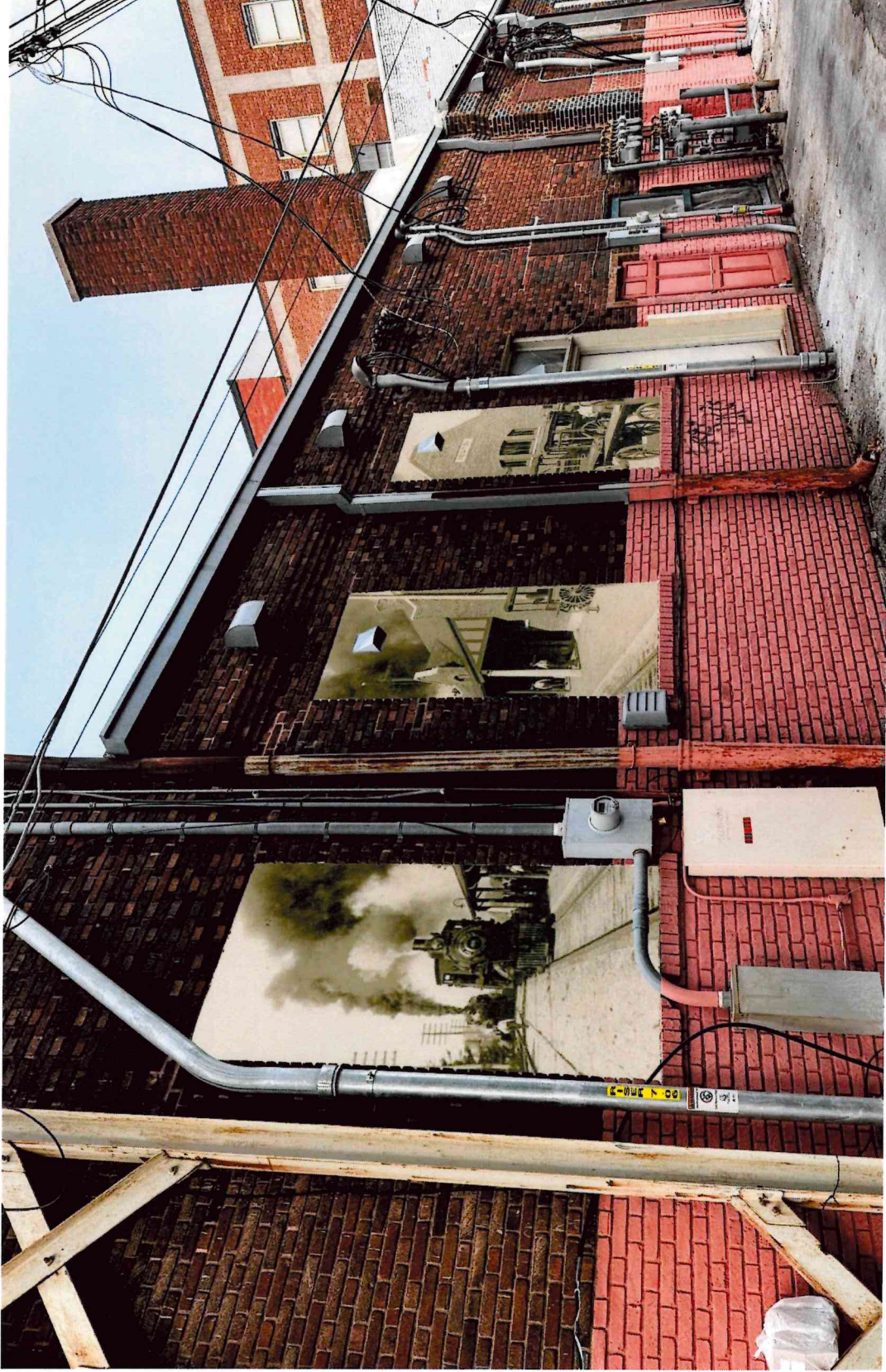
Main Street Iowa design staff is available to provide continued assistance as the project progresses. Please contact Sarah Lembke (515.348.6181 or sarah.lembke@iowaeda.com) or Keegan Hall (515. 348.6186 or keegan.hall@iowaeda.com) with any questions, requests for technical information or project updates



Design option showing sign band in the transom and three-part display window.



Design option showing transom windows with single display window, and projecting signage.



Historic graphics applied to alley windows.

Downtown Grant Review Board - Staff Report

Location: 312 First Avenue West
Applicant: United Way of Jasper County
Program Area: Sign, Façade Removal, Façade Renovation, Program Areas

Proposal: The applicant proposes a multi-pronged improvement project as follows:

- Removal of the siding and metal awning
- Window replacement
- New entry doors
- New name and logo signage
- Electrical work for down-lighting on signs
- Historic brick exterior repairs



Historic Photo of the Subject Building (where arrow points)

Building Background: The current building at 312 1 Avenue West is identified on the 1949 Sanborn Map. In 1927, the property has a dwelling and business.

