
City of Cedar Rapids

Historic Preservation Commission

Community Development Department, City Hall, 101 First Street SE, Cedar Rapids, IA 52401, 319-286-5041

MEETING NOTICE

The City of Cedar Rapids Historic Preservation Commission will meet at:

4:30 P.M.

Thursday, January 31, 2013

at

Police Substation

1501 1st Avenue SE, Cedar Rapids, Iowa

AGENDA

Call Meeting to Order

1. Public Comments

This is an opportunity for public to address the Commission on any subject pertaining to the Commission's business.

2. Approve Meeting Minutes

3. Action Items

- a. NEW Demolition applications
 - i. 207 7th Street SE – Private Property
 - ii. 512 3rd Avenue SE – Private Property
 - iii. 519 4th Avenue SE – Private Property
 - iv. 411 6th Street SE – Private Property
 - v. 34 43rd Avenue SW – Private Property
 - vi. 2316 Bowling Street SW – Private Property – Previewed on 10/11/12

4. New Business

- a. Modifications to National Register Property – 1120 2nd Avenue SE
- b. Future Demolitions/Developments
 - i. 518 2nd Street SW – Landover Corporation
 - ii. 521 3rd Street SW – Landover Corporation
 - iii. 202, 206, 208, 220, 222 and 224 6th Avenue SW – Landover Corporation
 - iv. 902 17th Street NE – Mount Mercy University

5. Old Business

- a. Demo applications UNDER REVIEW
 - i. 1505 B Street SW – City-owned property – 60-day hold ends 2/11/13
 - ii. 1420 Mt. Vernon Road – Private Property – 60-day hold ends 2/11/13
 - iii. 117 28th Street Drive SE – Private Property – 60-day hold ends 3/11/13
 - iv. 121 28th Street Drive SE – Private Property – 60-day hold ends 3/11/13
 - v. 2739 1st Avenue SE – Private Property – 60-day hold ends 3/11/13
- b. Preservation Showcase
- c. MOA/LOA Updates
- d. Council Development Committee Comments on Work Plan

6. Adjournment

FUTURE MEETINGS

Items for future agendas:

- a. Kirkwood Historic Preservation Curriculum Plan
- b. 2012-2013 work plan update following Development Committee review

MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, October 11, 2012 @ 4:30 p.m.

Police Department Sub Station, 1501 1st Avenue SE

Members Present: Amanda McKnight Chair
 Todd McNall Vice-Chair
 Barbara Goings Secretary
 Moira Blake
 Patricia Cargin
 Leslie Charipar
 Bob Grafton
 Tim Oberbroeckling
 Jon Thompson
 Barbara Westercamp

Members Absent: Candace Bloomhall-Nanke

City Staff: Thomas Smith, Planner
 Alicia Abernathy, Administrative Assistant II

Guests: Jeff Capps, Cindy Hadish, Ted Reef, Richard Sova, Brian Vogel,
 Tim Klima, Camilla Deiber

1. Call Meeting to Order

- Amanda McKnight called the meeting to order at 4:31 p.m.
- Ten (10) Commissioners were present and one (1) absent.

Leslie Charipar joined the meeting at 4:32 p.m.

2. Public Comments

- No member of the public wished to speak.

3. Approve Meeting Minutes

- One correction was made to the September 13 Minutes under 6a changing “It was suggested the 2014 Showcase coincide” to “It was discussed the 2014 Showcase should coincide.”
- Jon Thompson made a motion to approve the corrected minutes. Tim Oberbroeckling seconded the motion. The motion passed unanimously with none opposed.

Barbara Westercamp joined the meeting at 4:34 p.m.

4. Action Items

a. NEW Demolition applications

i. 3826 1st Avenue NE – Private Property

- Thomas Smith stated the property is near the Town and Country shopping center and has been vacant for multiple years. The property was had several break-ins in the last few months and the property owner is concerned with liability issues and would like to demolish the structure.
- Discussion took place suggesting ReStore come to the property to determine if anything is salvageable.
- Jon Thompson made a motion to approve the demolition application. Barbara Westercamp seconded the motion. The motion passed unanimously with Amanda McKnight and Bob Grafton abstaining.

ii. 820 Ingleside Drive SW – Private Property

- Mr. Smith stated the structure has had several issues with water leaking into the basement and the structure was poorly constructed causing the property to be inhabitable. The neighboring properties are zoned industrial or commercial.
- Jon Thompson made a motion to approve the demolition application. Barbara Westercamp seconded the motion. The motion passed unanimously with Amanda McKnight and Bob Grafton abstaining.

b. COA applications

i. 1828 Park Avenue SE – Basement Windows (side and rear)

- Ms. McKnight presented the application for three basement windows to be replaced and explained the drawing, provided by the homeowner, pointing out the window locations on the house. One window is on the back of the house and the other two are on the side and would be windows to a den or recreation room.
- Discussion took place including whether or not screens were on the windows, if the windows were egress and if the windows are visual from the street. It was determined there are currently no screens on the windows nor will there be screens with the new windows. The windows will not be egress windows as they are not required to be because this is not a bedroom and the windows are not visible from the street.
- Jon Thompson made a motion to approve the insulation of new windows. Todd McNall seconded the motion. The motion passed unanimously with none opposed.

c. Other Items

i. Approval of salvage consultant position with the Cedar Valley Habitat for Humanity ReStore

- Amanda McKnight and Bob Grafton left the meeting room during this discussion.
- Mr. Smith explained Cedar Valley Habitat for Humanity ReStore had a position open for a salvage consultant position that they would like to extend to Bob Grafton.
- Discussion took place including the hire process and how having Mr. Grafton on staff would benefit the community as Mr. Grafton has several talents and has hand on experience. It was mentioned the work Mr. Grafton would do at ReStore would complement his work with the HPC.
- It was pointed out that if demolition applications came to the HPC that involved the work of ReStore, Bob Grafton and Amanda McKnight, his wife, would abstain from the discussion and voting on the application.
- Todd McNall made a motion to approve Mr. Grafton as the new salvage consultant. Tim Oberbroeckling seconded the motion. The motion passed unanimously with none opposed.

ii. Concurrence with National Register of Historic Places evaluation report for 1927 Ellis Boulevard NW

- Mr. Smith explained the Louis Berger study addressing 1927 Ellis Boulevard NW and stated Preservation Iowa has already reviewed the document and signed off on it.
- Discussion included whether or not the property was vacant and it was determined that is unknown at this time.
- Todd McNall made a motion to concur with the report. Jon Thompson seconded the motion. The motion passed unanimously with none opposed.

5. New Business

a. Future demolition/development at 1300 3rd Avenue SE, 1304 3rd Avenue SE, 1310 3rd Avenue SE, 1316 3rd Avenue SE and 1416 3rd Avenue SE

- Mr. Smith explained the proposed plans for the properties including the demolitions of all five properties, construction of a housing development for older adults on the corner of 14th Street and 3rd Avenue SE and the construction of a parking lot on the corner of 13th Street and 3rd Avenue SE to replace the parking lot that will be removed for the housing development.
- Richard Sova, developer of the project, explained they chose this area because it is in the medical district, close to a bus route, close to a grocery store, and they cannot be in the flood zone due to their funding sources. The site will contain a 48 to 55 unit housing development for citizens 55 years of age and older.
- Discussion took place including the historic value of the houses, the rezoning of the properties, the layout of the development, and the process the rezoning request would go through.
- The potential of having the houses moved to vacant lots in the district was discussed and the Commission requested a meeting with the Church to discuss concerns and options.
- The Commission expressed appreciation and gratitude to Mr. Sova bringing this before the Commission early on in the process.

b. Future demolition/development at 2316 Bowling Street SW

- Mr. Smith gave an overview of the proposed site plans. Hy-Vee would like to rezone 2300 and 2316 Bowling Street SW and demolish the structures for development of a Hy-Vee gas station and convenience store. The structure, Stejskals, at 2316 Bowling Street SW was built in 1948 and is currently vacant.
- Discussion took place determining the structure at 2300 Bowling Street SW was built after 1952, therefore, non-historic. The Commission suggested having ReStore come to the property to determine if anything is salvageable. It was asked the Commission be able to take photos and document the structure before it is salvaged by ReStore.
- The Commission expressed appreciation and gratitude for this coming before the Commission early on in the process.

Jon Thompson left the meeting at 5:30 p.m.

Leslie Charipar left the meeting at 6:07 p.m.

Barbara Goings left the meeting at 6:12 p.m.

c. 2012-2013 work plan discussion

- The item was moved to a special meeting on October 25, 2012 due to the length of discussion that is needed.

6. Old Business

a) Preservation Showcase 2013

- Due to the length of the meeting, discussion did not take place and will be moved to a future agenda.

7. Adjournment

- Barbara Westercamp motioned to adjourn the meeting at 6:24 p.m. Todd McNall seconded the motion. The motion passed unanimously with none opposed.

Respectfully Submitted,

Alicia Abernathey, Administrative Assistant II
Community Development

MINUTES
HISTORIC PRESERVATION COMMISSION SPECIAL MEETING,
Thursday, October 25, 2012 @ 4:30 p.m.
Police Department Sub Station, 1501 1st Avenue SE

Members Present: Amanda McKnight Chair
Todd McNall Vice-Chair
Barbara Goings Secretary
Moira Blake
Leslie Charipar
Bob Grafton
Tim Oberbroeckling
Jon Thompson
Barbara Westercamp

Members Absent: Candace Bloomhall-Nanke
Patricia Cargin

City Staff: Thomas Smith, Planner
Seth Gunnerson, Planner
Alicia Abernathy, Administrative Assistant II

Guests: Timothy Wayne Van Deest, Dave O’Clair, Jordan Dreter, Ann Tow,
Cindy Hadish, Mary Beth Sexton, Allen Connerly, Jayne Sowfal,
Karen Tipton

1. Call Meeting to Order

- Amanda McKnight called the meeting to order at 4:31 p.m.
- Nine (9) Commissioners were present and two (2) absent.

Todd McNall joined the meeting at 4:32 p.m.

2. Public Comments

- Tim Wayne Van Deest thanked the Commission for their efforts with the Historic Preservation Commission and expressed concerns with Cedar Rapids not having interest in preserving the history of the City.

3. Action Items

a. COA applications

- i. 1517 2nd Avenue SE–Windows and doors (front and side)**

- Allen Connerly, homeowner, stated the house is currently a 4-plex and he would like to downsize to a 3-plex with 100% renovations on the 1st floor of the house with the rest of the house receiving general maintenance. All doors and windows will be replaced on the house with two on the garage. The garage will also be painted and reroofed. Mr. Connerly expressed he would like to use a fiberglass stained door on both front doors of the property that would appear to be wood. The front windows would be replaced with wood windows and the rest of the house with vinyl windows with the middle window of the attic being an egress window.
 - Discussion took place including the use of egress windows, garage doors and windows, and different options. The guidelines were also discussed including all visible windows and doors need to be replaced with wood.
 - It was determined the attic windows would need to have one egress window and it would require the height of the window to be raised with a potential fire escape in the front of the house. Bob Grafton volunteered as a liaison to work with Mr. Connerly to deal with the egress attic window and provide an update to the Commission at a future meeting.
 - Todd McNall made a motion to approve the insulation of new fiberglass, with wood stain, doors and wood windows, with the exception of the attic windows, on the house. The motion also included the garage doors be approved as applied for and when the windows are replaced in the attic they contain eight lights in the egress window to match the current grid pattern. Tim Oberbroeckling seconded the motion. The motion passed unanimously with none opposed.
- ii. 1831 Grande Avenue SE – Deck (back)**
- Thomas Smith explained the sketches provided by the applicant to replace a current deck on the back of the house with a new deck. The deck would be replaced due to issues with the railing not being built to Code. It was pointed out the garage on the property blocks the view of the deck from the alley.
 - Jon Thompson made a motion to approve the insulation of a new deck. Barbara Westercamp seconded the motion. The motion passed unanimously with none opposed.

Amanda McKnight asked Mr. Smith for clarification on whether a case that previously came before the Commission could be discussed as representation of the project was present at the meeting. Mr. Smith clarified the item could not be discussed as it was not on a public agenda.

b. NEW Demolition applications

i. 1410 Bever Avenue SE – Private Property

- Mr. Smith stated the property was not in the historic district and the property would be used for green space and parking for the redevelopment of the Rose Apartment building next to this property. The applicant has agreed to contact ReStore regarding any salvageable materials in the property.
- Dave O’Clair stated the property at 1410 is in bad condition and once it is demolished it will be used to provide 6-7 parking spaces for the Rose Apartments as there is currently no off street parking. The property is not occupied and is completely gutted out on the inside. 1417 3rd Avenue SE was going to be demolished as well but will now be restored as it is in the historic district.
- Mark Stoffer Hunter stated the 1417 3rd Avenue SE property has historic significance as it was the family house of the original owners of the Rose Apartments.

- Barbara Goings made a motion to approve the demolition application. Barbara Westercamp seconded the motion. The motion passed unanimously with Amanda McKnight and Bob Grafton abstaining.
- ii. 2735 Dalewood Avenue SE – Private Property**
 - Bob Grafton stated the property was donated to the Church and has salvage rights through Affordable Housing. The property would be demolished and used for a parking lot. The property to the left of the house contains a driveway that goes to an addition of the Church and the property to the right is another residential home. The house at 2735 Dalewood Avenue SE is not occupied and is in poor condition.
 - Barbara Goings made a motion to approve the demolition application. Tim Oberbroeckling seconded the motion. The motion passed with a vote of 3 to 2 with Amanda McKnight, Bob Grafton, Moira Blake and Barbara Westercamp abstaining.
- iii. 912 16th Avenue SE – Private Property**
 - Mr. Smith stated the property is owned by Cargill and the structure is currently in poor condition. The home was damaged in the flood of 2008, contains holes in some of the walls and there are concerns of asbestos. The property is not in the historic district but when the Reconnaissance Survey was checked, the property was recommended for an intensive survey. Mr. Smith stated the opportunity for salvage is unknown at this time.
 - Mr. Stoffer Hunter added the property is not occupied and there are seven total properties left in the neighborhood with only two that are currently occupied. Mr. Stoffer Hunter stated, in his opinion, there is no benefit in keeping the structure.
 - Tim Oberbroeckling made a motion to approve the demolition application with a salvage opportunity. Todd McNall seconded the motion. The motion passed unanimously with none opposed.
- iv. 517-519 7th Street SE – Private Property**
 - Mr. Smith stated the property was part of the Reconnaissance Survey and it was not recommended for a more intensive survey. The property was last used as a boarding house and currently has an insect infestation. The property is surrounded by parking lots and would be used to expand parking. The applicant will work with ReStore regarding any salvageable materials from the property.
 - Jon Thompson made a motion to approve the demolition application. Todd McNall seconded the motion. The motion passed unanimously with Amanda McKnight, Bob Grafton and Moira Blake abstaining.

Discussion took place on the process of demolition applications for properties in the historic district. It was pointed out, if the HPC denied a demolition application the applicant could appeal the decision to City Council who would have the final say. The HPC would be invited to attend the City Council meeting to share their views on the project and why it was denied.

4. New Business

a. 2012-2013 work plan discussion

1. Document and Prioritize Preservation of Historic Properties

A. Become responsible for the historic resources surveys

Measures:

Having surveys in hand (Y/N)

of properties reviewed by March 2012

- This item was not accomplished in the 2011-2012 work plan and will be carried over to the 2012-2013 work plan.

B. Prepare a list of Top 11 endangered historic properties in Cedar Rapids.

Measures:

of significant structures documented, prioritize and present to City Council (Y/N)

- This item was accomplished in the 2011-2012 work plan but will also be placed onto the 2012-2013 work plan.
- Discussion took place including Development Committee requesting a list of the most prioritized list of historic properties. It was stressed that it is easier to find the most endangered properties rather than the most important and it is unfair to historic property owners to prioritize one property over another.
- Discussion also took place about involving stakeholders and CR Heritage and having them submit a list of properties they feel are endangered and the Commission will decide which are the top 11.
- Discussion took place about using leftover showcase money to publicly display boards of the most endangered properties from 2011-2012 in places such as malls, libraries, etc. and put banners on the boards of properties that have been demolished stating "Demolished" with the date of demolition.

A separate discussion was brought up by the Commission asking if City staff could publicize which city-owned properties are available. It was also asked that City staff put the RFP for historic properties on the City website.

2. Make recommendations to the National Register

A. Gain more knowledge about the National Register of Historic Places (NRHP)

Measures:

of HPC members attending workshops

- A few members of the Commission attended workshops in 2011-2012. The item will also be placed onto the 2012-2013 work plan.
 - Discussion took place about Commission members attending workshops dealing with the National Register application and inviting SHPO representatives to do a workshop and training at the 2013 Showcase.
- B. Determine who may be interested in establishing local historic districts.

Measures:

of potential districts identified and HPC members attending neighborhood meetings to gather interest and information (Y/N)

- This item was accomplished in the 2011-2012 work plan due to the completion of the Moundview survey and will also be placed on the 2012-2013 work plan.
- Discussion took place about surveying B Avenue and surrounding properties to see if there would be enough historic properties to make a district. The Commission would discuss the district idea with residents and if 51% give approval, the area could become a historic district.

Todd McNall left the meeting at 6:08 p.m.

C. Make nominations of properties and districts to the National Register.

Measures:

of recommended properties/districts

- This item was not accomplished in the 2011-2012 work plan and will be carried over to the 2012-2013 work plan.

- Discussion took place regarding the DOT building wanting to apply for National Register and this is something the Commission could help with.
3. Initiate and Maintain a Salvage Operation
 - A. Coordinate salvage operations activities
 - Measures:**
 - Open salvage operation with Habitat ReStore within a year**
 - This item was accomplished in the 2011-2012 work plan and will also be placed on the 2012-2013 work plan.
 4. Section 106 Reviews
 - A. Consult with Federal agencies about the location and significance of historic properties to identify ways of avoiding or mitigate further damage to those properties.
 - Measures:**
 - # of Section 106 Reviews**
 - This item was accomplished in the 2011-2012 work plan and will also be placed on the 2012-2013 work plan.
 - Discussion took place regarding the Commission getting training on Section 106.

It was determined, due to the time, the work plan discussion would continue at the next meeting.

5. Adjournment

- Barbara Westercamp motioned to adjourn the meeting at 6:21 p.m. Leslie Charipar seconded the motion. The motion passed unanimously with none opposed.

