



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

***Wednesday, July 9, 2025 - 12:00 PM***

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: 5.7.2025
- III. **New Business**
  - 1. 109 -111 W 3rd St. N- DT Improvement Grant
  - 2. 105 W 2nd St. N. - Reconsideration of previously awarded 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:** Corinne Coyle; **Members:** Fred Chabot, Rita Reinheimer, Marilyn Terlouw, Colby Lawson, Tiffany Thomas

## **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

**May 7, 2025**

ROLL CALL: Board members present: Chabot, Coyle, Reinheimer, Terlouw, Lawson, Sheeler (via phone)

Board members absent: Thomas

STAFF PRESENT: Varsha Borde, Senior City Planner

A quorum being present, the meeting was called to order at 12:01 PM by Chair Coyle.

**Minutes of the Previous Meeting.** Minutes of the previous meeting for April 9, 2025 were reviewed and approved with as amended VV (6-0). Motion by Sheeler, Seconded by Chabot.

### **Downtown Improvement Grant:**

- **104 1<sup>st</sup> St. N– Joyce Halblom, Applicant.** The Board continued discussion from the previous meetings regarding the property. Subject property is a contributing structure to the historic district. The applicant has proposed new signage and awning at **104 1<sup>st</sup> St. N.** Board members had questions on the grant application.

**Signage** - The Board had discussion on the grant application. There was discussion regarding signage details such as material and look and color.

**Motion** by Terlouw, **seconded** by Lawson to approve the sign grant of \$234.90 provided the windows were not painted black and the logo was directly attached to the glass and a 1:1 match is met by the applicants. **Approved** VV (6-0).

**Awning** – Board members had discussion regarding the details of the awning – if it was operable or fixed. It was also discussed that it would be a good idea for the applicants to attend the board meetings to clarify any questions from the board.

**Motion** by Chabot, **seconded** by Reinheimer to approve the grant of \$1,367.80 for the awning of provided a 1:1 match is met by the applicants. **Approved** VV (6-0).

### **Other Business:**

- Staff to print the Design Guidelines booklet for Board members.

**Adjournment.** Meeting adjourned at 12:25 PM. Motion by Lawson, seconded by Chabot. Approved VV (6-0)

## Downtown Grant Review Board - Staff Report

Location: 109 -111 3rd St N  
Applicant: Marilyn and Randy Terlouw  
Owner: Marilyn and Randy Terlouw  
Program Area: Facade, Painting  
Current Use: Rental apartment, commercial space and storage.

---

**Proposal:** Facade and painting to support Apartment and commercial space



*Building Façade off of W 3<sup>rd</sup> St. N*

*Historic Images-*



This photo shows a portion of the west side of the 100 block of W. 3<sup>rd</sup> St. N., looking northwest. The location of the resource is indicated.

**Site Description:** Subject property is located on the west side of W. 3rd St. N. near the middle of the 100 block; its façade faces east. A one-story commercial building abuts it on the south. An alley borders the north side of the building. A public sidewalk runs flush to the building on the east, providing access to the primary entrance.

**Building History:** Subject building was apparently constructed between 1918 and 1927, the businesses that have existed at the location were Newton Tire & Battery Service, Goodyear Service, Auto & Tires and Rempp Motor Parts through the late 1960s. It was previously used as a hair salon in the front and Randy's Construction and Kitchen concepts in the back. Other businesses that occupied the building were Maxine's Hair Fashions, Carson's Beauty Salon and the Divine Concepts salon. The building is currently used as a studio apartment in the front and a glass blowing shop and storage in the back.

**Building Description:** The subject property is considered a contributing resource to the Newton Downtown Historic District. It extends 61 feet west from its 41-foot frontage on W. 3rd St. N. and is a one-story commercial building of tile on a poured concrete foundation. Its façade is devoid of stylistic incidentals. The smooth, unembellished surface of its red-brick false front is interrupted only to make allowances for the primary entrance of steel-framed glass, two symmetrically placed glass windows on either side framed by metal surrounds, and a non-historic recessed, overhead metal door that indicates a garage entry. Drawing attention to the discrete identifying signage above the front door are the shallow, non-historic metal awnings above each window. A unique aspect of this building is its roof profile. Two vertical brick piers of the pitched roofline anchor the façade. The horizontal roofline of the parapet continues before ascending at a dramatic pitch and

then leveling off onto a horizontal crown. The north wall of building 109-111 W 3<sup>rd</sup> St. N. faces the alley and appears to be made of tile block. Windows have been filled in, with their size and shape retained. An overhead garage door at the northeast corner allows entrance to the rear of the building.

**Past Grant Awards:** None

**Analysis & Recommendation:**

*Façade:* East side façade upgrades.

- The applicant is proposing repair and upgrade work for windows, replacing front door and installing a light fixture.

