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# City of Cedar Rapids

## *Historic Preservation Commission*

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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, August 8, 2013**

**at**

**Briefing Room, Police Station**

**505 1<sup>st</sup> Street SW, Cedar Rapids, Iowa**

### AGENDA

#### **Call Meeting to Order**

#### **Public Comment**

*Each member of the public is welcome to speak and we ask that you keep your comments to five (5) minutes or less. If the proceedings become lengthy, the Chair may ask that comments be focused on any new facts or evidence not already presented.*

#### **1. Approve Meeting Minutes**

#### **2. New Business**

- a) Demolition Applications
  - i. 3637 E Avenue NW – Private property
  - ii. 2006 Wilson Avenue SW – Private property
- b) COA Applications
  - i. Rose Apartments – 1407 3<sup>rd</sup> Avenue SE
- c) Update on B Avenue National Register Historic District and Local Historic District Potential

#### **3. Old Business**

- a) Update on Memorandum of Agreement (MOA) Regarding First Street Parkade Demolition
- b) COA Applications UNDER REVIEW
  - i. 1726 Park Avenue SE – Replace Porch Windows – Previously reviewed on May 23<sup>rd</sup>
  - ii. 1625 2<sup>nd</sup> Avenue SE – Replace Front Porch – Previously reviewed on July 25<sup>th</sup>
  - iii. 1527 2<sup>nd</sup> Avenue SE – DEMOLITION WITHIN LOCAL HISTORIC DISTRICT
- c) Demo applications UNDER REVIEW (5 minutes)
  - i. 1132 Ellis Boulevard NW – City-Owned Property – August 26, 2013
  - ii. 1408 4<sup>th</sup> Avenue SE – Private Property – August 26, 2013

#### **4. Informational Items**

- a) 1318 2<sup>nd</sup> Street SE Notice and Order for Condemnation and Demolition
- b) 1627 D Avenue NE Demolition Agreement
- c) Potential City Property Acquisitions 50 Years or Older

#### **5. Adjournment**

### FUTURE MEETINGS

Items for future agendas:

- a) Historic District Markers
- b) HPC Brochure and Website Improvements

**MINUTES**  
**HISTORIC PRESERVATION COMMISSION REGULAR MEETING,**  
**Thursday, July 11, 2013 @ 4:30 p.m.**

**City Hall Council Chambers, 101 First Street SE**

Members Present: Amanda McKnight-Grafton Chair  
Todd McNall Vice-Chair  
Moira Blake  
Patricia Cargin  
Bob Grafton  
Tim Oberbroeckling  
Mark Stoffer Hunter

Members Absent: Candy Nanke  
Barbara Westercamp

HPC City Staff: Thomas Smith, Planner  
Alex Sharpe, Planner  
Alicia Abernathey, Administrative Assistant

Guests: Ann Poe, Cindy Hadish, Jennifer Pruden, Laura Behrens, Bill Vincent

**Call Meeting to Order**

- Amanda McKnight-Grafton called the meeting to order at 4:34 p.m.
- Seven (7) Commissioners were present and two (2) absent.

**Public Comment**

- Members of the public introduced themselves.

Mark Stoffer Hunter arrived at 4:40 p.m.

**1. Approve Meeting Minutes**

- Todd McNall moved to approve the minutes from June 27<sup>th</sup>. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

**2. Action Items**

**a. NEW Demolition Applications**

**i. 945 Rockford Road SW – Private Property**

- Thomas Smith stated the house was built in 1923 and is not located in a local historic district. The property has had several break-ins and the property owner is concerned

with safety issues. There would be no opportunity for salvage and the property is currently vacant.

- Tim Oberbroeckling made a motion to approve demolition of 945 Rockford Road SW. Bob Grafton seconded the motion. The motion passed unanimously.

**ii. 1016 9<sup>th</sup> Avenue SE – Private Property**

- Moira Blake and Amanda McKnight-Grafton abstained from discussion.
- Mr. Smith stated three structures are on the property and would be demolished for future expansion of Mercy Hospital. The property is not located in a historic district.
- Discussion included interest in taking photographs for historic documentation.
- Todd McNall made a motion to approve demolition of 1016 9<sup>th</sup> Avenue SE. Pat Cargin seconded the motion. The motion passed unanimously.

**3. New Business**

**a. Board of Ethics Advisory Opinion**

- Bill Vincent and Laura Behrens explained conflicts of interest and when it is necessary for members to recuse themselves from discussion.

**b. 2014 Preserve Iowa Summit Funding and Participation**

- Mr. Smith stated the Historic Preservation Commission is required to hold historic preservation-related conferences for five years as part of a Letter of Agreement (LOA) with the State. Each year approximately \$15,000 is available for the event. Mr. Smith provided total cost breakdowns for the 2012 and 2013 Historic Preservation Showcases.
- Mr. Smith stated in 2014 Cedar Rapids will be the host city for the Preserve Iowa Summit. The State has indicated the \$15,000 can be used toward the Preserve Iowa Summit and still meet the terms of the LOA.
- Mr. Smith identified pros and cons for contributing to the 2014 Preserve Iowa Summit.
- Discussion included the event awards, tours, speakers, estimated costs and other entities willing to provide assistance to the event. Discussion also included the potential of not attracting as many Cedar Rapids residents and the potential for waiving Cedar Rapids resident costs.
- Todd McNall made a motion for the Cedar Rapids Historic Preservation Commission (HPC) to sponsor the 2014 Preserve Iowa Summit for \$7,500 with the intent that if there is a funding gap, the HPC would provide the additional \$7,500. The motion failed due to lack of a second.
- Discussion continued pointing out Cedar Rapids was known as the worst preservation city in Iowa 20 years ago. Discussion also included the fact the 2014 Preserve Iowa Summit would be an opportunity to showcase the City's recovery from the 2008 flood and an opportunity to provide information for the 2015 Historic Preservation Showcase.
- Mark Stoffer Hunter made a motion the Cedar Rapids HPC provide \$15,000 to the 2014 Preserve Iowa Summit. Todd McNall seconded the motion. The motion passed unanimously with none opposed.

**c. 10-Day Demolition Review Period**

- Mr. Smith stated the City's Chapter 18 Historic Preservation ordinance currently requires the HPC to review demolition applications within 10 business days of City staff receiving the application. Due to the current HPC meeting schedule, sometimes applications are received the day of the meeting and added to the agenda in order to have it reviewed within 10 business days to meet the ordinance requirements.
- Mr. Smith recommended extending the 10 business day wait period to a 15 business day wait period to allow more time to review demolition applications.

- Discussion included providing the HPC with the Flood Mitigation Plan for understanding as it impacts some of the decisions made by the HPC.
- Todd McNall made a motion to extend the review period of demolition applications to 15 business days. Mark Stoffer Hunter seconded the motion. The motion passed unanimously with none opposed.

**d. 1207 2<sup>nd</sup> Street SE (Tent & Awning) Notice of Demolition**

- Mr. Smith stated in August 2011 the HPC reviewed a demolition application for the Tent & Awning building at 1207 2<sup>nd</sup> Street SE and placed the property on a 60-day review period. Since the August 2011 meeting the property was pulled from the demolition list and walkthroughs were provided for anyone interested in rehabilitation. No interest was received and the property will be demolished in August.
- Discussion included interest in taking photographs for historic documentation. Discussion also included the idea of keeping the front wall of the property as a form of art and the potential of a time capsule being located on the property.

**4. Old Business**

**a. Demo applications UNDER REVIEW**

**i. 345 27<sup>th</sup> Street Drive SE – Private Property – July 22, 2013**

**ii. 444 Fairway Terrace SE – Private Property – July 22, 2013**

- Mr. Smith stated salvage has not been completed and discussion has occurred about the use of the lots for parking.

Mark Stoffer Hunter left the meeting at 6:10 p.m.

**iii. 1132 Ellis Boulevard NW – City-Owned Property – August 26, 2013**

- Smith stated staff would like to move toward demolition as attempts have been made to rehabilitate the property. The neighborhood residents are in favor of demolition.

**b. COA applications UNDER REVIEW**

**i. 1726 Park Avenue SE – Replace Porch Windows – July 22, 2013**

- Mr. Grafton stated he has not been in contact with the property owner recently.

**ii. 1527 2<sup>nd</sup> Avenue SE – Private Property – WITHIN LOCAL HISTORIC DISTRICT**

- Mr. Smith stated there is a possibility of an investor for the property.

Moira Blake left the meeting at 6:16 p.m.

**c. Historic District Markers**

- Mr. Smith proposed the idea of a subcommittee of the HPC to help brainstorm ideas for the Historic District Markers.
- Discussion included requirements from the State and SHPO. Discussion also included having subcommittees to work on the HPC brochure and HPC website.

**5. Adjournment**

- Todd McNall made a motion to adjourn the meeting at 6:28 p.m. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Alicia Abernathey, Administrative Assistant II  
Community Development

**MINUTES**  
**HISTORIC PRESERVATION COMMISSION REGULAR MEETING,**  
**Thursday, July 25, 2013 @ 4:30 p.m.**

**City Hall Council Chambers, 101 First Street SE**

Members Present: Amanda McKnight-Grafton Chair  
Todd McNall Vice-Chair  
Bob Grafton  
Candy Nanke  
Tim Oberbroeckling  
Barbara Westercamp

Members Absent: Patricia Cargin  
Moir Blake  
Mark Stoffer Hunter

HPC City Staff: Alex Sharpe, Planner  
Alicia Abernathey, Administrative Assistant

Guests: Cindy Hadish, Jennifer Pratt, Kevin Ciabatti, Jerry McGrane, Dan Perez,  
Julie Perez, Osman Abdi Omar

**Call Meeting to Order**

- Amanda McKnight-Grafton called the meeting to order at 4:30 p.m.
- Six (6) Commissioners were present and three (3) were absent.

**Public Comment**

- Members of the public introduced themselves.

**1. Action Items**

**a. NEW Demolition Applications**

**i. 1012 8<sup>th</sup> Street SE – Private Property**

- Jerry McGrane stated he lives near 1012 8<sup>th</sup> Street SE and the house has been in poor condition for approximately 10 years. The house has become an eye-sore to the neighborhood and a place for people to party.
- Dan Perez stated he has lived in the neighborhood for one year and he has been helping maintain the 1012 8<sup>th</sup> Street SE property. There is structural damage and termite damage to the property. There has been a lot of vandalism to the property and the property is a home to many pests. The property is an eye-sore for the neighborhood and poses a risk to the community.

