



Downtown Grant Review Board Meeting Agenda

Wednesday, March 26, 2025 - 12:00 PM

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

Meeting Items

- I. Roll Call
- II. Review of Minutes of Previous Meeting:
 1. Review of minutes of the 1.8.2025 meeting
- III. New Business
 1. Election of officers for 2025
 2. 211 1st Avenue West - Downtown Improvement Grant
 3. 207 1st Avenue West - Downtown Improvement Grant
 4. 104 1st Street North - Downtown Improvement Grant
 5. 309 1st Avenue West - Downtown Improvement Grant
- IV. Adjourn

ADA Compliance: The City of Newton is pleased to provide reasonable accommodations, in compliance with the Americans with Disabilities Act, for those individuals or groups who require assistance in being able to participate in the meeting. Please contact the Community Development Department at least 24 hours in advance of the meeting by calling 641-792-6622 to arrange for accommodations to be provided.

Chair: Corrine Coyle; **Members:** Fred Chabot, Rita Reinheimer, Marilyn Terlouw, Coby Lawson, Tiffany Thomas

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

January 8, 2025

ROLL CALL: Board members present: Chabot, Coyle, Lawson, Reinheimer, Thomas

Board members absent: Terlouw

STAFF PRESENT: Varsha Borde, City Planner

OTHERS PRESENT: Erin Yeager, Newton Main Street Executive Director

A quorum being present, the meeting was called to order at 12:02 PM by Chair Coyle.

Minutes of the Previous Meeting. Minutes of the previous meeting for December 11, 2024 were reviewed and approved by VV (5-0). Motion by Chabot, Seconded by Lawson.

Downtown Improvement Grant:

107 1st Ave West– Jerome Schwaller (Ex Nihilo LLC), Applicant. Staff reviewed the staff report for the proposed projects at 107 1st Ave West. Subject property is a contributing structure to the historic district. Staff pointed out that this property had previously received a façade grant.

The applicant has proposed the following at 107 1st Ave West –

1. Facade, sign and awning
2. Second story renovations

The Board had discussion on the grant application. Chabot said he likes that the historic look will be back. Reinheimer discussed the history and architecture of the building. Reinheimer said that the original windows had arches and were bigger than the current windows. There was discussion on the awning, streetscape, signage and the façade. There was also discussion on the roof of the building, Lawson stated that the roof had not been changed in the recent times and was good. The board felt that the apartment would be spacious.

The Board decided to approve both the grant requests. Motion by Chabot, seconded by Lawson to approve the grant of \$7,287.50 for façade, sign and awning work; \$20,000 for second story renovations, for a **total of \$27,287.50** for 107 1st Ave West provided a 1:1 match is met by the applicants. Approved VV (5-0).

Other Business:

None.

Adjournment. Meeting adjourned at 12:29 PM. Motion by Lawson, seconded by Chabot. Approved (5-0)

Downtown Grant Review Board - Staff Report

Location: 211 1st Ave W
Applicant: Randy Caldwell
Owner: Randy Caldwell
Program Area: 211 1st Ave W
Current Use: Caldwell and Brierly Law Office

Proposal: Painting to support the Caldwell and Brierly Law Office



2023 Photo of the front Subject Building



2023 Photo of the rear of Subject Building

Building Background: The new office was constructed on the site in the 1980s. As a resource dating to less than 50 years of age, the Law Office building is considered a non-contributing structure to the Newton Downtown Historic District. (Newtongov.org)

Building Description and History: The Law Office building is a one-story, commercial property stretching approximately 80 feet south from its approximately 40-foot frontage on 1st Ave. W. The building is faced in red brick, its architectural character derived from the prominent pedimented entrance and stylized version of a classical architrave. Other contemporary versions of classical details are utilized in the door and window details. The Law Office building was constructed on this site in the 1980s. Prior to its construction, the site had been vacant since 1954 when a building housing the Newton Elks Club and Wilding Plumbing and Heating burned. That structure, which dated to ca. 1905, housed the Newton Post Office from 1905 to 1925.

When constructed, the Law Office building was known as Brierly, McCall, Girdner, Chalupa & McCall. A law firm has continuously resided at this location since that time, but the law firm name has changed reflecting shifts in attorneys attached to the firm. (Newtongov.org)

A signage grant was awarded to the building October 2024.

Analysis & Recommendation:

The applicant is proposing - Cleaning and painting of the 8 windows, front of building, back of building and replace 3 spindles for the Clements and Brierly Law Firm.

Total costs -

Proposed Project	Estimated Cost	Maximum Allowed	1:1 Match Amount	Less previous Award	Recommended Grant
Caldwell Law Firm Painting	\$3,200.00	\$1,500.00	\$1,500.00	\$0.00	\$1,500.00
Total					\$1,500.00

Staff recommends approval of the grant request of \$1,500.00 to Randy Caldwell.

