
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, September 12, 2013

at

Police Substation

1501 1st Avenue SE, 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 (*10 minutes*)
 - i. 1124 6th Street NW – Private Property
 - ii. 5020 Louisa Street NE – Private Property
 - iii. 1202 M Street SW – Private Property
- b) Certificates of Appropriateness (COAs) (*5 minutes*)
 - i. 1407 3rd Avenue SE – Replace chevron windows
- c) Determination of Interest in City-Owned Property (*10 minutes*)
 - i. 720 1st Avenue NW
- d) National Register historic districts vs. Local historic district/landmark designations (*15 minutes*)
- e) 2013 Preserve Iowa Summit Debrief (*5 minutes*)

3. Informational Items

- a) Update on Flood Recovery Demolitions (*10 minutes*)
 - i. 1424 L Street SW / 1433 M Street SW

4. Old Business

- a) COA Applications UNDER REVIEW (*5 minutes*)
 - i. 1527 2nd Avenue SE – DEMOLITION WITHIN LOCAL HISTORIC DISTRICT
- b) Demo applications UNDER REVIEW (*5 minutes*)
 - i. 2006 Wilson Avenue SW – Private Property – October 8, 2013
 - ii. 1318 2nd Street SE – Private Property – October 21, 2013

5. Adjournment

FUTURE MEETINGS

Items for future agendas:

- a) Historic district markers
- b) HPC brochure and website improvements
- c) Selection of structures for historic structure reports

MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, August 22, 2013 @ 4:30 p.m.

Police Substation, 1501 First Avenue SE

Members Present: Amanda McKnight-Grafton Chair
Moir Blake
Pat Cargin
Bob Grafton
Tim Oberbroeckling
Mark Stoffer Hunter
Barbara Westercamp

Members Absent: Todd McNall Vice-Chair
Candy Nanke

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

Guests: Cindy Hadish, Kevin Ciabatti, Jennifer Pratt, Dale Todd, Bob Gowin,
Sandi Fowler, Ron Mussman, Osman Abdi Omar

Call Meeting to Order

- Amanda McKnight-Grafton called the meeting to order at 4:30 p.m.
- Seven (7) Commissioners were present with two (2) absent.

1. Approve Meeting Minutes

- Pat Cargin made a motion to approve the minutes from August 8th. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

2. New Business

a. Demolition Applications

i. 1318 2nd Street SE – Private Property

- Thomas Smith stated demolition of the property was previewed at the previous meeting. City staff has had discussions with the property owner regarding options for relocating or selling the structure. It has been determined the property owner wants to keep the parcel but not the structure.
- Discussion included the fact the property owner is not willing to allow salvage as the property is unsafe to enter and the property owner will not pay for the structure to be relocated. The question was raised if salvage could be completed on the exterior of

the property as there is a sign of interest. Discussion also included how the structure is a contributing structure for Main Street and is a gateway to the area.

- Tim Oberbroeckling made a motion to place 1318 2nd Street SE on a 60-day review period for exterior salvage and pursuing options for relocation of the structure. Barbara Westercamp seconded the motion.
- It was pointed out there is interest to purchase and rehabilitate the property but the property owner will not sell. The foundation of the structure is not in good condition and the property has been gutted out.
- Members of the public suggested the HPC work to find funding sources that will allow rehabilitation of structures such as this one. It was also suggested the HPC look into creating a local historic district in this area.
- Following a vote, the motion passed unanimously.

ii. 1337 4th Street NW – Private Property

- Mr. Smith stated the property was impacted by the 2008 flood and is within the 100 year flood plain. If the property owner were to rehabilitate the property there are certain guidelines that would need to be met and the costs are greater than the property owner can afford. The property owner gutted the structure following the flood and termite damage has been discovered.
- Tim Oberbroeckling made a motion to approve demolition of 1337 4th Street NW. Barbara Westercamp seconded the motion. The motion passed unanimously.