*Paint:* The applicant is proposing the following:

- Repainting the front door, garage door, trim.
- Paint the brick below windows.

<b>Proposed Projects</b>	<b>Estimated Cost</b>	<b>1:1 Match Amount</b>	<b>Maximum Allowed</b>	<b>Less previous Award</b>	<b>Recommended Grant</b>
Façade	\$8,631.95	\$4,315.98	\$5,000.00	\$0.00	\$4,315.98
Paint	\$1,631.96	\$815.98	\$1,500.00	\$0.00	\$815.98
<b>Total</b>					<b>\$5,131.96</b>

Staff recommends approval of the grant request of \$4,520.07 to Marilyn and Randy Terlouw.



# Newton



# Newton

MAIN STREET

## Downtown District Grant Programs Application

### Applicant Information

Name: Randall + Marilyn Terlouw  
 Phone: 641-831-6020 + 641-831-6010  
 Address: 306 1st Ave W, Unit 2  
 City: Newton State: IA Zip Code: 50208  
 E-mail: marilynkt42@gmail.com  
 (Circle One) Owner Tenant

### Property Information

Business Name: Randy's Rental  
 Business Address: 109 + 111 W 3rd St. N  
 Description of Business/Property Use: Rent for Studio Apartment, storage  
 Property Owner (If not applicant): + Glass Blowing Shop  
 Owner Address: Same as applicant  
 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.
Non-Historic Façade Removal	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.
New Awning or Awning Removal	Up to \$2,500 granted for awning removal and/or new awning installation. 1:1 Match Required.
<u>Painting or Paint Removal</u>	Up to \$1,500 granted for painting and/or paint removal. 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: Randy Terlouw Marilyn Terlouw Date: 6-23-25

Signature of Applicant: Randy Terlouw Marilyn Terlouw Date: 6-23-25

## Summary of proposed renovations for property 109 and 111 W 3<sup>rd</sup> St. N.

June 26, 2025

The Terlows purchased this building in 2000. At the time, it housed a hair salon in the front and shop/garage space used by Randy's Construction and Kitchen Concepts. Several years later, we converted the commercial space into a studio apartment, which included full renovations: updated wiring, new walls and ceilings, modern plumbing, and the addition of a small kitchen.

Currently, the building serves multiple uses:

- A studio apartment is rented and occupied.
- Edward Jones leases storage space behind the garage door.
- The alley entrance leads to a glass-blowing shop and additional storage for the Terlows

### **Current Issue**

We recently discovered that several windows have begun to rot, creating open gaps to the outside. Additionally, the front door is worn and damaged, requiring replacement. To improve safety and visibility, we also plan to add a light fixture above the door.

### **Cost Comparison**

We received two bids for the needed upgrades:

- **Hamilton Glass:** Commercial fixed windows and door, including labor — **\$13,797.85**
- **Spahn & Rose:** Picture replacement windows and door (with labor by Randy's Construction) — **\$8,463.64**

By choosing the Spahn & Rose option, we save **\$5,334.21** without compromising safety or function.

### **Visual References Provided**

Included with this proposal:

1. A photo of the building at the time of purchase
2. A current photo with existing vertical window bars
3. A mock-up of using vertical window bars
4. A mock-up of the proposed design, featuring both vertical and horizontal window bars

### **Future Plans**

There are no plans for further renovations beyond this renovation. We are hopeful the city will consider upgrading the sidewalks and street on this block in the future, though we understand there are no plans to do so this year.

We appreciate your consideration of this proposal to maintain and improve the safety, functionality, and visual appeal of our building.