Everett and Ila Wert had opened the Wert's Café before May 1948 in this building, that continued

until the 1960s. From the mid-1960s to mid-1990s, the building was a professional office for Edward McMurray, MD. Dr. Walter Copeland’s orthodontic-dental practice was in this building circa 1972-1983.

City permits showed that a request was made May 15, 1984, to “install Mansard 16” and install cedar siding.” From 1984 to the 1990s, Dr. C. Loucks had an orthodontic office in the building. For a brief period in the 1990s Doug Carpenter’s Bristol Windows and Siding was at this building. State Farm Insurance office opened and maintained an office from 2000 to 2011.

Building Description: The subject building has three facades visible by public right-of-way that have a non-historic metal awning/mansard roof feature and cedar siding.



Existing Conditions Photo, courtesy Google Street View

Summary of Grant Funding Request by Program Area:

Proposed Project	Project Area	Estimated Cost	1:1 Match Amount	Maximum Allowed	Recommended Grant
Removal & disposal of siding & metal mansard/awning	Façade Removal	\$3,900	\$1,950	\$6,000 (\$2,000 per side)	\$1,950.00
Window Replacement (8 windows total, all three sides and includes additional charge for dark framing), exterior brick repair, New exterior doors (south & west), electrical work for lighting	Façade Rehabilitation	\$18,370	\$9,185	\$15,000 (\$5,000 per side)	\$11,185
Signage	Sign	\$3,456.20	\$1,728.10	\$750	\$750
				Total Grant:	\$13,885.00

*Note: A buffer of grant amount is recommended for this program area to support any historic brick repairs for the property, so that additional future action not necessary. 1:1 match still required.

TOTAL GRANT RECOMMENDATION:

Staff recommends awarding a grant in an amount of \$13,885.00 provided the following conditions are met:

- Applicant provides a 1:1 match
- Window framing shall be dark- black or oil rubbed bronze to align with downtown district design guidelines. The 6-panel door should be a color which aligns with the design guidelines.

Downtown District Grant Programs Application

Applicant Information

Name: Jessica Lowe Vokes - UWJC Director
 Phone: 641-792-1684
 Address: 312 First Ave West
 City: Newton State: IA Zip Code: 50208
 E-mail: unitedwayjc@gmail.com
 (Circle One) UWJC Owner Tenant

Property Information

Business Name: United Way of Jasper County
 Business Address: 312 First Ave West
 Description of Business/Property Use: Office Use
 Property Owner (If not applicant):
 Owner Address:
 City: Newton State: IA Zip Code: 50208
 E-mail:

Select Program (Circle)

<u>Sign or Sign Removal</u>	Up to \$750 granted to property owners for the removal of old signage or the installation of new signage. 1:1 Match Required.
<u>Non-Historic Façade Removal</u>	Up to \$2,000 granted for property owners for the removal of a non-historic façade. 1:1 Match Required.
<u>Historic Façade Renovation</u>	Up to \$5,000 granted from property owners for the rehabilitation and preservation of a historic façade. 1:1 Match Required.
<u>New Awning or Awning Removal</u>	Up to \$2,500 granted for awning removal and/or new awning installation. 1:1 Match Required.
Painting or Paint Removal	Up to \$1,500 granted for painting and/or paint removal. 1:1 Match Required.
Restaurant Improvements	Up to \$25,000 for semi-permanent equipment such as hood/ventilation system, grease interceptors 1:1 Match Required.
Architectural Fees	Up to 7.5% of the total project costs, not to exceed \$3,750. 1:1 Match Required.

I authorize the verification of the information provided on this form and have attached all required documentation as specified in the application materials. I also understand that my project may be used for marketing the program to other businesses. I acknowledge that I have read and agree to the program conditions outlined on the back of this form.

Signature of Property Owner: Jessica Lowe Vokes Date: 4/17/2024

Signature of Applicant: _____ Date: _____

DESIGN CONCEPT PROPOSAL

April 13, 2021
312 1st Ave W, Newton, IA
Project #02221



Design recommendations are based upon 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.



Existing Building



Historic Photograph

NOTES

- The historic building form has been concealed by the addition of wood siding and a mansard roof. This design concept proposal shows options to update the building by peeling away some of these layers.
- We are not sure what material exists beneath the siding and what condition it is in. The Site Inventory Form lists brick masonry as the original exterior material. However, the material visible in the historic photograph appears to be the wrong scale to be brick. The Sanborn Map from 1949 (updated 1927 map) lists tile. For this reason, our renderings show tile like the tile present on the sides of the adjacent building. We recommend removing the siding and mansard roof and assessing the condition of the material uncovered.
- Once uncovered, repair the brick or tile facade as needed. Engage a mason that is well versed in historic masonry and tile and uses appropriate mortar mix.
- Consider installing awnings over the doors as shown. The awnings can help to highlight the entrances and add color and interest to the building. See the color schemes below for ideas.
- Add business identifying signage. A sign could be added on each side of the building. At least one sign should be visible from the street, and one sign should be by the main entrance. One option is large individual-letter signage and the United Way logo highlighted by gooseneck lights. Another is to use the traditional United Way blue signage on a projecting sign at the corner of the building and over the main entrance.