Respectfully Submitted,

Alicia Abernathey, Administrative Assistant II
Community Development

MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, December 13, 2012 @ 4:30 p.m.

City Hall Training Room, 101 First Street SE

Members Present: Amanda McKnight Chair
Todd McNall Vice-Chair
Barbara Goings Secretary
Moira Blake
Patricia Cargin
Bob Grafton
Tim Oberbroeckling
Jon Thompson
Barbara Westercamp (via telephone)

Members Absent: Candace Bloomhall-Nanke
Leslie Charipar

City Staff: Thomas Smith, Planner
Alicia Abernathy, Administrative Assistant

Guests: Council member Chuck Swore, Council member Justin Shields,
Cindy Hadish, Tim Klima, Jim Piersall, Kolby Jones, Andrew Schmidt,
Mark Stoffer Hunter, Fred Timko, Kurt Luedtke, Melissa Kopf, and
Vern Zakostecky

Call Meeting to Order

- Amanda McKnight called the meeting to order at 4:36 p.m.
- Eight (8) Commissioners were present in person, one (1) commissioner present via telephone and two (2) absent.

1. Public Comments

- Tim Klima and Mark Stoffer Hunter stated people have expressed interest in relocating the former gas station at 1432 Mt. Vernon Road SE.

2. Approve Meeting Minutes

- The minutes were not discussed and will be addressed at the January 10, 2013 meeting.

3. Action Items

a. NEW Demolition applications

- i. 6635 Kirkwood Boulevard SW – Private Property**

- Thomas Smith stated the property is owned by Kirkwood Community College and contains a house that is in poor condition. Kirkwood has agreed to work with ReStore and salvage has already begun on the house. Kirkwood would like to demolish the property due to recent break-ins and liability.
 - Jon Thompson made a motion to approve the demolition application. Todd McNall seconded the motion. The motion passed unanimously with Amanda McKnight, Bob Grafton and Barbara Goings abstaining.
- ii. 1420 Mt. Vernon Road SE – Private Property**
- Mr. Smith stated the property contains an industrial building, built in the 1950's, and is the former Crescent Electric building. The building will be demolished to make way for a Kum & Go Convenience Store and the property owner has agreed to work with ReStore to salvage the building.
 - Discussion took place including the possibility of a 60 day hold to allow time for proper salvage. It was pointed out the property would not be demolished until early spring so there would be adequate time to salvage the building.
 - Todd McNall made a motion to approve the demolition application allowing time for salvage to be completed. Tim Oberbroeckling seconded the motion. The motion passed unanimously with Amanda McKnight and Bob Grafton abstaining.
- iii. 1432 Mt. Vernon Road SE – Private Property**
- Mr. Smith stated the property is a former gas station and will be demolished to make way for a Kum & Go Convenience Store.
 - Jim Piersall stated the building would need to be moved or demolished due to the widening of 15th Street SE to make way for the Kum & Go. There would be opportunity to relocate the structure as there are no plans to demolish the structure until early spring. Mr. Piersall pointed out the building has sat empty for approximately 56 years with no rehabilitation or improvements.
 - Discussion took place including the challenges in relocating the building, making a public announcement so people aware that it will be demolished if not relocated, and a suggestion was made to contact the Lincoln Highway Association as they may be interested in the building.
 - Barbara Goings made a motion to place the demolition application on a 60 day hold to make the public aware of the opportunity of relocation. Todd McNall seconded the motion. The motion passed unanimously with Amanda McKnight and Bob Grafton abstaining.
 - Jon Thompson volunteered to be the liaison for this case during the 60 day hold.
- iv. 853 15th Street SE – Private Property**
- Mr. Smith stated the property is residential and used as a rental property. The house will be demolished to make way for a Kum & Go Convenience Store.
 - Jon Thompson made a motion to approve the demolition application allowing time for salvage to be completed. Tim Oberbroeckling seconded the motion. The motion passed unanimously with Amanda McKnight, Bob Grafton and Moira Blake abstaining.
- v. 847 15th Street SE – Private Property**
- Mr. Smith stated the structure was built in 1931 and is currently vacant. The assessors' site shows the house as having below average conditions. The building will be demolished to make way for a Kum & Go Convenience Store and the property owner has agreed to work with ReStore to salvage the building.

- Jon Thompson made a motion to approve the demolition application allowing time for salvage to be completed. Todd McNall seconded the motion. The motion passed unanimously with Amanda McKnight, Bob Grafton and Moira Blake abstaining.
- Mr. Piersall pointed out the property owner will be salvaging anything they want from the structure in the next 30 days before allowing ReStore to salvage.
- vi. 610 1st Street SW – City-owned Property**
 - Mr. Smith stated the demolition was previewed in February and the demolition application is now being considered. The property is the former Daryl Hair salon and the property owner has agreed to work with ReStore for salvaging.
 - Todd McNall made a motion to approve the demolition application. Tim Oberbroeckling seconded the motion. The motion passed unanimously.
- vii. 1505 B Street SW – City-owned Property**
 - Mr. Smith stated the demolition was previewed in August and the demolition application is now being considered. The house was built in 1918 and is part of the Bohemian Commercial Historic District. Interest in the property was shown by Stark Real Estate Holdings, Inc. but because the company is in default of other Development Agreements with the City of Cedar Rapids the interest is not eligible. After demolition, the land would be used to expand a nearby building or for parking.
 - Discussion took place including the fact this property is the only residential left in the area and due to recent denials of demolishing structures in historic districts this is not a good idea. It was pointed out that this is not in a local historic district.
 - Jon Thompson made a motion to table the demolition application until the next HPC meeting in order for staff to gather more information. Tim Oberbroeckling seconded the motion. The motion passed unanimously with Todd McNall abstaining.
- viii. 422 7th Avenue SW – City-owned Property**
 - Mr. Smith stated the property was recently acquired by the City of Cedar Rapids and the interior of the structure is in poor condition. The City would like to demolish the structure because of health and safety concerns.
 - Todd McNall made a motion to approve the demolition application. Jon Thompson seconded the motion. The motion passed unanimously.
 - Tim Oberbroeckling asked if there was a notification process for residents near structures that are being demolished. It was pointed out that City-owned parcels are posted in the newspaper when getting demolished and a sign is posted.

4. Old Business

a. Final update on City properties past 60-day review period

i. 426 1st Street SW (Emerson Lock & Key) – City-owned Property

- Mr. Smith stated this demolition application came before the commission in February and was placed on a 60 day hold. The structure is not able to remain in this location because it is in the 100 year flood plain. The parcel would be used for greenspace or parking. Interest for the property was shown by one person but after looking into the property further it was determined to be infeasible.

ii. 121 3rd Street SW (Law Offices) – City-owned Property

- Mr. Smith stated this demolition application came before the commission in February and was placed on a 60 day hold. Interest for the property was shown by the same individual as 426 1st Street SW but after looking into the property further it was determined to be infeasible.

- iii. **100 1st Street SW (Office/Apartments) and parking lots – City-owned Property**
- A. **117 1st Avenue SW (Parking Lot)**
 - B. **123 1st Avenue SW (Parking Lot)**
 - C. **129 1st Avenue SW (Parking Lot)**
 - D. **0 Vacant Land (142823100500000) (Parking Lot)**
 - E. **0 Vacant Land (142823100600000) (Parking Lot)**
- Mr. Smith stated 100 1st Street SW contains apartments and offices while the other five properties are currently parking lots. There has been no interest shown for rehabilitation and the lots will be cleared and leveled. The City is under a deadline for acquiring funding to demolish properties and the deadline is November 2013. The City needs 6 months to meet this deadline as abatement and demolition take time to complete.
 - Questions were raised such as, if an additional notification could be sent to the public, if ReStore could salvage the property and if tours of the property could be granted to commission members and Save CR Heritage for salvaging purposes. Mr. Smith stated he would check to see if the additional notification could be made as the property was put on hold in February. Mr. Smith pointed out the salvage opportunity may not be granted as the City works with abatement companies for flood demolitions. Mr. Smith stated he would look into the opportunity to tour the structures.

5. New Business

a. Draft Nomination for 3rd Avenue SW Commercial Historic District

- Mr. Smith introduced Andrew Schmidt, Summit Envirosolutions, Inc., to begin a presentation explaining the 3rd Avenue SW Historic District National Register Nomination.
- Andrew Schmidt and Marjorie Pearson discussed topics listed below:
 - Previous 3rd Avenue district boundaries
 - Project tasks
 - Nomination Registration form
 - What the National Register is
 - How properties are nominated
 - What properties are eligible
 - Preliminary results found for the 3rd Avenue SW district
 - Proposed schedule

(For the complete PowerPoint presentation, please see attached.)

6. Adjournment

- Todd McNall motioned to adjourn the meeting at 6:04 p.m. Jon Thompson seconded the motion. The motion passed unanimously with none opposed.

Respectfully Submitted,

Alicia Abernathy, Administrative Assistant II
Community Development

MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, January 10, 2013 @ 4:30 p.m.

Police Substation, 1501 1st Avenue SE

Members Present: Amanda McKnight-Grafton Chair
Todd McNall Vice-Chair
Patricia Cargin
Bob Grafton
Candy Nanke
Tim Oberbroeckling
Jon Thompson

Members Absent: Moira Blake
Leslie Charipar
Barbara Westercamp

City Staff: Thomas Smith, Planner
Alicia Abernathey, Administrative Assistant

Guests: Cindy Hadish, Tim Klima, Craig McCormick, Robin Kash

Call Meeting to Order

- Amanda McKnight-Grafton called the meeting to order at 4:30 p.m.
- Seven (7) Commissioners were present and three (3) absent.

1. Public Comments

- Robin Kash shared concerns about the Historic Preservation Commission (HPC) not being in the City's Comprehensive Plan. Mr. Kash also suggested creating a Historic Preservation Ordinance and volunteered to help with creating a model ordinance.
- Thomas Smith clarified staff is working to include the HPC in the Comprehensive Plan.
- Amanda McKnight-Grafton stated the commission has been working with Mr. Smith on ordinance changes.
- Mr. Kash stated the ordinance should include powers for the HPC and allow the HPC to determine the future of historic structures. Mr. Kash stated the HPC should have more powers than just putting a property on a 60-day hold.

2. Approve Meeting Minutes

- The minutes were not discussed and will be addressed at the January 31, 2013 meeting.

3. Action Items

a. NEW Demolition applications

i. 1424 2nd Street SE – Private Property

- Mr. Smith stated the house was impacted by the 2008 flood and has not been mucked out. There is very little salvage value in the structure and the majority of the neighborhood has been cleared out with only a few structures remaining.
- Jon Thompson made a motion to approve the demolition application. Todd McNall seconded the motion. The motion passed unanimously.

ii. 2740 2nd Avenue SE – Private Property – Previewed with HPC 6/28/12

iii. 117 28th Street Drive SE – Private Property – Previewed with HPC 6/28/12

iv. 121 28th Street Drive SE – Private Property – Previewed with HPC 6/28/12

v. 2739 1st Avenue SE – Private Property – Previewed with HPC 6/28/12

- Mr. Smith stated the properties came through the HPC in June 2012 and are related to the Corner House Gallery. A three story office building is proposed for the site and the owner has agreed to work with ReStore and has gone through the process.
- Discussion took place on whether the commission could put the properties on a 60-day hold and have them released once ReStore is finished. It was mentioned by putting several properties on a hold to work with Restore it could potentially discourage others from working with ReStore. If put on hold, the progress would be reviewed at the next meeting and the properties could potentially be released early. It was pointed out, 2740 2nd Avenue SE has been completely gutted and there would be nothing to salvage.
- Todd McNall made a motion to approve the demolition application for 2740 2nd Avenue SE and place 117 28th Street Drive SE, 121 28th Street Drive SE and 2739 1st Avenue SE on a 60-day hold to allow time for salvage and to review the salvage operation at the next meeting. Jon Thompson seconded the motion. The motion passed unanimously with Amanda McKnight-Grafton and Bob Grafton abstaining.

b. New National Register Nominations

i. Sokol Gymnasium, 417 3rd Street SE

- Mr. Smith stated the correct address is 415 3rd Street SE. The State was contacted to make them aware the nomination form has the incorrect address and they asked a note be put on the signed document pointing out the incorrect address. The incorrect address on the document will not interfere with the nomination process.
- Discussion included the fact the future plans for the building are unknown, Sokol may sell the property in the near future and after the 2008 flood a representative of Sokol came before the HPC asking for help with restoration funding.
- Mr. Smith stated all three nominations will be reviewed by the State Nominations Review Committee on February 8, 2013. As part of the Certified Local Government Program, the HPC has to review and sign-off on any nominations.
- Todd McNall made a motion to approve nomination recommendation for Sokol Gymnasium, 417 3rd Street SE. Candy Nanke seconded the motion. The motion passed unanimously.

ii. Automobile Related Historic and Architectural Resources of Cedar Rapids, 1900-1960 MPD

- Mr. Smith stated the historian who worked on these nominations was unable to attend the meeting but prepared a two-page summary. This nomination includes various properties located throughout the City. The historian looked at properties in four different categories including automobile filling stations, automobile service parts and supplies dealers, automobile sales and services businesses and businesses

that were adapted to appeal more to the automobile group. The historian found a potential historic district on 14th Avenue SE but because they are already covered under the Bohemian Commercial Historic District they will not be nominated again.

- Mr. Smith pointed out this is in one of the FEMA MOAs. The MOA is related to the demolition of the First Street Parkade downtown and the also the Automobile Row Historic District on 2nd Avenue. It was also discussed that Linn County and the Lincoln Highway Association were interested in the potential district.
- Mr. Smith stated this is not a nomination to the National Register but more of a reconnaissance survey of the area. If there is interest in nominating the properties it could be done by the individual property owners.
- Jon Thompson made a motion to recommend National Register eligibility for the Automobile Related Historic and Architectural Resources. Todd McNall seconded the motion. The motion passed unanimously.

iii. Cedar Rapids 2nd Avenue SE Automobile Row Historic District

- Mr. Smith stated this is a nomination for Historic District designation along 2nd Avenue between 6th Street and 10th Street SE. The district would include 16 contributing structures and 9 non-contributing structures.
- Todd McNall made a motion to approve nomination recommendation for Cedar Rapids 2nd Avenue SE Automobile Row Historic District. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

4. Old Business

a. Demo applications UNDER REVIEW

i. 1505 B Street SW – City-owned Property

- Mrs. McKnight-Grafton stated the parcel contains a house that is in the historic district and a warehouse that is not part of the historic district. The demolition application was placed on hold and staff was asked to look into questions raised at the previous meeting, such as the possibility of dividing the property and if the property was divided would there be less funding for the MOA.
- Mr. Smith stated in order to split the lot it would have to go through a platting process that takes 3-4 months to complete. The cost would not be reimbursable by FEMA so there is question of who would pay for the platting process. The property was approved for demolition by the City Council Flood Recovery Committee on November 15 and was approved by the full City Council on November 27. Even though the property is included in the historic district there was assumption by FEMA the structure would be demolished. Mr. Smith stated the demolition of the structures would not impact the historic district in the sense of making it ineligible as a district. Part of the funding received from FEMA was given in the understanding the property would be demolished.
- Discussion took place including the fact an interested party could not make an agreement with the City because he was in default with the City on other projects. Discussion also included the fact a request for proposals (RFP) never went out because it was assumed the property would be demolished. Mr. Smith stated the City received one letter of interest and there were a lot of concerns about the nature of the property and the fact only part of the property is in the historic district.
- Discussion included reasons not to demolish the property including the fact the property is part of the historic district, there are very few houses with that architectural nature left on the block or in the district and a similar application of demolition to a historic district came through the HPC and was denied.

- Questions were asked including what fees the City would acquire if the property was re-platted and if the previous interested party would now be eligible for an agreement with the City due to being out of default on other projects. Questions also included whether CDBG funding would be available to tear down the warehouse only if the property was re-platted. It was also asked if another round of RFP's would be coming out and if so could this property be included. Mr. Smith stated he would look into all questions and provide answers at the next meeting.
- The commission decided to keep the property on the 60-day hold and Mr. McNall volunteered to be the liaison for the property.

b. 2012-2013 work plan discussion

- Mr. Smith stated the work plan from the 2011-2012 was updated with items that need to be accomplished through the MOA and LOA projects. All new items included in the 2012-2013 work plan were identified.
- Commission members suggested the following additions/changes:
 1. Adding to the Job Description the purpose and intent from the Ordinance.
 2. Instead of HPC members attending at least six Save CR Heritage meetings, it was recommended the wording remove Save CR Heritage and address historic preservation organizations in general.
- Discussion included the idea of compiling a list of properties that have been salvaged. It was pointed out this is part of the MOA requirements. The commission requested MOA/LOA updates are on all future HPC Agendas. Discussion also included providing flyers to residents and property owners of the historic district informing them of important information regarding to the district.
- Discussion took place regarding having another list of 11 most endangered properties for 2013. The content and naming of the list was included in the discussion, however, no consensus on content or a name was reached.

c. 2013 Preservation Showcase

- Mrs. McKnight-Grafton stated the 2013 Preservation Showcase will be the first Saturday in May at the CSPS Hall. The 2012 Preservation Showcase was put together quickly and there is a need for adequate planning time this year. Mrs. McKnight-Grafton stated commitment, in participating in the showcase, has been received from several entities. The types of workshops, tours, etc. included in the showcase were discussed. It was stressed there is a need for sub-committees to focus on certain aspects of the showcase. Questions were raised if left over money from 2012 could be used and also if commercials could be created for the advertisement of the showcase.

d. 1420 Mt Vernon Road SE – Private-Property

- Jon Thompson provided an update on the 60-day hold status for 1420 Mt. Vernon Road SE pointing out there are two parties interested in relocating the structure. The two parties are working with Jim Piersall regarding the relocation.

5. Adjournment

- Tim Oberbroeckling motioned to adjourn the meeting at 6:27 p.m. Candy Nanke seconded the motion. The motion passed unanimously with none opposed.