Downtown Grant Review Board - Staff Report

Location: 207 1st Ave W
Applicant: Randy Caldwell
Owner: Randy Caldwell
Program Area: 207 1st Ave W
Current Use: John Lee Photography

Proposal: Painting to support the John Lee Photography building



2024 Photo of the front Subject Building



(SOURCE: Jasper County Historical Museum)

HISTORIC IMAGE – 1961



(SOURCE: Jasper County Genealogical Society)



2012 Photo of of Subject Building

Building Background: The John Lee Photography is sited on a tight parcel of land on the south side of 1st Ave. W., southwest of the city square, in the historic downtown of Newton, Iowa in Jasper County with its façade facing north. As a resource dating to less than 50 years of age, the building is considered a non-contributing structure to the Newton Downtown Historic District. (Newtongov.org)

Building Description and History: The John Lee Photography building is a one-story, commercial property stretching 129 feet south from its 22-foot frontage on 1st Ave. W. The building is faced in synthetic materials (likely vinyl and a composite wood material) and features an off-set entrance with a series of four, moderate scaled windows. The upper façade wall features composite wood panels applied in a decorative pattern.

A two-story brick building resided on this site beginning with 1894 Sanborn through the 1949 revision of the 1927 map. Historic images from 1930 and during the 1954 fire reflect the 19th century, two-story building was destroyed in that fire. A one-story, 22 x 129-foot, masonry building was built in 1954. That building was remodeled to its present appearance in recent years. The Western Auto store, which was located at this address at the time of the fire, occupied the newly constructed building. (Newtongov.org)

No previous grants have been awarded to the building.

Analysis & Recommendation:

The applicant is proposing cleaning and painting of the building.

Total costs -

Proposed Project	Estimated Cost	Maximum Allowed	1:1 Match Amount	Less previous Award	Recommended Grant
John Lee photography bldg. paint	\$1,500.00	\$1,500.00	\$750.00	\$0.00	\$750.00
Total					\$750.00

Staff recommends approval of the grant request of \$750.00 to Randy Caldwell.

Downtown Grant Review Board - Staff Report

Location: 104 1st St. N/104 1st Ave E
Applicant: Joyce Halblom – TurnKey Realty
Owner: Jeff Naminga
Program Area: Signage, Painting
Current Use: Vacant

Proposal: Signage and paint to support TurnKey Realty office



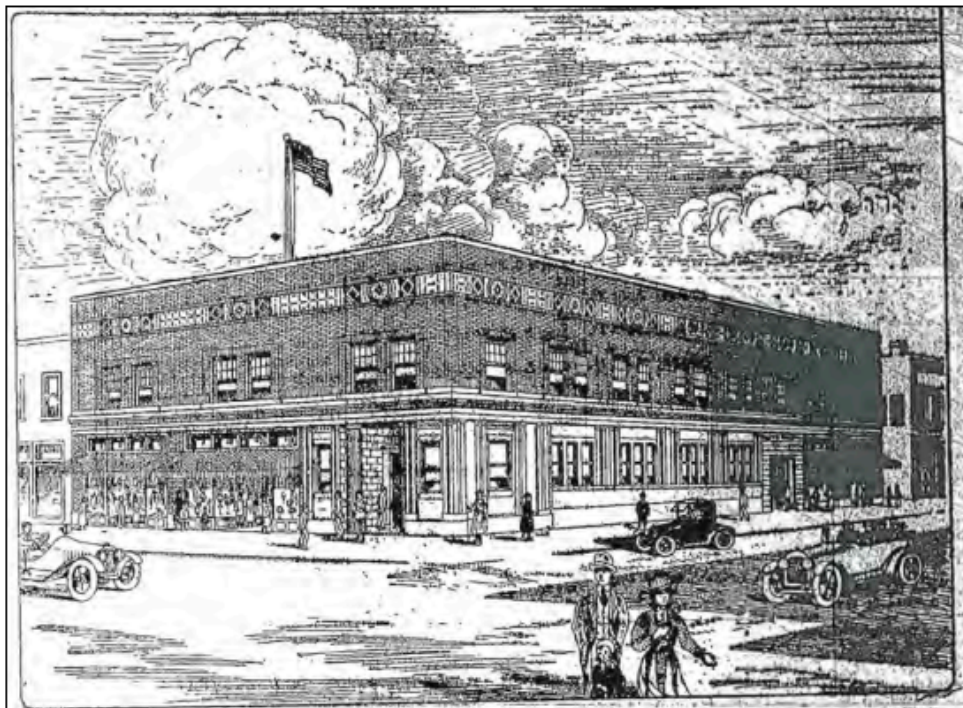
Building Facade

Historic Images-



View of the Jewel Building, looking northeast from the southwest corner of First Street North (at left) and First Avenue East (at right). The location of the building is indicated by an arrow.