- Kevin Ciabatti stated the property owner passed away and there has been no success in contacting a family member. The City of Cedar Rapids is filing for the demolition using nuisance demolition funding. The property will be maintained by the City after demolition.
- Tim Oberbroeckling made a motion to approve demolition of 1012 8<sup>th</sup> Street SE. Barbara Westercamp seconded the motion. The motion passed unanimously.
- Discussion took place about the different ways the commission can vote. It was pointed out the commission's vote can be overturned by the City Council.
- Discussion took place on whether the HPC should have the first right to salvage rather than demolition contractors.

Candy Nanke arrived at 4:40 p.m.

**b. COA Applications**

**i. 1625 2<sup>nd</sup> Avenue SE – Replace Front Porch**

- Alex Sharpe stated the property owner would like to replace the railing, flooring, skirting and stairs of the front porch. The property owner would also like to replace his windows and doors but those aspects would be discussed at a future meeting.
- Osman Abdi Omar stated the original columns of the porch would remain in place.
- Discussion included the use of 1x4 planks for the railings and having a curved top railing. Discussion also included the fact unpainted, treated lumber is not allowed in the historic district and the railings and skirting need to mimic the previous railing and skirting. Discussion also included the railing height and whether it needs to match the previous height or if it needs to meet current code requirements.
- Bob Grafton volunteered to serve as the liaison for this project.
- Discussion included the paint rebate program available to homes in the historic district.
- Barbara Westercamp made a motion the applicant restore the porch as close as possible to the 1969 appearance and the HPC appoint a liaison. Tim Oberbroeckling seconded the motion. The motion passed unanimously with none opposed.

Tim Oberbroeckling left the meeting at 5:20 p.m.

**c. COA Applications UNDER REVIEW**

- Mr. Grafton stated there is currently a lien on the property that needs to be taken care of before a potential investor can purchase the property. The property is currently secure.

**d. 1821 Ridgewood Terrace SE Update**

- Mr. Grafton stated there was concern the porch was not being restored as HPC requested but after speaking with the homeowner the completed porch will be what HPC requested.

**2. Adjournment**

- Barbara Westercamp made a motion to adjourn the meeting at 5:37 p.m. Todd McNall seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Alicia Abernathey, Administrative Assistant II  
Community Development

## ACTION ITEMS



## **Historic Preservation Commission Agenda Item Cover Sheet**

**Meeting Date:** August 8, 2013

**Property Location:** 3637 E Avenue NW

**Property Owner/Representative:** Nathaniel and Ashley Mealhow

**Year Built:** 1946

**Description of Agenda Item:**  Demolition Application  COA  Other

**Background and Previous HPC Action:** None.

**Historic Status:** Contributing  Not Contributing  Unknown  N/A

**Explanation (if necessary):**

This property is not located within one of the City's recognized local or National Register historic districts.

**If contributing, which criteria is met:**

- Associated with significant historical events
- Associated with significant lives of person
- Signifies distinctive architectural character/era
- Associated with lives of persons significant in our past
- Archaeologically significant

**Other Action by City:** Yes  No  N/A

**Explanation (if necessary):**

**Reason and Future Plans:**

Unknown

**Time Sensitivity:**



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

## DEMOLITION PERMIT APPLICATION

|   |  |   |
|---|--|---|
| Address of Demolition:<br><i>31237 E Hwy NW</i>   |  | Approximate Age of Structure<br>Year Built: <i>1946</i>                               |
| GPN: <i>1</i>   | Reason: (optional)                                   | Future Plans: (optional)  |
| Property Owners Name:<br><i>Nathanial &amp; Ashley Mealhew</i>  |  | Phone: <i>319.899.2581</i>  |
| Property Owners Address:<br><i>322 24th St. NE</i>  |  | City / State / Zip Code<br><i>Cedar Rapids IA 52402</i>                               |
| Contractor's Name:<br><i>MEATHAW CONSTRUCTION, LLC</i>  |  | Phone:  |
| Contractor's Address:<br><i>322 24th St. NE</i>   |  | City / State / Zip Code   |
| Type of Building: <input checked="" type="checkbox"/> Single Family   | <input type="checkbox"/> Multi Family #              | Units <input type="checkbox"/> Commercial <input type="checkbox"/> Accessory Building |
| Size of Building: Dimensions are: <i>1,468 sq ft</i>  |  | Number of Stories: <i>1 1/2</i> Height:   |
| Building has Basement: <input checked="" type="checkbox"/> Yes  |  | <input type="checkbox"/> No if Yes, What Dimensions:                                  |
| <b>DISPOSAL OF DEMOLITION MATERIALS</b>   |  |   |
| <input checked="" type="checkbox"/> City of Cedar Rapids Landfill   | <input type="checkbox"/> Private Landfill - Contact: | Phone #:  |
| Address:  |  |   |
| <b>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.</b>  |  |   |
| <b>UTILITIES INFORMATION</b>  |  |   |
| <b>All utilities shall be abandoned in accordance with City requirements and verified and/or inspected before Demolition Permit is issued and demolition begins.</b>  |  |   |
| <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 &amp; 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:<br><i>Ashley Mealhew</i>   |  | DATE:<br><i>8/6/13</i>  |
| <b>OFFICE USE ONLY</b>  |  |   |
| <b>UTILITIES DISCONNECTION INFORMATION &amp; APPROVALS</b>  |  |   |
| Water:  | Alliant Energy: <i>Conny Schneider 8-5-13</i>        |   |
| Sewer: <i>SEPTIC FILLED 7/31/13</i>   | Mid-American Energy: <i>Paul K... 6-7-13</i>         |   |
| Public Works: <i>Marybeth 8/6/13</i>  | MediaCom: <i>5-14-13</i>                             |   |
| CED:  | Other:   |   |
| Zoning:   | Other:   |   |
| <b>PERMITTING INFORMATION</b>   |  |   |
| 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: 13251-01008-00000

(132510100800000)

**Property Address:** 3637 E AVE NW  
Cedar Rapids, IA



[Additional Photos...](#)

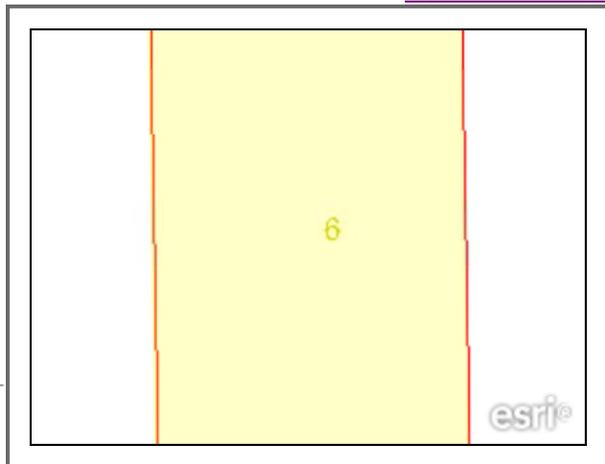
**Class:** Residential      **Tax District:** 201  
CR  
**PDF:** Res Permit Region 11      **Neighborhood:** NW 324  
**Plat Map:** 2430

**Deed Holder:** BROSHOUS  
ROBERT D &  
MARCIA K

**Mailing Address:** & MEALHOW  
NATHANIEL A &  
ASHLEY A  
322 24TH ST NE  
CEDAR RAPIDS  
IA 52402-0000

**Legal Description:** IRR SUR NE 25-83-8 STR/LB 6

**Homestead:**      **Military:**



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 Acres; 43560 SF

**SEGMENT #2:** 1.34 Acres; 58370.4 SF

## RESIDENTIAL DWELLING

**Occupancy:** Single-Family  
**Style:** Salvage  
**Year Built:** 1946  
**Exterior Material:** Wd Lap  
**Above-Grade Living Area:** 1,065 SF  
**Number Rooms:** 7 above, 1 below  
**Number Bedrooms:** 3 above, 0 below  
**Basement Area Type:** Full  
**Basement Finished Area:** 275 SF  
**Number of Baths:** 1 Full Bath  
**Central Air:** No  
**Heat:** FHA - Gas  
**Number of Fireplaces:** 1 (1 Story, Masonry)

**Garage:** None  
**Porches and Decks:** Concrete Patio-Low (198 SF); Brick/Blk Patio-Low (140 SF)  
**Yard Extras:** None

**NOTES:**

PRE RVAL:FuncDesc:UT. FuncDesc: TR. Inflnc1:TOPO/EXCESS(10). FRPL-M. 06/09/2003-BELOW NORMAL EXTERIOR MAINTENANCE.

1-2006 REPL FURNACE - NAV - 1/31/06 JMR \*\*\*

1-2007 UPDATE ELECTRICAL SERVICE NAV 11/17/06 DP

1-2010 6 YR CYCLE - CHANGE COND TO VERY POOR FROM POOR. 11/25/09 WK

1/2010 - HOMEOWNER QUESTIONNAIRE MAILED 1/20/2010.