Respectfully Submitted,

Alicia Abernathey, Administrative Assistant II
Community Development

ACTION ITEMS



City of Cedar Rapids
Code Enforcement Division
 1201 6th St SW Cedar Rapids, IA 52404
 Main Phone: (319) 286-5831 Fax: (319) 286 5830

DEMOLITION PERMIT APPLICATION

Address of Demolition: 207 7 th STREET SE CEDAR RAPIDS IA		Approximate Age of Structure Year Built: 1928
GPN: 14214-81003-00000	Reason: (optional) DEMO	Future Plans: (optional) N/A
Property Owners Name: DF JONES ENTERPRISES LLC		Phone: N/A
Property Owners Address: 1764 34 th STREET SE		City / State / Zip Code CEDAR RAPIDS IA 52403
Contractor's Name: D.W. ZINSER COMPANY		Phone: 319-846-8090
Contractor's Address: 1715 COMMERCIAL DR		City / State / Zip Code WAUFO RD IA 52351
Type of Building:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi Family #
	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Accessory Building
Size of Building: Dimensions are:	4200 #	Number of Stories: 1 Height: 12'
Building has Basement:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No if Yes, What Dimensions:
DISPOSAL OF DEMOLITION MATERIALS		
<input checked="" type="checkbox"/> City of Cedar Rapids Landfill	<input type="checkbox"/> Private Landfill - Contact:	Phone #:
Address:		
It is the Responsibility of the Permit Holder to adhere to all Local, State And Federal Regulations regarding proper Inspections and Removal of Asbestos prior to any Demolition.		
UTILITIES INFORMATION		
All utilities shall be abandoned in accordance with City requirements and verified and/or inspected before Demolition Permit is issued and demolition begins.		
<i>I hereby certify that I have read and examined this application and affirm the above information as true and correct and also agree to comply with the provisions of the City of Cedar Rapids Codes and any other applicable Federal & State laws concerning the demolition process and/or disposal of demolition debris. I also certify that I am authorized to demolish this building as owner or agent of the owner and agree to assume complete responsibility for any liability arising from demolition of the above building. I also agree that no burning or burying of materials shall be done within the Corporate City Limits of Cedar Rapids.</i>		
APPLICANT'S SIGNATURE: 	DATE: 12-12-12	
OFFICE USE ONLY		
UTILITIES DISCONNECTION INFORMATION & APPROVALS		
Water:	Alliant Energy:	
Sewer:	Mid-American Energy:	
Public Works:	MediaCom:	
CED:	Other:	
Zoning:	Other:	
PERMITTING INFORMATION		
Demolition Permit Number:	Date Issued:	
Demolition Permit Fee: \$	Date Paid:	
Zoning District:	Date All Utilities Were Disconnected:	
Permit Issued by:	Date Signed:	

Print report.

Appraisal Summary - GPN: 14214-81003-00000

(142148100300000)

Property Address: 207 7TH ST SE
Cedar Rapids, IA

Class: Commercial

Tax District: 291 CR-
MIDTOWN
UR 201

PDF: Central Core
Commercial

Neighborhood: SMALL
RET;
CTRL CR

Plat Map: 2324

Deed Holder: D F JONES
ENTERPRISES
LLC

Mailing Address:

1764 34TH ST
SE
CEDAR RAPIDS
IA 52403-0000



207 7TH ST SE

Legal Description: O T SE 70' STR/LB 5 48

Homestead: **Military:**
Forest Reserve: **Last Chg:**
Plat Desc: **Plat Year:**

Click map to see neighbor's summary page.

[View complete GIS map.](#)
[Neighborhood map](#)

LOT INFORMATION

[Scroll down for sketch.](#)

Disclaimer: Assessor's lot sizes are for assessment purposes only and may NOT represent actual dimensions.
For more accurate, complete data refer to GIS maps, plat maps, or legal documents.

SEGMENT #1	Front	Rear	Side 1	Side 2
Sq. Ft. W/Dimensions	70	70	60	60

COMMERCIAL BUILDINGS

Shop: 4,200 SF (Built 1928)

NOTES:

AFTER SALE, CLOSED OFF MEZZ AND ADDED 84 LF OF PARTITIONING TO ENCLOSE RETAIL AREA. ALSO CLOSED OFF AN OVERHEAD DOOR. WHEN PURCHASED THE BUILDING WAS USED AS AN AUTO SERVICE SHOP, USE CHANGED TO VACUUM SALES AND SERVICE AFTER SALE.

OWNER OCC.***RETAIL=1568 SF(37%). STORAGE=2632 SF(63%).*** LAND SF=4200. BUILDING SF=4200. L TO B RATIO=1.00.

2012 ASSESSMENT

Land \$22,680
Dwelling \$0
Improvements \$105,052

SALES

Date	Type	Volume/Page	\$ Amount
9/12/2012	Deed	8414/547	\$0
5/13/2008	Deed	6984/470	\$125,000

Total **\$127,732**

2/14/2002 Deed 4609-42 \$0
 8/15/2000 Contract 4145-268 \$120,000

2011 ASSESSMENT

Land \$22,680
 Dwelling \$0
 Improvements \$105,052
Total **\$127,732**

PERMITS

Date	Description
- No permit information available -	

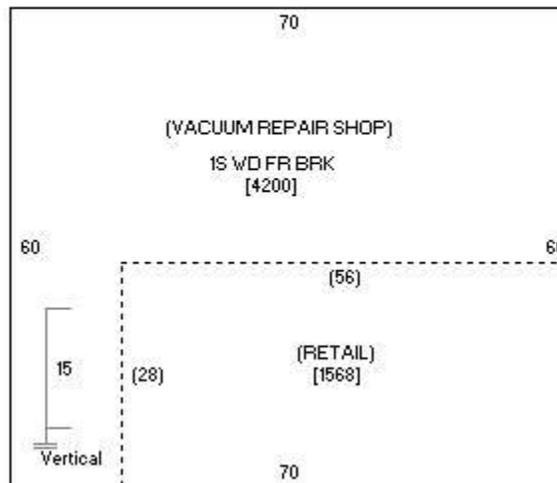
2010 ASSESSMENT

Land \$22,680
 Dwelling \$0
 Improvements \$103,914
Total **\$126,594**

2009 ASSESSMENT

Land \$22,680
 Dwelling \$0
 Improvements \$103,914
Total **\$126,594**

Sketch



[Estimate Taxes](#) [Tax History](#) [Pay Taxes](#)

***Disclaimer:** The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed. The maps and data provided by this web site, represent data from the Cedar Rapids City Assessor's Office, as used for assessment purposes. No warranty, expressed or implied, is provided for the data herein or its use.*



City of Cedar Rapids
Code Enforcement Division
 1201 6th St SW Cedar Rapids, IA 52404
 Main Phone: (319) 286-5831 Fax: (319) 286 5830

FEB 25TH.

DEMOLITION PERMIT APPLICATION

Address of Demolition: 512 3 RD AVE SE CEDAR RAPIDS, IOWA		Approximate Age of Structure Year Built: 1951
GPN: 14214-56001-00000	Reason: (optional) DEMO	Future Plans: (optional) N/A
Property Owners Name: PROGRESSION LC		Phone: 719-344-1367
Property Owners Address: 222 3 RD STREET SE #230 CEDAR RAPIDS IA 52401		City State Zip Code
Contractor's Name: P.W. ZINSER COMPANY		Phone: 319-846-8090
Contractor's Address: 1775 COMMERCIAL DR WALCIRIA IA 52351		City State Zip Code
Type of Building:	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi Family # _____ Units	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Accessory Building
Size of Building: Dimensions are: _____		Number of Stories: 3 Height: _____
Building has Basement: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No if Yes, What Dimensions: _____		140-80 22' DEEP
DISPOSAL OF DEMOLITION MATERIALS		
<input checked="" type="checkbox"/> City of Cedar Rapids Landfill	<input type="checkbox"/> Private Landfill - Contact: _____ Address: _____	Phone #: _____
It is the Responsibility of the <u>Permit Holder</u> to adhere to all Local, State And Federal Regulations regarding proper Inspections and Removal of Asbestos prior to any Demolition.		
UTILITIES INFORMATION		
All utilities shall be abandoned in accordance with City requirements and verified and/or inspected before Demolition Permit is issued and demolition begins.		
I hereby certify that I have read and examined this application and affirm the above information as true and correct and also agree to comply with the provisions of the City of Cedar Rapids Codes and any other applicable Federal & State laws concerning the demolition process and/or disposal of demolition debris. I also certify that I am authorized to demolish this building as owner or agent of the owner and agree to assume complete responsibility for any liability arising from demolition of the above building. I also agree that no burning or burying of materials shall be done within the Corporate City Limits of Cedar Rapids.		
APPLICANT'S SIGNATURE: 		DATE: 1-14-13.
OFFICE USE ONLY		
UTILITIES DISCONNECTION INFORMATION & APPROVALS		
Water:	Alliant Energy:	
Sewer:	Mid-American Energy:	
Public Works:	MediaCom:	
CED:	Other:	
Zoning:	Other:	
PERMITTING INFORMATION		
Demolition Permit Number:	Date Issued:	
Demolition Permit Fee: \$	Date Paid:	
Zoning District:	Date All Utilities Were Disconnected:	
Permit Issued by:	Date Signed:	

Print report.

Appraisal Summary - GPN: 14214-56001-00000

(142145600100000)

Property Address: 512 3RD AVE SE
Cedar Rapids, IA



[Additional Photos...](#)

Class: Commercial

Tax District: 292 CR-MIDTOWN
UR
SSMID
207

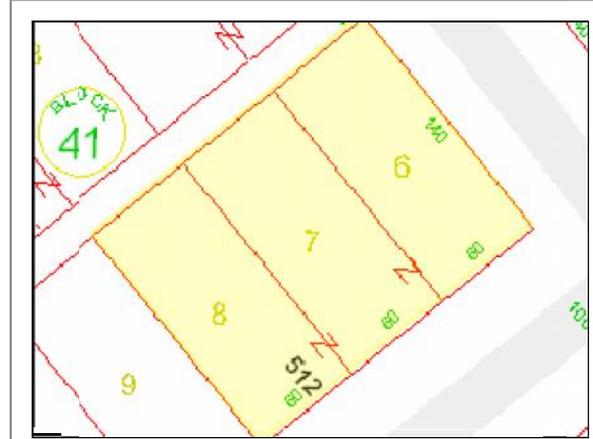
PDF: Central Core
Commercial

Neighborhood: OFFICE;
CTRL CR

Plat Map: 2324

Deed Holder: CEDAR RAPIDS
GAZETTE INC

Mailing Address: ATTN:BONNIE
BEARDSWORTH
VP ACCTG
221 2ND AVE SE
#400
CEDAR RAPIDS
IA 52401-0000



Legal Description: O T LOTS 6, 7 & 8 BLK 41 & ALL VAC ALLEY
IN BLK 41 STR/LB

Click map to see neighbor's summary page.

[View complete GIS map.](#)
[Neighborhood map](#)

Homestead: **Military:**
Forest Reserve: **Last Chg:**
Plat Desc: **Plat Year:**

LOT INFORMATION

[Scroll down for sketch.](#)

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SEGMENT #1	Front	Rear	Side 1	Side 2
Sq. Ft. W/Dimensions	140	140	180	180

SEGMENT #2	Front	Rear	Side 1	Side 2
Sq. Ft. W/Dimensions	20	20	300	300

COMMERCIAL BUILDINGS

Office - General: 64,131 SF (Built 1951)

YARD ITEMS

Paving: 7,200 SF, Asphalt Parking, Average Pricing, Lighting: No (blt-1985)

NOTES:

BLDG 1: BSMT IS UNF STG AND MECHANICAL EQUIPMENT AREA. BSMT IS 15' DEEP. 24X112 OF 1ST FLR IS UNF

AREA THAT PREVIOUSLY WAS USED FOR THE PRINTING PRESSES. PRESSES HAVE BEEN REMOVED AND THAT AREA HAS VIRTUALLY NO USE. THAT AREA IS

OPEN FROM BSMT FLR TO THE CLG OF 1ST FLR. ASSESSED AS NO BSMT FOR THAT AREA WITH THE 1ST FLR STARTING AT BSMT LEVEL. BALANCE OF 1ST FLR WAS A MAIL ROOM THAT WAS CONVERTED INTO OFFICE AREA IN 2000. 2ND FLR IS ALL OFFICE AREA. 160 SF

OF ANTI-STATIC COMPUTER FLR. BLDG HAS SKYWALK ACCESS AND UNDERGROUND TUNNEL ACCESS TO BLDG FROM PARCEL 14214-56003-00000. THE PENTHOUSE IS A HALLWAY THAT ATTACHES 3RD FLR OF ADDN 1 TO 3RD FLR OF ADDN 2.***ADDN 1: BSMT IS UNF STG AREA.

BSMT IS 22' DEEP. 1ST,2ND, AND 3RD FLRS ARE ALL OFFICE AREAS. 2ND FLR HAS CONFERENCE ROOM. BLDG WELL MAINTAINED. RUBBER ROOF WAS PUT ON IN 1987.*** ADDN 2: BSMT IS ALL UNF STG AREA. BSMT IS 20' DEEP. 1ST FLR HAS 1952 SF THAT IS

FINISHED OFFICE AND BREAKRM AREA. BALANCE OF 1ST FLR IS UNF AREA USED AS MAIL RECEIVING AREA AND STG. 2ND FLR IS ALL OFFICE AREA WITH A 416 SF COMPUTER ROOM THAT HAS ANTI-STATIC FLR. 3RD FLR WAS ORIGINALLY UNF AREA BUT 1/2 WAS MADE INTO

OFFICE AREA IN 1997 AND THE OTHER 1/2 WAS MADE INTO OFFICE AREA IN 2000.***

OWNER OCCUPIED,SINGLE TENANT.***LAND SF=31200.BLDG SF=64131.L TO B RATIO=0.49.*** OFFICE AREA SF=55745(87%).UNF AREA SF=8386(13%).**** IBR 3/10/03 ADDED ADD'L 20% FUNC. OBSOL TO BLDG 1 DUE TO IST FLR BEING OPEN TO BSMT.

2003 BOARD OF REVIEW PETITION #1318 REDUCE TO \$3,000,017

2003 FALL BOARD OF REVIEW PETITION #391 - REDUCE TO \$3,000,017

1-2009 NO FLOOD DAMAGE

2009 BOARD OF REVIEW PETITION #316 REDUCE TO \$2,700,000.

2009 IOWA DISTRICT COURT FOR LINN COUNTY - CASE #EQCV66169 - GAZETTE GRANTED DISMISSAL WITH PREJUDICE - 2/23/2010 BW

2012 ASSESSMENT

Land	\$233,101
Dwelling	\$0
Improvements	\$2,466,899
Total	\$2,700,000

SALES

Date	Type	Volume/Page	\$ Amount
12/19/2012	Deed	8533/272	\$425,000
	Deed	1895/7	\$0

2011 ASSESSMENT

Land	\$233,101
Dwelling	\$0
Improvements	\$2,466,899
Total	\$2,700,000

PERMITS

Date	Description
	- No permit information available -

2010 ASSESSMENT

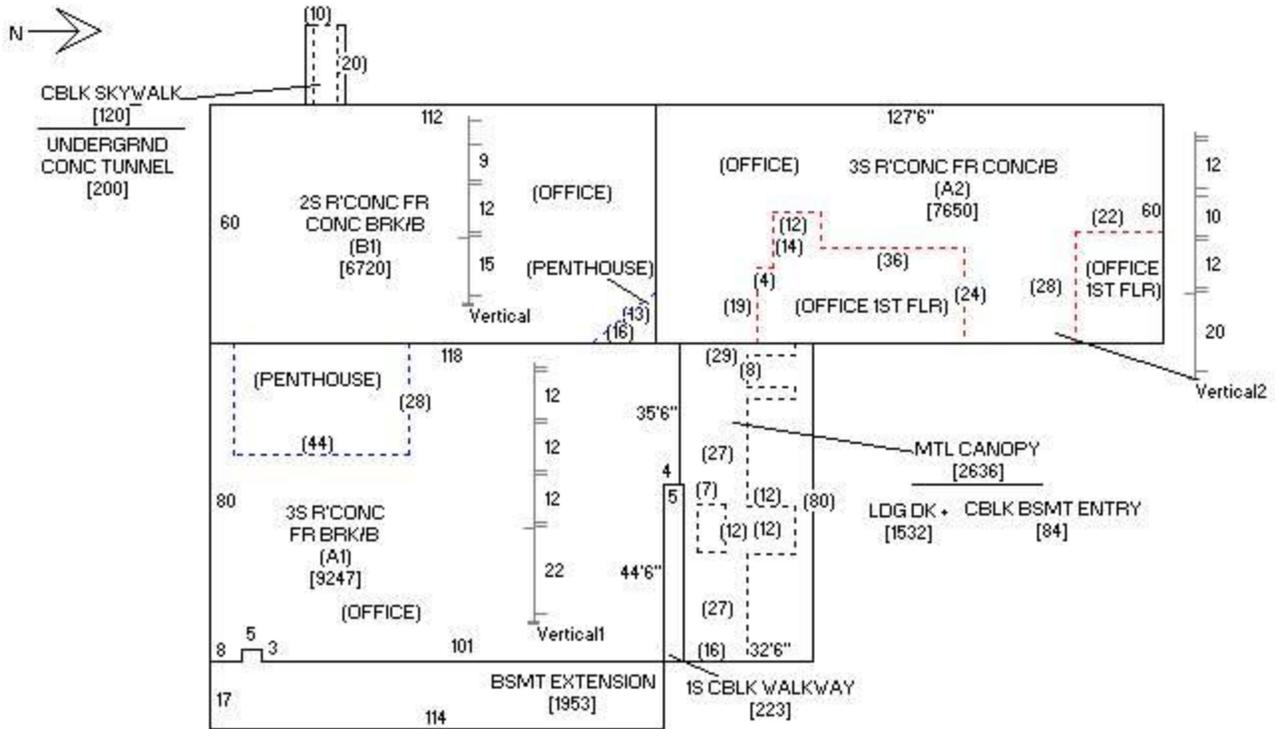
Land	\$235,872
Dwelling	\$0
Improvements	\$2,464,128
Total	\$2,700,000

2009 ASSESSMENT

Land	\$235,872
Dwelling	\$0
Improvements	\$2,464,128

Total **\$2,700,000**

Sketch



[Estimate Taxes](#) [Tax History](#) [Pay Taxes](#)

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Property photos or data incorrect? [Click Here](#)



City of Cedar Rapids
 Code Enforcement Division
 1201 6th St SW Cedar Rapids, IA 52404
 Main Phone: (319) 286-5831 Fax: (319) 286 5830

DEMOLITION PERMIT APPLICATION

ANYTIME

Address of Demolition: 519 4TH AVE SE CEDAR RAPIDS, IA		Approximate Age of Structure Year Built: ?
GPN: 14214-89004-00000	Reason: (optional) DEMO	Future Plans: (optional) N/A
Property Owners Name: PROGRESSION LLC	Phone: 319-846-8090	
Property Owners Address: 222 3RD STREET SE # 230	City / State / Zip Code CEDAR RAPIDS IA 52401	
Contractor's Name: D.W. ZINSER COMPANY	Phone:	
Contractor's Address: 1775 COMMERCIAL DR	City / State / Zip Code WALFORD IA 52351	
Type of Building: <input type="checkbox"/> Single Family <input type="checkbox"/> Multi Family # <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Accessory Building	Units	
Size of Building: Dimensions are:	Number of Stories: 1	Height: 15
Building has Basement: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No if Yes, What Dimensions:		
DISPOSAL OF DEMOLITION MATERIALS		
<input checked="" type="checkbox"/> City of Cedar Rapids Landfill	<input type="checkbox"/> Private Landfill - Contact: Address:	Phone #:
It is the Responsibility of the <u>Permit Holder</u> to adhere to all Local, State And Federal Regulations regarding proper Inspections and Removal of Asbestos prior to any Demolition.		
UTILITIES INFORMATION		
All utilities shall be abandoned in accordance with City requirements and verified and/or inspected before Demolition Permit is issued and demolition begins.		
I hereby certify that I have read and examined this application and affirm the above information as true and correct and also agree to comply with the provisions of the City of Cedar Rapids Codes and any other applicable Federal & State laws concerning the demolition process and/or disposal of demolition debris. I also certify that I am authorized to demolish this building as owner or agent of the owner and agree to assume complete responsibility for any liability arising from demolition of the above building. I also agree that no burning or burying of materials shall be done within the Corporate City Limits of Cedar Rapids.		
APPLICANT'S SIGNATURE: 	DATE: 1-14-13.	
OFFICE USE ONLY		
UTILITIES DISCONNECTION INFORMATION & APPROVALS		
Water:	Alliant Energy:	
Sewer:	Mid-American Energy:	
Public Works:	MediaCom:	
CED:	Other:	
Zoning:	Other:	
PERMITTING INFORMATION		
Demolition Permit Number:	Date Issued:	
Demolition Permit Fee: \$	Date Paid:	
Zoning District:	Date All Utilities Were Disconnected:	
Permit Issued by:	Date Signed:	

Print report.

