



Downtown Grant Review Board Meeting Agenda

Thursday, July 20, 2023 - 9:00 AM

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: 5-25-2023
- III. Downtown Improvement Grant: 309 1st Avenue West
- IV. Adjourn

Members: Mike Sell, Fred Chabot, Corrine Coyle, Don Poynter, Rita Reinheimer, Marilyn Terlouw, Bonnie Terpstra

**Minutes of Meeting
Downtown Grant Review Board**

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

May 25, 2023

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

Board members absent: Terlouw

STAFF PRESENT: Erin Chambers, Director of Community Development

OTHERS PRESENT:

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 February 15, 2023 were reviewed and approved. Motion by Chabot, seconded by Poynter; unanimous approval.

Downtown Improvement Grant Request: 105 West 2nd Street North, Silverado Jewelry

Staff reviewed the staff report for the proposed project consisting of awning recovering, replacement sign, and painting. There was general discussion about awning projects and whether or not awning stay when a business leaves a property. Motion by Terpstra, seconded by Sell to approve a downtown improvement grant for Silverado Jewelry in an amount not to exceed \$2,648.28, provided a 1:1 match is met; unanimous approval.

Downtown Improvement Grant Request: 105 West 2nd Street North, Silverado Jewelry

Staff reviewed the staff report for the proposed project which included façade removal, rear façade improvements, front façade improvements, painting, awning removal, new awning, and housing grant for upper story windows. There was discussion on the individual components. There was discussion about the proposed work and its alignment with the design prepared by the State of Iowa Main Street program. Motion by Chabot, seconded by Terpstra to approve a downtown improvement grant in an amount not to exceed \$16,723.76 and housing grant in an amount not to exceed \$8,615.50, provided a 1:1 match is met by the applicant for all program area; unanimous approval.

Adjournment. Meeting adjourned at 9:33 AM; motion by Poynter, seconded by Chabot, unanimous approval.



Downtown Grant Review Board - Staff Report

Location: 309 1st Avenue West
Applicant: Carl Hentsch
Owner: Same
Program Area: Façade Removal Program Area- Fire Escape removal

Proposal: The applicant proposes remove the existing fire escape located in the rear of the property.

Note: The property owner is currently working with Main Street Iowa on additional rendering plans to support an interior renovation that supports a Downtown Housing Grant application. The proposed future use will be a retail business with living on the second story and in the rear. The property owner will be the business owner and resident. Additional grant applications are expected in the near future.

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

Summary of Proposed Work:

The property owners has received a quote for removal of the fire escape structure form Matt Roberts, Junk Relief. The quote includes the following items:

1. Labor for structure removal.
2. Equipment/dumpster rental
3. Landfill fees, fuel, etc.

The total quote is: \$3,275.00 a 1:1 match is \$1,637.50 and under the maximum allowable amount of \$2,000 for the façade removal program area.

Grant Recommendation:

Staff recommends approval of the reimbursement grant for 309 1st Avenue West in a total amount of \$1,637.50 for the fire escape removal.

All grants are a reimbursement of completed work.

Existing Condition:

