



## **Downtown Grant Review Board Meeting Agenda**

***Wednesday, January 8, 2025 - 12:00 PM***

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

- I. Roll Call
- II. Review of Minutes of Previous Meeting:
  1. Review of Minutes 12.11.2024
- III. New Business
  1. 107 1st Avenue West - Downtown Improvement Grant, Downtown Housing Grant
  2. **WITHDRAWN** - 113 1st Avenue West - Downtown Improvement Grant, Downtown Housing Grant
- IV. Adjourn

Members: Fred Chabot, Corrine Coyle, Rita Reinheimer, Marilyn Terlouw, Colby Lawson, Tiffany Thompson

**Minutes of Meeting**  
**Downtown Grant Review Board**

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

**December 11, 2024**

ROLL CALL: Board members present: Chabot, Reinheimer, Terlouw, Poynter, Lawson

Board members absent: Coyle

STAFF PRESENT: Erin Chambers, Community Development Director  
Varsha Borde, City Planner

OTHERS PRESENT: Evelyn George, Mayor  
Erin Yeager, Newton Main Street Executive Director

A quorum being present, the meeting was called to order at 9:01 AM by Reinheimer in absence of Chair Coyle.

**Minutes of the Previous Meeting.** Minutes of the previous meeting for October 23, 2024 were reviewed and approved by VV (5-0). Motion by Chabot, Seconded by Terlouw, with one small change.

**Downtown Improvement Grant:**

**111 West 2<sup>nd</sup> Street South – Slycord, Chelsie, Applicant.** Staff reviewed the staff report for the proposed project at 111 West 2<sup>nd</sup> Street South. The application has proposed signage at the said location. Subject property is a contributing structure to the historic district. Staff pointed out that this property had not received any prior grants.

The Board had discussion on the signage details and decided to approve the grant request. Motion by Lawson, seconded by Chabot to approve the grant of a total of \$355.24 for 111 West 2<sup>nd</sup> Street South., for signage, provided a 1:1 match is met by the applicants. Approved VV (5-0).

**Other Business:**

Mayor Evelyn George talked about a replacement for outgoing board member Bonnie Terpstra. Mayor George had reached out to Tiffany Thomas (who teaches at DMACC) regarding being on the Board. Thomas has agreed and shared her schedule. Discussion ensued regarding the potential new appointment and the time of future meetings. Motion by Terlouw, seconded by Lawson to move future meetings to 12:00 noon on the second Wednesdays of every month. Approved VV (5-0). Board member Don Poynter let the board know that he will be moving out of Newton. Discussion ensued regarding a replacement for Poynter.

**Adjournment.** Meeting adjourned at 9:26 AM. Motion by Chabot, seconded by Poynter. Approved (5-0).

## Downtown Grant Review Board - Staff Report

Location: 107 1st Avenue West  
Applicant: Jerome Schwaller (EX Nihilo LLC)  
Owner: Jerome Schwaller (EX Nihilo LLC)  
Program Area: Downtown Improvement Grant; Downtown Housing Grant  
Current Use: Daughter's Boutique

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**Proposal:** The applicant is proposing to renovate 107 1st Avenue West. This would include updating the front façade, back façade and remodeling the upstairs apartment. Applicant is applying for the Downtown Improvement Grant and the Downtown Housing Grant for the following improvements:

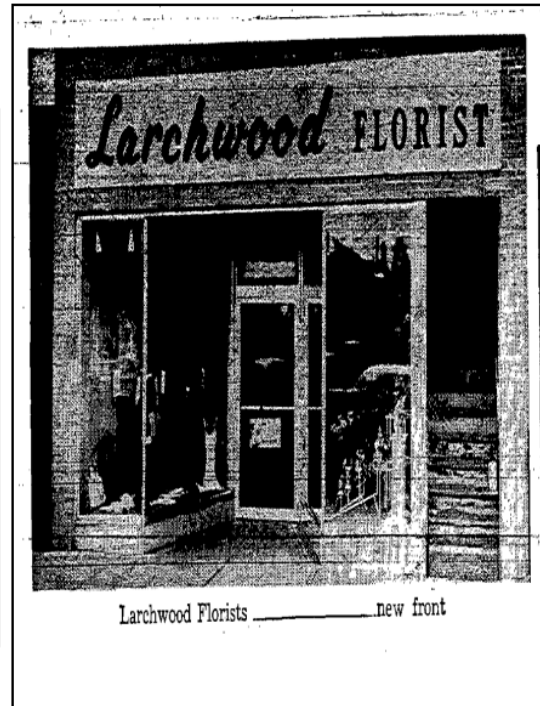
### **Background and Property History:**

The property is considered a *contributing resource* to the Newton Downtown Historic District. The building retains a generally good level of historic integrity related specifically to a significant modernization movement of the mid-twentieth century. Because the façade alteration dates to 50 years ago, and reflects a significant historic period in the history of the community, the present façade is considered historic and its level of integrity as it relates to design, workmanship, and materials is good.

**Site Description:** The building is located on the south side of the Newton city square in the historic downtown of Newton, Jasper County, IA.



The building is situated on a tight parcel of land (size of lot 22 feet by 132 feet) near the middle of the block on 1st Ave. W.



(IMAGE SOURCE: *The Newton Daily News*, January 29, 1965)

**Property Description:** The front part (north) of the building is a two-story made of solid brick construction; the back part is single-story. There are adjoining commercial buildings to the east and west. The store front has a single door in the middle and large display windows on both sides and two small second story windows on the north facade of the structure.