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.

COLOR SCHEME

Benjamin Moore paint colors and Sunbrella awning fabric is shown here for reference. Appearance of color samples will vary depending on computer screen or printer – view actual samples for color matching.



#2132-10



#4610-0000

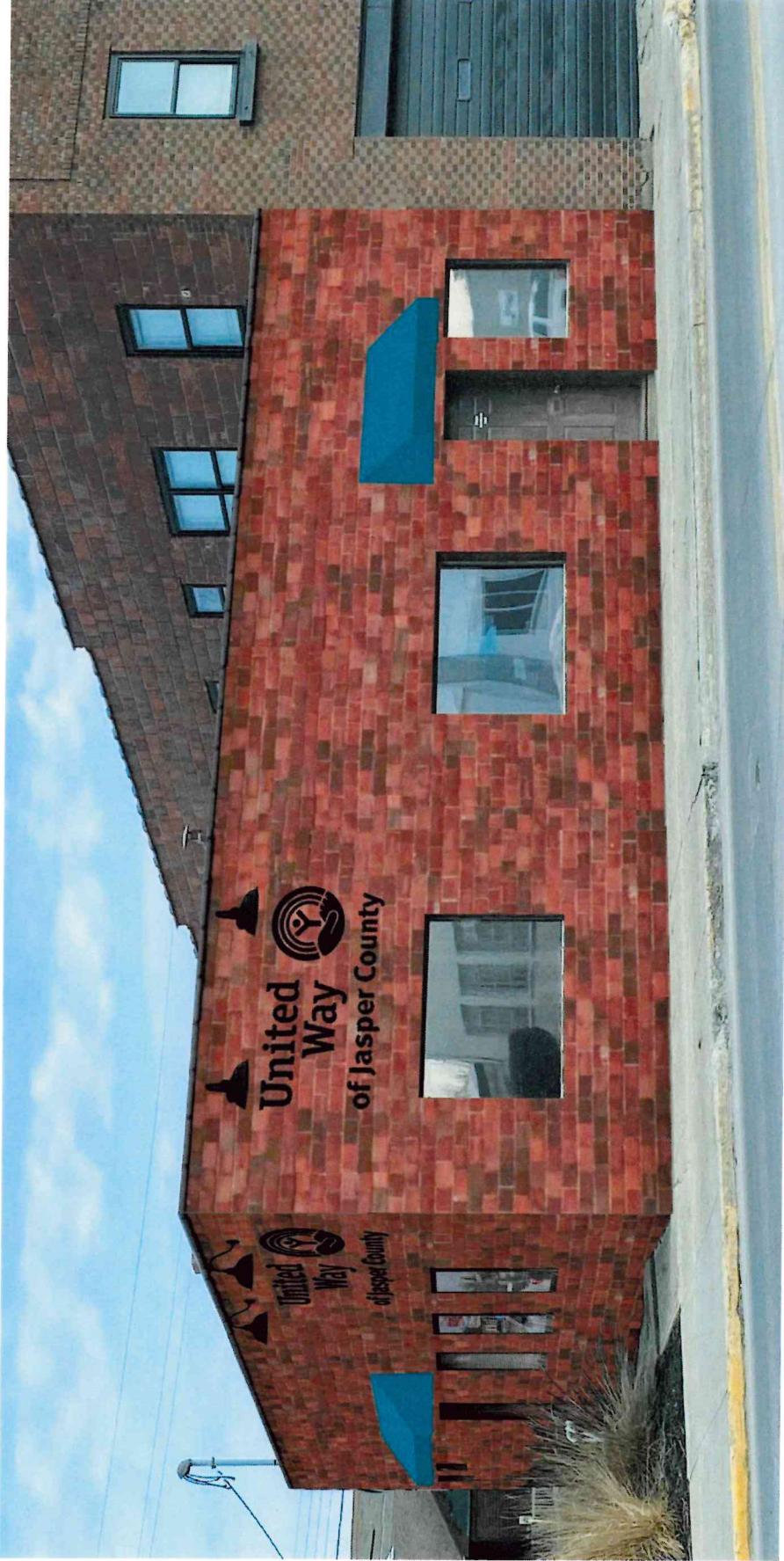


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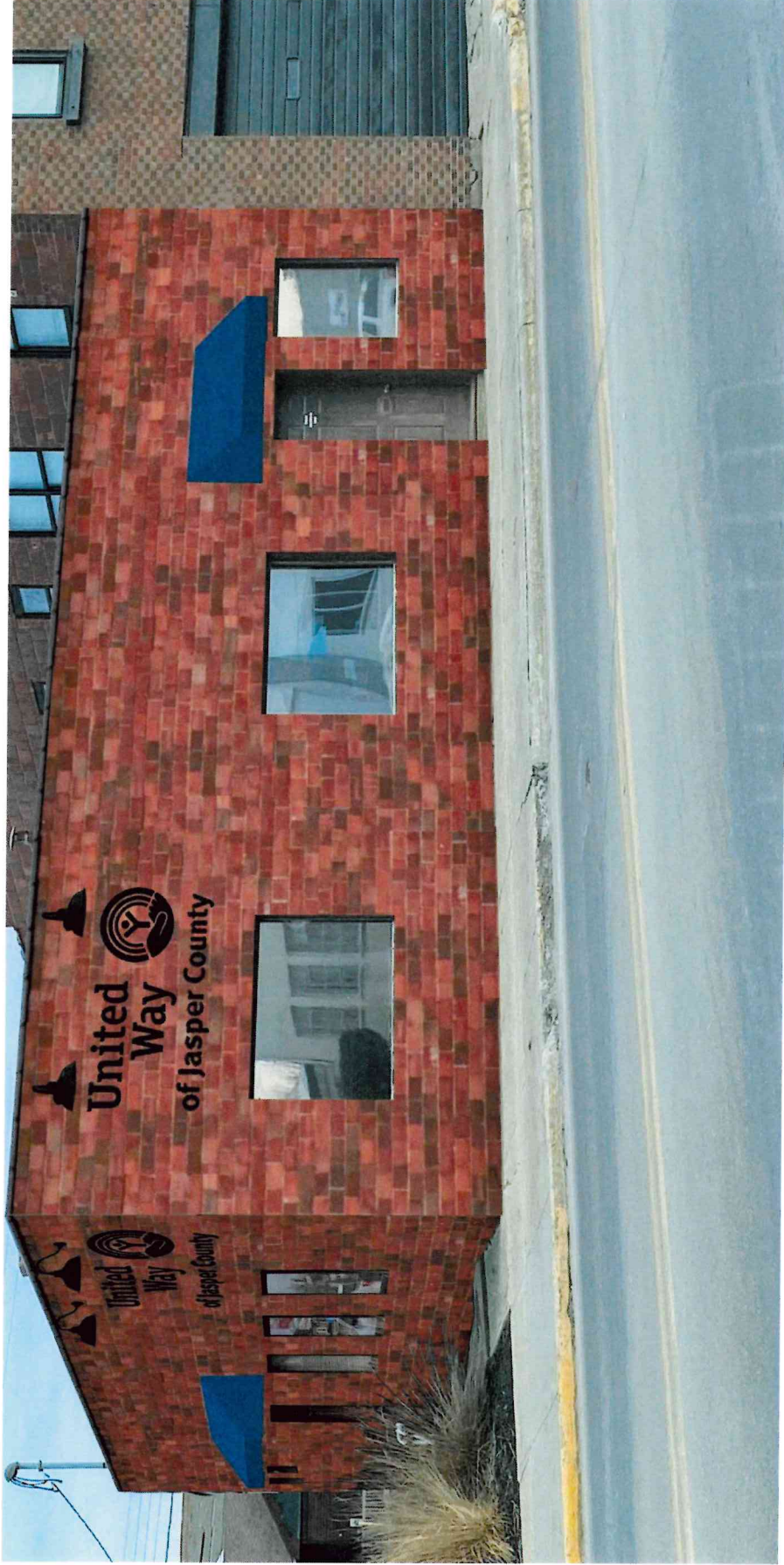


