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# DESIGN CONCEPT PROPOSAL

December 21, 2021  
Gatherings, 1024 6<sup>th</sup> St, Nevada, IA  
Project #11021

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*Design recommendations are based upon field inspection during the site visit and/or information provided by the owner/tenant and are conceptual only. They are not intended for construction purposes. Additional consultation, or the use of specialized consultants including a licensed architect or engineer, may be required for additional design development and for individual issues or concerns. Prior to beginning any work, consult with local officials to ensure compliance with local codes and ordinances.*



*Existing Building*



*Historic Photograph*

## NOTES

- This drawing proposes a façade rehabilitation concept for the Gatherings building at 1024 6<sup>th</sup> Street.
- The building has seen numerous alterations since its 1885 construction but is still listed as a Contributing building in the Nevada Downtown Historic District. Significant changes include combination of the first floor into a single storefront, relocation of the upper story access door from the center of the building, reduction of the upper story window openings, removal of the ornate cornice on the upper façade, and addition of the shingle sheathed awning (and presumed removal of the historic ornamental details underneath). Full restoration of the historic façade likely isn't feasible or recommended due to the extent of these alterations, but improvements are shown that are compatible with the building's overall character and current use.
- Clean masonry façade as needed using gentlest means possible (do not sandblast!). There appear to be areas of missing mortar and previous patching at the upper façade – repoint and repair as needed using a mason well versed in historic masonry (refer to Preservation Briefs [1](#) and [2](#) for additional guidance).
- Remove the shingle sheathed awning from the storefront. Assess materials and structure underneath and make any repairs needed. It is assumed the historic transom windows and storefront cornice details have been removed, but if they are intact once the awning is removed, they should be retained and repaired if possible. Consult with MSI at that time for updated recommendations.
- Install a new storefront system that is compatible with the scale, proportion and historic elements of the building. Include large display windows with clear insulated glass, transom windows above and bulkhead panels below. Use trim and panel details to give the storefront a quality millwork appearance. Two storefront

configurations are shown here: one similar to the existing configuration that is largely recessed, and one with a more traditional configuration with each doorway recessed. It's recommended to retain both doors for scale, function during events, and future building uses.

- Remove infill panels and replacement units from the upper story windows. Insert new window units that fill the full size of the opening and are compatible with the one over one windows shown in the historic photograph. The center window opening has been bricked in over time; it is not shown restored in the concept drawing but could be reopened if the upper story floor plan allows.
- While the building originally had an elaborate, large-scale cornice on the upper façade (seen from a distance at right), restoring that configuration is likely not feasible and would need to follow documentary evidence. A smaller scale simplified cornice band is shown here that corresponds with the storefront.
- Paint the storefront system, window hoods, and cornice. An example color scheme is included below.
- Add business signage to the façade. Individually mounted letters are shown on the storefront cornice/sign band for Gatherings, with gooseneck lighting above for added evening illumination and visibility. A smaller scale projecting sign is shown near the upper story entry door to identify the upper floor coworking space.



Main Street Iowa recommendations follow the [Secretary of Interior's Standards](#) for the rehabilitation of historic buildings. Additional information on technical guidance can be found in [Preservation Briefs](#) prepared by the National Park Service.

## COLOR SCHEME

Benjamin Moore paint colors and Sunbrella awning fabric is shown here for reference. Appearance of color samples will vary depending on computer screen or printer – view actual samples for color matching.



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Main Street Iowa design staff is available to provide continued assistance as the project progresses. Please contact Maia Fiala Jessen (515.348.6179 or [maia.jessen@iowaeda.com](mailto:maia.jessen@iowaeda.com)) or Sarah Lembke (515.348.6181 or [sarah.lembke@iowaeda.com](mailto:sarah.lembke@iowaeda.com)) with any questions, requests for technical information or project updates.



