

FORM A

COVER PAGE

SOLID WASTE ALTERNATIVES PROGRAM

Project Title: Architectural Rescue Shop at the Jipp - Storage Barn		
Applicant Name: Gateway Redevelopment Group		
Street Address: 519 West 8 th Street		
City/State/Zip: Davenport, IA 52803		
Mailing Address (if different):		
P.O. Box:		
City/State/Zip:		
Federal ID Number: TIN 39-1889291		
County: Scott		
Contact Person: Jack Haberman		
Telephone Number: 563-326-3290		
E-mail Address: ars@grgdavenport.org		
Applicant Type:		
<input type="checkbox"/> Local Government	<input type="checkbox"/> Private For Profit	<input checked="" type="checkbox"/> Private Not For Profit
Primary Project Type:		
<input checked="" type="checkbox"/> Best Practices	<input type="checkbox"/> Education	<input type="checkbox"/> Market Development
Amount of Funding Requested:	\$ 14,835	
Amount of Applicant Match Committed:	\$ 24,945	
Total Project Cost:	\$ 39,780	
Facility Location: 732 Gaines Street, Davenport, IA 52802		
Project Service Area Description: Eastern Iowa, Scott County Area		
Signature:		
Printed: Jack Haberman		
Title: President	Date: December 31, 2010	

FORM B

Project Narrative

Gateway Redevelopment Group Architectural Rescue Shop at the Jipp

Project Description: Build a 20' by 36' Storage Barn

The Gateway Redevelopment Group (GRG), a 501 (c) 3 agency committed to the restoration of abandoned historic buildings in Davenport, has founded the Architectural Rescue Shop (ARS) at the 1868/1878 Jipp Home and Grocery in Davenport, Iowa. This business takes an active role in salvaging usable, vintage building materials from structures, which are either undergoing renovation or slated for demolition and destined for the landfill. The materials are made available for sale, at reasonable prices, to the public in the ARS. Materials collected by the rescue shop have also been utilized in GRG's ongoing historic building restoration projects, thus serving to prevent additional buildings from being demolished and subsequently ending up in a landfill. Further, GRG also works with residents to assist them in securing dollars to aid in rehabilitation costs.

Project Need:

The project primarily serves residents of the Eastern Iowa area with a total population of over 160,000. The Jipp neighborhood, known as the Hamburg Historic District, is a National Register as well as a local historic district. When the district was established in 1983, there were 350 structures; today there are less than 250 remaining. The challenges faced by this neighborhood are not limited to the immediate surroundings. In the immediate 2.5 mile area, which comprises much of Davenport's old urban core, 30% of residents live in poverty and 60% of homes are rentals. A 2008 Scott County Housing Council survey found 15% of the homes in poor condition and fully 87% in less than good condition, statistics that contrast sharply with the city as a whole. One of Davenport's long term goals is to reverse this trend, increasing single family ownership in its urban core. To succeed, and encourage restoration rather than demolition, accessibility to reasonably priced replacement materials is important as well as organizations like GRG working to assist in securing rehabilitation funding.

The salvage operations of the ARS coordinates with the city, colleges, and individuals to salvage materials from older homes undergoing renovation as well as abandoned structures marked for demolition. These efforts have led a reduction in the amount of material that would need to be disposed of in a landfill. The retail operations of the shop primarily serve private citizens, not for profit agencies and contractors who are restoring existing structures, providing a valuable alternative to the use of newly manufactured materials.

The waste targeted by this project is material generated by the renovation and demolition of buildings in the Eastern Iowa area. Vintage materials such as doors, windows, plumbing fixtures, cabinets, hardware, etc. are collected. GRG has salvaged as much as 100 cubic yards (40 tons) of material/ year and hopes to double that once additional facilities are in place to manage and store materials.

Currently the only similar business in the area is the Habitat for Humanities Re-Store. Re-Store also performs salvage operations, but much of Re-Store's stock is new or slightly used products. GRG sees its efforts as complementary to the work of Re-Store. We routinely recommend Re-Store to donors offering us new or non-vintage items.