Appraisal Summary - GPN: 14214-89004-00000

(142148900400000)

Property Address: 519 4TH AVE
SE
Cedar Rapids, IA



[Additional F](#)

Class: Commercial **Tax District:** 285 CR-RIVERSIDE/OAKHILL
PDF: Central Core Commercial **Neighborhood:** FLAT PARKING
Plat Map: 2324

Deed Holder: PROGRESSION LC

Mailing Address:
222 3RD ST SE
#230
CEDAR RAPIDS
IA 52401-0000

Legal Description: O T NE 20' LOT 3 & ALL STR/LB 4 43

Homestead: **Military:**
Forest Reserve: **Last Chg:**
Plat Desc: **Plat Year:**

Click map to see neighbor's summary page
[View complete GIS map.](#)
[Neighborhood map](#)

LOT INFORMATION

[Scroll down for sketch.](#)

Disclaimer: Assessor's lot sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to GIS maps, plat maps, or legal documents.

SEGMENT #1	Front	Rear	Side 1	Side 2
Sq. Ft. W/Dimensions	80	80	140	140

YARD ITEMS

MECHANICAL GATE: Quantity=1, Units=Each, Height=0 (blt-1984)
 Paving: 11,000 SF, Asphalt Parking, Average Pricing, Lighting: No (blt-1989)
 Yard Lighting - Fluor./Quarts: 1 Poles, 12 Pole Ht, 1 Lights, 200 Watts (blt-1989)

NOTES:

03/19/2002 PAVING, YARD LIGHT & GATE ARE ONLY IMPROVEMENTS. AGE OF YARD LIGHT IS AN EST.

1-2009 FLOOD FORM COMPLETED AND RETURNED

1-2009 NO FLOOD DAMAGE PER FLOOD FORM

2012 ASSESSMENT

Land \$60,480
 Dwelling \$0

SALES

Date	Type	Volume/Page	\$ Amount
12/24/2012	Deed	8538/519	\$275,225

Improvements	\$13,921	5/16/2012	Deed	8286/617	\$184,000
Total	\$74,401	4/27/2012	Affidavit	8268/192	\$0

2011 ASSESSMENT

Land	\$60,480
Dwelling	\$0
Improvements	\$13,921
Total	\$74,401

9/15/2010	Deed	7710/15	\$0
12/8/2009	Contract	7487/682	\$205,000
8/19/2004	Deed	5775/402	\$74,199
5/6/2002	Deed	4693-624	\$0

PERMITS

Date	Description
- No permit information available -	

2010 ASSESSMENT

Land	\$60,480
Dwelling	\$0
Improvements	\$13,719
Total	\$74,199

2009 ASSESSMENT

Land	\$60,480
Dwelling	\$0
Improvements	\$13,719
Total	\$74,199

[Estimate Taxes](#) [Tax History](#) [Pay Taxes](#)

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Property photos or data incorrect? [Click Here](#)



City of Cedar Rapids
Code Enforcement Division
 1201 6th St SW Cedar Rapids, IA 52404
 Main Phone: (319) 286-5831 Fax: (319) 286 5830

DEMOLITION PERMIT APPLICATION

ANYTIME

Address of Demolition: 411 6 th STREET SE CEDAR RAPIDS IA		Approximate Age of Structure Year Built: 1928
GPN: 14214-89003-0000	Reason: (optional) DEMO	Future Plans: (optional) N/A
Property Owners Name: PROGRESSION LLC		Phone: 319-846-8050
Property Owners Address: 222 3RD STREET SE # 220		City / State / Zip Code CEDAR RAPIDS IA 52401
Contractor's Name: H.W. ZENZER COMPANY		Phone: 319-846-8090
Contractor's Address: D.W. 1775 COMMERCIAL DR		City / State / Zip Code WALTON IA 52351
Type of Building:	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi Family #	Units: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Accessory Building
Size of Building: Dimensions are:		Number of Stories: 1 Height: 15
Building has Basement: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No if Yes, What Dimensions:		
DISPOSAL OF DEMOLITION MATERIALS		
<input checked="" type="checkbox"/> City of Cedar Rapids Landfill		<input type="checkbox"/> Private Landfill - Contact: _____ Phone #: _____
Address: _____		
It is the Responsibility of the Permit Holder to adhere to all Local, State And Federal Regulations regarding proper Inspections and Removal of Asbestos prior to any Demolition.		
UTILITIES INFORMATION		
All utilities shall be abandoned in accordance with City requirements and verified and/or inspected before Demolition Permit is issued and demolition begins.		
I hereby certify that I have read and examined this application and affirm the above information as true and correct and also agree to comply with the provisions of the City of Cedar Rapids Codes and any other applicable Federal & State laws concerning the demolition process and/or disposal of demolition debris. I also certify that I am authorized to demolish this building as owner or agent of the owner and agree to assume complete responsibility for any liability arising from demolition of the above building. I also agree that no burning or burying of materials shall be done within the Corporate City Limits of Cedar Rapids.		
APPLICANT'S SIGNATURE: _____		DATE: 1-14-13-
OFFICE USE ONLY		
UTILITIES DISCONNECTION INFORMATION & APPROVALS		
Water:	Alliant Energy:	
Sewer:	Mid-American Energy:	
Public Works:	MediaCom:	
CED:	Other:	
Zoning:	Other:	
PERMITTING INFORMATION		
Demolition Permit Number:	Date Issued:	
Demolition Permit Fee: \$	Date Paid:	
Zoning District:	Date All Utilities Were Disconnected:	
Permit Issued by:	Date Signed:	

Print report.

Appraisal Summary - GPN: 14214-89003-00000

(142148900300000)

Property Address: 411 6TH ST SE
Cedar Rapids, IA

Class: Commercial

Tax District: 285 CR-
RIVERSIDE/OAKHILL

PDF: Central Core
Commercial

Neighborhood: BARS/LOUNGE;
CTRL CR

Plat Map: 2324

Deed Holder: PROGRESSION
LC

Mailing Address:

222 3RD ST SE
#230
CEDAR RAPIDS
IA 52401-1515

Legal Description: O T STR/LB 5 43

Homestead: **Military:**
Forest Reserve: **Last Chg:**
Plat Desc: **Plat Year:**



[Additional F](#)

Click map to see neighbor's summary page
[View complete GIS map.](#)
[Neighborhood map](#)

LOT INFORMATION

[Scroll down for sketch.](#)

Disclaimer: Assessor's lot sizes are for *assessment purposes only* and may **NOT** represent actual dimensions. For more accurate, complete data refer to GIS maps, plat maps, or legal documents.

SEGMENT #1	Front	Rear	Side 1	Side 2
Sq. Ft. W/Dimensions	140	140	60	60

COMMERCIAL BUILDINGS

Bars and Lounges: 4,182 SF (Built 1928)

YARD ITEMS

Paving: 4,000 SF, Asphalt Parking, Low Pricing, Lighting: No (blt-1985)

NOTES:

03/20/2002 NEW WAINSCOATING IN PART OF BLDG. NO OTHER UPDATES. INTERIOR DATED. BELOW NORMAL CONDITION.

LEASED-SINGLE TENANT.****LAND SF=8400. BUILDING SF=4200. L TO B RATIO=2.00.

1-2009 FLOOD FORM COMPLETED AND RETURNED/NO DAMAGE

2012 ASSESSMENT

Land	\$45,360
Dwelling	\$0
Improvements	\$90,806
Total	\$136,166

2011 ASSESSMENT

Land	\$45,360
Dwelling	\$0
Improvements	\$90,806
Total	\$136,166

2010 ASSESSMENT

Land	\$45,360
Dwelling	\$0
Improvements	\$87,626
Total	\$132,986

2009 ASSESSMENT

Land	\$45,360
Dwelling	\$0
Improvements	\$87,626
Total	\$132,986

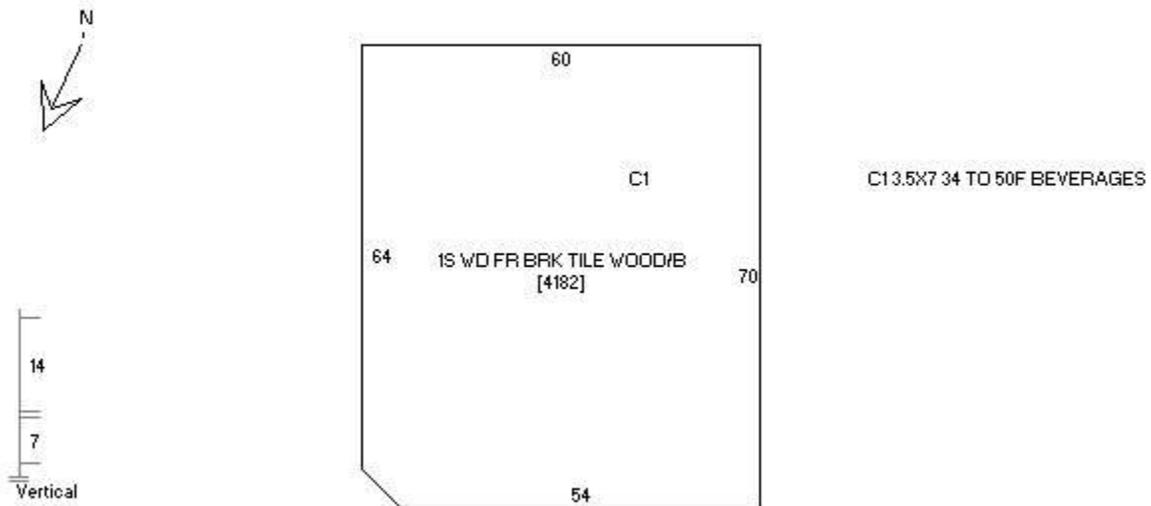
SALES

Date	Type	Volume/Page	\$ Amount
12/24/2012	Deed	8538/519	\$275,225
5/16/2012	Deed	8286/617	\$184,000
4/27/2012	Affidavit	8268/192	\$0
9/9/2010	Deed	7710/15	\$0
12/8/2009	Contract	7487/682	\$205,000
8/19/2004	Deed	5775/402	\$74,199
5/7/2002	Deed	4686/110	\$0
5/6/2002	Deed	4686-110	\$0

PERMITS

Date	Description
- No permit information available -	

Sketch



[Estimate Taxes](#)
 [Tax History](#)
 [Pay Taxes](#)



City of Cedar Rapids
Code Enforcement Division
 1201 6th St SW Cedar Rapids, IA 52404
 Main Phone: (319) 286-5831 Fax: (319) 286 5830

DEMOLITION PERMIT APPLICATION

Address of Demolition: <i>34 43RD AVE SW CEDAR RAPIDS IA.</i>		Approximate Age of Structure Year Built: <i>1940 approx</i>
GPN: <i>19044-76004-00000</i>	Reason: (optional) <i>DEMO</i>	Future Plans: (optional) <i>N/A</i>
Property Owners Name: <i>BEE-LINE PRODUCTS</i>		Phone: <i>N/A</i>
Property Owners Address: <i>PO BOX 285</i>		City / State / Zip Code <i>CEDAR RAPIDS IA 52406</i>
Contractor's Name: <i>D.W. ZINSEER COMPANY</i>		Phone: <i>319 846-8090</i>
Contractor's Address: <i>1775 COMMERCIAL DR WALFORD IA</i>		City / State / Zip Code <i>52231</i>
Type of Building:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi Family #
Size of Building: Dimensions are:	<i>10x29</i>	Number of Stories: <i>1</i> Height: <i>10'</i>
Building has Basement:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No if Yes, What Dimensions: <i>10x29</i>
DISPOSAL OF DEMOLITION MATERIALS		
<input checked="" type="checkbox"/> City of Cedar Rapids Landfill	<input type="checkbox"/> Private Landfill - Contact:	Phone #::
Address:		
It is the Responsibility of the Permit Holder to adhere to all Local, State And Federal Regulations regarding proper Inspections and Removal of Asbestos prior to any Demolition.		
UTILITIES INFORMATION		
All utilities shall be abandoned in accordance with City requirements and verified and/or inspected before Demolition Permit is issued and demolition begins.		
I hereby certify that I have read and examined this application and affirm the above information as true and correct and also agree to comply with the provisions of the City of Cedar Rapids Codes and any other applicable Federal & State laws concerning the demolition process and/or disposal of demolition debris. I also certify that I am authorized to demolish this building as owner or agent of the owner and agree to assume complete responsibility for any liability arising from demolition of the above building. I also agree that no burning or burying of materials shall be done within the Corporate City Limits of Cedar Rapids.		
APPLICANT'S SIGNATURE: 		DATE: <i>1-14-13</i>
OFFICE USE ONLY		
UTILITIES DISCONNECTION INFORMATION & APPROVALS		
Water:	Alliant Energy:	
Sewer:	Mid-American Energy:	
Public Works:	MediaCom:	
CED:	Other:	
Zoning:	Other:	
PERMITTING INFORMATION		
Demolition Permit Number:	Date Issued:	
Demolition Permit Fee: \$	Date Paid:	
Zoning District:	Date All Utilities Were Disconnected:	
Permit Issued by:	Date Signed:	

Print report.

Appraisal Summary - GPN: 19044-76004-00000

(190447600400000)

Property Address: 34 43RD AVE SW
Cedar Rapids, IA



34 43RD AVE SW

[Additional Photo](#)

Class: Commercial

Tax District: 297 COLL-
41ST AVE DR
SUB AREA

PDF: Warehouse/Storage
Plat Map: 2924

Neighborhood: WAREHOUSE

Deed Holder: BEE LINE
PRODUCTS CORP

Mailing Address:

PO BOX 285
CEDAR RAPIDS IA
52406

Legal Description: A.P. #188 S226' STR/LB 10

Homestead:
Forest Reserve:
Plat Desc:

Military:
Last Chg:
Plat Year:

Click map to see neighbor's summary page.

[View complete GIS map.](#)
[Neighborhood map](#)

LOT INFORMATION

[Scroll down for sketch.](#)

Disclaimer: Assessor's lot sizes are for *assessment purposes only* and may **NOT** represent actual dimensions.
For more accurate, complete data refer to GIS maps, plat maps, or legal documents.

SEGMENT #1: 1.72 Acres; 74,923 SF

RESIDENTIAL DWELLING

Occupancy: Single-Family

Style: 1 Story Frame

Year Built: 1940

Exterior Material: Stl

Above-Grade Living Area: 832 SF

Number Rooms: 4 above, 0 below

Number Bedrooms: 2 above, 0 below

Basement Area Type: Full

Basement Finished Area: 0 SF

Number of Baths: 1 Full Bath

Central Air: Yes

Heat: Yes

Number of Fireplaces: None

Garage: 432 SF - Det Frame (Built 1940)

Porches and Decks: 1S Frame Enclosed (32 SF); Concrete Stoop (16 SF)

Yard Extras: Paving

COMMERCIAL BUILDINGS

Metal Warehouse - Pole Frame: 7,200 SF (Built 1979)

Metal Warehouse - Pole Frame: 13,220 SF (Built 1979)

NOTES:

06/03/2002 BLDG 1 IS STORAGE WITH DOCK LEVEL FLOOR AT SOUTH END. NO INSULATION, HEAT, OR PLBG. WAREHOUSE LIGHTS. ADDN 1 IS STORAGE AREA AND WORK AREA IN THE WINTER. WOOD BURNING HEAT. WALLS HAVE 12'H PARTICAL BAOARD. NO INSULATION. INT IS BELOW AVG QUALITY AND CONDITION. ADDN 2 IS STL FR WITH INSULATION AND SUSPENDED HEAT. STORGAGE AND WORK AREA. OFFICE AREA IS USED AS BREAK ROOM. ONE TR. INT IS BELOW AVG QUALITY AND CONDITION.

BLDG 2 IS STORAGE AND SHOP WITH MEZZ OVER SHOP. SHOP AREA IS NOW USED FOR STORAGE. NO INSULATION, PLBG, OR HEAT. 1S FR IS OFFICE AREA. INT IS BELOW AVG QUALITY AND CONDITION. NO RECENT UPDATES. BELOW AVG MAINTENANCE.