iii. 1201 6th Street SW – City-Owned Property

- Moira Blake, Amanda McKnight-Grafton, Bob Grafton and Tim Oberbroeckling abstained from discussion.
- Mr. Smith stated the property is currently the Cedar Rapids Public Works facility and was impacted by the 2008 flood. Following the flood it was determined the facility would be demolished which lead to the creation of a Memorandum of Agreement (MOA) to make up for the loss of the structure. The stone at the front corner of the building will be reused as a gateway to the new facility.
- Bob Gowin stated September is the anticipated timeframe for moving from the current facility to the new facility which will then be named the City Services Center.
- Discussion included if there would be an opportunity for photo documentation. It was pointed out MultiVista has taken photographs of the interior and exterior of the structure and they can be made available.
- It was pointed out the HPC previewed this demolition in November 2011 and tours were provided to HPC members.
- Mark Stoffer Hunter made a motion to approve demolition of 1201 6th Street SW. Pat Cargin seconded the motion. The motion passed unanimously.

b. COA Applications

i. 1514 3rd Avenue SE – Install wood privacy fence

- Mr. Smith stated the property owner would like to place a privacy fence in the backyard of the property. The fence would be wood dog eared style fence.
- Tim Oberbroeckling made a motion to approve the COA application for 1514 3rd Avenue SE with the condition the finished portion of the fence face the alleyway. Mark Stoffer Hunter seconded the motion. The motion passed unanimously.

ii. 1734 Park Avenue SE – Install railings on upper-level back porch

- Mr. Smith stated the property owner would like to install a railing on the back porch of the property that sits on the upper-level. A railing is a requirement by the property owner's insurance company as a door leads to the porch. The property owner has agreed to use similar materials as the front porch railing.

- Tim Oberbroeckling made a motion to approve the COA application for 1734 Park Avenue SE. Barbara Westercamp seconded the motion. The motion passed unanimously.

3. Old Business

a. COA Applications UNDER REVIEW

i. 1625 2nd Avenue SE – Replace Front Porch – Previously reviewed on July 25th

- Bob Grafton presented an elevation of a porch from Bruggeman Design Group. If the applicant were to work with Bruggeman Design Group, addendums will need to be made to the plan to match the needs of the porch.
- Kevin Ciabatti stated Building Services would honor the request for the railing height to match what was previously in place.
- Property owner, Osman Abdi Omar, stated he was in agreement with working with Bruggeman Design Group.
- Tim Oberbroeckling made a motion to approve the COA for 1625 2nd Avenue SE with the understanding the plans will be used and addendums will be made in order for the porch to appear as it did in 1969. Barbara Westercamp seconded the motion. The motion passed unanimously.

ii. 1527 2nd Avenue SE – DEMOLITION WITHIN LOCAL HISTORIC DISTRICT

- Mr. Smith stated discussions are still taking place with the attorney to resolve lien issues in order for an interested party to purchase the property.
- Mr. Grafton stated he is anticipating a phone call Monday to determine if the lien can be waived or not.

b. Demolition Applications UNDER REVIEW

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

- Mr. Smith stated the property is the former A & W and the A & W sign will be donated to the History Center.

ii. 1408 4th Avenue SE – Private Property – August 26, 2013

- Mr. Grafton stated he spoke with the property owner and access to the property will be granted for photo documentation and salvage opportunities.

iii. 2006 Wilson Avenue SW – Private Property – October 8, 2013

- Mr. Smith stated the property was placed on a 60-day review period for salvage and photo documentation opportunities.
- Mr. Grafton stated there has been no opportunity for salvage or photo documentation.

c. MOA/LOA project update

- Mr. Smith went through an MOA/LOA project spreadsheet identifying the various MOA's and LOA's and their status for completion.

Tim Oberbroeckling left the meeting at 5:48 p.m.

4. Adjournment

- Barbara Westercamp made a motion to adjourn the meeting at 5:53 p.m. Moira Blake seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Alicia Abernathy, 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: 1124 6 th ST NW Cedar Rapids 52405 1A		Approximate Age of Structure Year Built: 1890
GPN: 14204-07017-00000	Reason: (optional)	Future Plans: (optional)
Property Owners Name: Imani M. Mohamed		Phone: 319-383-2514
Property Owners Address: 2532 Bartlett RD APT#1A		City / State / Zip Code Iowa City IA 52246
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: 773 SF. Number of Stories: 2 Height:		
Building has Basement: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No if Yes, What Dimensions:		
DISPOSAL OF DEMOLITION MATERIALS		
<input 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:
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: 14204-07017-00000

(142040701700000)

Property Address: 1124 6TH ST NW
Cedar Rapids, IA



[Additional Photos...](#)

Class: Residential

Tax District: 288 CR-TIME
CK/ST
PATS
TIF

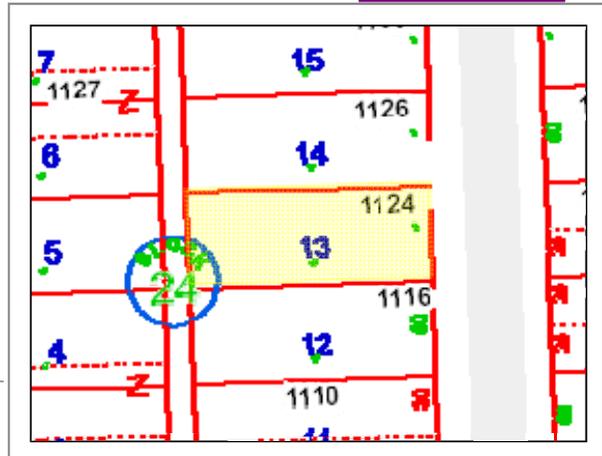
PDF: Res Permit
Region 11

Neighborhood: NW 310

Plat Map: 2326

Deed Holder: MOHAMOUD
TIGANI M

Mailing Address:
1124 6TH ST NW
CEDAR RAPIDS
IA 52405-0000



Legal Description: HULL'S 3RD STR/LB 13 24

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
	50	50	128	128

SEGMENT #2: 0 Acres; 0 SF

RESIDENTIAL DWELLING

Occupancy: Single-Family

Style: Salvage

Year Built: 1890

Exterior Material: Vinyl

Above-Grade Living Area: 873 SF

Number Rooms: 7 above, 0 below

Number Bedrooms: 4 above, 0 below

Basement Area Type: Full

Basement Finished Area: 0 SF

Number of Baths: 1 No Bathroom

Central Air: No
Heat: No
Number of Fireplaces: None
Garage: None
Porches and Decks: Concrete Patio-Low (144 SF); Wood Deck-Med (160 SF); Asph/Wd Roof OH-Med (144 SF); 1S Frame Open (100 SF)
Yard Extras: Sheds

NOTES:

PRE RVAL:FuncDesc: EC. Detached:DET SHD=MTL. X-PLMB=1 BT-2ND, WC-B N/C. HT=1978.10/14/03 PORCH REPAIRS(NAV).TH

11/22/2002-BSMT-BAD CONDITION FROM 1993 FLOOD. INTERIOR SIMILAR TO EXTERIOR, NEEDS A LOT OF WORK. EXTERIOR COULD USE PAINT & REPAIRS. KITCHEN 1970±, FURNACE 1978. ROOF 2004.

1-2006 COND TO VP TO PR. VINYL SIDING ON SFD. COMPLETE 12-8-05 LS

1-2009 LAND VALUE LESS ESTIMATED DEMOLITION COST FOR 2009 C-2010

1-2010 LAND VALUE LESS ESTIMATED DEMOLITION COST FOR 2010 C-2011. 1/14/2010 JC

1-2011 NO CHANGES 2/11/1 AE

2013 ASSESSMENT

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

SALES

Date	Type	Volume/Page	\$ Amount
3/30/2012	Deed	8242/351	\$12,000
3/18/2011	Deed	7913/196	\$2,501
8/24/2010	Deed	7696/444	\$21,295
	Deed	1934/575	\$0

2012 ASSESSMENT

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

PERMITS

Date	Description
2/15/2010	WORK ORDER
12/16/2008	2008 FLOOD
3/7/2005	SIDING
6/1/2004	ROOF
5/25/2004	FENCE

