



Downtown Grant Review Board Meeting Agenda

Thursday, August 17, 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 Sign and Facade Rehabilitation
- IV. Downtown Housing Grant: 309 1st Avenue West
- V. 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.

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Newton

Downtown Grant Review Board - Staff Report

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



Proposal: The applicant proposes a double sided, non-illuminated custom aluminum projecting sign. Additionally, the applicant proposes siding repairs and a rear deck.

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

Zoning Requirements for Sign:

Following are the regulations from §158.162 for projecting signs in the C-CBD zoning district:

- Maximum projection over public right-of-way:
 - 6 feet*
 - *Hardware not to project more than one foot
- Maximum height:
 - Top of the wall or façade to which attached
- Maximum area per sign face:
 - 24 sq. ft.
- Maximum total area of all sign faces:
 - 48 sq. ft.

Summary of Proposed Work Costs:

Proposed Project	Project Area	Estimated Cost	1:1 Match Amount	Maximum Allowed	Recommended Grant
New Sign	Sign or Sign Removal	\$749.00	\$374.50	\$750.00	\$374.50
Siding Repair- West Side	Façade Rehab	\$1,551.34	\$775.67	\$5,000 (per side)	\$775.67
Siding Repair and Deck- South Side	Façade Rehab	\$11,395.34	\$5,697.67	\$5,000 (per side)	\$5,000.00
					\$6,150.17

Grant Recommendation:

Staff recommends approval of the reimbursement grant for 309 1st Avenue West in a total amount of \$ 6,150.17 for the new sign, siding repair, and deck. All grants are a reimbursement of completed work.



Downtown District Grant Programs Application

Applicant Information

Name: Carl Hentsch

Phone: 319-800-9082

Address: 309 1st Ave W

City: Newton

State: IA

Zip Code: 50208

E-mail: ch75170@gmail.com

(Circle One)

Owner

Tenant

Property Information

Business Name:

Betty J's Merchantile

Business Address:

309 1st Ave W

Newton, IA 50208

Description of Business/Property Use:

Commercial/Residential

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.

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.

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.

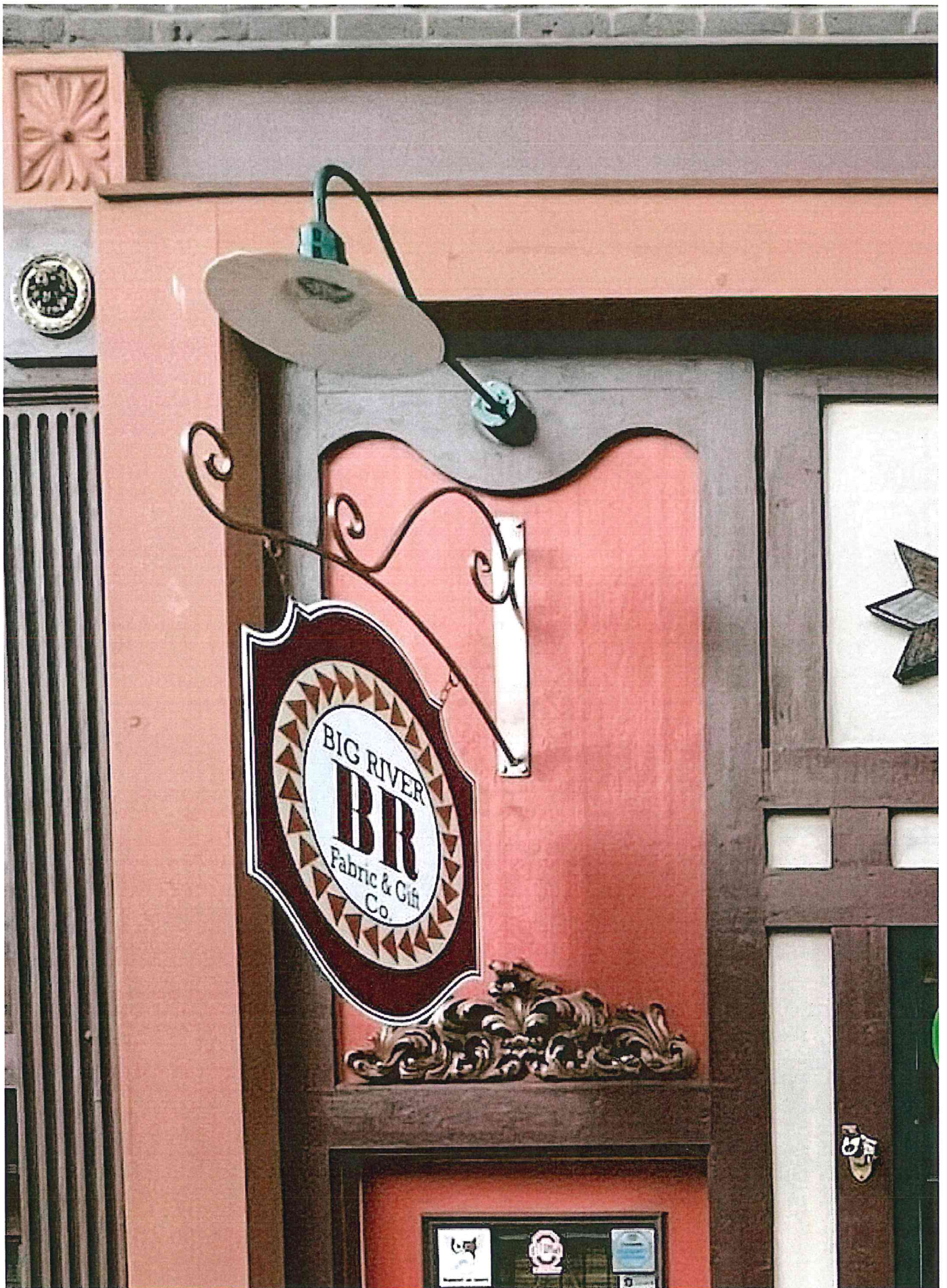
I authorize the verification of the information provided on this form and have attached all required documentation as specified in the application materials. I also understand that my project may be used for marketing the program to other businesses. I acknowledge that I have read and agree to the program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