1-2012 MAP FACTOR ADJUSTED DUE TO MARKET CONDITION

1-2012 CHANGED DWLG TO SALVAGE (WINDOWS MISSING, ROOF COLLAPING, MOLD/MOSS THROUGHOUT THE HOUSE, ODORS, CEILING FALLING); BARN AND LEAN-TO HAS BEEN WRECKED; INSPECTED 4/4/2012 CLP

SEE END OF 2012 FOR DWLG TO POSSIBLY BE WRECKED

1-2013 DWLG REMAINS, CK WHEN DEMO PERMIT ISSUED. 1/8/13 JKB

**2013 ASSESSMENT**

Land \$56,700  
 Dwelling \$0  
 Improvements \$0  
**Total \$56,700**

**SALES**

| Date      | Type | Volume/Page | \$ Amount |
|-----------|------|-------------|-----------|
| 5/27/2010 | Deed | 7614/201    | \$65,000  |
| 5/8/1997  | Deed | 3487/396    | \$0       |

**2012 ASSESSMENT**

Land \$56,700  
 Dwelling \$0  
 Improvements \$0  
**Total \$56,700**

**PERMITS**

| Date       | Description     |
|------------|-----------------|
| 1/24/2013  | ELECTRIC ONLY   |
| 4/4/2012   | REVIEW          |
| 6/18/2007  | MECHANICAL ONLY |
| 10/31/2006 | ELECTRIC ONLY   |
| 6/29/2005  | FURNACE         |

**2011 ASSESSMENT**

Land \$56,700  
 Dwelling \$71,578  
 Improvements \$0  
**Total \$128,278**

**2010 ASSESSMENT**

Land \$56,700  
 Dwelling \$71,578  
 Improvements \$0  
**Total \$128,278**

**Sketch**

|    |                              |                         |
|----|------------------------------|-------------------------|
| 12 | CONC PATIO<br>[198]<br>16'6" |                         |
| 9  | 1S B FR<br>[149]             |                         |
| 24 | 11/2S B FR (MAIN)<br>[576]   |                         |
|    | 17                           | 1S C BLK<br>[340]<br>20 |
| 24 | 7                            | BRK PATIO<br>[140]      |

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

Parcel ID: 132510100800000

Photo 1



Photo 2

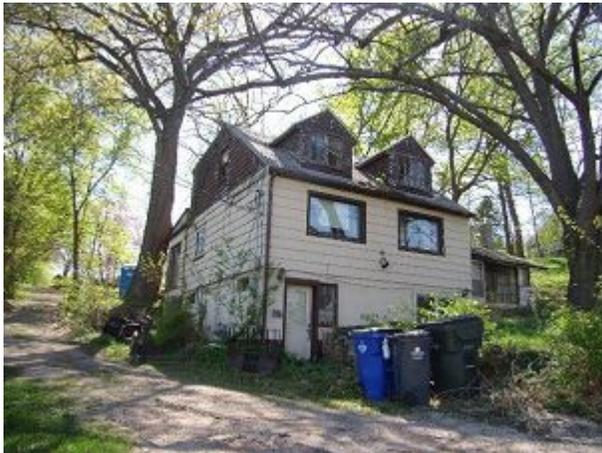


Photo 3





## **Historic Preservation Commission Agenda Item Cover Sheet**

**Meeting Date:** August 8, 2013

**Property Location:** 2006 Wilson Avenue SW

**Property Owner/Representative:** Dwight Hughes

**Year Built:** 1912

**Description of Agenda Item:**  Demolition Application  COA  Other

**Background and Previous HPC Action:** None.

**Historic Status:** Contributing  Not Contributing  Unknown  N/A

**Explanation (if necessary):**

This property is not located within one of the City's recognized local or National Register historic districts.

**If contributing, which criteria is met:**

- Associated with significant historical events
- Associated with significant lives of person
- Signifies distinctive architectural character/era
- Associated with lives of persons significant in our past
- Archaeologically significant

**Other Action by City:** Yes  No  N/A

**Explanation (if necessary):**

**Reason and Future Plans:**

Unknown

**Time Sensitivity:**



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

### DEMOLITION PERMIT APPLICATION

| Address of Demolition:<br><b>2006 WILSON AVENUE SW</b>  |  | Approximate Age of Structure<br>Year Built: <b>1912</b>                               |
|---|--|---|
| GPN:<br><b>14311-77003-00000</b>  | Reason: (optional)                                   | Future Plans: (optional)  |
| Property Owners Name:<br><b>DWIGHT HUGHES</b>   |  | Phone:<br><b>319-360-8787</b>   |
| Property Owners Address:<br><b>5205 NURSERY ROAD</b>  |  | City / State / Zip Code<br><b>CR IA 52404</b>   |
| Contractor's Name:  |  | Phone:  |
| Contractor's Address:   |  | City / State / Zip Code   |
| Type of Building: <input checked="" type="checkbox"/> Single Family   | <input type="checkbox"/> Multi Family #              | Units <input type="checkbox"/> Commercial <input type="checkbox"/> Accessory Building |
| Size of Building: Dimensions are: <b>1416 Sq.Ft.</b>  |  | Number of Stories: <b>2</b> Height: <b>40</b>   |
| 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: | Phone #.:   |
| Address:  |  |   |
| <b>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.</b>  |  |   |
| UTILITIES INFORMATION   |  |   |
| <b>All utilities shall be abandoned in accordance with City requirements and verified and/or inspected before Demolition Permit is issued and demolition begins.</b>  |  |   |
| <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 &amp; 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:<br>  |  | DATE: <b>7 AUG 13</b>   |
| 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: 14311-77003-00000

(143117700300000)

**Property Address:** 2006 WILSON AVE SW  
Cedar Rapids, IA



2006 WILSON AVE SW

[Additional Photos...](#)

**Class:** Residential      **Tax District:** 201 CR  
**PDF:** Res Permit Region 10      **Neighborhood:** SW 420  
**Plat Map:** 2628

**Deed Holder:** HUGHES DWIGHT W JR & DEBRA L

**Mailing Address:**  
5205 NURSERY RD SW  
CEDAR RAPIDS IA 52404

**Legal Description:** LANDS (LESS ST) & (LESS N 670') W 10 AC SE NE STR/LB 31 83 7



**Homestead:**      **Military:**

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 Acres; 43560 SF

**SEGMENT #2:** 3.63 Acres; 158122.8 SF

## RESIDENTIAL DWELLING

**Occupancy:** Single-Family  
**Style:** 1 Story Frame  
**Year Built:** 1955  
**Exterior Material:** Wd Lap  
**Above-Grade Living Area:** 1,228 SF  
**Number Rooms:** 4 above, 0 below  
**Number Bedrooms:** 2 above, 0 below  
**Basement Area Type:** Slab  
**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:** Concrete Patio-Med (60 SF); Fbgls/Mtl Roof-Med (60 SF); 1S Frame Open (80 SF)  
**Yard Extras:** None

**RESIDENTIAL DWELLING**

**Occupancy:** Single-Family  
**Style:** 2 Story Frame  
**Year Built:** 1912  
**Exterior Material:** Vinyl  
**Above-Grade Living Area:** 1,416 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  
**Central Air:** No  
**Heat:** HW - Baseboard  
**Number of Fireplaces:** None  
**Garage:** 360 SF - Det Frame (Built 1994)  
**Porches and Decks:** Wood Stoop (30 SF); 1S Frame Enclosed (48 SF); 1S Frame Open (198 SF)  
**Yard Extras:** None

**NOTES:**

PRE RVAL:FuncDesc: LO. 2 Story Plus. Land: DIV 4-98 SEE P(26262050).

PRE RVAL: X-PLMB=TR.SK ALUM SIDING. . CL CHG AG TO RES 4-2003 3/20/03 NO AG, NO NURSERY,CHANGE TO RES, 20% TOPO ON 2ND SEGMENT DP

08/14/2003-DWLG #1, ORIGINAL KITCHEN & FURNACE. DWLG #2-ORIGINAL KITCHEN & BATH, OLDER FURNACE. FUNC OBSOL MULTIPLE DWLGS.

1-2009 GREENSLIP INSPECTION OF DWELLING WITH OWNER, CHANGE CONDITION TO B NML FROM NML. DWLG NEEDS WALL, FLR AND CEILING REPAIRS. GAR IN B NML CONDITION. 3/20/09 JA

1-2011 6YR CYCLE - 2 RESIDENTIAL PROPERTIES (2006 & 2012); FOR RESID 2012 - REMOVED CENTRAL AC; ADDED HDWD TO FLOORING, REMOVED CARPET (NAV); INFO PER OWNER - 8/17/2010 CLP

1-2012 RESIDENTIAL PROPERTY 2006 REROOF COMPLETE (NAV); 10/26/2011 CLP

1-2012 MAP FACTOR ADJUSTED DUE TO MARKET CONDITION

**2013 ASSESSMENT**

Land \$68,150  
 Dwelling \$127,288  
 Improvements \$0  
**Total \$195,438**

**SALES**

| Date      | Type | Volume/Page | \$ Amount |
|-----------|------|-------------|-----------|
| 1/20/2006 | Deed | 6239/688    | \$0       |

**PERMITS**

| Date       | Description |
|------------|-------------|
| 10/7/2011  | ROOF        |
| 10/9/2008  | WORK ORDER  |
| 12/19/2000 | WORK ORDER  |

**2012 ASSESSMENT**

Land \$68,150  
 Dwelling \$127,288  
 Improvements \$0  
**Total \$195,438**

**2011 ASSESSMENT**

Land \$68,150

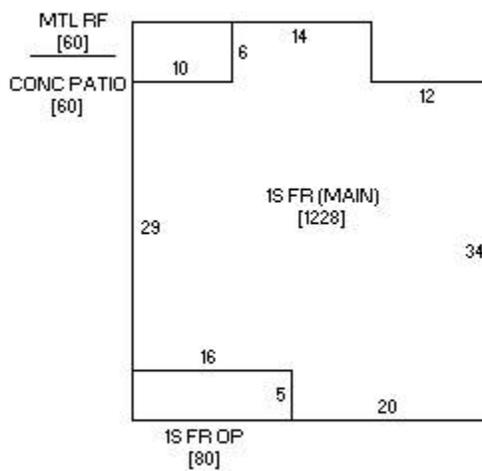
|              |                  |
|--------------|------------------|
| Dwelling     | \$132,822        |
| Improvements | \$0              |
| <b>Total</b> | <b>\$200,972</b> |

**2010 ASSESSMENT**

|              |                  |
|--------------|------------------|
| Land         | \$68,150         |
| Dwelling     | \$134,381        |
| Improvements | \$0              |
| <b>Total</b> | <b>\$202,531</b> |

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**Sketch**



[Additional Sketches ...](#)

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

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

# CEDAR RAPIDS

## HISTORIC DISTRICT APPLICATION

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

| Owner Information                            | Applicant Information                              |
|--|--|
| Name <u>Affordable Housing Network, Inc.</u> | Name <u>Corey Houchens-Witt &amp; Dave O'clair</u> |
| Address <u>5400 Kirkwood Blvd. SW</u>        | Company <u>Affordable Housing Network, Inc.</u>    |
| City <u>Cedar Rapids</u>                     | Address <u>5400 Kirkwood Blvd. SW</u>              |
| State <u>Iowa</u> Zip <u>52401</u>           | City <u>Cedar Rapids</u>                           |
| Phone <u>319-359-0440</u>                    | State <u>Iowa</u> Zip <u>52401</u>                 |
|  | Home Ph. <u>319-359-0440</u>                       |
|  | Work Ph. <u>" " "</u>                              |

**Address of Property** where work is to be done:  
Rose Apartments - 1407 3rd Avenue SE, Cedar Rapids, Iowa

**Project type:** House , Garage , Shed , Fence , Addition , other Multi-Family Building

**Project description:** Affordable Housing Network, Inc. will rehab the Rose Apartments to be used as low-income rental housing for families & individuals. AHNF will preserve the building's exterior appearance (including most windows) & many of the interior features.