HISTORIC IMAGES – 1917



(SOURCE: Newton Daily News, July 18, 1917)

This drawing appeared in the local newspaper to announce the opening of the Allfree Building would occur on July 21, 1917. The drawing, looking northeast from the corner of 1st St. N. and 1st Ave. E., showed that the building's original frontage on 1st St. N. consisted of only three bays. Two additional bays were added in 1918. The south façade still retains its original size and much of its original look.

HISTORIC IMAGES – 1917/1918



(SOURCE: Newton Daily News, March 24, 1993; original photo taken 1917-1918)

Building Background: The subject property also known as the Jewel building (historic name was the Allfree Building) is considered a contributing resource to the Newton Downtown Historic District. As it relates to design, materials, and workmanship; and its location, association and setting, the Allfree Building retains a high degree of integrity.

The Allfree Building is a two-story red brick structure on a stone foundation. The block building is rectangular in form, measuring extending northward approximately 107' from its 131' frontage on 1st Ave. E. A stone sill course atop a classical motif extends horizontally across the width of both facades. Double hung retrofitted windows rise above each bay, retaining the size and shape of the originals, the second-floor façade retains all of its original architectural elements.

The ground floor storefronts are as individual as their individual owners. Each of the bays of 1st Street North has been remodeled a number of times. The three southernmost bays (numbered 100-102-104) were most recently refaced in red brick in 1993. These three bays are original to the building, and the latest refacing represents a concerted effort to create complementary facades, which suggest a 1920s feeling. The center of these three bays (#102) has a symmetrical facade, with two double-hung windows flanking a central recessed entrance. The bays on either side (#100 and 104) feature offset recessed doorways with an arched multipaned window defining the outer limits of the bays.

Building Description: The subject building has two streetside facades visible from the public right-of-way (street or alley). Public sidewalks on First Avenue East and First Street North run flush to the building, providing access to the ground floor businesses and the upstairs apartments.

Past Grant Awards: None

Analysis & Recommendation:

Signage: New signage is proposed for TurnKey Realty -

- The applicant is proposing new signage to the above business at the building at 104 1ST St. N
- The applicant is proposing the following sign -
 - TurnKey Realty storefront – 32.85 in by 118 in vinyl sign with digital printgraphics.

Paint: The applicant is proposing the following:

- Repainting the front of the signage area of store front, caulking as needed.
- Repaint the entry door and sides.

Proposed Projects	Estimated Cost	1:1 Match Amount	Maximum Allowed	Less previous Award	Recommended Grant
32.85 in by 118 in vinyl sign	\$1,421.04	\$710.52	\$750.00	\$0.00	\$710.52
Painting	\$1,440.00	\$720.00	\$1500.00	\$0.00	\$720.00
Total					\$1,430.52

Staff recommends approval of the grant request of \$1,430.52 to Joyce Halblom.

Downtown Grant Review Board - Staff Report

Location: 309 1st Avenue West
Applicant: Carl Hentsch
Owner: Carl Hentsch
Program Area: Downtown Improvement Grant: Façade Rehabilitation Area



Proposal: The applicant proposes improvements to the exterior of the north façade of the building.

Building Background:

The residence is considered a contributing resource to the Newton Downtown Historic District. The building is eligible under Criterion A in association with the history of Newton community planning and development, significant in its ability to contribute to our understanding of the evolution of the business district, specifically how the composition of the commercial area developed over time from one with a variety of property types (including residences) represented to one dominated by commercial buildings.

Fire insurance maps indicate that the house at 309 1st Ave. W. was constructed between 1900 and 1906 on a site occupied by a residence dating to the 1880s.

The house was the home to two of Newton's doctors, Dr. C.C. Smead in the 1910s and Dr. Leslie L. Smead in late 1930-1950s. For a brief period in the early-1930's a business known as Bert Simmons Garage was listed on the property.

In 1988, Ben Clayton and Jim Cleverly obtained the house and had the interior remodeled for their law office. The house served as a law office for several years, but since 2000, the city directories list it as a residential home.

Past approved Façade grants –

	Siding	Deck	Shutters	Total	Maximum allowed
N façade			\$2,305.37	\$2,305.37	\$5,000.00
W Façade	\$775.67		\$719.02	\$1,494.69	\$5,000.00
S façade	\$5,000.00			\$5,000.00	\$5,000.00
E façade			\$1,080.54	\$1,080.54	\$5,000.00

Proposed work –

The applicant is proposing the following –

- Replace 2 windows, replace wood as needed, seal and insulate around window on the north side.

Summary of Proposed Work Costs:

Proposed project	Estimated cost	1:1 match amount	Maximum allowed	Past grants	Recommended
N Façade - Replace 2 windows	\$2,235.00	\$1,117.50	\$5,000.00	\$2,305.37	\$1,170.00

Grant Recommendation:

Staff recommends approval of the reimbursement grant for 309 1st Avenue West in a total amount of \$1,170.00 for the window replacement on the N façade, contingent upon the condition that the application be held for Council approval until the applicant provides documentation from insurance regarding any claims.

All grants are a reimbursement of completed work.