Sincerely,  
Randy and Marilyn Terlouw

# Estimate for 109/111 W 3<sup>rd</sup> St N

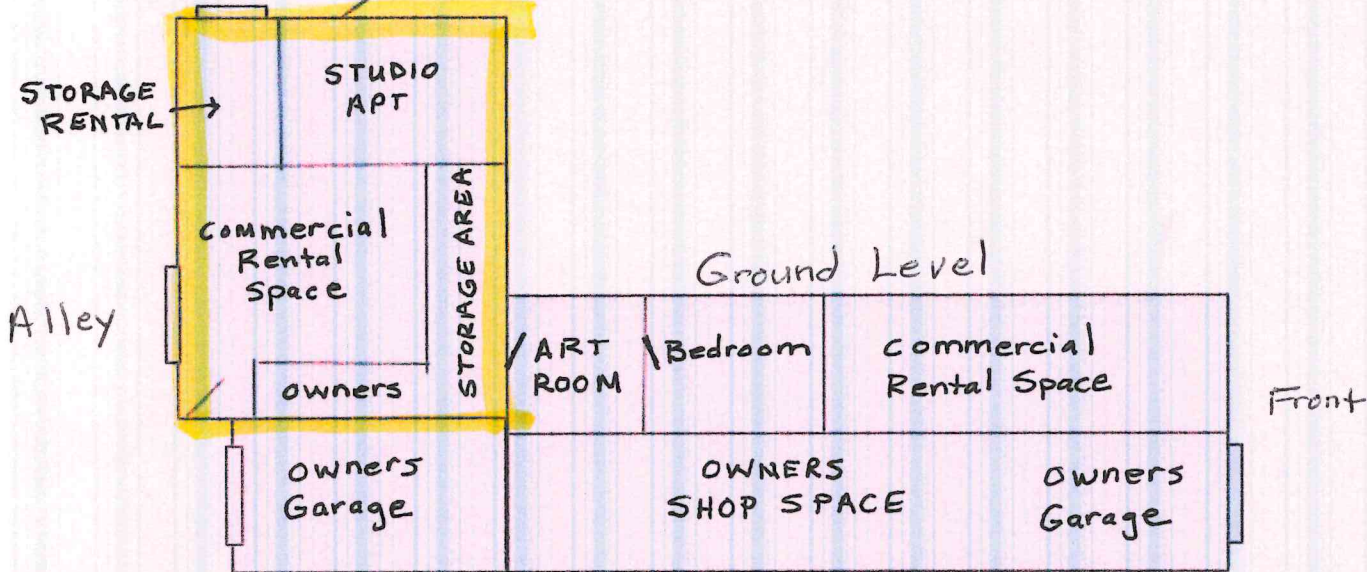
06/24/25

- Window package, picture windows, black exterior and interior as per plan. \$3,530.97
- Removal and installation of windows, including materials, \$2,400.00
- Adding horizontal bars to the windows, \$425.00
- Exterior door with glass as shown on plan. \$1,447.67
- Removal and installation of front door. \$660.00
- Installation to run wiring and install exterior light fixture over door. \$125
- Exterior light fixture, \$23.32
- Exterior door handle in matte black 19.99
- Paint for entry door, garage doors, trim. \$161.98 for two gallons black, labor
- Labor to paint entry door, garage doors, trim. \$1.225
- Paint and labor to paint brick below right window to match the existing brick for 2 quarts  
\$64.98, labor \$180.00



109 + 111 W. 3rd St. N.

Front of building



306 1st Ave W.

Upper level is loft apartment

# PICTURES - Petroff Commercial Building

1. View of Subject from front.

109 d 111 W 3<sup>rd</sup> St. N.

2. View of side and roof of Subject.

Terlouws purchased in 2000



219 1<sup>st</sup> AVE. E.  
 Newton, IA 50208  
 O:641-792-1641  
 C:641-521-9963

INVOICE # 111  
 Date: 6-5-25

**Note:**

To:  
 Marilyn & Randy Terlouw  
 For 109 & 111 W 3<sup>rd</sup> St N  
 641-831-6020

Expiration Date: 7-5-25

Quote From Hamilton Glass for 2025  
 Previous quote from Hamilton Glass was  
 \$2,198.00 in 2013

Project Manager /Estimator/installer	Job	Payment terms	Due date
Marty	Install	50% due on order 50% Due on receipt	TBD

Qty	Description	Unit price	Line total
1	Removal of existing material and dispose of. Prep opening for new wood wrap, then install with new black break metal wrap, then complete new black aluminum frames, with gray glass. One 32" x 80" half-light black inswing door	0.00	4800.00
Miscellaneous	(SCOPE) is but not limited to - Screws, Nails, Caulking, Flash Tape, Insulation, and Cutting Blades (any), trip/mileage, custom build/material, shipping (any)	0.00	978.75
1	All new aluminum black frames, gray glass, 32" x 80" black door half-light inswing door, black break metal wrap.	0.00	7573.64
Subtotal			\$13352.39
Sales Tax			\$445.46
Total			\$13797.85

*Dealtined Bid.*

X \_\_\_\_\_ Date \_\_\_\_\_ *Why we want residential Windows*

Signature is acceptance of this quote. This quote is good for 30 days.  
 Please read carefully and feel free to ask questions!  
 This is only an estimate, and prices are subject to change.