**Location:** Describe where (what part of building, or where on property) work will be done:  
The entire building will be rehabilitated. \$1.25 million dollar project.

**Materials:** Type and design to be used Exterior stucco will be repaired & painted. Mismatched vinyl siding will be removed & stucco to match existing. Original windows will (mostly) be rehabilitated. New aluminum storms will be installed.

**Estimates required:** If you will not be using the same type of materials as already used on the building, then you must obtain two estimates using the existing material(s) and two estimates using the new material(s). N/A

**Samples:** Applicant must bring a sample of the material(s) to HPC meeting if a COA is required.

**Applicant's signature:** Corey Houchens-Witt

**For Community Development Department use only:**

|   |  |  |
|---|--|--|
| Date Received:                                      | Received by:   | File No.   |
| Redmond Park-Grande Avenue <input type="checkbox"/> | Contributing structure? <input type="checkbox"/> Yes <input type="checkbox"/> No | CNME Issued? <input type="checkbox"/> Yes <input type="checkbox"/> No  |
| Second and Third <input type="checkbox"/>           | Key structure? <input type="checkbox"/> Yes <input type="checkbox"/> No          | COA required? <input type="checkbox"/> Yes <input type="checkbox"/> No |

WWW.RYANCOMPANIES.COM

RYAN COMPANIES US, INC.  
625 First Street SE, Suite 175  
Cedar Rapids, IA 52401-2032



319-731-2800 *tel*  
319-731-2900 *fax*

January 14, 2013

**Re:** HOME Funds Application Budget for Rose Apartments Rehabilitation Project

To whom it may concern:

Ryan Companies assisted with the development of this budget and believes that the total of \$996,680 is a good representation of probable construction costs. Please see the attached spreadsheet for a breakdown of these costs.

This is not a formal estimate, but rather a projection of rehabilitation costs. In conjunction with OPN Architects, Inc., we visited the building and developed a scope outline. Subcontractor bids were secured in several key areas. We then reviewed past costs of comparable projects in remaining scope areas. With appropriate contingency, we are confident that this budget is a dependable starting point in undertaking rehabilitation of this building.

Sincerely,  
**Ryan Companies US, Inc.**

A handwritten signature in blue ink, appearing to read "K. Graham", with a long horizontal flourish extending to the right.

Kevin Graham  
Senior Project Manager

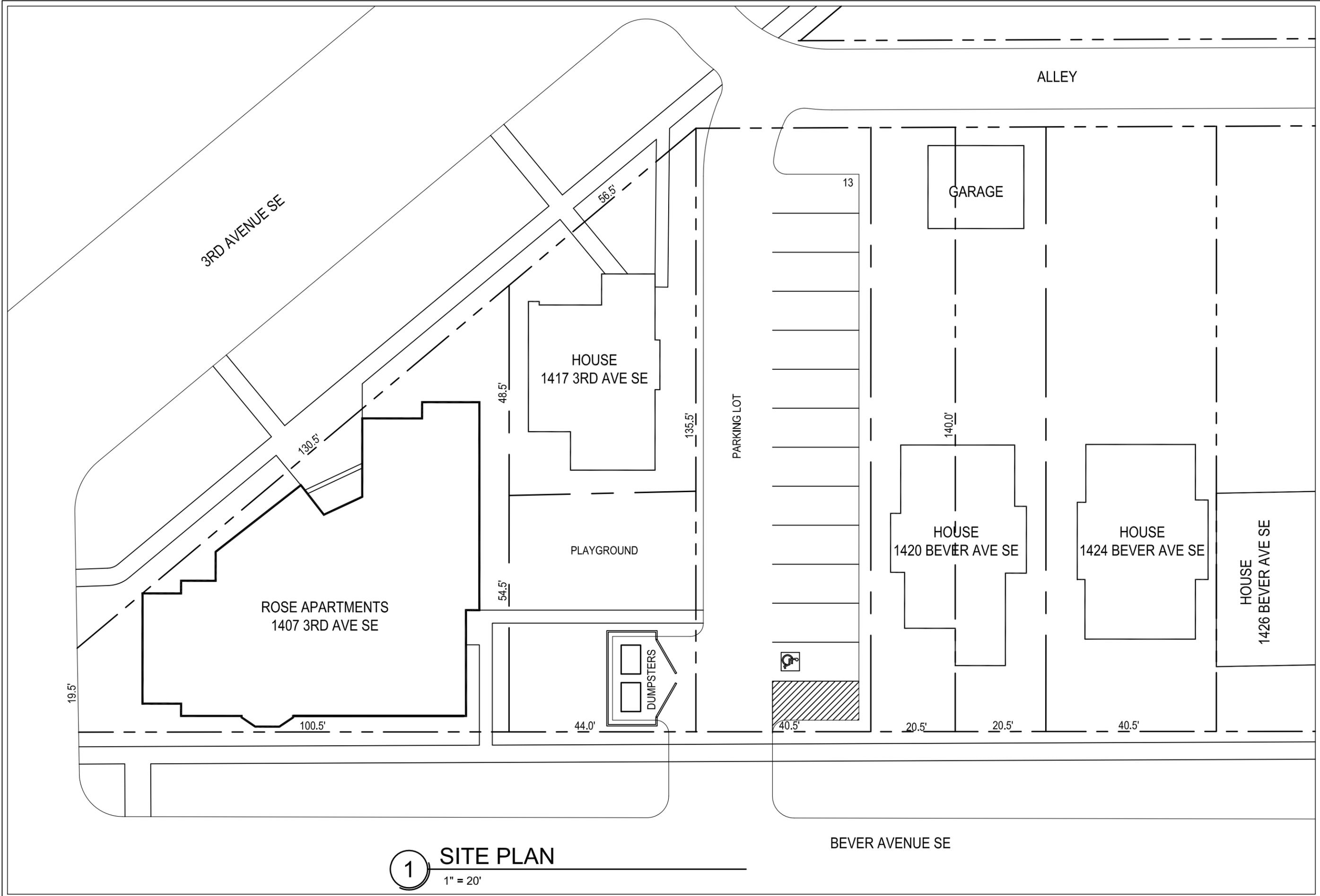
## ROSE APARTMENTS REHABILITATION PROJECT

### SCOPE OF WORK

|  | <u>Total Price</u> | <u>Per Unit Price (12<br/>Units)</u> | <u>Description of Work</u>   |
|--|--------------------|--------------------------------------|--|
| <b>EXTERIOR OF BUILDING</b>                          |                    |                                      |  |
| Roof   | \$58,000           | \$4,833                              | Remove existing spray foam and built-up roofs down to wood deck. Replace wood deck as necessary. Furnish and install 2" isocyanurate over the entire roof area. Furnish and install new 60mil EPDM, fully adhered to the new installed insulation system. At all soil stack and heat stack penetrations, furnish and install new 60mil EPDM flashing membrane. Furnish and install new color clad cap metal at all parapet walls.  |
| Parapet Wall Surrounding Roof                        | \$58,600           | \$4,883                              | Remove top two-foot high section of masonry wall at roof. Install new concrete block wall with stone cap. Spray concrete plaster over new block to match existing surface. Also patch other damaged areas.   |
| Stucco Exterior                                      | \$42,400           | \$3,533                              | Repair water damage, fill cracks, replace flaking stucco and paint exterior.   |
| Windows (142)  | \$87,000           | \$7,250                              | Repair/rebuild existing wood windows (142 windows in entire building). Replace existing storm windows, with new metal windows to match existing. Install new windows in converted porches (reclaimed as bedrooms).   |
| Parking Lot (12 spaces - one for each unit)          | \$21,100           | \$1,758                              | Strip black dirt at new parking lot. Form and pour new 5" thick concrete parking lot and curbing (2400 SF). Extend new sidewalk over to new parking lot. Respread black dirt around new paving and seed. Haul excess soil off site.  |
| Install/Build Fencing & Enclosure for Trash Dumpster | \$4,500            | \$375                                | Build attractive wooden fence enclosure for trash dumpster.  |
| Landscaping  | \$3,000            | \$250                                | Create greenspace on 1410 Bever Avenue SE parcel. Install shrubs/bushes to screen parking lot. Install bushes and shrubbery around building for curb appeal.   |
| <b>Subtotal</b>                                      | <b>\$274,600</b>   |                                      |  |
| <b>INTERIOR OF BUILDING</b>                          |                    |                                      |  |
| Interior Demolition (including basement) & Trash     | \$98,000           | \$8,167                              | Demolition to include: room entry doors and other damaged or missing doors; carpet and vinyl flooring (plywood subfloor); kitchen and bathroom cabinets and tops; closet poles and shelves; appliances; kitchen and bathroom plumbing fixtures; old light fixtures; cut out or remove existing plaster, drywall, paneling, etc. to install new plumbing and electrical; interior windows in kitchen at skylight closet. This expense also includes restoring/building storage lockers in basement (one storage locker for each of 12 units). |
| Hazardous Material Removal                           | \$5,180            | \$432                                | Remove asbestos pipe insulation, mud fittings and paper insulation on duct wrap.   |
| Flooring - Bathrooms & Kitchens                      | \$14,800           | \$1,233                              | Install new VCT vinyl flooring in bathrooms and kitchens, where existing quarry tile cannot be salvaged.   |
| Flooring - Refinish Wood Floors                      | \$15,000           | \$1,250                              | Refurbish/refinish existing wood flooring in units and in common areas.  |
| Wall and Ceiling Repair (New Drywall)                | \$109,200          | \$9,100                              | Install new sheetrock over all existing plaster/drywall walls and ceilings (1st, 2nd & 3rd floors). Tape and finish all new sheetrock.   |
| Interior Painting                                    | \$76,700           | \$6,392                              | Paint all new sheetrock, pipe railings, etc. exposed on 1st, 2nd and 3rd Floors. Clean up existing wood windows, doors and interior trim (that will remain) and stain and finish darker. Stain and finish all new doors, trim, etc. to match existing.   |
| Doors & Trim & Framing                               | \$77,400           | \$6,450                              | Increase size of existing stoop, furnish and install new entry door, install new handrails, paint and clean-up. Furnish and install new wood doors, where damaged doors are removed. Furnish and install new trim where required. This expense/number also includes constructing new stud walls as shown on architect drawings, jacking up sagging floors at radiators and installing additional framing to straighten out floors.   |
| Cabinetry & Countertops & Accessories                | \$89,500           | \$7,458                              | Furnish and Install new kitchen cabinets and countertops in 12 new kitchens. Furnish and install new vanities and toilet accessories in 12 new bathrooms. Furnish and Install new closet poles and shelves.  |