Signature of Property Owner:

Date: 2/2/23

Signature of Applicant:

Date: 2/2/23



Downtown District Grant Programs Application		
Applicant Information		
Name:	Carl Hentsch	
Phone:	319-800-9082	
Address:	309 1st Ave W	
City:	Newton	State: IA Zip Code: 50208
E-mail:	ch75170@gmail.com	
(Circle One)	Owner	Tenant
Property Information		
Business Name:	Betty J's Merchandise	
Business Address:	309 1st Ave W	Newton, IA 50208
Description of Business/Property Use:	Commercial/Residential	
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.	
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.	
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: Carl Hentsch Date: 07/19/2023

Signature of Applicant: Carl Hentsch Date: 07/19/2023



Junk Relief sent you an estimate

We look forward to working with you.

Show full details ▼

west side of house material cost	\$628.00
west side of house estimated labor cost	\$750.00
set up and tear down of scaffolding for repair	\$125.00
material for south side of house including sheeting for replacement around rear door	\$724.68
labor charges for south side of house	\$875.00
Subtotal	\$3,102.68
Total	\$3,102.68

We are using the same siding that is on the home now, 4" Double Lap siding in as close a match to the color as possible

1551.34 - West
1551.34 - South

Junk Relief

jake.lee.rowley@gmail.com

+1 (641) 750-9581

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Downtown District Grant Programs Application

Applicant Information

Name: Carl Hentsch
 Phone: 319-800-9082
 Address: 309 1st Ave W
 City: Newton State: IA Zip Code: 50208
 E-mail: ch75170@gmail.com
 (Circle One) Owner Tenant

Property Information

Business Name: Betty J's Merchandise
 Business Address: 309 1st Ave W Newton, IA 50208
 Description of Business/Property Use: Commercial/Residential
 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.
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.
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: Carl Hentsch Date: 8/9/2023

Signature of Applicant: _____ Date: _____



Iowa St

Newton, Iowa 50208

ESTIMATE

Betty J's Mercantile

309 1st Ave W, Newton, IA 50208
319-800-9082

ITEM DESCRIPTION	AMOUNT
Remove old deck, build new deck (materials & labor)	\$9,200.00
Subtotal	\$9,200.00
Tax rate	7%
Additional costs	
TOTAL COST	\$9,844.00

THANK YOU FOR YOUR BUSINESS!



Newton

Downtown Grant Review Board - Staff Report

Location: 309 1st Avenue West
Applicant: Carl Hentsch
Owner: Same
Program Area: Downtown Housing Grant



Proposal: The applicant proposes live-work retail arrangement, residing in the upper level. In order to make the residential component a reality, a significant investment is necessary to provide a kitchen and laundry.

Building Background:

The building 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 Costs: The applicant has provided detailed information regarding the proposed expenses for the kitchen and laundry room remodel, which allows for the establishment of a residence at the property.

Total estimated costs are: \$94,688.92. See page 3 of the applicant's materials for a summary of estimated costs.

The Downtown Housing Grant program provides a 1:1 matching grant up to a maximum of \$20,000 per unit.

Grant Recommendation:

Staff recommends approval of the downtown housing grant for 309 1st Avenue West in a total amount of \$ 20,000.00 . All grants are a reimbursement of completed work.

Newton Downtown Housing Grant Program Application

Applicant Information			
Name: Carl Hentsch			
Phone: 319-800-9082			
Address: 309 1st Ave W			
City: Newton		State: IA	Zip Code: 50208
E-mail: ch75170@gmail.com			
(Circle One)		Owner	Developer
Tenant			
Property Information			
Property Address:		309 1st Ave W, Newton, IA 50208	
Description of Property Use (All Floors):			
Property Owner (If not applicant):			
Owner Address:			
City:		State:	Zip Code:
E-mail:			

Submittal Checklist:

- One-page written summary description of the proposed project including number of units, amount of work to be completed, proposed rental rates (if applicable), and any other information the applicant feels may be relevant
- Renovation Plans which include things such as a floor layout plan, section drawing, building/fire code analysis, etc.
- Quotes for the proposed work with specifications on products to be used (catalog pages, print-outs from suppliers, proposed finishes of appliances, etc.)
- Before Pictures of the space to be renovated and any renderings for the project, if available

(The Grant Review Board, as necessary, may request additional information from the applicant as they review projects.)

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 others. I acknowledge that I have read and agree to the program conditions outlined in the Downtown Housing Grant Program Instructions and that I will submit the materials as required by the submittal checklist. I understand City staff or board members may visit the property prior to review and decision on the project and upon completion of the project.