The building dates to 1910, was listed in the City Directory as the firm of Behner & Behner Adolph M. Behner and Charles E. Behner, jewelry and pianos. The building has been a shoe and music store for many years starting 1910. In 1939, was listed as a ladies' and children's wear, in 1945 Newton Office Supply Co. was added. Larchwood Florist, Inc., of which Carroll C. and Otto L. Warford were the owners, came in in 1964. A new front was put on the store, the interior walls were paneled and a drop ceiling installed for use as an office and sales room. 107 was Tober's for Fashion, a ladies' ready-to-wear retail outlet, managed by Karen Guffey, Patty A. Thoma, Shelley Kragel, Patty J. Castings, Robin Swisher, and Melinda Herwehe. Thereafter Quality Name Brand Furniture was at this location. Later, Computer Pro, computer sales, service and repair occupied the building.

**Downtown Improvement Grant** –The applicant is proposing the following:

- Front Façade – Repair masonry work on the top of the building (stepping the brick up as it was in in original design). Update the front facade to have a classic boutique look. Add vintage sign and goose neck lighting, expand the upstairs windows to fit a more historic look.
- Awning & removal
- Back façade – Update and paint, replace the back door, remove old signage, clean up the masonry work.

**Analysis & Recommendation:**

DT Improvement Grant: The proposed project falls within five grant program areas of the DT Improvement Grant program - façade removal, façade rehabilitation including expanding a window, replacing an existitng door, new signage, and awning and removal.



7:38 AM Sun Oct 1  
00121\_107 1st Ave W Farmhouse Creation.  
PDF - 871 KB



***1Proposed Façade changes***

The subject building was awarded \$5,000 in façade grant in 2021. (RESO-2021-053). (As in shown below)



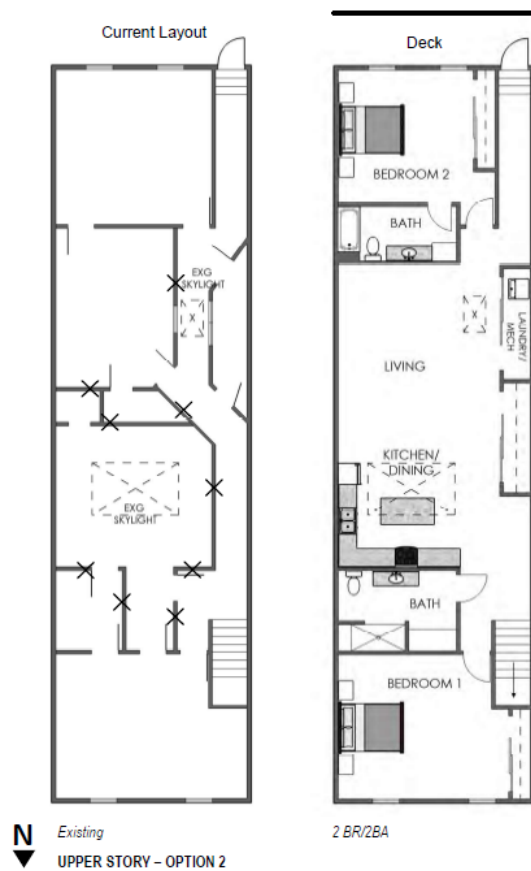
The grant requests for the Downtown Improvement Grant are as follows:

Proposed Project	Estimated Cost	1:1 Match Amount	Maximum Allowed	Less previous Award	Recommended Grant
Front façade removal	\$4,000	\$2,000	\$2,000	\$0.00	\$2,000
Front façade restoration	\$9,632	6,816	\$5,000	\$5,000	\$0.00
Rear façade restoration	\$4075.00	\$2,037.50	\$5,000	\$0.00	\$2,037.50
Signage	\$4,500	\$2,225.00	\$750	\$0.00	\$750
Awning & Removal	\$5,000	\$2,500	\$2,500	\$0.00	\$2,500
<b>Total</b>					\$7,287.50

Downtown Housing Grant – The applicant is proposing the following:

- Upstairs – an open floor concept housing a two-bedroom unit with two bathrooms, office, kitchen and living room, with a fireplace.
- Restore the skylights
- restored the back windows with a period appropriate look and close, keeping out rain, snow, and wind.
- New upstairs back door leading to a balcony patio.
- Redo all the plumbing, electrical, heating, and cooling, fireproof the floor, bring everything up to code.

The applicant engaged the Iowa Main Street Architects in developing a design concept proposal and a rendering of the project. The proposed project aligns with the Newton Historic District Design Guidelines for non-historic, infill properties. Based on market rates, the applicant believes they'll be able to rent out this apartment for \$1500 a month. Mike Flahive the building inspector has checked the plan layouts and has no concerns.



The grant requests for the DT Improvement Grant are as follows:

Proposed Project	Estimated Cost	1:1 Match Amount	Maximum Allowed	Less previous Award	Recommended Grant
Total Estimated Cost	\$200,000	\$100,000	\$20,000	\$0.00	\$20,000

Staff recommends approval of the grant request of a total of \$27,287.50 (\$7,287.50 for Downtown Improvement Grant + \$20,000 for Downtown Housing Grant) to Jerome Schwaller (EX Nihilo LLC)