1-2009 FLOOD FORM COMPLETED AND RETURNED

1-2009 NO FLOOD DAMAGE PER FLOOD FORM

11/15/2010 REPLACE FURNACE NAV-SP

*****OWNER OCCUPIED-SINGLE TENANT. LAND SF=74923.2. BUILDING SF=21252. WAREHOUSE AREA=19446 SF (92%). FINISHED AREA=1806 SF(8%). 115200 CF.

***IBR 3/20/03 CHANGE COND RES BLDG AND FUNC ALL BLDGS.CHANGE LAND RATE.

2012 ASSESSMENT

Land	\$111,456
Dwelling	\$0
Improvements	\$230,034
Total	\$341,490

SALES

Date	Type	Volume/Page	\$ Amount
	Deed	1640/10	\$0

PERMITS

2011 ASSESSMENT

Land	\$111,456
Dwelling	\$0
Improvements	\$230,034
Total	\$341,490

Date	Description
1/6/2010	Repair
10/23/2007	Repair
1/15/2002	Furnace/AC

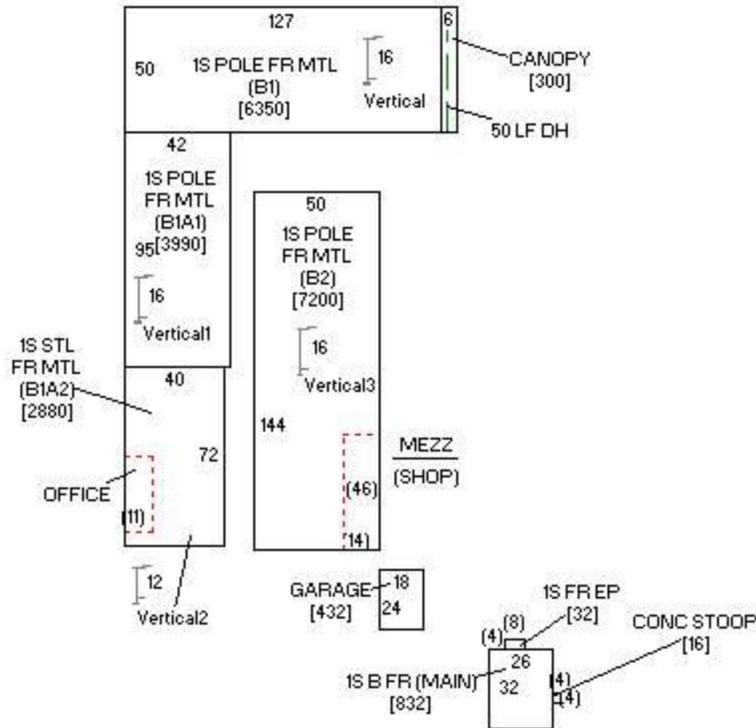
2010 ASSESSMENT

Land	\$111,456
Dwelling	\$0
Improvements	\$211,906
Total	\$323,362

2009 ASSESSMENT

Land	\$111,456
Dwelling	\$0
Improvements	\$211,906
Total	\$323,362

Sketch



[Estimate Taxes](#) [Tax History](#) [Pay Taxes](#)

Disclaimer: The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed. The maps and data provided by this web site, represent data from the Cedar Rapids City Assessor's Office, as used for assessment purposes. No warranty, expressed or implied, is provided for the data herein or its use.

Property photos or data incorrect? [Click Here](#)



City of Cedar Rapids
Code Enforcement Division
 1201 6th St SW Cedar Rapids, IA 52404
 Main Phone: (319) 286-5831 Fax: (319) 286 5830

DEMOLITION PERMIT APPLICATION

Address of Demolition: 2314 BOWLING STREET SW CEDAR RAPIDS IA 52404		Approximate Age of Structure Year Built: 1948
GPN: 14334-01017-00000	Reason: (optional) DEMOLITION	Future Plans: (optional) N/A
Property Owners Name: 23 5820 WESTOWN PARKWAY		Phone: 515-645-2321
Property Owners Address: HY-VEE INC.		City / State / Zip Code DES MOINES IA 50265
Contractor's Name: P.W. ZICSEK COMPANY		Phone: 319-846-8090
Contractor's Address: 1775 COMMERCIAL DR		City / State / Zip Code WALFORD IA 52989
Type of Building:	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi Family #	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Accessory Building
Size of Building: Dimensions are:	72-85	Number of Stories: 1 Height: 12
Building has Basement:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No if Yes, What Dimensions:	
DISPOSAL OF DEMOLITION MATERIALS		
<input checked="" type="checkbox"/> City of Cedar Rapids Landfill	<input type="checkbox"/> Private Landfill - Contact: Address:	Phone #:
It is the Responsibility of the Permit Holder to adhere to all Local, State And Federal Regulations regarding proper Inspections and Removal of Asbestos prior to any Demolition.		
UTILITIES INFORMATION		
All utilities shall be abandoned in accordance with City requirements and verified and/or inspected before Demolition Permit is issued and demolition begins.		
<i>I hereby certify that I have read and examined this application and affirm the above information as true and correct and also agree to comply with the provisions of the City of Cedar Rapids Codes and any other applicable Federal & State laws concerning the demolition process and/or disposal of demolition debris. I also certify that I am authorized to demolish this building as owner or agent of the owner and agree to assume complete responsibility for any liability arising from demolition of the above building. I also agree that no burning or burying of materials shall be done within the Corporate City Limits of Cedar Rapids.</i>		
APPLICANT'S SIGNATURE: 		DATE: 1-24-13
OFFICE USE ONLY		
UTILITIES DISCONNECTION INFORMATION & APPROVALS		
Water:	Alliant Energy:	
Sewer:	Mid-American Energy:	
Public Works:	MediaCom:	
CED:	Other:	
Zoning:	Other:	
PERMITTING INFORMATION		
Demolition Permit Number:	Date Issued:	
Demolition Permit Fee: \$	Date Paid:	
Zoning District:	Date All Utilities Were Disconnected:	
Permit Issued by:	Date Signed:	

Print report.

Appraisal Summary - GPN: 14334-01017-00000

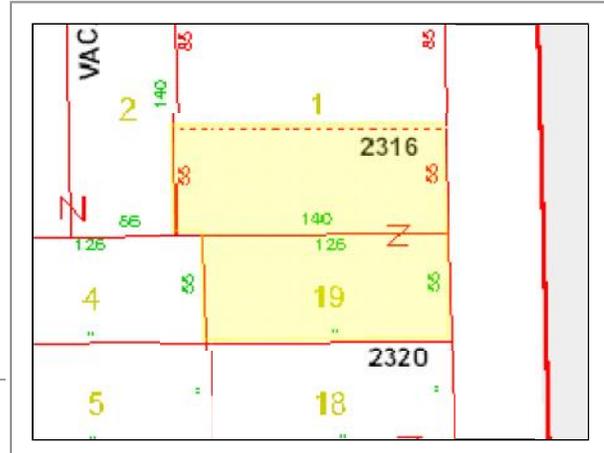
(143340101700000)

Property Address: 2316 BOWLING ST SW
Cedar Rapids, IA



Class: Commercial **Tax District:** 201 CR
PDF: Retail **Neighborhood:** SMALL RETAIL
Plat Map: 2724

Deed Holder: HY-VEE INC
Mailing Address: % STEPHEN MEYER
5820 WESTOWN PKWY
WEST DES MOINES IA
50266-0000



Legal Description: A.P. #247 S55' LOT 1 & ALL STR/LB 19

Homestead: **Military:**
Forest Reserve: **Last Chg:**
Plat Desc: **Plat Year:**

Click map to see neighbor's summary page.
[View complete GIS map.](#)
[Neighborhood map](#)

LOT INFORMATION

[Scroll down for sketch.](#)

Disclaimer: Assessor's lot sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to GIS maps, plat maps, or legal documents.

SEGMENT #1	Front	Rear	Side 1	Side 2
Sq. Ft. W/Dimensions	55	55	140	140

SEGMENT #2	Front	Rear	Side 1	Side 2
Sq. Ft. W/Dimensions	55	55	126	126

RESIDENTIAL DWELLING

Occupancy: Single-Family
Style: 1 Story Frame
Year Built: 1948
Exterior Material: Wd Lap
Above-Grade Living Area: 1,185 SF
Plus Attic Area: 280 SF
Number Rooms: 6 above, 0 below
Number Bedrooms: 3 above, 0 below
Basement Area Type: Full
Basement Finished Area: 0 SF
Number of Baths: 2 Full Bath

Central Air: Yes
Heat: FHA - Gas
Number of Fireplaces: 1 (1 Story, Masonry)
Garage: None
Porches and Decks: None
Yard Extras: Paving; Garage; CARPORT; Sheds; Sheds; Fencing - Chain; Sign Poles (Wood and Steel)

COMMERCIAL BUILDINGS

Store - Retail Small: 1,646 SF (Built 1948)

NOTES:

DWELLING IS OCCUPIED BY THE OWNER. ONE BDRM IS NOW USED AS OFFICE. NO WALLS WERE CHANGED. ATTIC IS FINISHED AND USED AS BDRM AND STORAGE. BSMT HAS NO INT FINISH.

OWNER OCCUPIED-SINLGE TENANT. LAND SF=14630. BUILDING SF=3111. L TO B RATIO=4.70 RETAIL=466 SF(15%). STORAGE=568 SF(18%). GREENHOUSE=612 SF(20%). DWELLING=1465 SF(47%).

FLORIST RETAIL BUSINESS. BLDG 1 IS RETAIL AREA WITH BSMT. BSMT IS UNFINISHED AND STORAGE ONLY. MAIN FLR IS 466 SF OF RETAIL AREA. INT HAS COMP BLOCK ON CLG, PINE WOOD ON WALLS, AND VINYL FLR COVERING.

COOLER ROOM NOW USED AS STORAGE AREA ONLY. HOT WATER HEAT AND WINDOW A/C. ADDN 1 IS WORK AREA. INT HAS COMP BLOCK ON CLG, PINE WOOD ON WALLS AND NO FLR COVERING.

ADDN 2 WAS BUILT OVER FLOWER COOLER IN 1991. INT HAS NO INSUL,HEAT, PLBG OR FINISH. GREENHOUSE HAS HOTWATER HEAT, FLR IS DIRT WITH NARROW CONC WALL PATH. NO SPRINKLERS.

2012 ASSESSMENT

Land \$63,202
 Dwelling \$0
 Improvements \$103,281
Total \$166,483

SALES

Date	Type	Volume/Page	\$ Amount
2/23/2011	Deed	7891/286	\$175,000
	Deed	1688/368	\$0

2011 ASSESSMENT

Land \$63,202
 Dwelling \$0
 Improvements \$103,281
Total \$166,483

PERMITS

Date	Description
	- No permit information available -

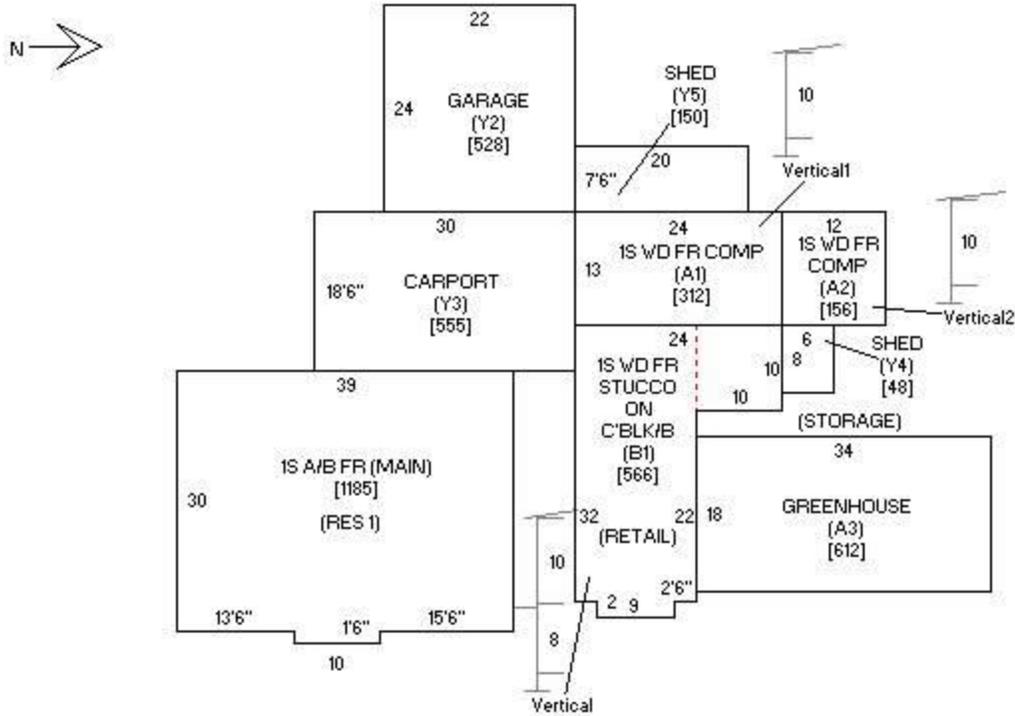
2010 ASSESSMENT

Land \$63,202
 Dwelling \$0
 Improvements \$94,812
Total \$158,014

2009 ASSESSMENT

Land \$63,202
 Dwelling \$0
 Improvements \$94,812
Total \$158,014

Sketch



[Estimate Taxes](#) [Tax History](#) [Pay Taxes](#)

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Property photos or data incorrect? [Click Here](#)

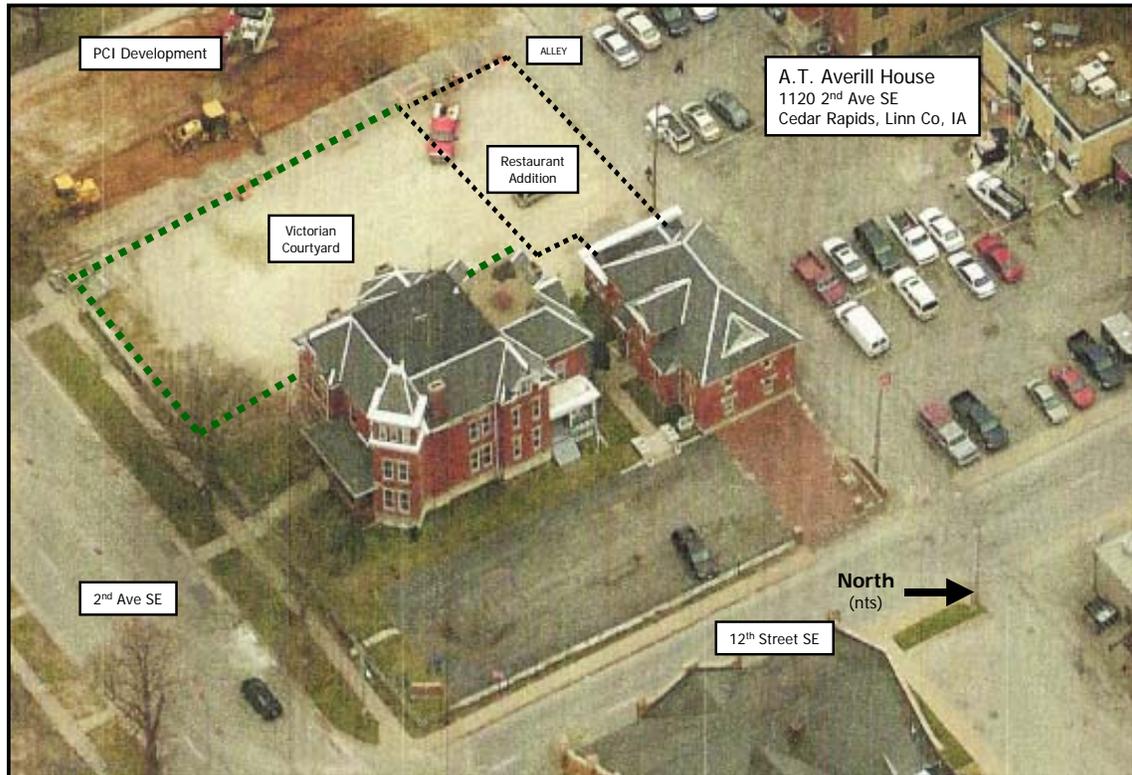
NEW BUSINESS

Creative Development Solutions, Inc.

Cedar Rapids, Iowa • Galena, Illinois

January 23, 2013

Memo to: Cedar Rapids Historic Preservation Commission
Subject: Agenda Information Presentation – January 31, 2013
Carriage House Rehabilitation & Restaurant Addition
A.T. Averill House, 1120 2nd Avenue SE



Bird's Eye View of A.T. Averill House & Carriage House (right)
Looking Westerly from the Corner of 2nd Avenue & 12th Street SE

Project Background

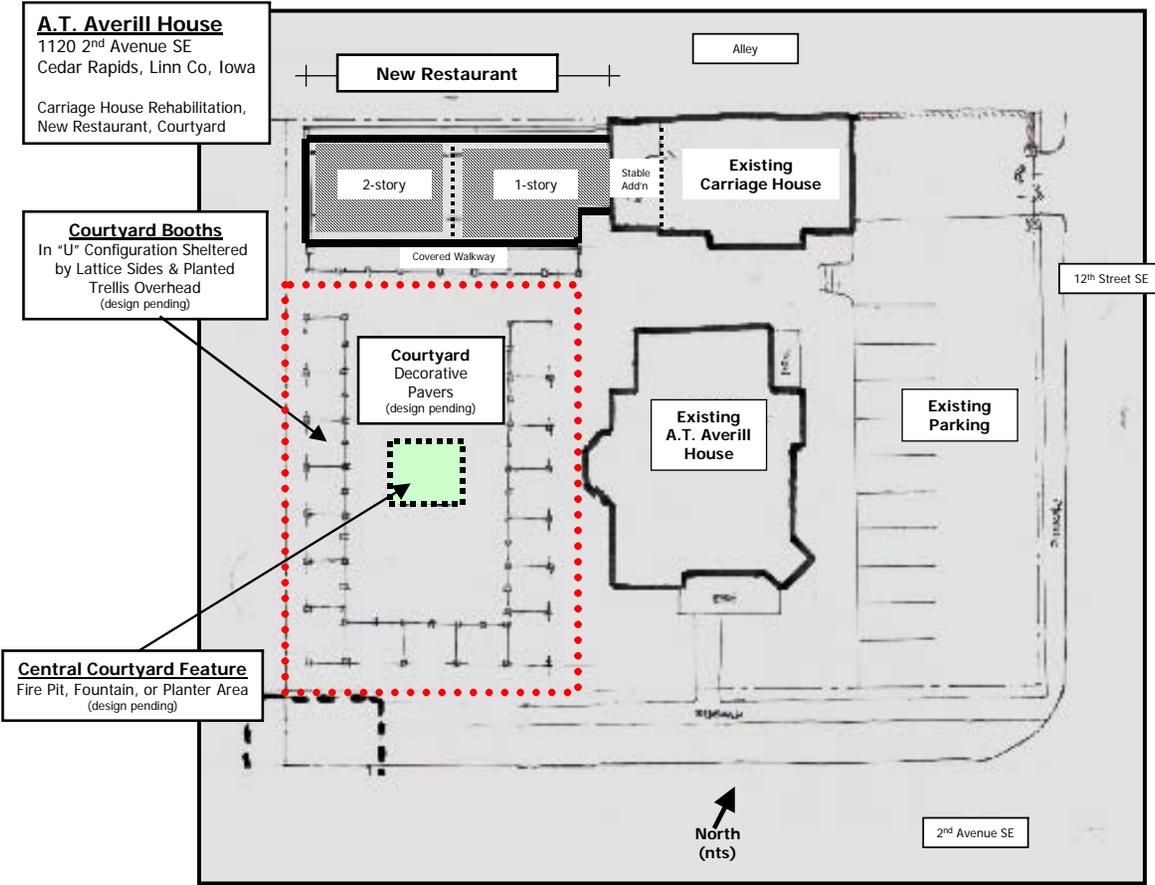
The A.T. Averill House – located at the northwest corner of 2nd Avenue & 12th Street SE – is listed on the National Register of Historic Places. The historic property includes the main house and carriage house located next to the alley – see bird's eye photo above. Attached for your information is the 1978 NRHP Nomination form submitted by William Olinger, current owner of the Averill House & adjoining vacant lot. The Averill House & carriage house were rehabilitated in 1978 and converted to professional office uses.