**ROSE APARTMENTS REHABILITATION PROJECT**  
**SCOPE OF WORK**

|                                     |                  |   |
|-------------------------------------|------------------|---|
|                                     |                  | Install new water lines at all new kitchen and bathroom fixtures. Install new shower stalls at all bathrooms. Install new sinks and stools in bathrooms. Install new stainless steel kitchen sinks. Hook up all new fixtures to existing drain and vent lines. All kitchen and bathroom fixtures to have new faucets, drains, etc. Hook-up laundry equipment furnished by others in basement to existing rough-in. Replace existing galvanized piping. Replace/repair cracked cast-iron waste pipes. Install public restroom in basement. |
| Plumbing                            | \$60,100         |   |
| Electrical                          | \$137,500        | Install new electric wiring, boxes, conduit, etc. to meet code (new electric service). Install new light fixtures in all areas. Install new outlets, switches, etc.   |
| Heating                             | \$12,000         | Repair radiator valves.   |
| Air Conditioning                    | \$13,500         | Provide and install 27 energy-efficient window air-conditioning units.  |
| Appliances - Stoves                 | \$6,000          | Provide and install new energy-efficient stoves in each new kitchen (12 new stoves).  |
| Appliances - Refrigerators          | \$7,200          | Provide and install new energy-efficient refrigerators in each new kitchen (12 new refrigerators).  |
| <b>Subtotal</b>                     | <b>\$722,080</b> |   |
| <b>TOTAL SCOPE OF WORK EXPENSES</b> | <b>\$996,680</b> |   |



**1** SITE PLAN  
1" = 20'

OPN PROJECT NO: 00000  
 UI PROJECT NO: 00000  
 ISSUE DATE: 1-14-13  
 SCHEMATIC DESIGN  
**C1111**

SITE PLAN  
 AFFORDABLE HOUSING NETWORK, INC.  
 ROSE APARTMENTS  
 1407 3RD AVENUE SE  
 CEDAR RAPIDS, IOWA



Print report.

# Appraisal Summary - GPN: 14222-85012-00000

(142228501200000)

**Property Address:** 1407 3RD AVE  
SE  
Cedar Rapids, IA  
WITHIN LOCAL  
HISTORIC  
DISTRICT

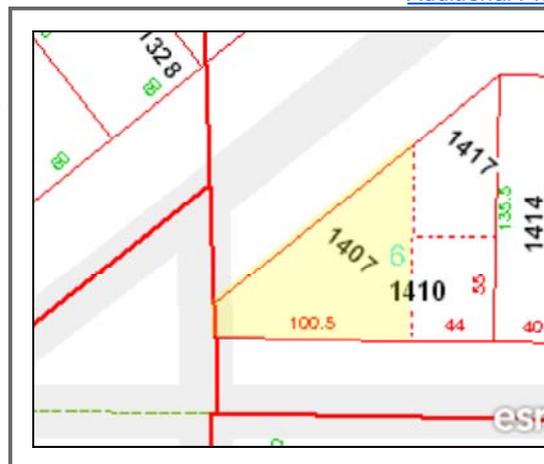


[Additional Photos](#)

**Class:** Exempt      **Tax District:** 286 CR-COE/MT  
VER C TIF  
**PDF:** Exempt      **Neighborhood:** APARTMENT  
**Plat Map:** 2223

**Deed Holder:** AFFORDABLE HOUSING NETWORK INC

**Mailing Address:**  
5400  
KIRKWOOD  
BLVD SW  
CEDAR RAPIDS  
IA 52404-0000



**Legal Description:** BEVER PARK 1ST (LESS E 44') STR/LB 6 12

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

**Homestead:**      **Military:**

## 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 | 148   | 0    | 73     | 73     |

## COMMERCIAL BUILDINGS

Apartment: 10,959 SF (Built 1920)

## NOTES:

- 12 UNIT APT BLDG. EACH FLR HAS (1) 3 BDRM, (2) 2 BDRM AND 1 EFFC. OBSOL - 10% AGE, 10% HTG, 5% BSMT
- LEASED-MULTIPLE TENANTS. \*\*\*\*\*LAND SF=5402. BUILDING SF=10959. L TO B RATIO=.49. \*\*\*\*\*APARTMENT AREA=9759 SF(89%). COMMON AREA=1200 SF(11%). NO PAVING.
- 1-2008 REPAIR - NAV - 4/1/08 JMR \*\*\*
- 1-2009 MECHANICAL REPAIR - NAV - 1/7/09 BW
- 1-2011 AFTER INTERIOR INSPECTION, INCREASED PHYS DEPR, INCREASED FUNC OBSOL FOR MARKET AND EQUITY - 10/07/10 TL

1-2013 COMM REVAL - ADJUSTED GRADE, COND - 08/16/12 TL

1-2013 CHANGE CLASS T0 EXEMPT PER TL 2/7/13 SAM

**2013 ASSESSMENT**

|              |                  |
|--------------|------------------|
| Land         | \$8,751          |
| Dwelling     | \$0              |
| Improvements | \$136,537        |
| <b>Total</b> | <b>\$145,288</b> |

**SALES**

| Date       | Type     | Volume/Page | \$ Amount |
|------------|----------|-------------|-----------|
| 6/1/2012   | Deed     | 8302/409    | \$0       |
| 5/14/2008  | Deed     | 6986/370    | \$109,900 |
| 5/14/2008  | Deed     | 6986/369    | \$0       |
| 9/28/2007  | Contract | 6845/651    | \$123,000 |
| 10/17/2006 | Deed     | 6492/519    | \$0       |

**2012 ASSESSMENT**

|              |                  |
|--------------|------------------|
| Land         | \$8,751          |
| Dwelling     | \$0              |
| Improvements | \$136,537        |
| <b>Total</b> | <b>\$145,288</b> |

**PERMITS**

| Date       | Description |
|------------|-------------|
| 9/30/2010  | WORK ORDER  |
| 10/30/2008 | REPAIR      |
| 3/22/2007  | REPAIR      |
| 11/6/2002  | SIDING      |

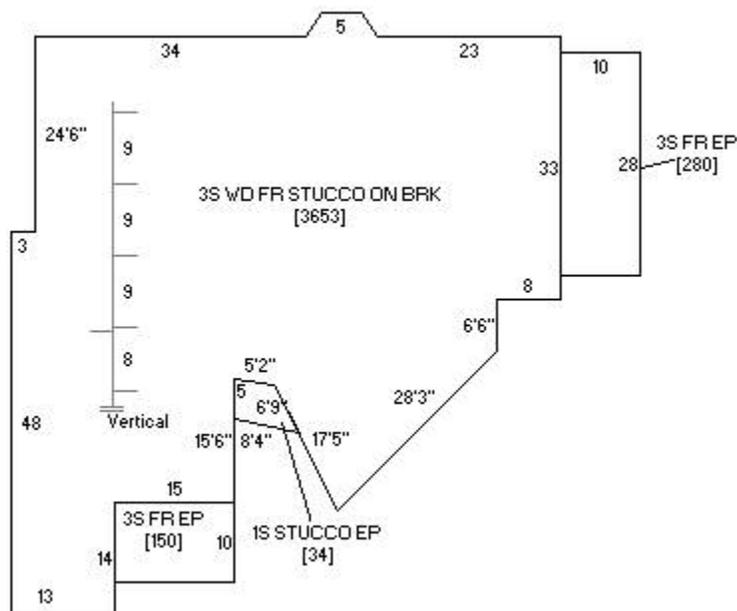
**2011 ASSESSMENT**

|              |                  |
|--------------|------------------|
| Land         | \$8,751          |
| Dwelling     | \$0              |
| Improvements | \$136,537        |
| <b>Total</b> | <b>\$145,288</b> |

**2010 ASSESSMENT**

|              |                  |
|--------------|------------------|
| Land         | \$8,751          |
| Dwelling     | \$0              |
| Improvements | \$205,968        |
| <b>Total</b> | <b>\$214,719</b> |

**Sketch**



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

OLD BUSINESS

# CEDAR RAPIDS HISTORIC DISTRICT APPLICATION

Department of Development, 6th Floor, City Hall, Cedar Rapids, IA 52401-1256 Phone 319-286-5041, Fax 319-286-5141

101 1st St SE

| Owner Information                       | Applicant Information                   |
|---|---|
| Name <u>Terrence + Debra Pesek</u>      | Name <u>Terrence + Debra Pesek</u>      |
| Address <u>300 Lincoln Hgts DR S.E.</u> | Company _____                           |
| City <u>Cedar Rapids</u>                | Address <u>300 Lincoln Hgts DR S.E.</u> |
| State <u>IOWA</u> Zip <u>52403</u>      | City <u>Cedar Rapids</u>                |
| Phone <u>319-362-3436</u>               | State <u>IOWA</u> Zip <u>52403</u>      |
|   | Home Ph <u>319-362-3436</u>             |
|   | Work Ph <u>533-3965</u>                 |

Address of property where work is to be done: 1726 Park Ave S.E. C.R.

Project type: House , Garage , Shed , Fence , Addition , other Porch Windows

Project description Replace windows of which know are some wood, some metal combination windows

Location: Describe where (what part of building, or where on property) work will be done front porch

Materials: Type and design to be used metal combination

**Estimates required:** If you will not be using the same type of materials as already used on the building, then you must obtain two estimates using the existing material(s) and two estimates using the new material(s).

**Plans/illustrations:** If major elements such as windows and doors are proposed for replacement, then drawings, photographs, or product literature for the proposed new elements must be submitted with the application. Large projects, such as building additions and new garages, require plans and elevations.

**Samples:** Applicant must bring a sample of the material(s) to HPC meeting if a COA is required.

Applicant's signature Terrence Pesek

For Development Department use only:

|  |   |   |
|--|---|---|
| Date Received:   | Received by:  | File No. _____  |
| Redmond Park-Grande Avenue <input type="checkbox"/><br>Second and Third <input type="checkbox"/> | Contributing structure? <input type="checkbox"/> Yes <input type="checkbox"/> No<br>Key structure? <input type="checkbox"/> Yes <input type="checkbox"/> No | CNME Issued? <input type="checkbox"/> Yes <input type="checkbox"/> No<br>COA required? <input type="checkbox"/> Yes <input type="checkbox"/> No |

Print report.

# Appraisal Summary - GPN: 14221-55021-00000

(142215502100000)

**Property Address:** 1726 PARK AVE SE  
Cedar Rapids, IA  
WITHIN LOCAL HISTORIC DISTRICT



[Additional Photos..](#)

**Class:** Residential

**Tax District:** 286 CR-COE/MT VER C TIF

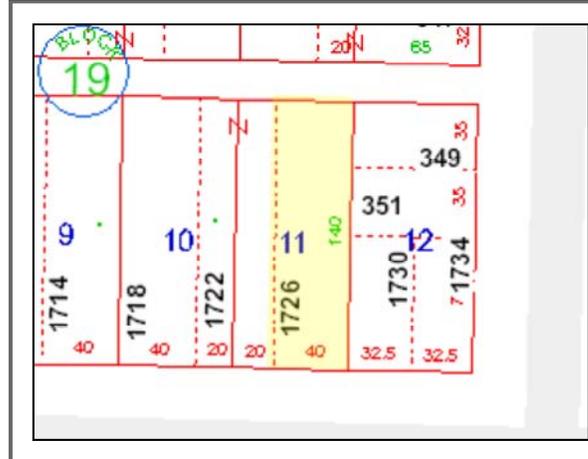
**PDF:** Res Permit Region 7

**Neighborhood:** SE 217

**Plat Map:** 2222

**Deed Holder:** PESEK  
TERRENCE J &  
DEBORA F

**Mailing Address:**  
200 LINCOLN HEIGHTS DR  
SE  
CEDAR RAPIDS  
IA 52403



Click map to see neighbor's summary page.

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

**Legal Description:** BEVER PARK 3RD E 40' STR/LB 11 19

**Homestead:**      **Military:**

**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 |
|------------|-------|------|--------|--------|
|            | 40    | 40   | 140    | 140    |

**RESIDENTIAL DWELLING**

**Occupancy:** Single-Family  
**Style:** 2 Story Frame  
**Year Built:** 1912  
**Exterior Material:** Wd Lap  
**Above-Grade Living Area:** 1,358 SF  
**Number Rooms:** 5 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:** 960 SF - Det Frame (Built 1947)

**Porches and Decks:** 1S Frame Enclosed (72 SF); Frame Encl 2nd Floor (99 SF); 1S Frame Enclosed (200 SF)

**Yard Extras:** None

**NOTES:**

PRE RVAL:2 Story Plus. FuncDesc: EC.

PRE RVAL:GAR = OVERSIZED DRS (10' HIGH), X-PLMB = 1BT. BATH OFF LIV RM.

12/04/2003-FENCED YARD.

1-2011 REPLACED GRAVITY HEAT WITH FHA AND ADD AC. 7/20/10 JA

1-2013 6YR CYCLE. NO CHANGES PER TENANT 4/17/2012 AE

**2013 ASSESSMENT**

|              |                 |
|--------------|-----------------|
| Land         | \$20,000        |
| Dwelling     | \$70,852        |
| Improvements | \$0             |
| <b>Total</b> | <b>\$90,852</b> |

**SALES**

| Date     | Type | Volume/Page | \$ Amount |
|----------|------|-------------|-----------|
| 8/5/1999 | Deed | 3964/579    | \$0       |

**PERMITS**

| Date      | Description |
|-----------|-------------|
| 5/19/2010 | REPAIR      |
| 7/18/2005 | ROOF        |

**2012 ASSESSMENT**

|              |                 |
|--------------|-----------------|
| Land         | \$10,000        |
| Dwelling     | \$66,362        |
| Improvements | \$0             |
| <b>Total</b> | <b>\$76,362</b> |

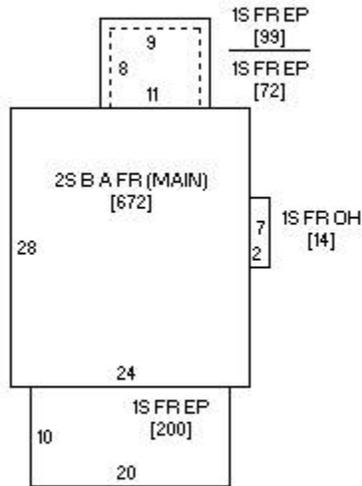
**2011 ASSESSMENT**

|              |                 |
|--------------|-----------------|
| Land         | \$10,000        |
| Dwelling     | \$66,362        |
| Improvements | \$0             |
| <b>Total</b> | <b>\$76,362</b> |

**2010 ASSESSMENT**

|              |                 |
|--------------|-----------------|
| Land         | \$10,000        |
| Dwelling     | \$65,260        |
| Improvements | \$0             |
| <b>Total</b> | <b>\$75,260</b> |

**Sketch**




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



1726











## INFORMATIONAL ITEMS



# NOTICE AND ORDER For Condemnation & Demolition

Owner: Leon G. & Diane L. Melsha  
PO BOX 1747  
CEDAR RAPIDS, IA 52406

July 26, 2013

Re: Notice and Order for Condemnation & Demolition of structure(s) located on GPN: 14284-05007-00000

|          |             |                                 |                      |           |              |
|----------|-------------|---------------------------------|----------------------|-----------|--------------|
| Address: | <u>1318</u> | <u>2<sup>nd</sup> Street SE</u> | <u>Cedar Rapids,</u> | <u>IA</u> | <u>52401</u> |
|          | Street #    | Street Name                     | City,                | State     | Zip          |

Legal Description: J C MAY'S LOT 4 BLK 32 & HULL'S 1ST LOT 4 BLK 32 STR/LB

Pursuant to the City of Cedar Rapids Municipal Code (CRMC) as it relates to Chapter 29 and the adopted International Property Maintenance Code® (IPMC) 2012 Edition with amendments, NOTICE is hereby given that the structure(s) at the above referenced address are declared and placarded to be **structurally unsafe, unfit for human occupancy and unlawful**. Structure(s) are ORDERED to be demolished. This determination is made because of the following identified violations and code sections:

**CH 29 Code § 2012 IPMC 108.1 General** When a structure or equipment is found by the *code official* to be unsafe, or when a structure is found unfit for human *occupancy*, or is found unlawful, such structure shall be *condemned* pursuant to the provisions of this code.

1. Exterior walls are dilapidated and deteriorating from years of decay and lack of maintenance.
2. The foundation on the north side has partially collapsed.

**CH 29 Code § 2012 IPMC 108.1.1 Unsafe structures.** An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the *occupants* of the structure by not providing minimum safeguards to protect or warn *occupants* in the event of fire, or because such structure contains unsafe equipment or is so damaged, **decayed, dilapidated, structurally unsafe** or of such faulty construction or **unstable foundation**, that partial or complete collapse is possible.

1. The structure has decaying, deteriorating and dilapidated exterior walls.
2. The north side foundation has an area that is collapsed, and is causing the exterior wall to collapse creating a structurally unsafe condition.
3. Entire structure shows signs of deterioration, decay and is dilapidated.

**CH 29 Code § 2012 IPMC 108.1.3 Structure unfit for human occupancy.** A structure is unfit for human *occupancy* whenever the *code official* finds that such structure is **unsafe**, unlawful or, because of the degree to which the structure is in **disrepair** or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks *ventilation*, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the *occupants* of the structure or to the public.

1. The exterior walls are deteriorated, decayed and the north side wall is collapsing due to a foundation collapse.
2. This structure sits on the public right-of-way sidewalk creating an unsafe condition to the public.

**CH 29 Code § 2012 IPMC 108.1.5 Dangerous structure or premises.** For the purpose of this code, any structure or *premises* that has any or all of the conditions or defects described below shall be considered dangerous:

**CH 29 Code § 2012 IPMC 108.1.5.3 (Dangerous structure or premises).** Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, **deterioration, neglect, abandonment**, vandalism or by any other cause to such an extent that it is likely to **partially** or completely **collapse**, or to become detached or dislodged.

1. The exterior walls have become so deteriorated, decayed and dilapidated that partial collapse is likely.
2. This structure is sitting on the public right-of-way and presents an unsafe condition for the public.

**CH 29 Code § 2012 IPMC 108.1.5.5 Dangerous structure or premises** The building or structure, or part of the building or structure, because of **dilapidation, deterioration, decay**, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to **partially** or completely **collapse**, or some portion of the **foundation** or underpinning of the building or structure is **likely to fail or give way**.

1. Exterior walls have become so decayed & dilapidated that the north side wall has partially collapsed and is in serious disrepair.
2. The north side foundation has a portion that has collapsed and is causing the exterior wall to collapse.

**CH 29 Code § 2012 IPMC 108.1.5.6 Dangerous structure or premises** The building or structure, or any portion thereof, is clearly unsafe for its use and *occupancy*.

1. The exterior of the structure is not properly maintained.
2. The foundation wall is collapsing and has become dangerous and unsafe.

**CH 29 Code § 2012 IPMC 108.1.5.7 Dangerous structure or premises** The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.

1. The structure is neglected, damaged, dilapidated and abandoned and has become an attractive nuisance.

**CH 29 Code § 2012 IPMC 301.3 Vacant structures and land.** All vacant structures and *premises* thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a **blighting** problem or adversely affect the public health or safety.

**CH 29 Code § 2012 IPMC 304.1** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

1. The exterior of the structure is NOT in good repair and has decayed, dilapidated and deteriorating exterior walls.

**CH 29 Code § 2012 IPMC 304.1.1.2** The *anchorage* of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.

1. A portion of the exterior wall on the north side is not properly anchored due to the missing foundation.
2. The sub-floor is not properly anchored to the sill plate or floor joist due to the missing foundation and deterioration of the structure.

**CH 29 Code § 2012 IPMC 304.1.1.6** Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.

1. The foundation is partially collapsed and missing on the north side of the structure and is not properly anchored or capable of supporting any loads.

**CH 29 Code § 2012 IPMC 304.1.1.7** Exterior walls that are not *anchored* to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects;

1. Exterior walls are not free of holes, cracks and breaks and are not properly supported.

**CH 29 Code § 2012 IPMC 304.4 Structural members** All structural members shall be maintained free from *deterioration*, and shall be capable of safely supporting the imposed dead and live loads.