PLEASE BE AWARE NEW TERIFFS BEING PUT IN PLACE DAILY MAY AFFECT PRICING IN THE IMMEDIATE FUTURE (GOOD FOR 30 DAYS)

*instead of commercial Windows*

**THANK YOU FOR YOUR BUISNESS**



**SPAHN & ROSE LUMBER COMPANY**  
 330 E 17th St S  
 Newton, IA 50208-4055 • 641-792-4409  
 www.spahnandrose.com

# Estimate

**Estimate No** 476269  
**Estimate Date** 06/24/2025  
**Expiration Date** 07/01/2025  
**Customer** 11R002  
**Contact Name**  
**Contact Number**  
**Job**  
**Customer Ref** 10 TECH VINYL WINDOWS  
**Delivery** By 06/24/2025  
**Taken By** Jean  
**Sales Rep** House Account

**Invoice Address**  
 Randy's Construction Inc  
 306 1st Ave W  
 Newton, Iowa, 50208

**Delivery Address**  
 Randy's Construction Inc  
 306 1st Ave W  
 Newton, Iowa, 50208



Special Instructions	Notes

Line	Product Code	Description	Qty/Footage	Price	Per	Total
1	zz_SOWINDOWVINYL_35998	30-3/8" X 65" UNIT SIZE THERMO TECH VINYL DIRECT SET WINDOW BLACK PAINT OUTSIDE WHITE INSIDE	3 EA	546.84	EA	1,640.52
2	zz_SOWINDOWVINYL_36002	34"X 65" UNIT SIZE THERMO TECH VINYL DIRECT SET WINDOW BLACK PAINT OUTSIDE WHITE INSIDE	3 EA	553.15	EA	1,659.45
NO RETURNS ON SPECIAL ORDERS WITHOUT PRIOR APPROVAL ALL RETURNS ARE SUBJECT TO APPROVAL UPON INSPECTION ALL RETURNS MAY BE SUBJECT TO A RESTOCK FEE						

We agree to furnish the items and grades specified above. This estimate is valid for seven days. Not guaranteed to build/complete any job or contract. Errors subject to correction.

**RETURN POLICY:** The sale invoice must accompany returns. A restock charge may apply. Special orders and items that are not in clean sellable condition may not be accepted. Return items purchased with a Credit/Debit card will only be credited to the original card used for purchase.

<b>Total Amount</b>	\$3,299.97
<b>Sales Tax 7.00%</b>	\$231.00
<b>Estimate Total</b>	\$3,530.97

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Subject to our terms and conditions of sale. Further copies available on request.



ARCHITECTURAL COATINGS



Paint for Top Trim & Garage Doors

HOME

FAQ

ARCHITECTURAL COATINGS

CONTACT

MY ACCOUNT

	PRODUCT	PRICE	QUANTITY	SUBTOTAL
	<u>Palisade Ultra Premium Exterior Acrylic Latex</u> Size: Gallon Sheen: Satin Color: None / Untinted	\$80.99	- 1 +	\$80.99
	<p>Coupon code <input type="text"/></p> <p>Apply coupon <input type="button" value="Apply"/></p> <p><input type="button" value="Update cart"/></p>			

CART TOTALS

SUBTOTAL	\$80.99
TOTAL	\$80.99

Proceed to checkout



ARCHITECTURAL COATINGS



To Paint Brick to Match existing brick Where it was patched in

HOME FAQ ARCHITECTURAL COATINGS CONTACT US ABOUT US

	PRODUCT PRICE	QUANTITY	SUBTOTAL
	<p><u>Palisade Ultra Premium Exterior Acrylic Latex</u>            Size: Quart            Sheen: Satin            Color: 0052 Spiced Carrot</p>	<p>- 2 +  <i>Quarts</i></p>	<p>\$64.98</p>
<input type="text" value="Coupon code"/>		<input type="button" value="Apply coupon"/>	
<input type="button" value="Update cart"/>			

CART TOTALS

SUBTOTAL	\$64.98
TOTAL	\$64.98

Proceed to checkout



Spahn & Rose Lumber co.  
 330 E.17TH.ST.S.  
 Newton, Iowa 50208  
 641-792-4409

**QUOTE**

**Quote Date** 6/10/2025  
**Quoted By** Jeff Fifer

**BILL TO** **SHIP TO**

*Randy*

**Quote #** 901393  
**Customer PO#**  
**Project Name** Unassigned Project

**Phone** **Phone**  
**Fax** **Fax** **Quote Name** Unassigned Quote

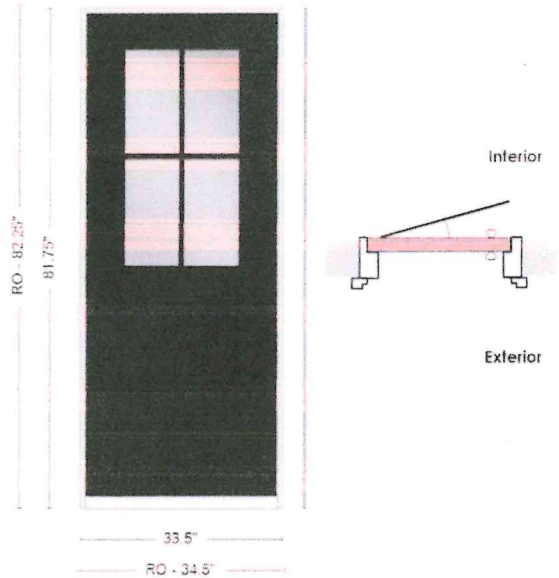
**LINE #** **DESCRIPTION** **QTY** **U/M** **NET PRICE** **NET EXT**

100 EXTERIOR SINGLE PREHUNG, 2/8X6/8, HDRG-106-004B (4 LITE), (LH), Inswing, 4-9, Black Clad, Primed w/ Primed Interior Rabbet, Z Sill Bronze w/ Walnut Cap, Black Z Sill Acclimated Sweep, Crownline Brickmould, 4" Ball Bearing Black US1D Hinge 5/8" Radius, LOCK-ONE Machining: Cylindrical, 2-1/8, Thru Bore, BBW, 160, SQ, 2-3/8 Backset, Strike: Full Lip, Rad, 3/32, Black Weatherstrip, PREFINISH DOOR: Paint #184 Bayer Built Black, PREFINISH JAMBS: Exterior Side: Do Not Prefinish, Interior Side: Paint #184 Bayer Built Black, \*\* NO WARRANTY IS OFFERED ON THE PRE-FINISHING OF EXTERIOR FRAMES \*\*

STANDARD SIZING:  
 BM: 34 5/8 x, 82 5/16  
 RO: 34 1/2 x, 82 1/4  
 UD: 33 1/2 x, 81 3/4

INCLUDED ITEM(S):

Room: None Assigned



SUB-TOTAL:	\$1,447.67
LABOR:	\$0.00
FREIGHT:	\$0.00
SALES TAX:	\$0.00
<b>TOTAL:</b>	<b>\$1,447.67</b>

CUSTOMER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



Exterior & Interior Doors | Stair Parts | Mouldings | Deck Railing | Pre-Finish

bayerbuilt.com



Deliver to Randy  
Newton 50208

Tools & Home Improvement

Search Amazon

EN

Hello, Randy  
Account & Lists

0

All

Rufus

Amazon Haul

Same-Day Delivery

Medical Care

Saks

Prime

Buy Again

Keep Shopping For

Prime Day is July 8-11

Sponsored

Tools & Home Improvement > Lighting & Ceiling Fans > Outdoor Lighting > Porch & Patio Lights > Wall Lights



Click to see full view

Ask Rufus

Can it be used indoors?    What bulbs does it use?    Is it weather resistant?

Ask something else



### 2 Pack Outdoor Wall Lights Wall Mount for House, Porch Light Fixtures, Matte Black Modern Farmhouse Wall Sconce, Classic Barn Lights Outdoor & Indoor-E26 Socket

Visit the VICTOGATE Store

4.7 (604) | Search this page  
100+ bought in past month

-30% **\$34.99** (\$17.50 / count)

List Price: ~~\$49.99~~

Overnight

FREE Returns  
Exclusive Prime price

No better price found

30-day refund/replacement

Color: 10inch



Size: 2 Pack

1 Pack    2 Pack    3 Pack

**Brand** VICTOGATE  
**Color** 10inch  
**Material** Metal  
**Style** Modern  
**Light fixture form** Sconce

#### About this item

- **[Modern Farmhouse Exterior Light Fixture of Premium Quality & Durability]** The outdoor wall light is made of excellent metal and adopts POWDER-COATED process, which can reach 50-80µm at one time, its adhesion, corrosion resistance and other comprehensive indicators are better than PAINT process. So outdoor wall sconces can well adapt

**\$34.99** (\$17.50 / count)

Overnight

FREE Returns

FREE delivery **Overnight 7 AM - 11 AM**. Order within 9 hrs 2 mins

Shorter shipping distance

Deliver to Randy - Newton 50208

In Stock

Quantity: 1

Add to Cart

Buy Now

Ships from Amazon

Sold by V Lighting

Returns 30-day refund/replacement

Packaging Ships in product packaging

See more

#### Add a Protection Plan:

- 3-Year Protection Plan for \$5.99
- 4-Year Protection Plan for \$7.99
- Complete Protect: One plan covers all eligible past and future purchases for \$16.99/month

Add to List

#### Other sellers on Amazon

New & Used (2) from \$29.91

Deliver to Randy  
Newton 50208

Tools & Home I...

Search Amazon

EN

Hello, Randy  
Account & Lists

Returns  
& Orders 2

Subtotal  
\$54.98  
FREE delivery  
Overnight on  
eligible items.