Since its beginnings in 2004, GRG has saved two buildings slated for demolition; the first the Jipp Home and Grocery and the second, a home one block north at 822 Gaines. The Jipp Home and Grocery houses the GRG operations; 822 Gaines was returned to single family ownership in 2008 after being abandoned for 25 years.

GRG has continued its salvage operations. As previously stated, it has also expanded its mission to assisting individuals in making application to various city and state granting bodies supporting restoration. Most notably, GRG has worked on 15 applications for home owners seeking assistance through the small projects State Historic Tax Credits which has indirectly saved several of these buildings from demotion.

Continued salvage operations have created an overflow situation at the Jipp. Some salvaged materials are being stored at off site locations. This can make accessing materials very difficult for people seeking to purchase items for restoration. This application seeks funding to erect a storage barn at the rear of the Jipp to allow for on site storage of all salvaged items.

Primary Objectives and Participation

The primary objective of the ARS is to collect valuable and usable vintage building supplies and make them available for re-sale to the public for continued use. In order to accomplish this, GRG has two goals, which will enable the achievement of their objectives.

The first goal was to finish the renovation of the former Jipp home and grocery store in Davenport, which was once scheduled for demolition by the city, into a suitable location to house the ARS. Christian Jipp, a German immigrant, originally built the store in 1868. It was one of the first retail businesses to move up the hill from Davenport's riverfront. The store is located within the Gold Coast/Hamburg Historic District and is a unique example of a late 19th century storefront. In addition to housing the ARS a portion of the Jipp home houses the Neighborhood Resource Center. The center is used to collect the history of the district and educate visitors on the historical significance of the structure and the role the Hamburg district played in the development of Davenport. Additionally, the second floor of the home has been made into a 80% median income caretaker apartment. This allows us to have, a full time, on site presence and a source of income to

offset utility and ownership costs. This goal has been accomplished but the store is now overflowing with salvaged material.

To make the store more usable, we need to build a storage building for our larger salvage items. The only existing 1880's photo of the property shows a barn behind the home and store. We have submitted drawings to, and received the approval from, Davenport's Historic Preservation Commission to build a 20' by 36' storage barn, which should handle our immediate needs. This barn will allow storage of all salvage on the Jipp grounds. This will make it possible for public access, better organization of our overall salvage operations, and more efficient usage of our volunteers.

The second goal of the project is to work in cooperation with the city of Davenport and the Waste Commission of Scott County to develop ordinance revisions that will encourage recycling, salvaging, and litter control at construction and demolition sites. The ordinance will also emphasize the need to properly manage hazardous materials sometimes found in old homes. Once in place the revised ordinance will serve as a model, not only to other Scott County entities but also to cities across Iowa.

The ARS will measure its success by keeping accurate records of what materials are collected, and how those materials are used. These records will account for all materials managed by the ARS including materials used in GRG projects and materials sold through the retail store (see sales record at [http://www.grgdavenport.com/GRG Web Pages/Rescue Shop/Rescue Shop sales.htm](http://www.grgdavenport.com/GRG%20Web%20Pages/Rescue%20Shop/Rescue%20Shop%20sales.htm)). There will also be an online inventory of items available at the store, including photographs, which will be regularly updated and available to the public at the GRG website (see sample on website [http://www.grgdavenport.com/ARS Inventory/Rescue Shop inventory.htm](http://www.grgdavenport.com/ARS%20Inventory/Rescue%20Shop%20inventory.htm).)

Once these goals are in place the ARS will use the revenue generated from the re-sale of materials to both sustain its own operation, and help subsidize the ongoing efforts of the GRG. A combination of factors including marketing, public education, and the influence of new construction/demolition ordinances will ensure the growth and continued success of the program.

The above goals will allow GRG to utilize our proven ability to rally volunteer workers (over 6500 hours to date) by allowing us to unite workers with the resources we need to complete the tasks of salvaging materials and running a useful and unique retail store.

- Project Impact

The waste diverted by this project is waste generated through building remodeling/demolition. This includes wood, stone, building materials, metal hardware as well as metal and ceramic plumbing fixtures. By diverting these materials from landfills the Architectural Rescue Shop serves to address the critical issue of recycling construction and demolition debris, a DNR targeted waste stream.