Signature of Applicant: Carl Hentsch Date: 7/19/2023

Signature of Property Owner: _____ Date: _____
(if different from Applicant)

The property at 309 1st Ave W does not have a functional kitchen or laundry space. These would be required to add residential space to the property.

The space where the kitchen would occupy is currently empty. The flooring would need to be removed as the tiles are too large and are cracked in many places. The drop ceiling and florescent lighting would also need to be removed and ceilings and walls repaired. Electrical and plumbing would need to be updated and moved to accommodate lower cabinets. (current outlets are close to the floor and would need to be raised.)

The door to the current pantry would be enclosed and the mudroom would be made larger by removing the wall between the two spaces. To have a functional kitchen with enough counter and cabinet space the doorway to the living room would also be enclosed as there is another entrance from the kitchen to that space. The windows on the west wall , facing the VFW, would also be removed for privacy and to accommodate additional cabinets.

New flooring as well as the back splash would need to be installed.

There currently are no hookups for a washer and drying on the property. We would take what was previously as small kitchen on the second floor and ~~convert~~ that to a laundry room. There is already an exhaust that vents to the outside as well as electrical and plumbing. The water and plumbing in that space would need to be updated to current codes.

I have included photos of the current spaces as well as a rendering of the proposed kitchen space along with images of the materials to be used.

I have also included quotes from the various vendors/suppliers.

The remaining portion of the first floor would be dedicated to our retail shop, Betty J's Mercantile.

These improvements would add a functional residential space with commercial in the downtown historic district.

Carl Hentsch

Kitchen

The Kitchen & Bath Company	Cabitets & Countertops	\$ 28,743.46	
The Tile Shop	Tile Backsplash	\$ 1,335.87	
Menards	Floor Tile	\$ 5,501.50	
Home Depot	Range/dishwasher	\$ 4,908.09	
Tailored Homes	Labor	\$ 38,500.00	Billed Weekly
Tailored Homes	Materials	\$ 8,600.00	We are using the same siding that is on the home now, 4" Double Lap siding in as close a match to the color as possible
		\$ 87,588.92	

Laundry Room - 2nd Floor

Approximate cost of materials for laundry room remodel:
\$1,200 to \$1,600

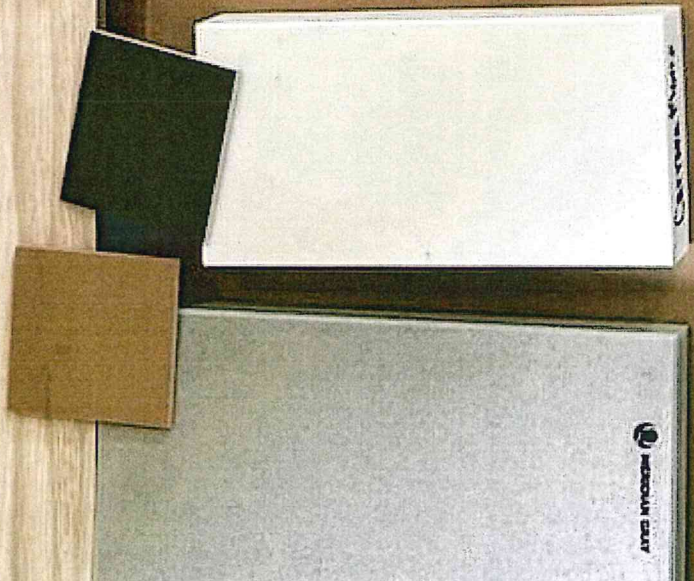
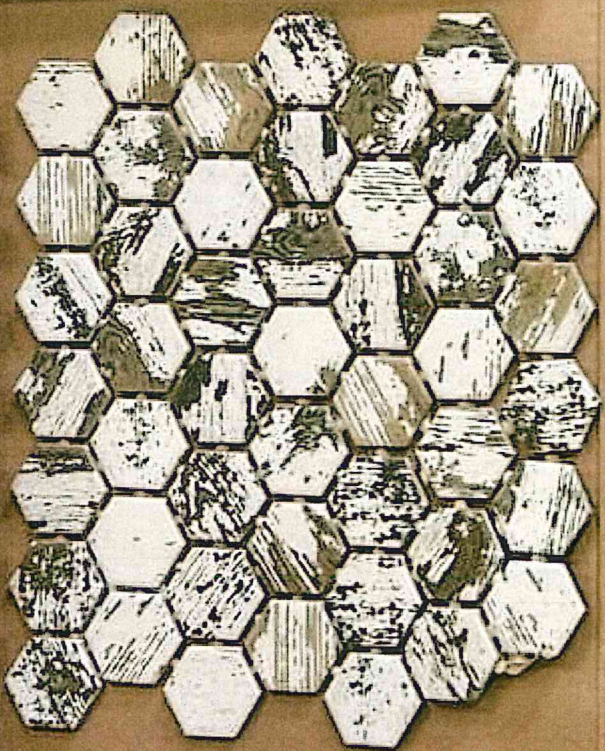
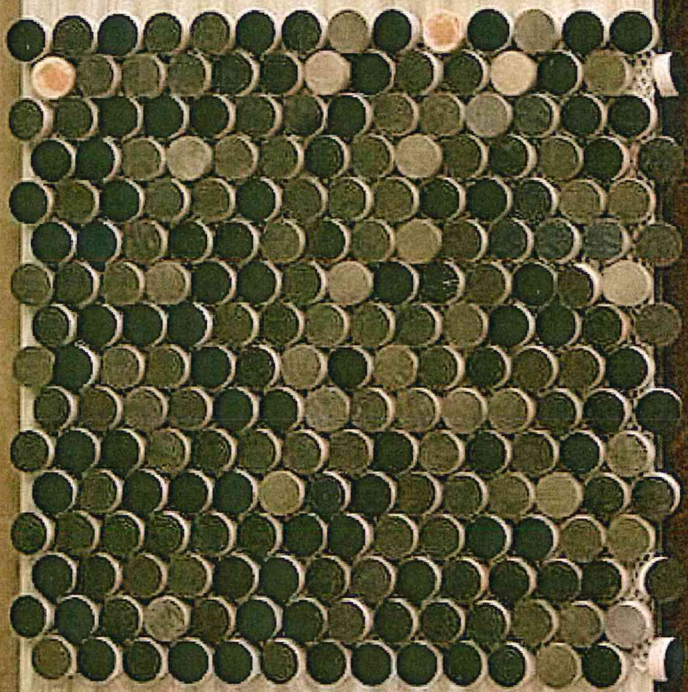
Approximate labor cost for laundry room remodel:
\$4,600 to \$5,500