Go to Cart

All Rufus Amazon Hauf Same-Day Delivery Medical Care Saks Prime Buy Again Keep Shopping For Prime Day is July 8-11

Shop now

Sponsored

Tools & Home Improvement › Hardware › Door Hardware & Locks › Door Levers



\$19.99

1

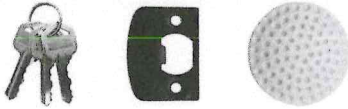
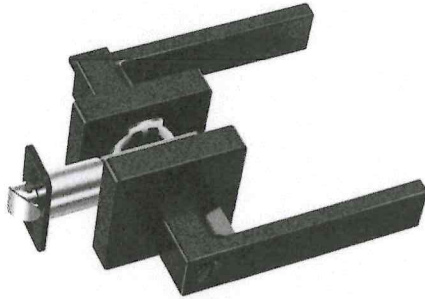


\$34.99

Eligible for

Last purchased May 30, 2025

Size: 1 Pack | Color: Matte Black | View order



Click to see full view



Ask Rufus

Can it be used on an exterior door?

Does it come with a deadbolt?

Is installation hardware included? Ask something else

# Matte Black Door Handle Heavy Duty, Keyed Alike Entry Door Lever, Door Knobs with Lock and Key, Square Door Lever for Bedroom, Bathroom and Front Door

Visit the DSJJBLL Store  
4.5 (262)

Amazon's Choice

300+ bought in past month

\$19.99

Two-Day

FREE Returns

Coupon: 5% off coupon applied  
Shop items > | Terms

No better price found

Thank you for being a Prime Member. Pay ~~\$19.99~~ \$0.00 for this order; get a \$200 Amazon Gift Card upon approval for the Amazon Business Prime Card. Terms apply. Learn more

Size: 1 Pack

<b>1 Pack</b> \$19.99 FREE Delivery Wednesday	<b>2 Pack</b> \$35.99 (\$18.00 / count) FREE Delivery Thursday
<b>5 Pack</b> \$79.99 (\$16.00 / count) FREE Delivery Wednesday	<b>6 Pack</b> \$92.99 (\$15.50 / count) FREE Delivery Thursday
<b>10 Pack</b> \$142.99 (\$14.30 / count) FREE Delivery Wednesday	

Color: Matte Black

\$19.99

Two-Day

FREE delivery Wednesday, June 25. Order within 2 hrs 59 mins

Shorter shipping distance

Deliver to Randy - Newton 50208

In Stock

Quantity: 1

Add to Cart

Buy Now

Ships from Amazon

Sold by YUN GU

Returns 30-day free returns, refund/replacement

Gift options Available at checkout

See more

Add to List

Sponsored



Currently



**Façade**

Window Package, picture windows, black exterior and interior	3,530.97	
Removal and installation of windows, including materials	2,400.00	
Adding horizontal bars to the windows	425.00	
Exterior door with glass as shown on plan	1,447.67	
Removal and installation of front door	660.00	
Installation to run wiring and install exterior light fixture over door	125.00	
Exterior light fixture	23.32	
Exterior door handle in matte black	19.99	
<b>Total Façade</b>	<b>8,631.95</b>	<b>4,315.98</b>
<b>Paint</b>		
Paint for entry door, garage door, trim	161.98	
Labor to paint entry door, garage doors, trim	1,225.00	
Paint and labor to paint brick below right window to match the existing brick for 2 quarts	64.98	
Labor	180.00	
<b>Total paint</b>	<b>1,631.96</b>	<b>815.98</b>
		<b>5,131.96</b>



## Downtown Grant Review Board - Staff Report

Location: 105 West 2<sup>nd</sup> Street North  
Applicant: Stephanie Moran  
Owner: Lodge #59  
Program Area: Reconsideration of Awning/Sign Work, Signage, Painting grants.

---

### **Summary of previous grants:**

#### **Awning:**

The property owner had previously applied for the following grants IN 2023:

- 1.) Awning - Remove and discard the existing awning and covering and install new awning covering.
- 2.) Replacement Sign

Resolution 2023-150 authorized \$2,648.28 to go to this property for Awning (which included some signage). The Awning cost more than anticipated, but since the amount was under the total amount authorized by the resolution, Finance provided the check for the **\$2,205.00**.

#### **Painting:**

Exterior Painting Office Front Prepping and painting of existing siding and facing of metal trim around windows and entry door.

The painting grant recommended previously (but not paid) was \$575.00. The applicant plans to do the work at this time and the prices have changed. The current painting costs are \$479.00. The recommended grant amount with a 1:1 match: **\$239.50**.

#### **Signage:**

Current cost estimate for the sign: \$1,100.00

With a 1:1 grant match, recommended grant amount to be approved: **\$558.25**.

### **TOTAL GRANT RECOMMENDATION:**

Total recommended grant amount: **\$3,002.75** instead of the previously recommended \$2,648.28.

All grants are a reimbursement of completed work.

## **Building Background:**

In July of 1867 the lodge voted to build a meeting room in elsewhere, but for unspecified reasons that project was abandoned and the lodge made a deal with the Smiths to build a larger meeting hall above their current meeting space. A lodge member, Mr. Herran, and a Mr. Agnew apparently built the third story onto the Smith building, and that third story was then deeded to the Lodge.

In 1873 the Masons purchased W. J. Morgan's building, just north of the Smith building (now 103 W. 2<sup>nd</sup> St. N.), and made plans to build a third story addition onto that building. The following year they sold the property back to Morgan; he, in turn, promised they could erect a third story onto the structure and he would deed it to them. Later in 1874 the Lodge executed an agreement with S. J. Condit and Robert Burns, owners of the building now numbered 105 W. 2<sup>nd</sup> St. N., to build a third story onto that property; Condit and Burns would then deed the third story to the lodge. The Lodge's new meeting hall, encompassing the new third floors of the Morgan and Condit/Burns buildings, was completed in 1875, with what the 1878 "History of Jasper County" reported to be a lateral width of over 60' and a length of about 70'. The construction debt was retired in 1883.

In the decades following, the lodge continued to acquire property in this area. In 1926, the lodge finally acquired full ownership of Block 8, when it was allowed to purchase the ground floor of the former Smith Building (then known as the McBride Building) at 101 W. 2<sup>nd</sup> St. N.

During 1962 an ice storm severely damaged the building, resulting in the entire east wall being completely rebuilt and refaced in yellow brick. All but two of the east façade's windows were removed or covered with brick; the two that remained were retrofitted with smaller windows of non-historic material. This mid-century remodel unified the appearance of the upper stories of the three separate buildings as one single entity.

In 1999 the south wall of the building was near collapse, and bricks were beginning to fall from the upper stories to the sidewalk below. The bricks were removed, the wall repaired, and an exterior insulation and finishing system covering (EIFS) was applied to the entire secondary façade. The following year the lodge received a Beautification Award from the City of Newton for the work that was done on the wall.

Although the size and appearance of the Masonic Block changed dramatically since the first meeting hall was constructed in 1867, the businesses in the Block have been remarkably stable. Newspapers and other historical records prior to 1900 rarely listed a business together with its complete address, saying instead "west side of square," etc. From what has been gleaned from photographs and maps, it appears that throughout much of the Masonic Block's history four main types of business (grocery, drug, clothing, and variety stores) have had long associations with this location.

Since the beginning of this century, a number of specialty businesses have rented the three storefronts, with none remaining for more than a few years. The Masonic Block's second floor offices appear to have been rented out until the 1940s or 1950s. Most of the early tenants were doctors and lawyers. One long-standing second floor tenant was the Jasper County Telephone Company, which occupied its space from the early 1900s until 1920 or later.

Currently all second and third floor rooms are occupied by the lodge.

Existing Condition:





Newton Main Street <newtonmainstreet@gmail.com>

## Grant for Silverado Boutique

1 message

Stephanie Moran <silveradodesigns@yahoo.com>

To: Newton Main Street <newtonmainstreet@gmail.com>

Mon, May 12, 2025 at 10:54 PM

Grant Board,

I had applied for an awning/sign/painting grant with the city for [105 W 2nd St N Newton](#), which is owned by Lodge #59, and where I am a tenant with my business, Silverado Boutique. The grant was approved. During the process of the grant projects, some unexpected changes occurred. I am asking the board to please consider these unusual circumstances, which were beyond my control, to determine if I can receive the full grant amount to help offset the costs of improvements to our business space that we are renting from Lodge #59 at [105 W 2nd St N Newton](#).

I started the grant process, with the approval of my landlord Lodge #59, and applied for the awning grant with the help of Newton Mainstreet. My landlord would pay for the awning, and I would pay for the signage and outside painting. I secured 2 awning bids (which included signage) and a separate painting bid, and submitted them to the Grant Board, and the grant was approved.

After this step, the project was incredibly difficult to keep on track. I was informed by the landlord that someone they knew would replace the awning and that they would do it for less than the bids that I had obtained and submitted. I made multiple attempts with Lodge #59 to try and get an eta on the awning completion, but was met with evasive answers. I contacted Erin and asked if the board would consider an extension on the grant since the landlord had not completed the project by the stated deadline for the grant, and the extension was approved.

The painting portion of the grant was also met with a challenge. After getting the grant approved, I wasn't able to use the painting company that had given me the bid. However, I was able to get the painting completed for less than 1/2 of what the bid was for. I submitted the bill.

The signage part of the grant couldn't be started until the awning was installed. Because the awning was delayed, the signage was delayed. I met with Erin at this point and asked if anything could be done so that we could complete the signage. The signage was worked on by the local business Sign Pro. I had contacted them multiple times to see about an eta, and the project was again much longer than anticipated. I didn't find out until just recently that the owner had a health problem that had prohibited him from running his business during this time.

Grant info:

Lodge #59 received a check for \$2205 for the awning. (The grant was written out to me, and I wrote out a check to Lodge #59 for the full amount.)