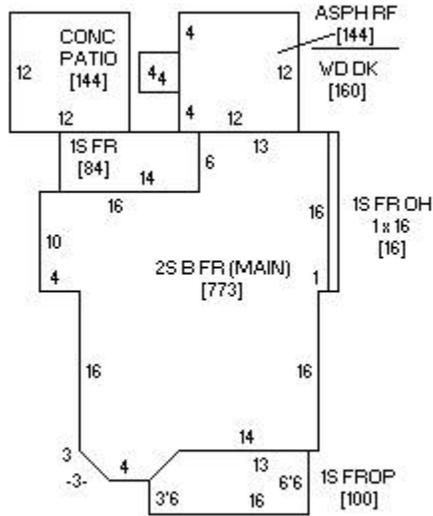
2011 ASSESSMENT

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

2010 ASSESSMENT

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

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: 5020 Iowa St NE		Approximate Age of Structure Year Built: 1900	
GPN: 14042-78006-00000	Reason: (optional)	Future Plans: (optional)	
Property Owners Name: DES Building Co Inc		Phone: (319) 396-2222	
Property Owners Address: P.O. Box 122 Cedar Rapids, IA 52406		City / State / Zip Code	
Contractor's Name: Dave Schmitt Construction Co Inc		Phone: (319) 365-8669	
Contractor's Address: 250 50 th Ave SW Cedar Rapids, IA 52404		City / State / Zip Code	
Type of Building:	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi Family #	Units
Size of Building: Dimensions are: 672 sf		Number of Stories: 1 Height:	
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: <i>[Signature]</i>		DATE: 9/4/13	
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: 14042-78006-00000

(140427800600000)

Property Address: 5020 LOUISA ST NE
Cedar Rapids, IA

Class: Residential

Tax District: 201
CR

PDF: Res Permit Region 3

Neighborhood: NE
112

Plat Map: 1625

Deed Holder: D & S BUILDING CO
INC

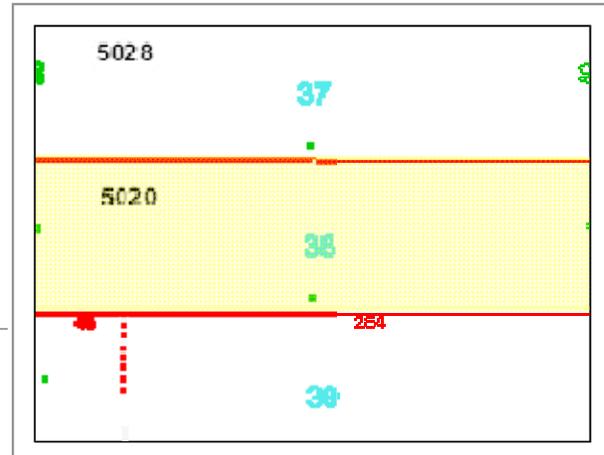
Mailing Address:

PO BOX 122
CEDAR RAPIDS IA
52406-0000

Legal Description: A.P. #169 STR/LB 38

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.
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SEGMENT #1	Front	Rear	Side 1	Side 2
	80	80	300	300

RESIDENTIAL DWELLING

Occupancy: Single-Family

Style: 1 Story Frame

Year Built: 1900

Exterior Material: Composite Siding

Above-Grade Living Area: 672 SF

Number Rooms: 3 above, 0 below

Number Bedrooms: 1 above, 0 below

Basement Area Type: None

Basement Finished Area: 0 SF

Number of Baths: 1 Full Bath

Central Air: No

Heat: No

Number of Fireplaces: None

Garage: 384 SF - Det Frame (Built 1950)

Porches and Decks: Concrete Stoop (14 SF); Stoop W/ Railing (25 SF)

Yard Extras: None

NOTES:

PRE RVAL: .

01/06/2004-ROOF 20002±. GARAGE MISSING OH DOOR.

2013 ASSESSMENT

Land	\$18,880
Dwelling	\$29,427
Improvements	\$0
Total	\$48,307

SALES

Date	Type	Volume/Page	\$ Amount
8/2/2011	Deed	8012/203	\$65,000
6/16/1992	Deed	2010/219	\$0