#4987-0000

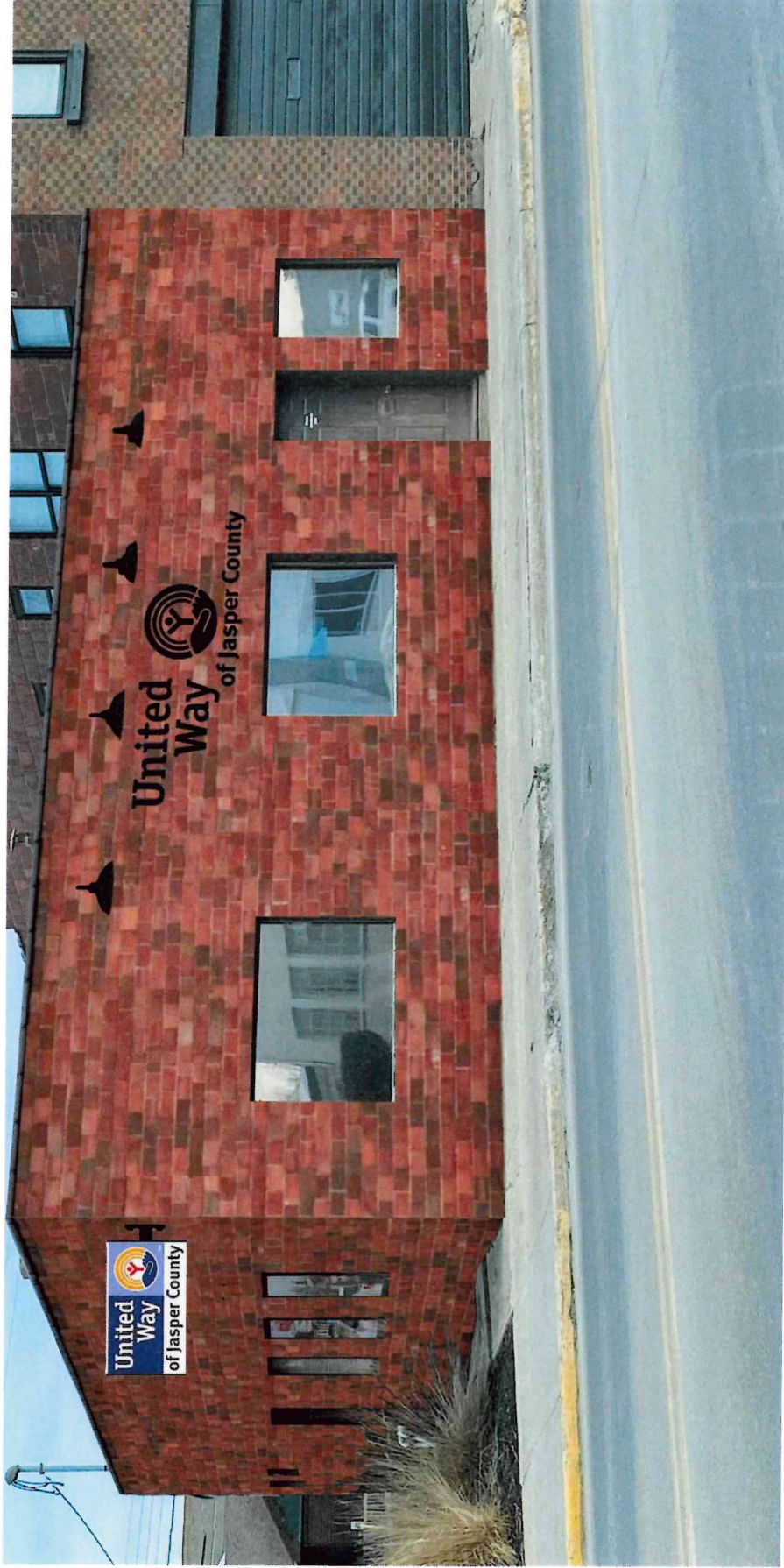
Main Street Iowa design staff is available to provide continued assistance as the project progresses. Please contact Maia Fiala Jessen (515.348.6179 or maia.jessen@iowaeda.com) or Sarah Lembke (515.348.6181 or sarah.lembke@iowaeda.com) with any questions, requests for technical information or project updates.