Over the last four years the GRG has saved over 150 tons from the landfill. We have had salvage rights to 16 building that were being demolished and have received numerous donations of salvaged items from many people. But now, we are almost totally out of space to store these items or even able to show them for sale. Given more storage space we will be able to continue this operation and even increase our salvage.

Using a cost estimate of \$25 per ton based on fees charged at the Scott County Landfill these efforts would result in a minimum savings of \$2,000 in disposal costs avoided as a direct result of this program in its first year. Projected over three years that would mean a savings of \$6,000 and in five years the total savings would amount to \$10,000. These estimates are based on eighty tons per year. These numbers represent a conservative estimate of the overall project impact due to increased recycling throughout the construction/demolition community that will result from the consideration of a revised city ordinance.

The Architectural Rescue Shop will continue to show Eastern Iowa residents the value that can be found even in structures most people would deem worthless. It will provide a cost saving option for people who need to dispose of demolition waste as well as a resource to support construction that encourages the benefits of reuse.

A revised ordinance developed with the city will lead to improved practices by construction and demolition companies in the area. In addition to encouraging recycling and reuse of architectural materials crews will work to correctly manage any toxic waste encountered, reducing the toxicity as well as the amount materials entering the landfill.

The operation of the Architectural Rescue shop will open a new market by re-selling vintage materials at a reasonable cost. The resources that the shop will make available will also serve to reduce the costs of restoring historic houses. This, in turn, will lead to a reduction in the number of older homes being torn down and ending up in a landfill. This could also lessen demand for production of new architectural materials.

The success of similar reuse and salvage operations in Iowa, such as the Salvage Barn in Iowa City, demonstrates the potential for businesses similar to the ARS to thrive in communities throughout the state. The ARS will be proud to serve as a replicable model for other programs throughout the state.

With a revised ordinance regarding demolition practices in place there will be an increasing demand for the services offered by the ARS contractors seek cost effective ways of increasing the recycling of architectural materials. There will also be increasing demand for the products offered to the public by the ARS as housing in the area continues to age requiring materials for maintenance and restoration. These factors combined with the dedication the Gateway Redevelopment Group to continue to creatively market their services point to a bright future for the Architectural Salvage Shop at the Jipp in Eastern Iowa.

FORM C

PROJECT TIMETABLE

SOLID WASTE ALTERNATIVES PROGRAM

Applicant Name: Architectural Rescue Shop at the Jipp - Storage Building

Project Beginning Date: March 1, 2011

Project Ending Date: September 30, 2011

This timetable should account for planning and if applicable, construction phases of the project as well as the first year of project implementation. If applicable, applicants should plan that repayment of loans will begin within six months after the first claim for funds has been approved by the Department. **If any or all awarded funds are to be repaid, include proposed first and last loan repayment dates.**

Task or Activity	Beginning Date For Each Task	Ending Date For Each Task	Group/Person Responsible
Site Preparation and Pad	March 1, 2011	April 30, 2011	Gateway Redevelopment Group (GRG)
Construction	April 30, 2011	July 30, 2011	GRG
Painting and Electrical	July 30, 2011	August 30, 2011	GRG
Interior Shelving	August 30, 2011	September 30, 2011	GRG

FORM D

BUDGET SUMMARY SHEET

SOLID WASTE ALTERNATIVES PROGRAM

Applicant Name: Gateway Redevelopment Group

ITEM AND QUANTITY	DNR REQUEST	LOCAL SHARE	TOTAL COST
Site Prep/Pad	\$2,160	\$720	\$2,880
Framing/Roof/Siding/Windows/Doors	\$9,900	\$3,300	\$13,200
Painting	\$750	\$250	\$1,000
Electrical	\$1,275	\$425	\$1,700
Interior Shelving	\$750	\$250	\$1,000
Volunteer Labor - building, painting, salvaging, ordinance committee		\$8,000	\$8,000
Website Management- public education		\$2,000	\$2,000
Use of existing Jipp Building		\$10,000	\$10,000
Total	\$14,835	\$24,945	\$39,780
**Applicants <u>must</u> submit a budget narrative that details specific expenditures and their role in the project.			