New development on the adjoining vacant parcel between the Averill House and the new PCI medical facility will include the following elements – see site plan on following page:

Creative Development Solutions, Inc.

Cedar Rapids, Iowa • Galena, Illinois

Site Plan



Creative Development Solutions, Inc.

Cedar Rapids, Iowa • Galena, Illinois

- **Historic rehabilitation of the Carriage House**

The Carriage House would provide dining room seating and bathroom facilities for a new restaurant – this includes installation of an internal elevator in order to use of the loft area. The main level will be restored to a single large room with restoration of the original whitewashed horizontal wood beam interior walls and ceiling. The loft would remain in its unaltered condition with horizontal wood beam interior walls and the exposed roof truss structure.

The Carriage House exterior will be cleaned and maintained with no changes.

- **Restaurant addition to the Carriage House – see west-facing elevation on following page**

The restaurant addition will house the commercial kitchen and additional seating. A small basement will provide for the restaurant office and cold storage while a second-story above the west half will provide additional storage area.

The Victorian barn exterior design & materials are clearly distinct from the existing structures and retains the historic character of the property.

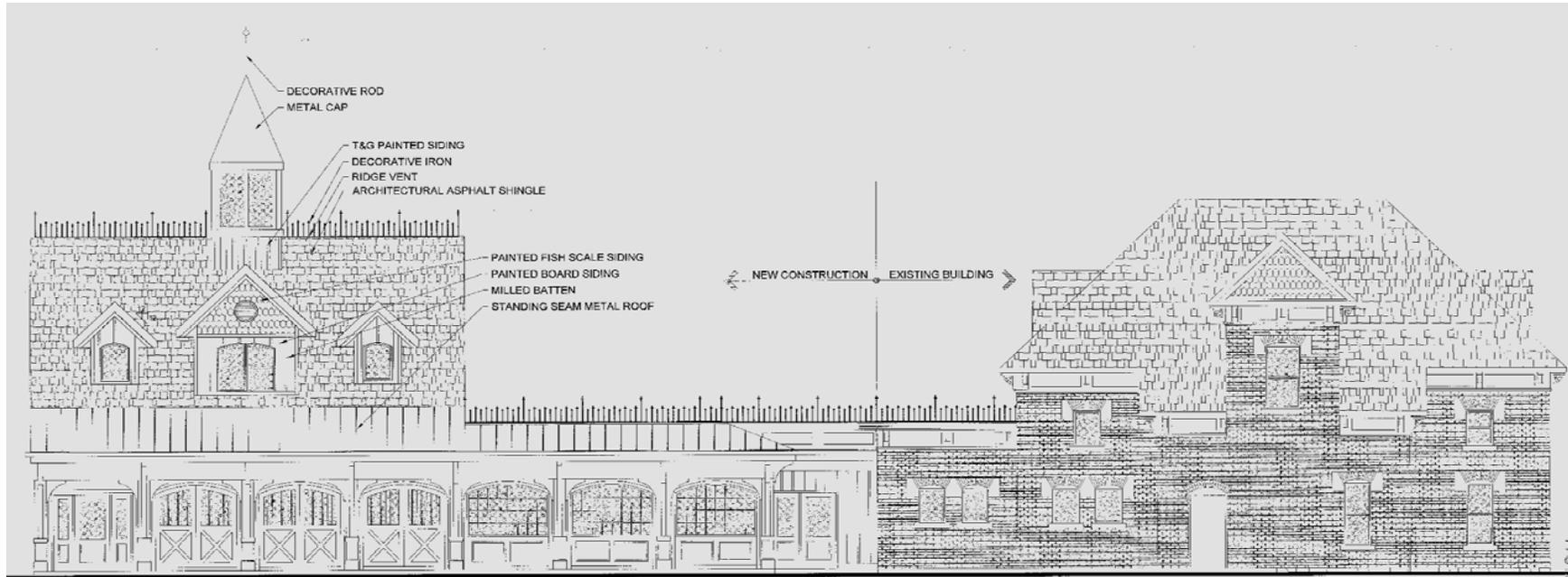
- **Victorian courtyard**

The Victorian courtyard will occupy the area south of the restaurant addition including outdoor dining and receptions. Courtyard elements – such as trellises, walkways, dining booths, & central feature – will be compatible & consistent with the era of the Averill House. The courtyard design elements are still being determined.

Creative Development Solutions, Inc.

Cedar Rapids, Iowa • Galena, Illinois

Restaurant Addition & Existing Carriage House South-Facing Elevation



Note design elements:

- Existing Carriage House exterior unchanged.
- Transition between historic brick Carriage House (right) to Victorian barn-style new restaurant. Single-story brick structure is later stable addition to Carriage House.
- Continuation of single-story new construction for half of restaurant addition with two-story element on west half.
- Victorian barn structure details including stable doors, metal roof covered walkway, ironwork, gable dormers, and cupola.



A.T. Averill House & Carriage House (right) looking west from 2nd Ave & 12th St SE intersection



Carriage House looking west from 12th St SE



Carriage House loft – note original roof trusses



Carriage House South-Facing Elevation



Development area looking north from 2nd Ave SE with Carriage House on right – note later single-story stable addition



Development area looking south from alley with Averill House on left & PCI Medical facility on right



Development area looking west along alley with Carriage House on left & PCI Medical facility in background



Development area looking east along alley with Carriage House & Averill House in background & PCI Medical facility on right

Print report.

Appraisal Summary - GPN: 14282-81009-00000

(142828100900000)

Property Address: 518 2ND ST SW
Cedar Rapids, IA

Class: Commercial

Tax District: 285 CR-
RIVERSIDE/OAKHILL

PDF: Central Core
Commercial

Neighborhood: CONVERSION

Plat Map: 2425

Deed Holder: JZ
PROPERTIES
LLC - SERIES 3

Mailing Address:

1216 STONEY
POINT RD NW
CEDAR RAPIDS
IA 52405-0000

Legal Description: KINGSTON NW 54' STR/LB 10 18

Homestead: **Military:**
Forest Reserve: **Last Chg:**
Plat Desc: **Plat Year:**



[Additional F](#)

Click map to see neighbor's summary page
[View complete GIS map.](#)
[Neighborhood map](#)

LOT INFORMATION

[Scroll down for sketch.](#)

Disclaimer: Assessor's lot sizes are for *assessment purposes only* and may **NOT** represent actual dimensions.
For more accurate, complete data refer to GIS maps, plat maps, or legal documents.

SEGMENT #1	Front	Rear	Side 1	Side 2
Sq. Ft. W/Dimensions	54	54	60	60

RESIDENTIAL DWELLING

Occupancy: Three-Family Conversion
Style: 2 Story Frame
Year Built: 1900
Exterior Material: Wd Lap
Above-Grade Living Area: 1,482 SF
Number Rooms: 6 above, 0 below
Number Bedrooms: 3 above, 0 below
Basement Area Type: Full
Basement Finished Area: 0 SF
Number of Baths: 3 Full Bath; 2 Sink
Central Air: No
Heat: Yes
Number of Fireplaces: None

Garage: None
Porches and Decks: Wood Deck-Med (36 SF); 1S Frame Open (105 SF); 1S Frame Enclosed (42 SF); Concrete Stoop (9 SF)
Yard Extras: None

NOTES:

06/10/2002 NEW FURNACES 2001. COST \$8K. NEW ELECTRICAL SERVICE 2002. COST \$1200. NO OTHER UPDATES. INTERIOR AVG QUALITY FINISH. NORMAL CONDITION. ROOM COUNT IS AN EST. 2 EFF APTS. 1-ONE BD RM. 3 UNITS TOTAL.

4 ELECTRIC METERS. LEASED-MULTIPLE TENANT. LAND SF=3240. BUILDING SF=1482. L TO B RATIO=2.19.

1-2009 FLOOD REPAIRS COMPLETE

1-2009 FLOOD ECONOMIC ADJUSTMENT -25%

1/2012 CHANGE PDF FROM 24 TO 14 PER APPRAISER 9/6/2011 DLM

2012 ASSESSMENT

Land	\$3,937
Dwelling	\$0
Improvements	\$32,450
Total	\$36,387

SALES

Date	Type	Volume/Page	\$ Amount
10/10/2011	Deed	8351/553	\$0
10/10/2008	Deed	7102/629	\$40,000
4/24/2006	Deed	6320/676	\$55,500

2011 ASSESSMENT

Land	\$3,937
Dwelling	\$0
Improvements	\$32,450
Total	\$36,387

PERMITS

Date	Description
11/25/2008	Repair
7/18/2008	Repair
7/18/2008	Repair
8/1/2002	Roof
10/2/2001	Furnace/AC

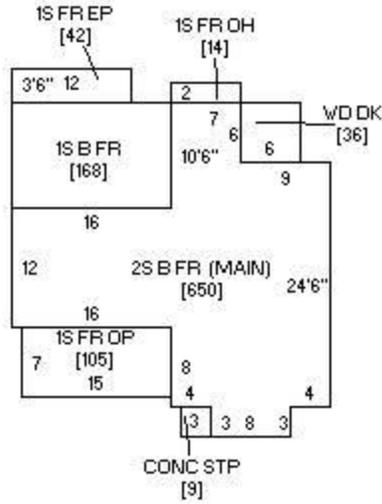
2010 ASSESSMENT

Land	\$3,937
Dwelling	\$0
Improvements	\$30,187
Total	\$34,124

2009 ASSESSMENT

Land	\$3,937
Dwelling	\$0
Improvements	\$30,187
Total	\$34,124

Sketch



[Estimate Taxes](#) [Tax History](#) [Pay Taxes](#)

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Property photos or data incorrect? [Click Here](#)

Heat: No
Number of Fireplaces: None
Garage: 216 SF - Det Frame (Built 1920)
Porches and Decks: 1S Frame Open (160 SF); 1S Frame Enclosed (60 SF)
Yard Extras: None

NOTES:

PRE RVAL:2 Story Plus. 1 3/4S PRICED AS 2S.
 10/29/2003-OLD CABINETS, FURNACE 1991.

1-2008 WORKING ON VACANT HOUSE, C-09 FOR COMPLETION NAV 12/31/07 DP

1-2009 FLOOD ADJUSTED PROPERTY C-2010

1-2009 LAND VALUE LESS ESTIMATED DEMOLITION COST FOR 2009 C-2010. 1-14-09 WK

1-2010 LAND VALUE LESS ESTIMATED DEMOLITION COST FOR 2010 C-2011. 3/1/2010 RK

1-2012 NO CHANGES PER OWNER; SEE END OF NEXT YEAR FOR FLOOD REPAIRS AND PERMIT WORK; 1/16/2012 CLP

2012 ASSESSMENT

Land \$5,000
 Dwelling \$0
 Improvements \$0
Total \$5,000

SALES

Date	Type	Volume/Page	\$ Amount
7/22/2009	Deed	7356/615	\$224,800
9/9/2009	Deed	7403/249	\$6,500
11/7/2007	Deed	7356/615	\$224,800
11/7/2007	Deed	6856/651	\$31,000
7/31/2002	Deed	4768-686	\$0

2011 ASSESSMENT

Land \$5,000
 Dwelling \$0
 Improvements \$0
Total \$5,000

PERMITS

Date	Description
1/16/2012	Work Order
3/3/2010	Work Order
12/7/2009	Repair
1/14/2009	2008 FLOOD
11/26/2007	Repair

2010 ASSESSMENT

Land \$5,000
 Dwelling \$0
 Improvements \$0
Total \$5,000

2009 ASSESSMENT

Land \$5,000
 Dwelling \$0
 Improvements \$0
Total \$5,000

Sketch

5	12	1S FR EP [60]
2S B A FR (MAIN) [720]		
30		
	24	
8	20	1S FR OP [160]

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Property photos or data incorrect? [Click Here](#)

Print report.

Appraisal Summary - GPN: 14282-81008-00000

(142828100800000)

Property Address: 202 6TH AVE SW
Cedar Rapids, IA



[Additional F](#)

Class: Commercial **Tax District:** 285 CR-RIVERSIDE/OAKHILL

PDF: Central Core Commercial **Neighborhood:** CONVERSION

Plat Map: 2425

Deed Holder: KHAIRALLAH JOHN P & ELIE P

Mailing Address:
1824 GRANDE AVE SE
CEDAR RAPIDS IA 52403



Legal Description: KINGSTON (LESS NW 54') STR/LB 10 18

Homestead: **Military:**
Forest Reserve: **Last Chg:**
Plat Desc: **Plat Year:**

Click map to see neighbor's summary page
[View complete GIS map.](#)
[Neighborhood map](#)

LOT INFORMATION

[Scroll down for sketch.](#)

Disclaimer: Assessor's lot sizes are for *assessment purposes only* and may NOT represent actual dimensions. For more accurate, complete data refer to GIS maps, plat maps, or legal documents.

SEGMENT #1	Front	Rear	Side 1	Side 2
Sq. Ft. W/Dimensions	60	60	86	86

RESIDENTIAL DWELLING

Occupancy: Six-Family Conversion
Style: 2 Story Frame
Year Built: 1908
Exterior Material: Wd Lap
Above-Grade Living Area: 2,340 SF
Number Rooms: 12 above, 0 below
Number Bedrooms: 6 above, 0 below
Basement Area Type: Full
Basement Finished Area: 0 SF
Number of Baths: 6 Full Bath; 1 Toilet Room; 5 Sink
Central Air: No
Heat: Yes
Number of Fireplaces: None

Garage: 210 SF - Det Frame (Built 1940)
Porches and Decks: Wood Stoop (44 SF); 1S Frame Open (268 SF); Frame Open 2nd Floor (32 SF); 1S Frame Open (60 SF)
Yard Extras: None

COMMERCIAL BUILDINGS

Beauty / Barber Shop: 210 SF (Built 1908)

NOTES:

06/10/2002 INSPECTED APT A. NO RECENT UPDATES. LOW QUALITY FINISH. INTERIOR DATED. NORMAL/BELOW NORMAL CONDITION. 6-EFF APTS. 7 ELECTRIC METERS. 6 GAS METERS. RETAIL AREA IS BEAUTY SHOP. INTERIOR HAS AVG QUALITY FINISH.

NORMAL CONDITION. LEASED-MULTIPLE TENANT. LAND SF=5160. BUILDING SF=2550. L TO B RATIO=2.02.

12/15/03 MECH PERMIT NAV

6/6/2005 PARTIAL REROOF/ 5 SQ NAV

1-2009 FLOOD FORM COMPLETED AND RETURNED

1-2009 FLOOD REPAIRS COMPLETE

1-2010 INCREASED ECONOMIC ADJUSTMENT - 4/5/2010 JC

1/2012 CHANGE PDF FROM 24 TO 14 PER APPRAISER 9/6/2011 DLM

1-2012 NEW WOODEN STEPS TO FRONT OP - NAV. 6/6/11 JA

2012 ASSESSMENT

Land \$5,433
 Dwelling \$0
 Improvements \$51,168
Total \$56,601

SALES

Date	Type	Volume/Page	\$ Amount
	Deed	2015/140	\$0

PERMITS

Date	Description
3/11/2011	Repair
3/24/2009	Repair
8/30/2008	Furnace/AC
4/26/2005	Roof
4/10/2003	Furnace

2011 ASSESSMENT

Land \$5,433
 Dwelling \$0
 Improvements \$51,168
Total \$56,601

2010 ASSESSMENT

Land \$5,642
 Dwelling \$0
 Improvements \$47,642
Total \$53,284

2009 ASSESSMENT

Land \$6,269
 Dwelling \$0
 Improvements \$52,936
Total \$59,205

Sketch

Print report.