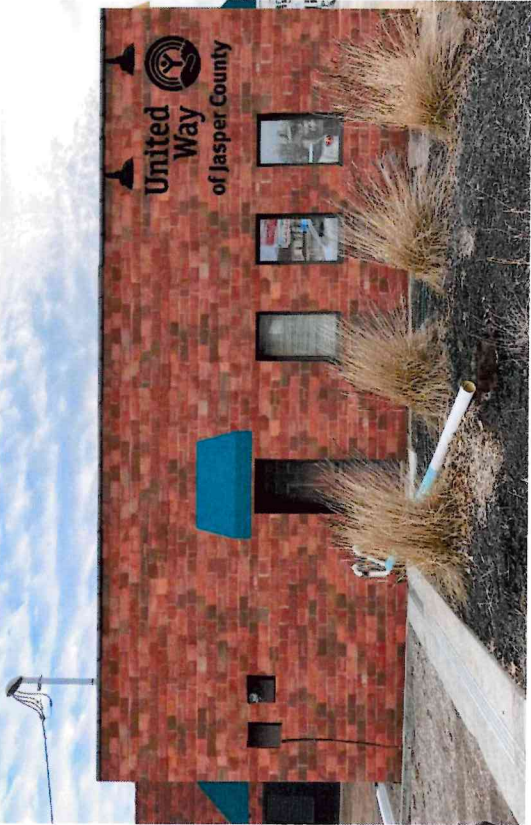
View from 1st Ave W – Option 1a



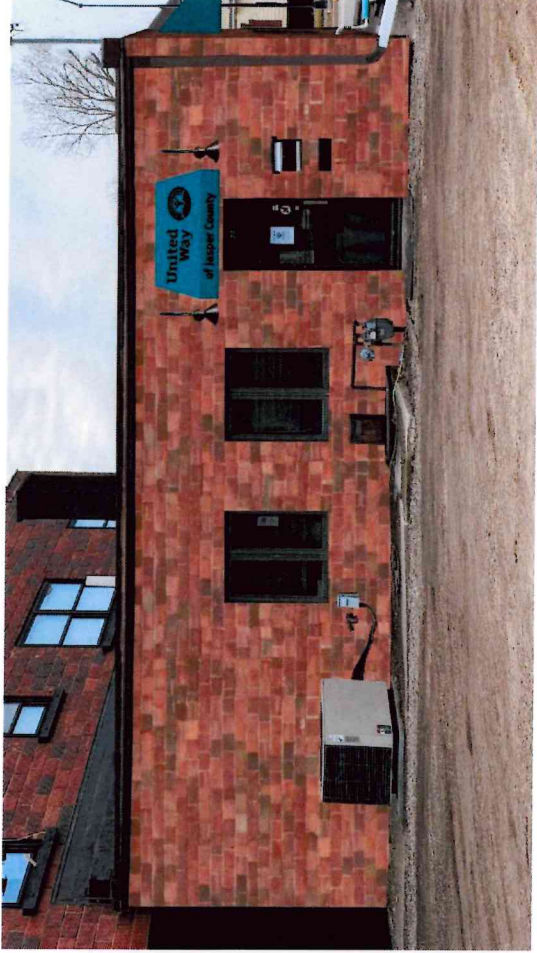
View from 1st Ave W – Option 1b



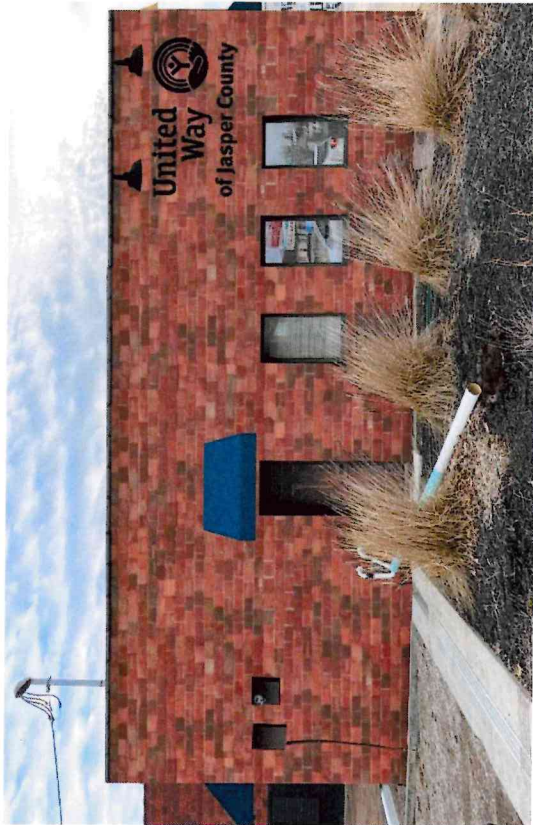
View from 1st Ave W – Option 2



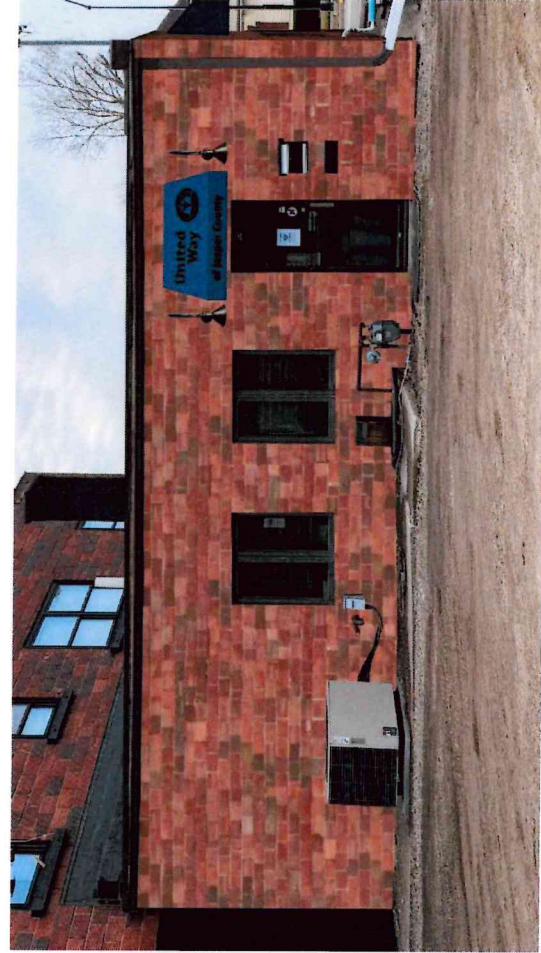
West Side – Option 1a



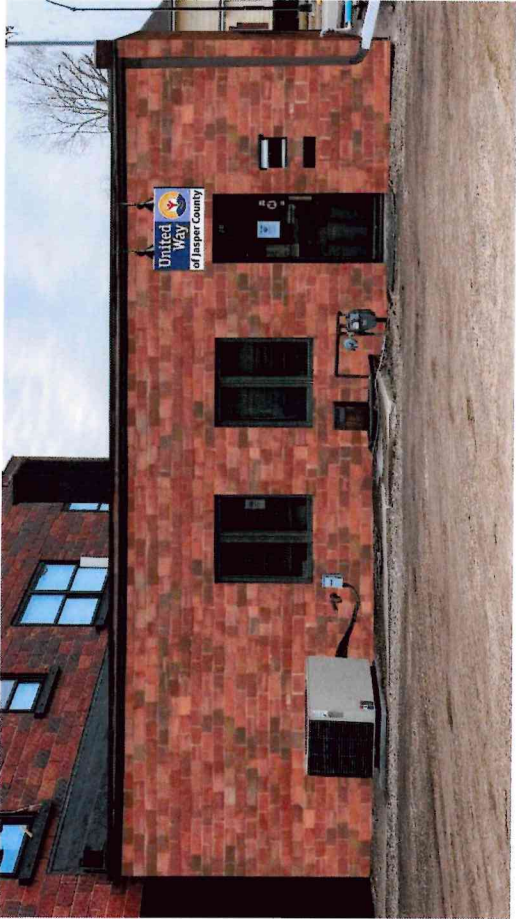
North Side – Option 1a



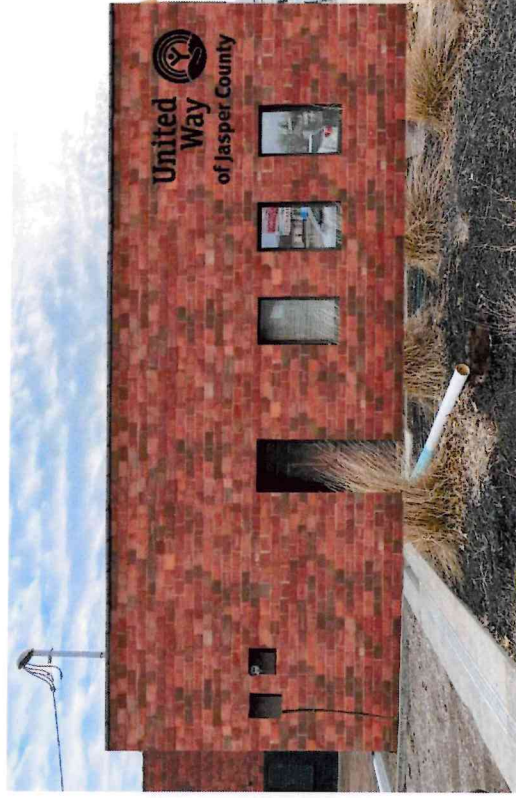
West Side – Option 1b



North Side – Option 1b



North Side – Option 2a



North Side – Option 2b

UWJC Building - 312 First Ave. W. - Budget

Facade Rem. Removal and disposal of siding and metal awning = \$3,900 (2,000)

Facade Window replacement (8 including three front large windows) = \$9,390

Facade Two-six panel entry doors with double bore lock system (south & west doors) and repair and update lock on north = \$4,980
+2,500 for black or oil rubbed bronze.

Sign Name and logo signage on building (1 set) = \$3,456.20 (750)

Facade Electrical hook up of lamps for signage and reattach current electrical = \$1,500

New awnings over exterior doors = ?

*Not included in quotes.
Future funding request.

Facade Unknown – any repairs to historic brick exterior located under the current siding (tuck pointing, brick replacement, sealing, etc.)

Sign Pro
 113 W 3rd St S
 Newton, IA 50208

QUOTATION

Quote Number: 030822UNITEDWAY
 Quote Date: Mar 8, 2022
 Page: 1

Voice: 641.792.0196
 Fax: 641.792.0196

Quoted To:
UNITED WAY PO BOX 844 NEWTON, IA 50208

Customer ID	Good Thru	Payment Terms	Sales Rep
UNITED WAY	4/7/22	Net 10 Days	

Quantity	Item	Description	Unit Price	Amount
1.00		EACH SET 4' X 7' NAME AND LOGO, BLACK PLASTIC FORMED DIMENSIONAL LETTERS ON BUILDING, LABOR, INSTALL	3,456.20	3,456.20
			Subtotal	3,456.20
			Sales Tax	
			TOTAL	3,456.20

Quote for United Way of Jasper County

312 First Ave. W.

Newton, Iowa 50208

August 16, 2023

Labor and disposal of all materials covering the exterior of the United Way building, located at 312 First Ave. W., Newton, to expose the brick, including the awning.