Note: Follow guidelines closely regarding the maximum amount of funding assistance possible for each expenditure involving program funds. All eligible expenses will be funded at not more than 75%. Applicants are also required to provide a 50 percent match of the **total** project cost. Meeting the total project cost, applicants may

FORM D

Budget Narrative

The budget will provide the site preparation and pad, framing roofing, siding, windows and doors. The budget will also cover the costs for the painting, electrical and interior shelving. Matching funds will be provided by GRG and a \$1,000 grant from the Waste Commission of Scott County. In addition, considerable volunteer labor will be used to minimize the out-of-pocket cost of the project.

Item	Quantity	Unit	Price	Total
Site Preparation	1	lot	\$1,000	\$1,000
Roofing	1	lot	\$2,000	\$2,000
Siding	1	lot	\$3,000	\$3,000
Windows	1	lot	\$4,000	\$4,000
Doors	1	lot	\$5,000	\$5,000
Painting	1	lot	\$6,000	\$6,000
Electrical	1	lot	\$7,000	\$7,000
Interior Shelving	1	lot	\$8,000	\$8,000



December 30, 2010



Bill Gluba, MAYOR

Mr. Tom Anderson
Iowa Department of Natural Resources
502 E. Ninth Street
Des Moines, IA 50319-0034

Dear Mr. Anderson,

I write to enthusiastically support the Gateway Redevelopment Group's proposal to expand its Architectural Rescue Shop and architectural salvage program.

The City of Davenport has worked with the Gateway Redevelopment Group since its beginning and I am always impressed with Jack and Marion's ability to complete projects using volunteer labor while effectively managing tight budgets.

The expansion of the Architectural Rescue Shop will benefit everyone living in Davenport, as it will reduce the amount of usable waste entering the Scott Area Landfill. A storage barn at the Jipp site will increase considerably the amount of salvage materials that can be collected and made available to the community. This will expand a valuable resource for the people renovating and restoring the city's many historic homes. Because the Jipp is located in the heart of the Hamburg Historic District and on a major gateway in Davenport, I expect the community to have easy access to the salvage.

I am also very open to bringing to our City Council ordinance changes that would help reduce our waste stream of construction and demolition debris.

I appreciate the enthusiasm and commitment the Gateway Redevelopment Group brings to Davenport and expect this project to have a very positive impact on the entire community. I ask that you give this application every consideration.

Sincerely,

William E Gluba
Mayor





**Waste
Commission**
of Scott County

December 31, 2010

Mr. Tom Anderson
Iowa Department of Natural Resources
502 E. Ninth Street
Des Moines, IA 50319-0034

Dear Mr. Anderson,

The Waste Commission of Scott County (Commission) welcomes the opportunity to support the Gateway Redevelopment Group's proposal for a grant to expand their Architectural Rescue Shop. The Commission's mission is to provide environmentally sound and economically viable solid waste solutions for Scott County residents and businesses. The proposed Architectural Rescue Shop expansion and architectural salvage program compliments the Commission's programs to encourage construction and demolition debris recycling and would be a valuable addition to the community.

The Commission values programs that encourage recycling and proper waste management. This project is a wonderful opportunity to develop recycling of vintage building materials in the Scott County area. The Gateway Redevelopment Group has shown itself to have the unique expertise to make this project a success. We intend to explore all opportunities that would be of assistance to this project.

The Commission is also excited to work with Gateway Redevelopment Group and the City of Davenport in revising ordinances that will provide a guideline for making construction and demolition projects a more environmentally sound endeavor.

The Commission wishes the Gateway Redevelopment Group best of luck on their grant request. This program will most certainly benefit our community. They have the Commission's complete support, including assistance with matching funds through our community grant program, and we look forward to collaborating with them on this worthwhile effort.

Sincerely,

WASTE COMMISSION OF
SCOTT COUNTY

Kathy Morris
Director