*Note: Does not include appliances.

Kitchen Rendering



Materials



Customer: 309 1ST AVE WEST, NEWTON 50208- Job: #80999-COUNTERS
 CARL & MATT
 Builder: Homeowner - Morgan
 Job Site:

COUNTERS, #80999	\$3,428.33
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KITCHEN ISLAND	\$1,216.85
MSI Q Quartz 3CM: Meridian Gray 3CM (Cat. Group 3)	\$1,137.24
Edge Polish: Eased	\$0.00
Overhang: 1.5" Standard	\$0.00
Sink Type: Other (Sink), cust. provided farm sink	\$0.00
Sink Model Number: Select Model Number	\$0.00
Faucet Holes: 1 Hole	\$0.00
Dishwasher Brackets: Yes (Dishwasher Brackets)	\$0.00
Corner Radius: Standard Island - 1/2"	\$0.00
Sink Reveal: Standard Kitchen - Flush Reveal	\$0.00
Tax: 7% Sales Tax	\$79.61

KITCHEN PERIMETER	\$2,211.48
MSI Q Quartz 3CM: Carrara Morro 3CM (Cat. Group 3)	\$2,066.80
Edge Polish: Eased	\$0.00
Overhang: 1.5" Standard	\$0.00
Backsplash: No Backsplash	\$0.00
Corner Radius: Standard Perimeter - 1/8"	\$0.00
Tax: 7% Sales Tax	\$144.68

CABINETS, #81000	\$25,315.13
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cabinets	\$25,315.13
Manufacturer: Waypoint	\$23,659.00
Box Construction: Plywood Sides	\$0.00
Wood Species: Maple	\$0.00
Overlay: Select Overlay	\$0.00
Door Style: Recessed Panel, 570F	\$0.00
Finish: MIXED, SLATE, RYE, HARBOR	\$0.00
Labor : Job Site Direct	\$0.00
Drawer Front: Five-Piece Drawer Front	\$0.00
Soft-Close: Doors and Drawers	\$0.00
Hardware Type: Select Hardware type, TBD	\$0.00
Tax: 7% Sales Tax	\$1,656.13

Total:

\$28,743.46

*Prices quoted are for the original job description as presented by the customer and confirmed by field measure.

*Prices are subject to change with material price increases. Final cost based upon material cost at time of install.

*Material will not be ordered until down payment is received.

*Any changes subsequent to this approval must be communicated via a Change Order Form and may result in additional charges and/or time to completion.

*This quote is valid for thirty (30) days from the date of receipt by the customer.

*Special Order or customized items/material/accessories are non-returnable.

*Items returned are subject to a restocking fee.

*Cabinet pricing is for material delivered to jobsite and does not include installation or hardware.

*Cabinets are to be unpackaged and inspected by customer. any shipping damage or manufacturer defects must be reported within 48 hours from delivery and prior to cabinet installation.,

*This bid does not include union wages, Davis-Bacon wages, or other prevailing wages.

I approve of the project quoted above as represented by the quote and any additional documents attached to this quote as indicated below and authorize The Kitchen and Bath Company to complete the work as quoted.

Signature: _____ Date: ____ / ____ / ____

Selection Sheet



Customer: 10888713
the kitchen and bath company 210 s ankeny blvd ankeny IA 50023 Phone : 515-202-0524 Email : doris@thekitchenandbathcompany.com

Information	
Document # (ZSS)	22494048
Created On	07/02/2023
Customer PO	Hentsch 3198009082
Sales Associate	Cierra Pennington

Products		Quantity		Pricing	
Material	Product Description	CV	EA	Unit Price	Price
667692	Brushed Copper Rounds	28.968	32	28.94 CV	\$ 838.41
484260	NIDUS DECOR MIX MATTE 30x120	43.917	12	8.17 CV	\$ 358.69
52281	Pro Grout Excel Desert Sand 25lb		1	51.38 EA	\$ 51.38

Weight: 296.100 LB

Subtotal: \$ 1,248.48
 Shipping/Delivery: \$ 0.00
 Tax: \$ 87.39
 Final amount: \$ 1,335.87

THANK YOU FOR YOUR BUSINESS

Returns of Full Box quantities can be made for products in original packaging and good sellable condition within 60 days of pickup or shipment date.