Total cost \$3,900.00 due upon completion, to Randy Terlouw, 306 1st Ave. W., Newton, IA 50208

For more information, please contact Randy at 641-831-6020 or by email at marilynkt42@gmail.com



United Way of Jasper County <unitedwayjc@gmail.com>

window and door quote for United Way Office

1 message

Paul Koenig <paul.koenig@windowworlddesmoines.com>

Thu, Feb 29, 2024 at 1:00 PM

To: "unitedwayjc@gmail.com" <unitedwayjc@gmail.com>

Good afternoon Jessica, I just want to say thank you for having me come out to review windows and doors for the United Way building. It was also great talking about the many things United way is involved with. I hope everything comes together to enhance and fix up the building. Here is a breakdown of the windows and doors I looked at. We have a total 8 window openings that currently have picture windows and casement windows that open. We will replace the three picture windows with picture windows that will have a grey tint added to them for a darker glass appearance. We will replace the casement windows on the west and north with double hung windows. Some will be singles and some doubles.

The double hung windows will be double pane glass, have the lo-e coating and argon gas for better energy efficiency. The picture windows will also have this. Windows will be white inside and out, and come with a lifetime warranty including glass breakage. Total = \$9390.00

I also looked at two, 6 panel entry doors that we can replace with our Fiberglass 6 panel entry door system. Doors will come with a complete new frame, adjustable threshold and a double bore lock system that is a lot more secure than what is there now. Doors are also energy efficient and are completely rot proof. They are designed to last the rest of the homes/ business life. They can be painted to your color of choice which is included with the price. The north door appears to be ok and works fine, but we can add a sweep to seal up the bottom of the door better. Total = \$4980.00

Thank you again for having me out, and please let me know if you have questions or need anything else.

Take care,

Paul

Thanks,



Paul Koenig

Owner | Window World of Des Moines

5201 NE 14th St., Ste. A | Des Moines IA 50313

o. 515-270-9264 | f. 515-270-9268

WindowWorldDesMoines.com

WindowWorldCentrallowa.com

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Newton Downtown Improvement Grant

Purpose: To assist property and business owners with building improvements that will enhance the downtown experience and community aesthetics while preserving the historic character of the buildings.

Eligibility: All commercial buildings, storefronts, and/or businesses in the Newton Downtown Historic District are eligible. The applicant must demonstrate ownership of the building or obtain written permission from the building owner.

All projects must meet the recommendations specified within the Downtown Historic District Design Guidelines as approved by the Newton City Council.

Program Activities:

- **Sign or Sign Removal:** Maximum award amount is \$750. A property or business may receive one award for sign removal and one award for new sign installation.
- **Non-historic Façade Removal:** Maximum award amount is \$2,000. A property or business may receive one award for non-historic façade removal.
- **Façade Rehabilitation:** Maximum award amount is \$5,000. May receive one award per street or alley façade. (Maximum \$20,000)
- **Painting or Paint Removal:** Maximum award amount is \$1,500. A property or business may receive one award for paint removal and one award for painting.
- **New Awning or Awning Removal:** Maximum award amount is \$2,500. A property or business may receive one award for awning removal and one award for new awning.
- **Restaurant Improvements:** Maximum award \$25,000. A property or business may receive one award for equipment to support the conversion of a historic building into a restaurant. Eligible expenses include equipment that is considered semi-permanent to the building such as hood and ventilation systems, fire suppression, grease interceptors. May receive one award per business address.
- **Parking Lot Improvements:** Maximum Award \$10,000. A property or business may receive one award for comprehensive parking lot repairs and improvements which result in improved aesthetics and functionality of a parking lot. Parking lots repairs which

receive grant funding shall be required to establish a dumpster enclosure as a condition of funding for this program area.

- Professional Design Services fees: Architectural and/or Engineering Services fees up to a maximum award of \$3,750. A property or business may receive one award for professional design services fees.

Match Required: 1:1 for all program areas, Permit fees are not an eligible expense.

Application Process: Applicants must submit the Downtown District Grant Program Application and all required items stipulated within the Application Submittal Checklist. Applicants are strongly encouraged to schedule a consultation with the Main Street Iowa Design Specialists (this is a free service) prior to submitting an application. The Main Street Design Specialists can produce renderings that can be used in the application.

Review Process: A Downtown Grant Review Board will review the application against the program criteria. The Review Board will provide Newton City Council with a recommendation to Approve, Deny, or Approve with Conditions. The Application and Review Board's recommendation will be forwarded to Newton City Council for final decision. There is no appeal process. However, an applicant may resubmit an application an unlimited number of times.

Review Criteria: The Downtown Grant Review Board will use the following criteria in making their recommendation on grant awards.

- Compliance with the Downtown Historic District Design Guidelines
- Finding of no adverse impact on the historic character of the building (In certain cases, the Design Review Board may refer to and incorporate into the review process, National Park Service Historic Preservation Briefs)

If you are considering applying for grant funds, please contact the Newton Main Street office or the City of Newton Community Development office early on in your project planning process.

City of Newton Community Development
Erin Chambers
303 W 4th Street North, Suite 501
Newton, Iowa 50208
641-792-6622
erinc@newtongov.org

Newton Main Street
Erin Yeager
303 W 4th Street North, Suite 509
Newton, Iowa 50208
641-791-9617
newtonmainstreet@gmail.com