Appraisal Summary - GPN: 14282-81007-00000

(142828100700000)

Property Address: 206 6TH AVE
SW
Cedar Rapids, IA

Class: Residential

Tax District: 285 CR-
RIVERSIDE/OAKHILL

PDF: Res Permit
Region 8

Neighborhood: SW 401

Plat Map: 2425

Deed Holder: KHAIRALLAH
JOHN & RANDA

Mailing Address:

206 6TH AVE
SW
CEDAR RAPIDS
IA 52404-0000

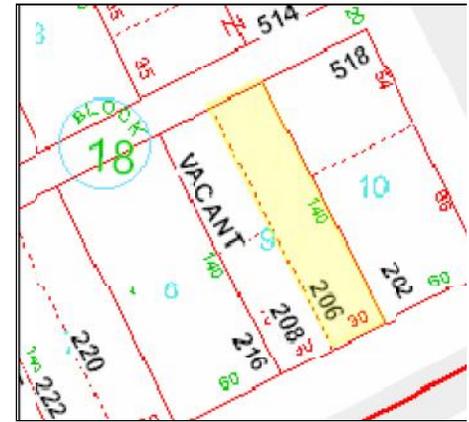
Legal Description: KINGSTON NE 30' STR/LB 9 18

Homestead:
Forest Reserve:
Plat Desc:

Military:
Last Chg:
Plat Year:



[Additional F](#)



Click map to see neighbor's summary page
[View complete GIS map.](#)
[Neighborhood map](#)

LOT INFORMATION

[Scroll down for sketch.](#)

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SEGMENT #1	Front	Rear	Side 1	Side 2
	30	30	140	140

RESIDENTIAL DWELLING

Occupancy: Single-Family
Style: 1 Story Frame
Year Built: 1870
Exterior Material: Slate
Above-Grade Living Area: 648 SF
Number Rooms: 5 above, 0 below
Number Bedrooms: 2 above, 0 below
Basement Area Type: Full
Basement Finished Area: 0 SF
Number of Baths: 1 Full Bath
Central Air: No
Heat: FHA - Gas
Number of Fireplaces: None
Garage: None

Porches and Decks: Wood Stoop (9 SF); 1S Frame Open (96 SF)
Yard Extras: None

NOTES:

PRE RVAL:9' CEILING=THRU OUT. BSMT=ENTRY IS TRAP DR IN BATH. VERTICAL PLYWOOD SIDING 11/05/2003-
 BELOW NORMAL EXTERIOR MAINTENANCE.

1-2007 CHANGE REAR WD STP COMPLETE 10/2/06 DP

1-2009 FLOOD ADJUSTED PROPERTY C-2010. 1/14/09 JC

1-2009 -- FLOOD ECONOMIC ADJUSTMENT 25%

1-2010 FLOOD ADJUSTED PROPERTY - C-2011; ESTIMATED DWLG @ SAME STAGE FOR 2010. 3/2/2010 BS

1-2011 6YR CYCLE - ADJ DWLG COND TO NML FROM BL NML, ADD FHA-GAS HEAT, BSMT IS FULL, FLOOD
 REPAIRS COMPLETE, REMOVE 4% INCOMPLETE STATUS. INFO PER OWNER. 11/19/10 WK

2012 ASSESSMENT

Land \$6,750
 Dwelling \$19,329
 Improvements \$0
Total \$26,079

SALES

Date	Type	Volume/Page	\$ Amount
4/29/2009	Deed	7266/401	\$5,000
11/3/2008	Deed	7121/162	\$0
4/24/2006	Deed	6323/655	\$31,900

2011 ASSESSMENT

Land \$6,750
 Dwelling \$19,329
 Improvements \$0
Total \$26,079

PERMITS

Date	Description
3/8/2010	Work Order
12/28/2009	Repair
1/14/2009	2008 FLOOD
8/17/2006	Deck/Patio

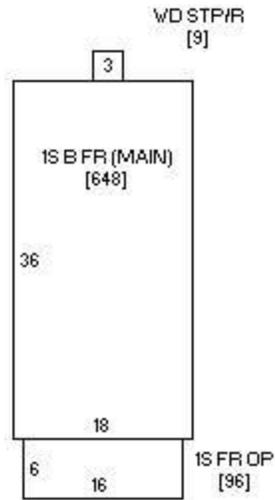
2010 ASSESSMENT

Land \$6,750
 Dwelling \$13,921
 Improvements \$0
Total \$20,671

2009 ASSESSMENT

Land \$6,750
 Dwelling \$13,980
 Improvements \$0
Total \$20,730

Sketch



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Property photos or data incorrect? [Click Here](#)

Print report.

Appraisal Summary - GPN: 14282-81006-00000

(142828100600000)

Property Address: 208 6TH AVE
SW
Cedar Rapids, IA

Class: Commercial

Tax District: 285 CR-
RIVERSIDE/OAKHILL

PDF: Central Core
Commercial

Neighborhood: CONVERSION

Plat Map: 2425

Deed Holder: CEDAR RAPIDS
CITY OF

Mailing Address:

101 1ST ST SE
CEDAR RAPIDS
IA 52401-0000

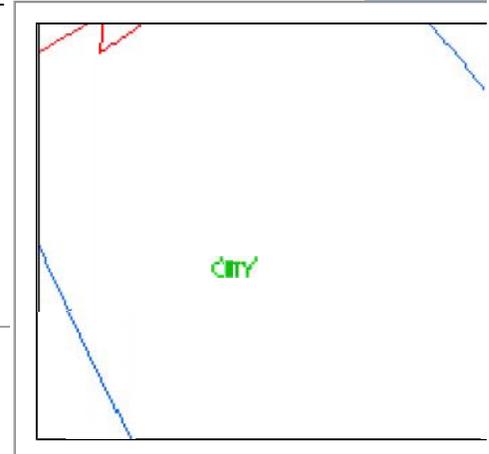
Legal Description: KINGSTON SE 70' SW 30' STR/LB 9 18

Homestead:
Forest Reserve:
Plat Desc:

Military:
Last Chg:
Plat Year:



[Additional F](#)



Click map to see neighbor's summary page
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[Neighborhood map](#)

LOT INFORMATION

[Scroll down for sketch.](#)

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SEGMENT #1	Front	Rear	Side 1	Side 2
Sq. Ft. W/Dimensions	30	30	70	70

RESIDENTIAL DWELLING

Occupancy: Four-Family Conversion
Style: 2 Story Frame
Year Built: 1900
Exterior Material: Wd Lap
Above-Grade Living Area: 1,684 SF
Number Rooms: 12 above, 0 below
Number Bedrooms: 4 above, 0 below
Basement Area Type: Full
Basement Finished Area: 0 SF
Number of Baths: 4 Full Bath; 1 Lavatory; 1 Water Closet; 3 Sink
Central Air: No
Heat: Yes
Number of Fireplaces: None

Garage: None
Porches and Decks: Wood Deck-Med (24 SF); Wood Deck-Med (16 SF); Wood Deck-Med (24 SF); 2S Frame Enclosed (150 SF)
Yard Extras: None

NOTES:

06/10/2002 NO RECENT UPDATES. ONLY INSPECTED BASEMENT WITH PROPERTY MGR. UNABLE TO GET INTO APTS. PROPERTY MGR STATED INTERIOR B.N. CONDITION. ROOM COUNT IS AN EST. 4 GAS METERS. 5 ELECTRIC METERS.

LEASED-MULTIPLE TENANT. LAND SF=2100. BUILDING SF=1684. L TO B RATIO=1.25.

11/13/2007 REPAIRS NAV SP

1-2009 FLOOD ADJUSTED PROPERTY C-2010

1-2009 FLOOD FORM COMPLETED AND RETURNED

1-2009 FLOOD ECONOMIC ADJUSTMENT -25%

1/1/2010 PER OWNER BOILER REPAIRS COMPLETE, ONLY 1" OF WATER ON FLOOR/FINISHED//2/19/2010-SP

1/2012 CHANGE PDF FROM 24 TO 14 PER APPRAISER 9/6/2011 DLM

2012 ASSESSMENT

Land \$2,551
 Dwelling \$0
 Improvements \$45,678
Total \$48,229

SALES

Date	Type	Volume/Page	\$ Amount
9/27/2012	Deed	8432/633	\$75,000
2/3/2001	Deed	4237/27	\$0

2011 ASSESSMENT

Land \$2,551
 Dwelling \$0
 Improvements \$45,678
Total \$48,229

PERMITS

Date	Description
10/14/2009	Repair
8/21/2008	Repair
6/6/2007	Repair

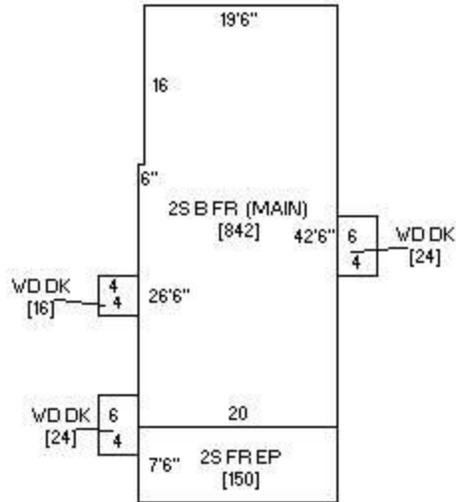
2010 ASSESSMENT

Land \$2,551
 Dwelling \$0
 Improvements \$42,689
Total \$45,240

2009 ASSESSMENT

Land \$2,551
 Dwelling \$0
 Improvements \$40,554
Total \$43,105

Sketch



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Property photos or data incorrect? [Click Here](#)

Print report.

Appraisal Summary - GPN: 14282-58012-00000

(142825801200000)

Property Address: 220 6TH AVE
SW
Cedar Rapids, IA

Class: Residential

Tax District: 285 CR-
RIVERSIDE/OAKHILL

PDF: Res Permit
Region 8

Neighborhood: SW 401

Plat Map: 2425

Deed Holder: POWELL CECIL
J & TRACY L

Mailing Address:

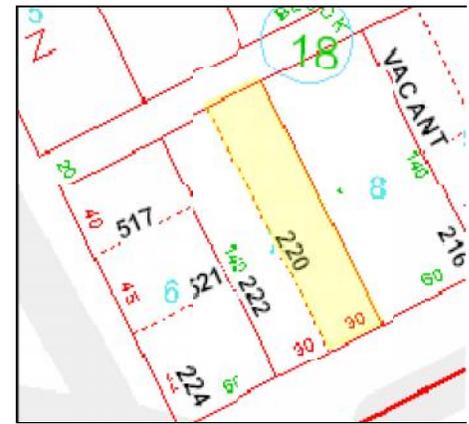
220 6TH AVE
SW
CEDAR RAPIDS
IA 52404

Legal Description: KINGSTON NE 30' STR/LB 7 18

Homestead: 1 **Military:**
Forest Reserve: **Last Chg:**
Plat Desc: **Plat Year:**



[Additional F](#)



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[Neighborhood map](#)

LOT INFORMATION

[Scroll down for sketch.](#)

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SEGMENT #1	Front	Rear	Side 1	Side 2
	30	30	140	140

RESIDENTIAL DWELLING

Occupancy: Two-Family Conversion
Style: 1 1/2 Story Frame
Year Built: 1900
Exterior Material: Wd Lap
Above-Grade Living Area: 1,446 SF
Number Rooms: 7 above, 0 below
Number Bedrooms: 3 above, 0 below
Basement Area Type: Full
Basement Finished Area: 0 SF
Number of Baths: 2 Full Bath
Central Air: Yes
Heat: FHA - Gas
Number of Fireplaces: None
Garage: None

Porches and Decks: 1S Frame Enclosed (168 SF); 1S Frame Open (120 SF)
Yard Extras: None

NOTES:

PRE RVAL: X-PLMB=1 BT, SK.

10/29/2003-BELOW NORMAL INTERIOR & EXTERIOR. OLD CABINETS, FURNACE 1996±, ROOF 2000. FENCED YARD.

1-2009 FLOOD REPAIRS COMPLETE. 1-14-09 WK

1-2009 -- FLOOD ECONOMIC ADJUSTMENT 25%

1-2010 - WD LAP SIDING IN POOR CONDITION; APPROX 6 - 7 FT OF WATER IN BSMT DUE TO 2008 FLOOD;
 REPLACED: FURNACE, WATER HEATER & ELEC BOX IN 2008; REPAIRED 1-SIDE OF FOUNDATION WALL IN 2008;
 REMOVED (1) SINK; ADDED AC; INFO PER OWNER BY PHONE 3/2/2010 JC; EXTERIOR INSPECTION 3/1/2010 RK

1-2011 6YR CYCLE - ESTIMATE NO CHANGES. LDH. 11/19/10 WK

1-2011 - HOMEOWNER QUESTIONNAIRE MAILED 1/14/2011

2012 ASSESSMENT

Land	\$6,750
Dwelling	\$32,438
Improvements	\$0
Total	\$39,188

SALES

Date	Type	Volume/Page	\$ Amount
4/24/2006	Deed	6324/561	\$37,000

PERMITS

Date	Description
10/27/2010	Repair
8/12/2009	Repair
7/23/2008	Repair
7/15/2008	Repair
8/22/2000	Misc

2011 ASSESSMENT

Land	\$6,750
Dwelling	\$32,438
Improvements	\$0
Total	\$39,188

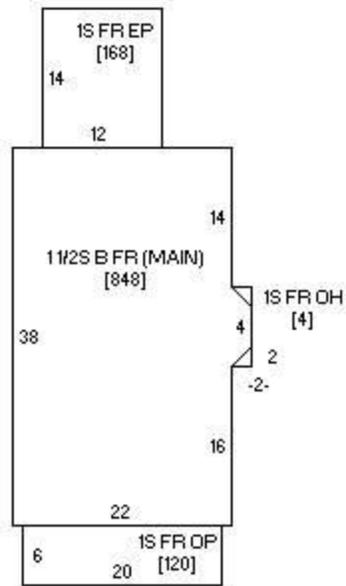
2010 ASSESSMENT

Land	\$6,750
Dwelling	\$32,438
Improvements	\$0
Total	\$39,188

2009 ASSESSMENT

Land	\$6,750
Dwelling	\$32,387
Improvements	\$0
Total	\$39,137

Sketch



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Property photos or data incorrect? [Click Here](#)

Print report.

Appraisal Summary - GPN: 14282-58011-00000

(142825801100000)

Property Address: 222 6TH AVE
SW
Cedar Rapids, IA

Class: Residential

Tax District: 285 CR-
RIVERSIDE/OAKHILL

[Additional F](#)

PDF: Res Permit
Region 8

Neighborhood: SW 401

Plat Map: 2425

Deed Holder: TARBOX SAM
ET AL

Mailing Address:

222 6TH AVE
SW
CEDAR RAPIDS
IA 52404



Legal Description: KINGSTON SW 30' STR/LB 7 18

Homestead: 1 **Military:**
Forest Reserve: **Last Chg:**
Plat Desc: **Plat Year:**

Click map to see neighbor's summary page
[View complete GIS map.](#)
[Neighborhood map](#)

LOT INFORMATION

[Scroll down for sketch.](#)

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SEGMENT #1	Front	Rear	Side 1	Side 2
	30	30	140	140

RESIDENTIAL DWELLING

Occupancy: Two-Family Conversion
Style: 1 1/2 Story Frame
Year Built: 1900
Exterior Material: Asb
Above-Grade Living Area: 1,471 SF
Number Rooms: 8 above, 0 below
Number Bedrooms: 4 above, 0 below
Basement Area Type: Full
Basement Finished Area: 0 SF
Number of Baths: 2 Full Bath; 1 Sink
Central Air: No
Heat: FHA - Gas
Number of Fireplaces: None

Garage: None
Porches and Decks: Wood Deck-Med (42 SF); Asph/Wd Roof OH-Med (42 SF); Wood Stoop (16 SF); 2S Frame Enclosed (56 SF); 1S Frame Enclosed (72 SF)
Yard Extras: None

NOTES:

PRE RVAL:Res: SHD 8X8 N/C. Res: 2 FHA FURNACES.

PRE RVAL:BSMT=HAS 6' HEADROOM. UPPER & LOWER APARTMENTS. X-PLMB=1 BT, SK. 8/29/2000: REPAIRS TO FRONT OP, NAV-DP. 11/7/01 CHANGE FRONT, OP TO EP

10/29/2003-SEPARATE ELECTRIC & GAS. ROOF 1999. 1-2006 REPLACE FURNACE NAV 12/22/05 DP

1-2009 FLOOD ADJUSTED PROPERTY C-2010. 1-14-09 WK

1-2009 -- FLOOD ECONOMIC ADJUSTMENT 25%

1-2010 FLOOD ADJUSTED PROPERTY - C-2011; ADJUSTED COMPLETION STAGE FROM -48% TO -23% INCOMPLETE; REPLACED IN 2009 DUE TO 2008 FLOOD: SIDING, WINDOWS, FURNACE, ELEC, INSULATION, DRYWALL-UP TO CEILING. 3/1/2010 RK

1-2011 6YR CYCLE - ADD 1 FULL BATHROOM, C-2012 FOR COMPLETION OF FLOOD REPAIR. INFO PER OWNER. 11/19/10 WK

1-2012 DWLG AT TRIM STAGE. C IN 2012 FOR COMPLETION. 12/13/11 JA

2012 ASSESSMENT

Land	\$6,750
Dwelling	\$23,986
Improvements	\$0
Total	\$30,736

SALES

Date	Type	Volume/Page	\$ Amount
7/12/2006	Deed	6397/140	\$0

PERMITS**2011 ASSESSMENT**

Land	\$6,750
Dwelling	\$20,521
Improvements	\$0
Total	\$27,271

Date	Description
6/22/2012	Plumbing
3/3/2010	Work Order
12/17/2009	Repair
1/14/2009	2008 FLOOD
10/31/2008	Remodel

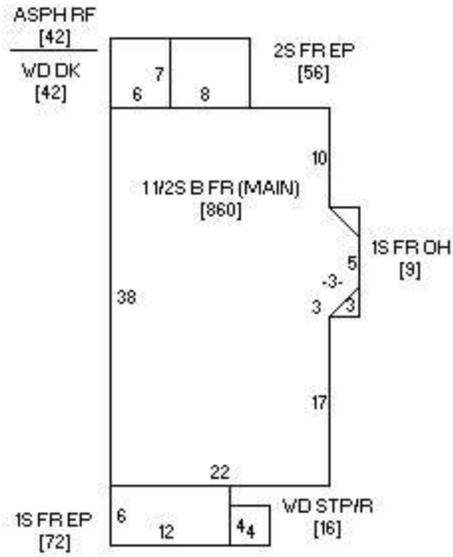
2010 ASSESSMENT

Land	\$6,750
Dwelling	\$20,151
Improvements	\$0
Total	\$26,901

2009 ASSESSMENT

Land	\$6,750
Dwelling	\$13,796
Improvements	\$0
Total	\$20,546

Sketch



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Property photos or data incorrect? [Click Here](#)

Print report.