** Special Order Material, Discontinued Material and Shipping and Handling charges are non-returnable at any point.

** Special Order Material may be cancelled within 24 hours of order date. Any cancellations after 24 hours will forfeit the full deposit.

Inspect material upon receipt. Please contact your store with any concerns as well as reference any damaged material on the delivery receipt or pick slip.

Buyers and project owners must inspect product before install. Installation of product constitutes acceptance of material.

View our full purchase agreement terms, returns, and warranty information at
www.tileshop.com/returns

Departments

Project Center

Weekly Ad

All Departments

Enter SKU, Model # or Keyword

Your Shopping Cart

Please verify and/or choose the delivery destination and shipping for each product before proceeding through the checkout.

Your How to Get It Selections

Scheduled Delivery



1 item being delivered from
MARSHALLTOWN
Change Store

Product



Mohawk® Clean Protect™ Relaxed Rustic
Whitewash 12 x 10 Ceramic Hexagon Mosaic
Tile

Relaxed Rustic Whitewash

SKU: 7353108

Model #: CP49HEX15MNMNT

How to Get It

Ship To Store - Free!

Estimated arrival date at store
08/03/2023

Scheduled Delivery

Qty

710

\$6.99/each

Total

\$4,96

Order Summary

Merchandise Subtotal: \$4,962.90

Processing Fees: \$1.40

Shipping Charges: \$189.80

Sales Tax: \$347.40

Total \$5,501.50

Your Cart (2)

[Share](#)

[Remove All Items](#)

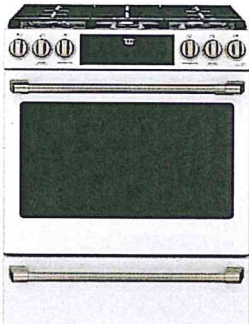
Free delivery on appliance purchases of \$396 or more. [View Details](#)

[Checkout](#)

Appliance Delivery

50208 (2 items)

i This item is non-returnable.



1

Cafe 30 in. 5.6 cu. ft. Smart Gas Range with Self-Clean Oven in Matte White, Fingerprint Resistant

Product Width (in.): **29.88 in**
Color/Finish: **Fingerprint Res...**

\$3,238.00

~~\$3,599.00~~
Save 10%

🕒 17 hrs 43 mins left to buy

Unavailable at Ankeny

Delivering to 50208

Pickup

Unavailable

Delivery

Earliest delivery date
Wednesday, Aug 2
FREE

Parts & Services

[Edit](#)

Manufacturer's Standard Warranty

Included in the actual price

[Save for Later](#)

[Save to Favorites](#)

[Remove](#)

i This item is non-returnable.



1

Cafe 24 in. Fingerprint Resistant Matte White Top Control Built-In Dishwasher w/Stainless Steel Tub, 3rd Rack, 45 dBA

Color/Finish: **Fingerprint Res...**
Handle Type: **Bar Handle**
Control Location: **Top Control**

\$1,349.00

~~\$1,499.00~~
Save 10%

🕒 17 hrs 43 mins left to buy

Unavailable at Ankeny

Delivering to 50208

Pickup

Unavailable

Delivery

Earliest delivery date

Wednesday, Aug 2

FREE

Parts & Services

[Edit](#)

Manufacturer's Standard Warranty

Included in the actual price

[Save for Later](#)

[Save to Favorites](#)

[Remove](#)

Subtotal	\$5,098.00
Savings	-\$511.00
Appliance Delivery	FREE
Sales Tax (determined in later step)	---

Total **\$4,587⁰⁰**

You Saved **10% Off** Your Items

[Have a promo code?](#)

Checkout

— or —



Easy In-Store and Online Returns

Read our [Return Policy](#)



Get up to \$100 off

Get a Home Depot Credit Card and receive **\$25** off your purchase of **\$25+**, **\$50** off purchases **\$300+**, or **\$100** off orders over **\$1,000** ⓘ

[Apply Now](#)

Item Total	\$4,587.00
Savings	-\$100.00
New Total	\$4,487.00

Tailored Homes

Experience the Difference

To: Carl Hentsch
RE: Remodel of 309 1st Ave West, Newton

Laundry Room - 2nd Floor

Approximate cost of materials for laundry room remodel:
\$1,200 to \$1,600

Approximate labor cost for laundry room remodel:
\$4,600 to \$5,500

*Note: Does not include appliances.

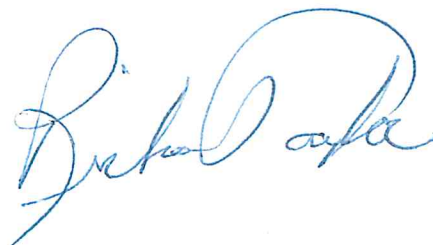
Kitchen, Mud Porch

Approximate cost of materials for kitchen area remodel:
\$6,500 to \$7,000

Approximate labor cost of kitchen area remodel:
\$28,000 to \$33,000

*Note: Estimate does not include cabinets, counter tops,
appliances, hardware or finishes

*Note: Does not include any exterior repair of siding.