The painting bid was for \$1150, but we were able to complete the project for \$479, and have not received grant money for that project.

The sign cost \$1043.45, which we paid in full, and the invoice is attached.

Thank you for any help you can give us with this situation. Please let me know if you need any more documentation or if I can explain anything further.

Thank you

Stephanie Moran  
Silverado Jewelry



## Silverado

invoice: silverado Pd 1/2 \$558.25 Paid in full 4/28

Date: 2/4/25

### Quote Date:

New sign W/install	\$1,043.45
	\$0.00
	\$0.00
	\$0.00
Total	\$1,043.45
Sales Tax	\$73.04
Amount Due	\$1,116.49

Sign Pro  
113 W 3rd St S  
Newton, Iowa 50208  
641.792.0196

For June Grant Board.

105 W 2nd ST N.

- Costs exceeded estimates original award based on. Requesting additional grant funds for work.

Reso# 2024-233; 2023-150

# CHECK REQUEST

Payable to: Stephanie Moran

Mailing Address: Stephanie Moran  
Silverado Jewelry  
105 West 2<sup>nd</sup> Street North  
Newton, Iowa

Amount: \$2,205.00

Purpose: Downtown Improvement Grant

Fund: \$2,205.00 from 305-5150-67626 (Façade)

Authorization: RESO 2023-150; 2024-233 (completion extension)

Date: September 26, 2024

Other Instructions: Please let Erin C. know when check is ready for pickup

Request Submitted by:



Erin Chambers, Director Com Dev

RESOLUTION NO. 2023 - 150

**RESOLUTION APPROVING THE GRANTING OF A  
DOWNTOWN IMPROVEMENT GRANT FOR THE BUSINESS  
AT 105 WEST 2<sup>ND</sup> STREET NORTH**

**WHEREAS**, *Envision Newton 2042* recognizes the role of the Downtown as the heart of the community and recommends a focus on curb appeal and community aesthetics; and

**WHEREAS**, the Newton City Council has established the Downtown Improvement Grant Program; and

**WHEREAS**, Stephanie Moran, Silverado Jewelry, submitted an application requesting grant funds for 105 West 2<sup>nd</sup> Street North for assistance awning recovering signage, and painting; and

**WHEREAS**, the Downtown Grant Review Board, at their meeting on May 25, 2023, recommended approval of the grant request; and

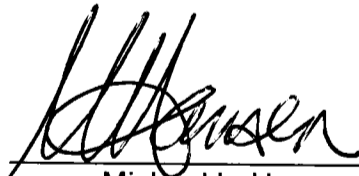
**NOW THEREFORE, BE IT RESOLVED** by the City Council of Newton, Iowa, that the Downtown Improvement Grant Funds be provided to Stephanie Moran, Silverado Jewelry, for awning removal, awning recovering, signage, and painting as a reimbursement in an amount not to exceed a total amount of 2,648.28, provided a 1:1 match is met;

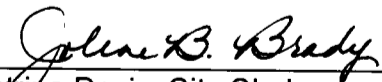
**BE IT FURTHER RESOLVED** by the City Council of Newton, Iowa:  
That the City shall obtain the signatures on the Downtown Improvement Grant Program Agreement.

PASSED this 5<sup>th</sup> day of June, 2023.

APPROVED this 5<sup>th</sup> day of June, 2023.



  
\_\_\_\_\_  
Michael L. Hansen, Mayor

  
\_\_\_\_\_  
Katrina Davis, City Clerk  
Jolene B. Brady, Deputy

RESOLUTION NO. 2024 - 233

**RESOLUTION APPROVING AN EXTENSION TO THE  
COMPLETION DATE FOR THE DOWNTOWN IMPROVEMENT  
GRANT AT 105 WEST 2<sup>ND</sup> STREET NORTH**

**WHEREAS**, *Envision Newton 2042* recognizes the role of the Downtown as the heart of the community and recommends a focus on curb appeal and community aesthetics; and

**WHEREAS**, the Newton City Council has established the Downtown Improvement Grant Program; and

**WHEREAS**, by resolution 2023-150, the Newton City Council approved a downtown improvement grant in an amount not to exceed \$2,648.28 for awning removal, recovering, signage and painting to Stephanie Moran, Silverado Jewelry; and

**WHEREAS**, additional time is needed to complete the project beyond the articulated completion date in the Downtown Improvement Grant Program Agreement; and

**NOW THEREFORE, BE IT RESOLVED** by the City Council of Newton, Iowa, that the completion deadline for the Downtown Improvement Grant Projects for 105 West 2<sup>nd</sup> Street North be extended to December 31, 2024.

PASSED this 1<sup>st</sup> day of July, 2024.

APPROVED this 1<sup>st</sup> day of July, 2024.

ATTEST:

  
Evelyn George, Mayor

  
Katrina Davis, City Clerk