**CH 29 Code § 2012 IPMC 304.6 Exterior walls.** All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent *deterioration*.

**Required Action** - *It is hereby ordered per CH 29 Code § 2012 IPMC Section 110.1 that the structure be demolished within 60 days of this notice. The owner or designee of the property listed SHALL have applied and been issued a demolition permit within 30 days of this Notice & Order. If the owner has not applied for and been issued a demolition permit or filed an application for appeal within the timelines prescribed in this notice the City of Cedar Rapids will demolish the structure. All costs associated with the demolition will be assessed back to the property per CH 29 Code § 2012 IPMC Section 110.3.*

**CH 29 Code § 2012 IPMC 110.3 Failure to comply.** If the owner of a premises fails to comply with a demolition order within the time prescribed, the code official shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

**CH 29 Code § 2012 IPMC Section 111.1 Application for appeal.** Any person directly affected by a decisions of the Code Official or a notice and order issued under this code shall have the right to appeal to the Housing Code Board of Appeals, provided that a written application for appeal is filed within 20 days after the date of the initial notice of violation or order under this code. An application for the appeal shall be based on a claim that the true intent of the code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

Respectfully,



John Riggs  
City of Cedar Rapids

CC: Russell Howard – Nuisance Abatement Officer, Building Services Division  
Ray Nees – Assistant Manager, Building Services Division  
Kevin Ciabatti – Director, Building Services Division

1318 2<sup>nd</sup> Street SE – Picture Documentation

Notice & Order Issued July 26, 2013

GPN: 14284-05007-00000



Front View



Rear View



Exterior walls deteriorated & dilapidated



Exterior walls deteriorated & dilapidated



Left Side (North) exterior foundation & wall collapsing



North side foundation collapsed and deteriorated

Print report.

# Appraisal Summary - GPN: 14284-05007-00000

(142840500700000)

**Property Address:** 1318 2ND ST  
SE  
Cedar Rapids, IA



[Addit](#)

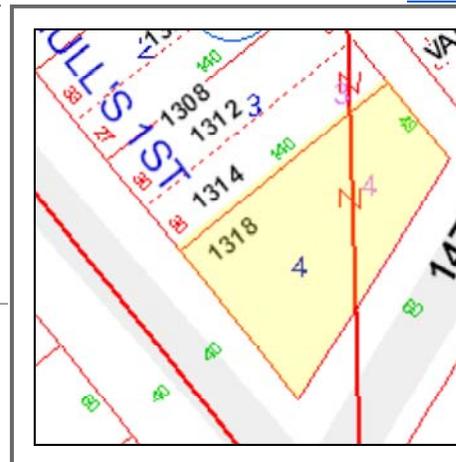
**Class:** Commercial      **Tax District:** 285 CR- RIVERSIDE/OAKHILL  
**PDF:** Food/Beverage      **Neighborhood:** BARS/LOUNGE  
**Plat Map:** 2524

**Deed Holder:** MELSHA LEON  
G & DIANE L

**Mailing Address:**  
PO BOX 1747  
CEDAR RAPIDS  
IA 52406-0000

**Legal Description:** J C MAY'S LOT 4 BLK 32 & HULL'S 1ST LOT 4 BLK 32 STR/LB

**Homestead:**      **Military:**



Click map to see neighbor's summary  
[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 | 90    | 42   | 140    | 140    |

## COMMERCIAL BUILDINGS

Bars and Lounges: 2,951 SF (Built 1901)

## YARD ITEMS

Paving: 3,000 SF, Concrete Parking, Average Pricing, Lighting: No (blt-1968)  
 SLAB & FNDN/NC: Quantity=372, Units=Square Feet, Height=0 (blt-2010)

## NOTES:

05/15/2002 NEW WINDOWS IN 2002. NEW BOILER 1999. SOME NEW FLOORING IN 1374 SF BLDG. NO OTHER UPDATES. MAIN LEVEL NORMAL CONDITION. UPPER HAS 5 SLEEPING ROOMS. 1 FULL KITCHEN. INTERIOR DATED, POOR MAINTAINENCE.

BELOW NORMAL/POOR CONDITION. STORAGE. BLDG 2 & ADDITIONS HAVE NO RECENT UPDATES. INTERIOR BELOW NORMAL CONDITION. UPPER IS 1 BD RM APT. DIDN'T INSPECT-TENANT NOT HOME. OBSOL.=10% STRUCTURAL, REMAINDER IS UPPER AND BSMT.

LEASED-MULTIPLE TENANT. LAND SF=9240. BUILDING SF=4820. L TO B RATIO=1.92. RETAIL AREA=852 SF (30.91%). STORAGE=210 SF(7.62%).

1-2008 PLACARDED UPPER UNITS. BOTH UPPER & LOWER LEVELS APPEAR VACANT. ADD VACANCY - COMPLETE- 1/24/08 JMR \*\*\* C-08 4-OCCUPANCY - JMR \*\*\*

1-2009 FLOOD ADJUSTED PROPERTY C-2010 ( PROPERTY NOT CLEANED OUT FROM DAMAGE/HEAVY DAMAGE BLDG NOT HEATED

C4 2010 FOR COND. AND USE /SP

1-2009 FLOOD ECONOMIC ADJUSTMENT -35%

9/4/2009 PROPERTY MUCKED OUT C-LATER

1/1/2010 380SF & 480 SF AREAS ARE IN VERY POOR COND ADJ FOR COND/STILL NO HEAT.-SP

C4-2011 FOR RENOVATION,ECT.

7/5/2010 SMALL BUILDING COLLAPSED C-LATER-SP

1/1/2011- WRECK 1S STRUCTURES, FNDN & SLAB REMAINS ON NEWER ADDN. CORRECT SKETCH FOR REAR EP& STAIRS. /NO HEAT WINDOWS OUT-11/4/2010-SP

1-2013 COMM REVAL 06/06/2012 SP

**2013 ASSESSMENT**

|              |                 |
|--------------|-----------------|
| Land         | \$27,720        |
| Dwelling     | \$0             |
| Improvements | \$7,280         |
| <b>Total</b> | <b>\$35,000</b> |

**SALES**

| Date       | Type | Volume/Page | \$ Amount |
|------------|------|-------------|-----------|
| 12/29/2009 | Deed | 7497/448    | \$35,000  |
| 10/11/2005 | Deed | 6147/449    | \$0       |

**2012 ASSESSMENT**

|              |                 |
|--------------|-----------------|
| Land         | \$23,950        |
| Dwelling     | \$0             |
| Improvements | \$11,050        |
| <b>Total</b> | <b>\$35,000</b> |

**PERMITS**

| Date      | Description |
|-----------|-------------|
| 8/4/2010  | DEMOLITION  |
| 1/14/2010 | 2008 FLOOD  |
| 1/14/2010 | SFD         |
| 2/3/2009  | 2008 FLOOD  |
| 1/10/2008 | WORK ORDER  |

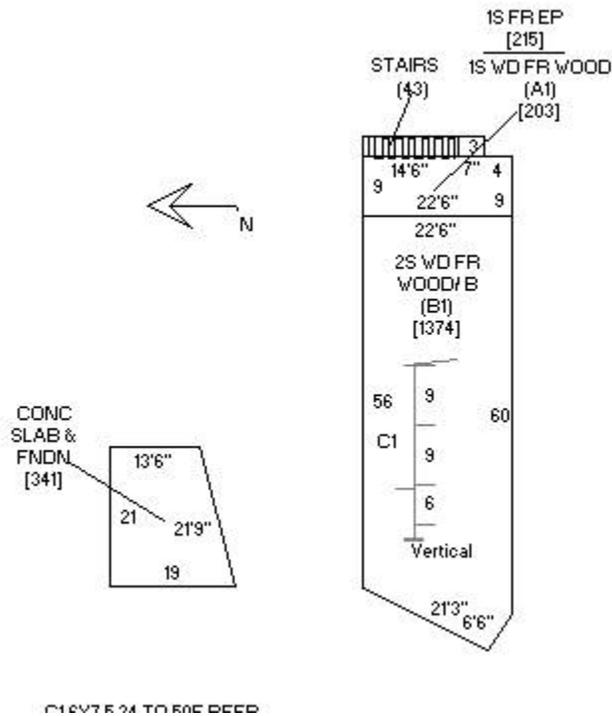
**2011 ASSESSMENT**

|              |                 |
|--------------|-----------------|
| Land         | \$23,950        |
| Dwelling     | \$0             |
| Improvements | \$11,050        |
| <b>Total</b> | <b>\$35,000</b> |

**2010 ASSESSMENT**

|              |                 |
|--------------|-----------------|
| Land         | \$19,459        |
| Dwelling     | \$0             |
| Improvements | \$18,634        |
| <b>Total</b> | <b>\$38,093</b> |

Sketch



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**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](#)

RECEIVED

JUL 23 2013

CEDAR RAPIDS CITY  
ATTORNEY'S OFFICE

SOLE & McMANUS, P.C.

ATTORNEYS AT LAW  
SUITE 431 HIGLEY BUILDING  
118 THIRD AVENUE S.E.  
CEDAR RAPIDS, IOWA 52401-1440  
[smwlaw@qwestoffice.net](mailto:smwlaw@qwestoffice.net)  
[www.solemcmamus.com](http://www.solemcmamus.com)

TELEPHONE  
(319) 366-4313  
FAX NUMBER  
(319) 366-0368

R. L. SOLE  
DAVID P. MCMANUS

Of counsel  
MATTHEW GLASSON

July 22, 2013

Cedar Rapids City Hall  
ATTN: Asst. City Attorney Trish Kropf  
101 First Street SE  
Cedar Rapids, IA 52401

Re: Martin Construction Services, Inc.

Dear Trish,

Enclosed is the original signed demo agreement with respect to the property at 1627 D Ave. NE. I am glad we were able to eventually get this matter resolved. I understand that the municipal infraction will be dismissed with costs assessed to the corporation. Of course, the corporation is insolvent so those costs are not likely to get paid, although they will, of course, constitute a lien on the D Ave. property and might get paid by some future owner/purchaser – somewhere far down the line.

Thanks for your cooperation and assistance.

Cordially and Sincerely,



R.L. Sole

RLS/smb/encl.