Current Condition - Kitchen #1



Kitchen #2

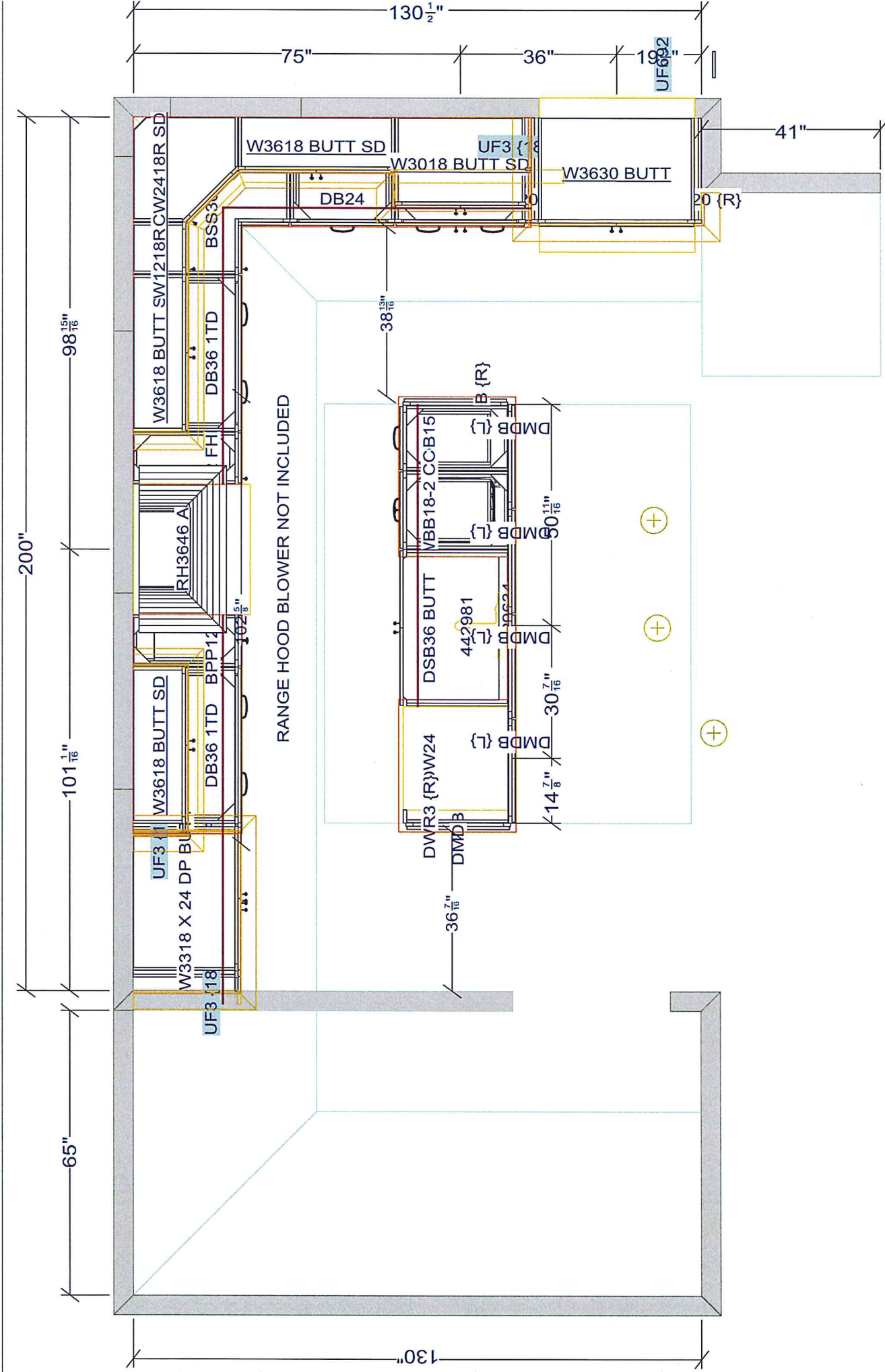


Kitchen #3



Current Condition Laundry Room





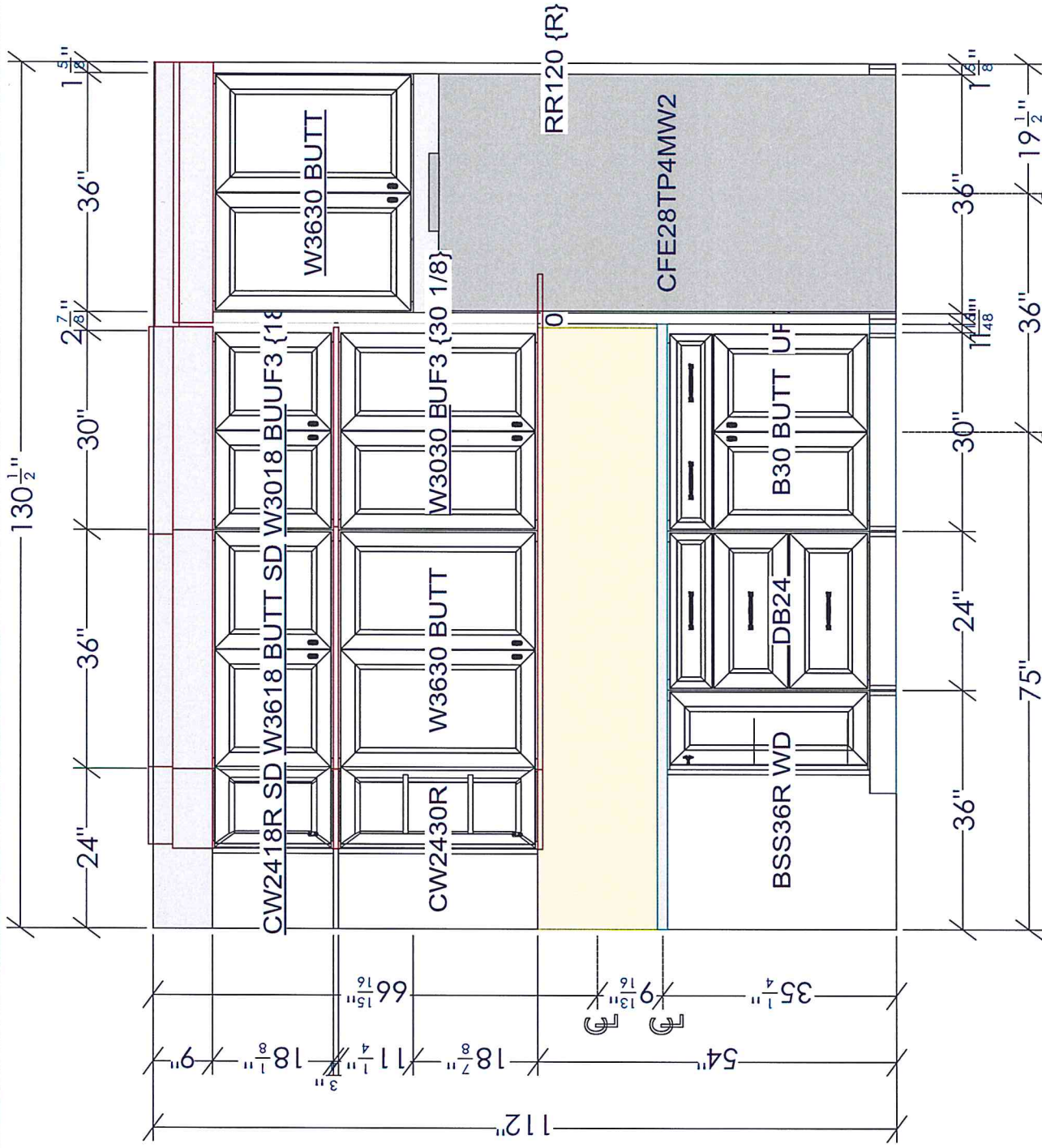
Designed: 7/5/2023
 Printed: 7/24/2023

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

THE KITCHEN & BATH COMPANY
QUALITY COUNTERTOPS • CABBINETS • LIGHT FIXTURES