Appraisal Summary - GPN: 14282-58010-00000

(142825801000000)

Property Address: 224 6TH AVE
SW
Cedar Rapids, IA



[Additional F](#)

Class: Residential

Tax District: 285 CR-RIVERSIDE/OAKHILL

PDF: Res Permit Region 8

Neighborhood: SW 401

Plat Map: 2425

Deed Holder: TL PROPERTIES IA 2010 LLC

Mailing Address:

1420 W CANAL
CT
LITTLETON CO
80120-0000



Legal Description: KINGSTON SE 55' STR/LB 6 18

Homestead:
Forest Reserve:
Plat Desc:

Military:
Last Chg:
Plat Year:

Click map to see neighbor's summary page
[View complete GIS map.](#)
[Neighborhood map](#)

LOT INFORMATION

[Scroll down for sketch.](#)

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SEGMENT #1	Front	Rear	Side 1	Side 2
	60	60	55	55

RESIDENTIAL DWELLING

Occupancy: Single-Family
Style: 2 Story Frame
Year Built: 1900
Exterior Material: Asb
Above-Grade Living Area: 1,477 SF
Plus Attic Area: 428 SF
Number Rooms: 8 above, 0 below
Number Bedrooms: 4 above, 0 below
Basement Area Type: Full
Basement Finished Area: 0 SF
Number of Baths: 1 Full Bath; 1 Toilet Room; 1 Water Closet; 1 Sink
Central Air: Yes
Heat: FHA - Gas
Number of Fireplaces: None

Garage: None
Porches and Decks: 1S Frame Open (189 SF)
Yard Extras: None

NOTES:

PRE RVAL:2 Story Plus.

PRE RVAL: X-PLMB=WC-B, TR.

10/29/2003-FURNACE 1994.

1-2009 FLOOD ADJUSTED PROPERTY C-2010. ADD A/C. 1-14-09 WK

1-2009 -- FLOOD ECONOMIC ADJUSTMENT 25%

1-2010 FLOOD REPAIRS COMPLETE - REMOVED -46% INCOMPLETE STATUS; CHANGED CONDITION OF DWLG FROM BELOW NML TO ABOVE NML; CHANGED HEATING TYPE FROM NONE TO FHA-GAS & ADDED AC TO BOTH 1S FR ADD'NS; REMOVED (1) NO BATHROOM; ADDED: (1) FULL BATH, (1) TOILET RM, (1) SINK & (1) BUILTIN MICROWAVE-NAV; CHANGED INTERIOR FINISH FROM PLASTER TO PLASTER/DRYWALL; CHANGED FLOORING TYPE FROM CARPET/VINYL TO CARPET/HDWD/TILE; APPROX 5 - 6 INCHES OF WATER ON MAIN LEVEL DUE TO 2008 FLOOD; REPLACED IN 2008/2009: (5) BSMT WINDOWS, (3) ATTIC WINDOWS, FURNACE, AC, ELEC, INSULATION, SUBFLOOR, DRYWALL-UP TO CEILING, FLOORING FINISH (NEW HDWD/TILE), UPPER/LOWER KITCHEN CABINETS & COUNTERTOPS & PLUMB FIXS-NEW SINK & STOOL; NO FOUNDATION PROBLEMS; POWERWASHED EXTERIOR; INFO PER OWNER BY PHONE 3/3/2010 JC; EXTERIOR INSPECTED. 3/1/2010 RK

1-2011 6YR CYCLE - NO CHANGES. INFO PER OWNER. 11/19/10 WK

1-2012 RESHINGLED SFD - NAV. 12/13/11 JA

2012 ASSESSMENT

Land \$7,965
 Dwelling \$55,769
 Improvements \$0
Total \$63,734

SALES

Date	Type	Volume/Page	\$ Amount
9/18/2012	Deed	8422/636	\$1,356
10/1/2008	Deed	7099/86	\$8,000
	Deed	1982/140	\$0

2011 ASSESSMENT

Land \$7,965
 Dwelling \$55,769
 Improvements \$0
Total \$63,734

PERMITS

Date	Description
4/1/2011	Repair
1/14/2009	2008 FLOOD
10/23/2008	Repair
10/21/2008	Repair
10/1/2008	Repair

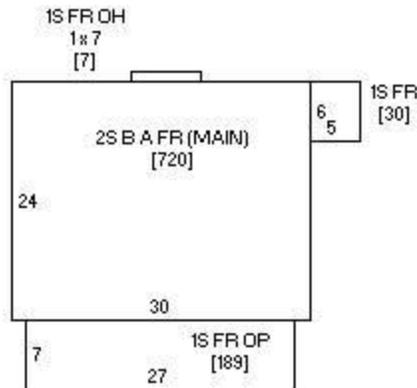
2010 ASSESSMENT

Land \$7,965
 Dwelling \$55,769
 Improvements \$0
Total \$63,734

2009 ASSESSMENT

Land \$7,965
 Dwelling \$25,364
 Improvements \$0
Total \$33,329

Sketch

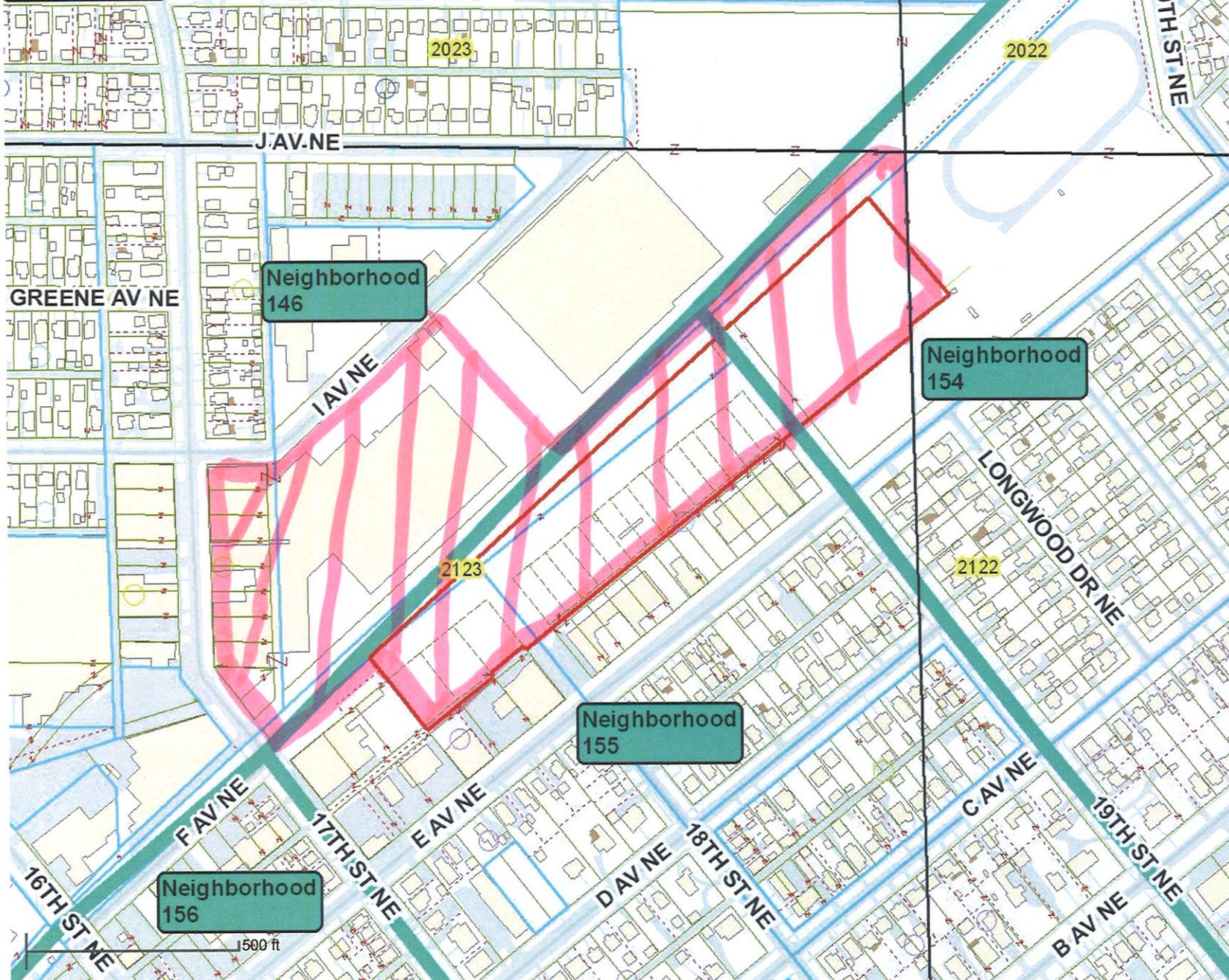


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Property photos or data incorrect? [Click Here](#)

Neighborhood 145



LEGEND

- Parcel Polygons
- Quarter Sections
- Assessment Neighborhood
- Cartographic Symbols
 - Block Symbol, 0
 - Block Symbol, 1
 - Block Symbol, 4
 - Block Symbol, 5
 - Block Symbol, 6
 - Chord, 2
 - Dimension Arrow, 2
 - Land Hook, 3
 - Legal Arrow, 1
 - Legal Arrow, 4
 - Legal Arrow, 5
 - Legal Arrow, 6
 - Split Dimension Arrow, 3
- Parcel Boundary
 - Corporate Boundary
 - Lot Line
 - Parcel
 - Parcel Split
 - Private Road
 - Quarter Quarter Line
 - Right of Way
 - Subdivision Boundary
 - Water
- Streets
 - <all other values>
 - Interstate
 - Ramp
 - Highway
 - Unknown
 - Surface
- Corporate Limits
 - Alburnett
 - Bertram
 - Cedar Rapids
 - Center Point
 - Central City
 - Coggon
 - Ely
 - Fairfax
 - Hiawatha
 - Lisbon
 - Marion
 - Mt Vernon
 - Paio
 - Prairieburg
 - Robins
 - Springville
 - Walford
 - Walker
- Planimetrics
 - <all other values>
 - Bridge
 - Building
 - Deck/Patio
 - Driveway
 - Median
 - Parking-PVD
 - Pool
 - Rec-Court
 - Road-EOP
 - Road-EOP-H
 - Road-UNP
 - Road-UNP-H
 - Sidewalk
- Image
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
 - IALINNO14002.sid
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
 - IALINNO23002.sid
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3



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Mon Jan 28 11:06:40 CST 2013

Print report.

Appraisal Summary - GPN: 14153-02001-00000

(141530200100000)

Property Address: 902 17TH ST NE
Cedar Rapids, IA

Class: Industrial

Tax District: 211 CR-INC
NE #1

PDF: Industrial

Neighborhood: EQUIPMENT
MFG;INDUST

Plat Map: 2022/2023/2123

Deed Holder: CEDARAPIDS
INC

Mailing Address: % TEREX USA
LLC
200 NYALA
FARM RD
WESTPORT CT
06880-0000

Legal Description: GREENEDALE LOTS 1 THRU 8 BLK 4, VAC ALLEY E OF & ADJ THERETO & LANDS S OF K AVE & NW OF IA ELEC R/W SW NE; (LESS CITY) E OF BLK 8 MOUND FARM & S OF K AVE & NW OF IA ELEC R/W SE NW & E OF BLK 4 GREENEDALE & SE OF I AVE & NW OF IA ELEC R/W N 1/2 SW 15-83-7 STR/LB

Homestead:
Forest Reserve:
Plat Desc:

Military:
Last Chg:
Plat Year:



[Additional Photos...](#)

Click map to see neighbor's summary page.

[View complete GIS map.](#)
[Neighborhood map](#)

LOT INFORMATION

[Scroll down for sketch.](#)

Disclaimer: Assessor's lot sizes are for assessment purposes only and may NOT represent actual dimensions.
For more accurate, complete data refer to GIS maps, plat maps, or legal documents.

SEGMENT #1: 2.00 Acres; 87,120 SF

SEGMENT #2: 1.00 Acres; 43,560 SF

SEGMENT #3: 1.00 Acres; 43,560 SF

SEGMENT #4: 16.30 Acres; 710,028 SF

COMMERCIAL BUILDINGS

Metal Light Mfg - Steel: 667 SF (Built 1951)
Metal Light Mfg - Steel: 4,600 SF (Built 1973)
Warehouse: 90,994 SF (Built 1967)
Manufacturing (Light): 128,648 SF (Built 1951)

Manufacturing (Light): 168,479 SF (Built 1960)
 Shop: 3,650 SF (Built 1958)

YARD ITEMS

Craneway: 24" Beam, No, 28 Ft on Center, 25 Ft high, 1,200 LF (blt-1956)
 Craneway: 24" Beam, No, 28 Ft on Center, 25 Ft high, 1,840 LF (blt-1956)
 Craneway: 20" Beam, No, 20 Ft on Center, 18 Ft high, 1,080 LF (blt-1960)
 Fencing - Chain: 3 Strand Barb, 6 Ft-Hgh, 4,360 LF, 0 LF-Gates (blt-1950)
 Paving: 20,000 SF, Concrete Parking, Low Pricing, Lighting: No (blt-1956)
 Railroad Spur: Rail Wght=90, Turn Wght=0, Bumpers=0, 900 LF (blt-1950)

NOTES:

SITE LAND SF=1933628.SITE BLDG SF=450088.L TO B RATIO=4.30.***TOTAL MFG/WHSE AREA SF=418238(93%).
 TOTAL OFFICE AREA SF=31850(7%).***IBR 3/18/04-CHANGE ECON.

1-2003 PARTIAL INDUSTRIAL EXEMPTION (427B) AMOUNT EXEMPT \$2,991 AMOUNT TAXABLE \$5,909,989

1-2004 PARTIAL INDUSTRIAL EXEMPTION (427B) AMOUNT EXEMPT -0- AMOUNT TAXABLE \$5,600,396. EXEMPTION EXPIRED.

2004 BOARD OF REVIEW PETITION #603 REDUCE TO \$ 4,760,336

1-2005 INTERIOR REMODELING - EST. COMPLETE - NAV 01/20/05 SEL

1-2011 IMPLEMENTED NEW 2008 PRICING MANUAL - PRIOR BRD OF REV VALUE UNCHANGED - 3/4/2011 BW

1-2011 BOARD OF REVIEW PETITION #920. NO CHANGE. BW 5/26/2011

1-2012 BOARD OF REVIEW PETITION #0205 NO CHANGE.

1-2011 PROPERTY ASSESSMENT APPEAL BOARD ORDER APPROVING STIPULATION - DOCKET NUMBER 11-101-0847 - REDUCED VALUE TO \$2,590,000 10/4/2012 BW

2012 ASSESSMENT

Land	\$644,178
Dwelling	\$0
Improvements	\$1,945,822
Total	\$2,590,000

SALES

Date	Type	Volume/Page	\$ Amount
6/23/2008	Affidavit	8074/178	\$0
	Deed	1993/12	\$0

2011 ASSESSMENT

Land	\$644,178
Dwelling	\$0
Improvements	\$1,945,822
Total	\$2,590,000

PERMITS

Date	Description
3/5/2004	Int Remodel-Gen
3/2/2004	New Bldg (C/I)
11/13/2003	Electric
9/17/2003	Windows
9/17/2003	Int Remodel-Gen

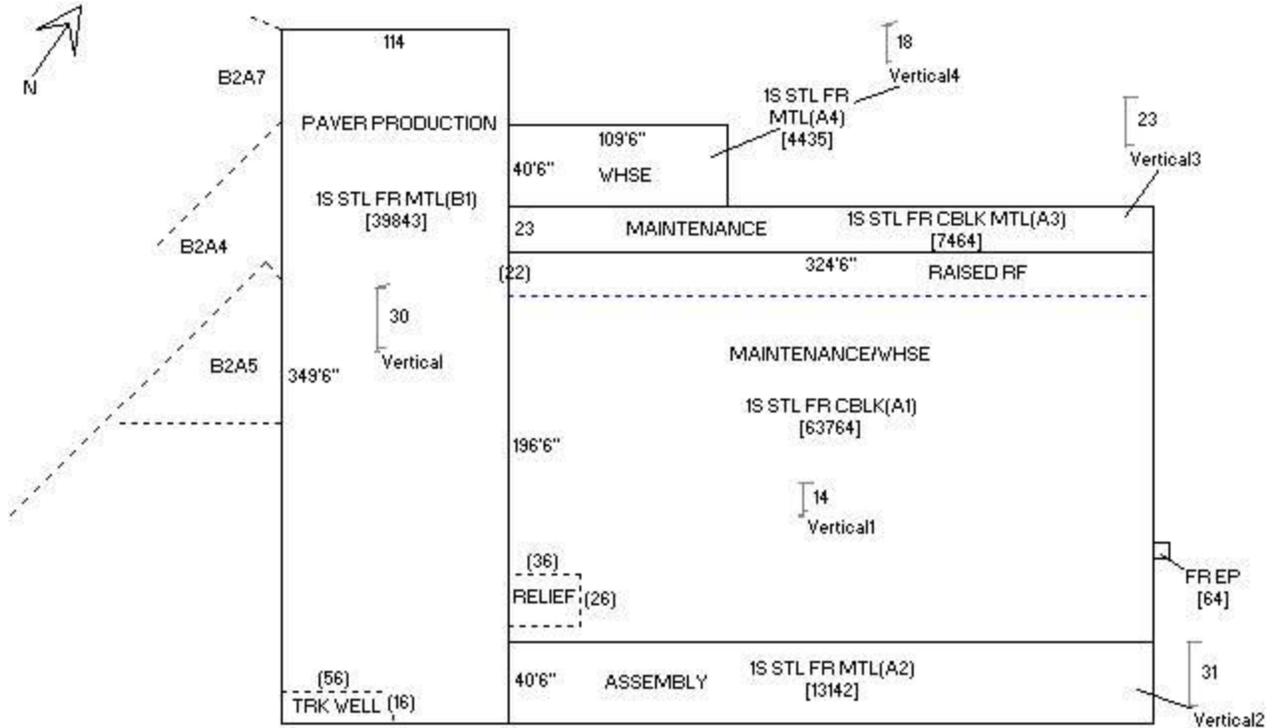
2010 ASSESSMENT

Land	\$584,500
Dwelling	\$0
Improvements	\$4,175,836
Total	\$4,760,336

2009 ASSESSMENT

Land	\$584,500
Dwelling	\$0
Improvements	\$4,175,836
Total	\$4,760,336

Sketch



[Additional Sketches ...](#)

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33









 **TEREX**



HOWARD HALL
W. 10th St.



 **TEREX**
MATERIALS PROCESSING

 **TEREX**
MATERIALS PROCESSING



DOCK
A

