

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.