All dimensions _size designations given are subject to verification on job site and adjustment to fit job conditions.

CARL_MATT revised 7-5-23

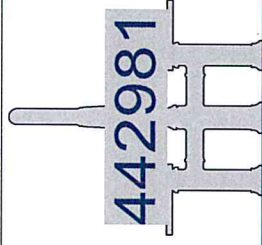


All dimensions _size designations given are subject to verification on job site and adjustment to fit job conditions.



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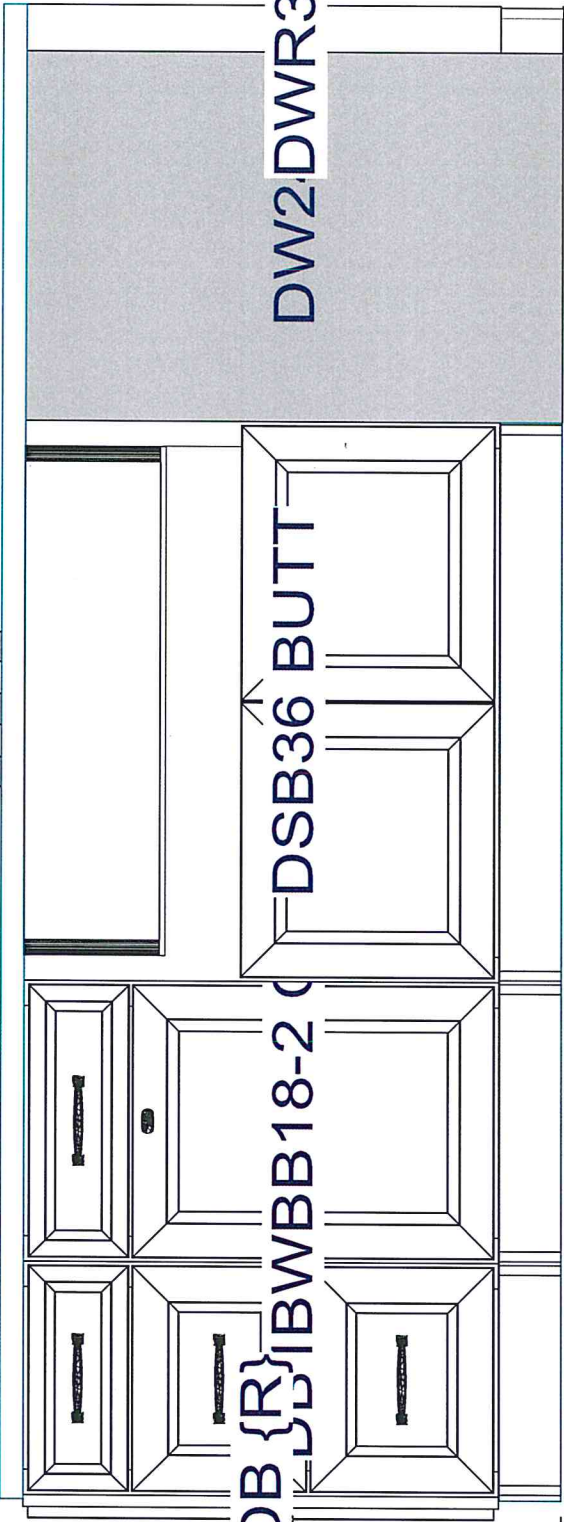
26 ¹⁵/₁₆"