CONSENT TO ENTER, AND IF NECESSARY, DEMOLISH PROPERTY TO PROTECT PUBLIC HEALTH, SAFETY AND WELFARE

I, Martin Construction Services Inc., the owner of record of the property

commonly identified as: 1627 D Ave NE, Cedar Rapids, Linn County, Iowa,  
(Street Address)

do hereby give consent to officers, employees and agents of the City of Cedar Rapids, Iowa to access and enter onto the property identified hereinabove, including access and entry into any structures located thereon for the purpose of making such inspections, tests, or evaluations as necessary to determine whether the structure, and any personal property located therein should be demolished, removed and disposed of due to safety, health, or nuisance.

Consent to enter agreed to: CSM 7/18/2013  
Initials Date

Furthermore, in the event that such inspections, tests, or evaluations establish that the demolition, removal, and disposal of the structures and any personal property located therein on the above-stated property is deemed necessary by the City of Cedar Rapids in order to protect the public health safety and welfare, comply with any applicable federal, state or local laws, or to remove or eliminate a nuisance, I grant and give freely and without coercion, my consent and permission to the City of Cedar Rapids, and its officers, employees and agents, and to the State of Iowa and the United States Federal Government to perform such demolition, removal and disposal. I fully understand that this consent and permission is not an obligation on the part of the City of Cedar Rapids, State of Iowa, or the United States Government to perform demolition, removal, and disposal of the above- described structures and contents therein.

Consent to demolition agreed to: CSM 7/18/2013  
Initials Date

I consent to the assessment of a lien against the above identified property for any and all costs associated with the aforesaid actions

Consent to assessment agreed to: CSM 7/18/2012  
Initials Date

**Hold Harmless**

The undersigned agrees and warrants to hold harmless, the City of Cedar Rapids, State of Iowa and United States Government, and any agents, contractors, and subcontractors acting on their behalf, for damage of any type, whatsoever, either to the above-described property or persons situated thereon and hereby release, discharge and waive any action, either legal or equitable that might arise out of any activities on the above described property.

By signing this document, I represent and certify that I am the owner of this property, and that I have the authority to sign this Consent.

For the consideration and purposes set forth herein, I hereby acknowledge this agreement by my dated signature below.

**CAUTION; THIS IS A WAIVER. READ BEFORE SIGNING AND CONSULT LEGAL ADVISOR IF YOU HAVE ANY QUESTIONS.**

Signed this 7 day of July, 2013.

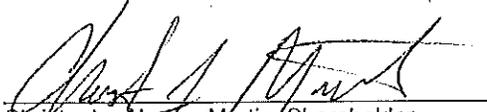
MARTIN CONSTRUCTION SERVICES INC.

By Christopher James Martin  
Christopher James Martin, President

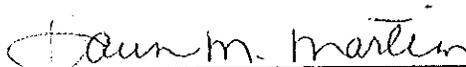
Mailing Address (if different from above)

The undersigned, as shareholders of Martin Construction Services, Inc., hereby consent and agree to all of the provisions of the foregoing "CONSENT TO ENTER, AND IF NECESSARY, DEMOLISH PROPERTY TO PROTECT PUBLIC HEALTH, SAFETY AND WELFARE," relating to the property located at 1627 D Ave NE, Cedar Rapids, Linn County, Iowa. By signing this document, the undersigned represent and certify that the only interest they have in the above-referenced property is as shareholders of Martin Construction Services, Inc., and their consent does not constitute acceptance of any personal liabilities or duties with respect to the property.

Signed this 7 day of July, 2013.



Christopher James Martin, Shareholder  
2803 Sue Lane NW  
Cedar Rapids, IA 52405



Dawn Marie Martin, Shareholder  
2803 Sue Lane NW  
Cedar Rapids, IA 52405



1627

05/03/2013 08:47



05/03/2013 08:47



1327

05/03/2013 08:49



05/03/2013 08:49

Print report.

# Appraisal Summary - GPN: 14153-84010-00000

(141538401000000)

**Property Address:** 1627 D AVE NE  
Cedar Rapids, IA



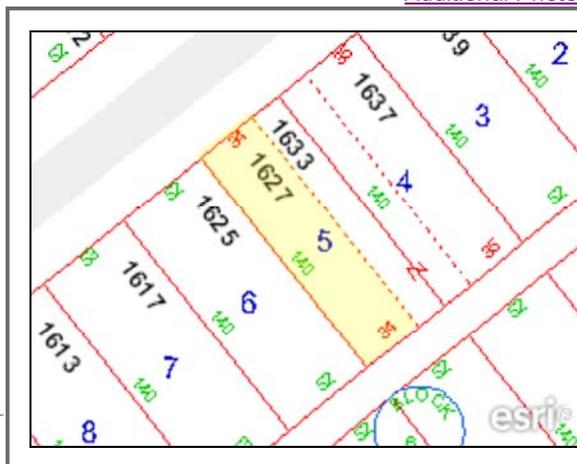
[Additional Photos.](#)

**Class:** Residential      **Tax District:** 286 CR-COE/MT  
VER C  
TIF

**PDF:** Res Permit Region 7      **Neighborhood:** NE 156  
**Plat Map:** 2123

**Deed Holder:** MARTIN  
CONSTRUCTION  
SERVICES INC

**Mailing Address:**  
2803 SUE LN  
NW  
CEDAR RAPIDS  
IA 52405-0000



**Legal Description:** CENTRAL PARK SW 34' STR/LB 5 6

**Homestead:**      **Military:**

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 |
|------------|-------|------|--------|--------|
|            | 34    | 34   | 140    | 140    |

## RESIDENTIAL DWELLING

**Occupancy:** Single-Family  
**Style:** 2 Story Frame  
**Year Built:** 1900  
**Exterior Material:** Wd Lap  
**Above-Grade Living Area:** 1,332 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:** 1 Full Bath; 1 Toilet Room  
**Central Air:** No  
**Heat:** FHA - Gas  
**Number of Fireplaces:** None  
**Garage:** 324 SF - Det Frame (Built 1910)

**Porches and Decks:** Wood Deck-Med (32 SF); Concrete Slab-Med (12 SF); 1S Frame Open (160 SF)  
**Yard Extras:** None

**NOTES:**

PRE RVAL:FuncDesc: EC.

PRE RVAL:1 3/4S PRICED AS 2S. BSMT=2 SML WALLS PANELED (REMOVED REST) X-PLMB=TR.

02/12/2004-SIDING HAS SOME DRY ROT.

1-2011 DWLG VACANT AND BOARDED - INTERIOR BEING GUTTED. PARTIAL EQ TO SIDED SHELL @ 50% AND C IN 2011 FOR PROGRESS. 1/4/11 JA

1-2012 NO PRGRESS, BUILDING PERMITS EXPIRED - NAV. 12/9/11 JA

1-2012 MAP FACTOR ADJUSTED DUE TO MARKET CONDITION

1 - 2013 - HOMEOWNERS QUESTIONNAIRE MAILED 1/18/2013

**2013 ASSESSMENT**

|              |                 |
|--------------|-----------------|
| Land         | \$11,900        |
| Dwelling     | \$45,221        |
| Improvements | \$0             |
| <b>Total</b> | <b>\$57,121</b> |

**SALES**

| Date      | Type            | Volume/Page | \$ Amount |
|-----------|-----------------|-------------|-----------|
| 8/22/2011 | Deed            | 8031/252    | \$3,400   |
| 4/27/2010 | Deed            | 7587/96     | \$4,700   |
| 2/26/2008 | Quit Claim Deed | 6916/93     | \$0       |
| 3/30/2000 | Deed            | 4068/597    | \$0       |

**2012 ASSESSMENT**

|              |                 |
|--------------|-----------------|
| Land         | \$10,200        |
| Dwelling     | \$29,274        |
| Improvements | \$0             |
| <b>Total</b> | <b>\$39,474</b> |

**PERMITS**

| Date      | Description |
|-----------|-------------|
| 4/14/2010 | REPAIR      |

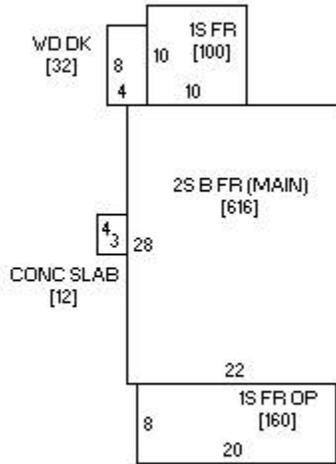
**2011 ASSESSMENT**

|              |                 |
|--------------|-----------------|
| Land         | \$10,200        |
| Dwelling     | \$31,657        |
| Improvements | \$0             |
| <b>Total</b> | <b>\$41,857</b> |

**2010 ASSESSMENT**

|              |                 |
|--------------|-----------------|
| Land         | \$10,200        |
| Dwelling     | \$60,949        |
| Improvements | \$0             |
| <b>Total</b> | <b>\$71,149</b> |

Sketch



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



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

**To:** Historic Preservation Commission (HPC)  
**From:** Thomas Smith, Planner  
**Subject:** Information on Potential Commercial Buyout Properties 50 Years or Older  
**Date:** August 8, 2013

---

**Background:**

As the City's voluntary property acquisition program winds down, several commercial properties 50 years old or older may enter the program in the coming weeks and months. Several of the properties are not currently under City ownership, and the properties that have recently been purchased by the City have not undergone conditions assessments to determine the continued viability of the existing structures.

In order to provide the Historic Preservation Commission with an early glimpse of the commercial properties that may complete the voluntary property acquisition program, the following 50 year-old or older properties have either recently been purchased by the City, or are in talks to be purchased:

| Address                        | Year Constructed    | Building Type                |
|--------------------------------|---------------------|------------------------------|
| 722 F Avenue NW                | 1900                | Four-family conversion       |
| 413 H Avenue NW                | Portions 1920, 1955 | Manufacturing/warehouse      |
| 202 6 <sup>th</sup> Avenue SW  | 1908                | Six-family conversion        |
| 107 10 <sup>th</sup> Street NW | 1900                | Office with apartments above |
| 720 1 <sup>st</sup> Avenue NW  | 1922                | Commercial/industrial        |
| 301 2 <sup>nd</sup> Avenue SW  | 1956                | Commercial                   |

At this time, there is no formal action to be taken by the HPC because final determinations have not been made whether structures should be disposed of in their current states, demolished, or sold for the redevelopment of the parcels. The HPC may see future action items if these properties complete the program and undergo a conditions assessment.