17 ¹/₄"

DMDB {R} IBWBB18-2

DSB36 BUTT

DW2DWR3 {R}



1 ¹¹/₁₆"

15"

18"

50 ¹¹/₁₆"

36"

30 ⁷/₁₆"

23 ³/₄"

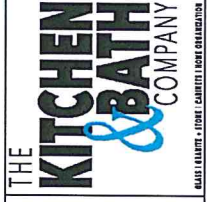
14 ⁷/₈"

3"

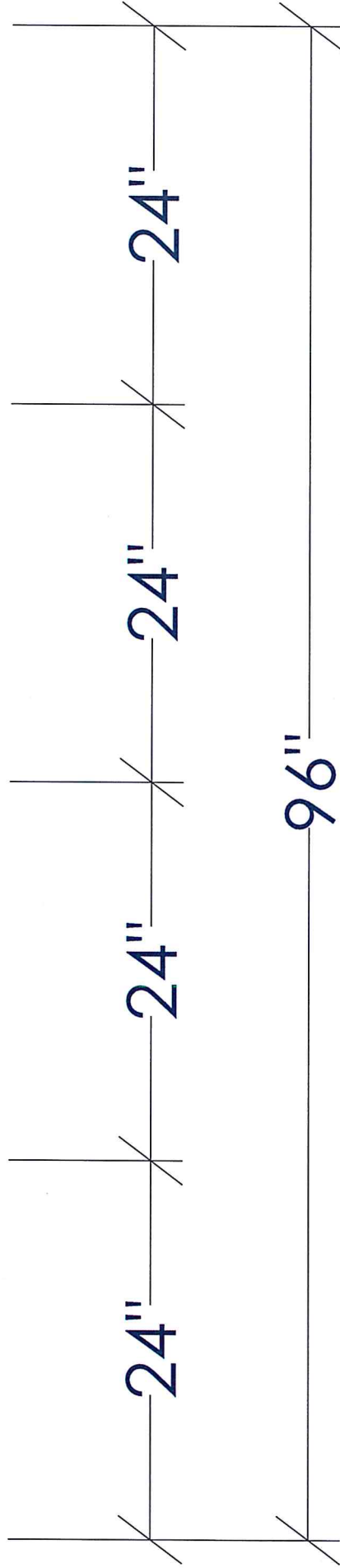
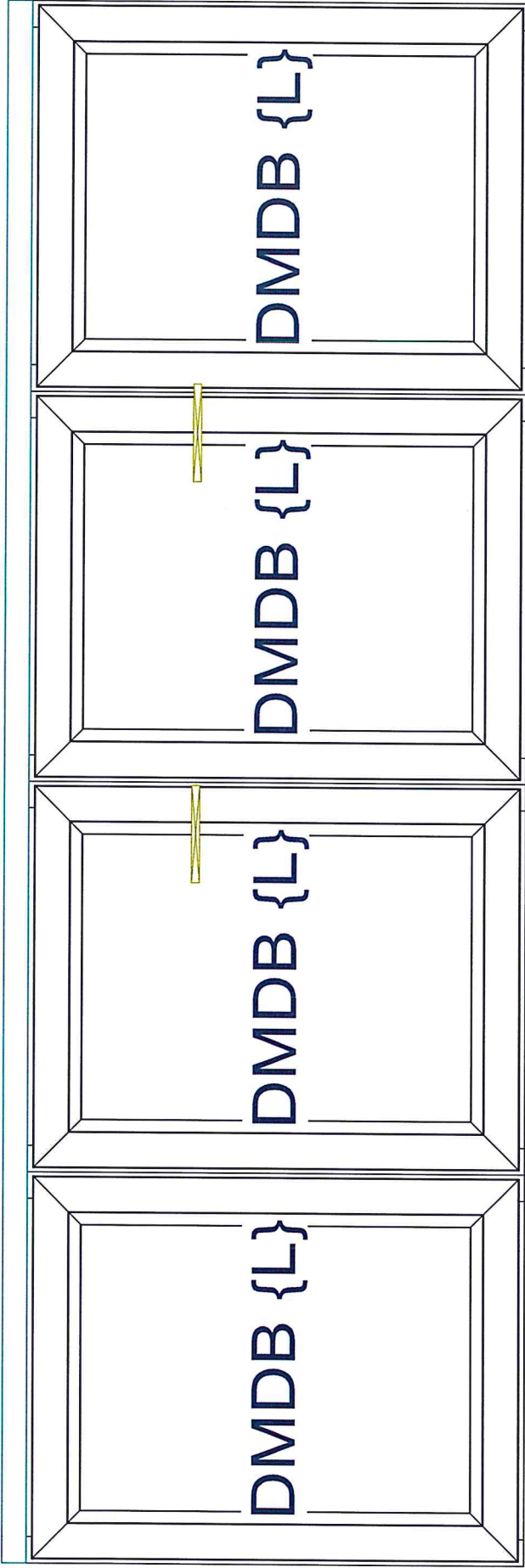
96"

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island back

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