2012 ASSESSMENT

Land	\$18,880
Dwelling	\$29,427
Improvements	\$0
Total	\$48,307

PERMITS

Date	Description
	- No permit information available -

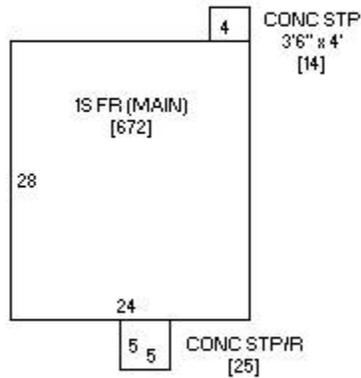
2011 ASSESSMENT

Land	\$18,880
Dwelling	\$29,427
Improvements	\$0
Total	\$48,307

2010 ASSESSMENT

Land	\$18,880
Dwelling	\$29,427
Improvements	\$0
Total	\$48,307

Sketch



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



Contact Rick Alger

319-553-2312

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>1202 N STR SW</i>		Approximate Age of Structure Year Built: <i>1890</i>	
GPN: <i>14283-55001-0000</i>	Reason: (optional) <i>Flood House Cause + Fire UNSAFE Tearing it Down</i>	Future Plans: (optional)	
Property Owners Name: <i>Royce Alger</i>		Phone: <i>319-</i>	
Property Owners Address: <i>1216 76th St</i>		City / State / Zip Code <i>Des Moines IA 50311</i>	
Contractor's Name: <i>HOMEOWNER</i>		Phone: <i>515-250-7876</i>	
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 checked="" type="checkbox"/> Accessory Building
Size of Building: Dimensions are: <i>1008 SF</i>		Number of Stories: <i>2</i>	Height: -
Building has Basement: <input checked="" type="checkbox"/> Yes		<input type="checkbox"/> No if Yes, What Dimensions: <i>Half</i>	
DISPOSAL OF DEMOLITION MATERIALS			
<input 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: <i>Royce Alger</i>		DATE: <i>9-10-13</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:	

RLA

Print report.

Appraisal Summary - GPN: 14283-55001-00000

(142835500100000)

Property Address: 1202 M ST SW
Cedar Rapids, IA

Class: Residential

Tax District: 283 CR-
YOUNGS
HILL/KINGSTON

PDF: Res Permit
Region 10

Neighborhood: SW 403

Plat Map: 2525

Deed Holder: ALGER ROYCE

Mailing Address:

1202 M ST SW
CEDAR RAPIDS
IA 52404-7350

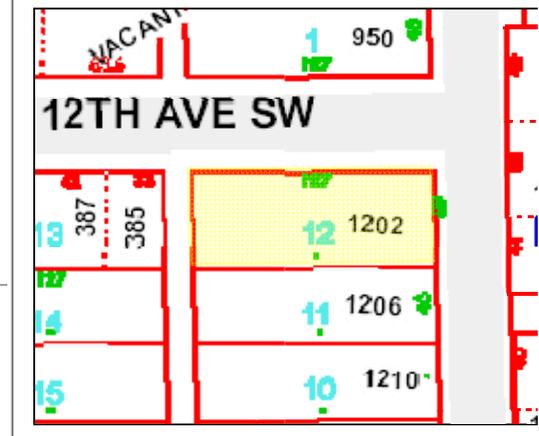
Legal Description: YOUNG'S 1ST STR/LB 12 4

Homestead:

Military:



[Additional Photo](#)



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
	50	50	127	127

SEGMENT #2: 0 Acres; 0 SF

RESIDENTIAL DWELLING

Occupancy: Single-Family

Style: Salvage

Year Built: 1898

Exterior Material: Vinyl

Above-Grade Living Area: 1,008 SF

Plus Attic Area: 216 SF

Number Rooms: 6 above, 0 below

Number Bedrooms: 2 above, 0 below

Basement Area Type: Full

Basement Finished Area: 0 SF

Number of Baths: 1 No Bathroom

Central Air: No
Heat: No
Number of Fireplaces: None
Garage: 360 SF - Det Frame (Built 1900)
Porches and Decks: Wood Deck-Med (294 SF); 1S Frame Open (80 SF)
Yard Extras: Sheds

NOTES:

PRE RVAL: EXT VINYL 09-27-2000: ADD SHED ON SKID-DP . 9/3/03 DELETE SHED, ADD AC, ADD DECK AT REAR DP
 11/07/2003-BATH REMODEL 1994, ROOF 2001.
 1-2009 FLOOD ADJUSTED PROPERTY C-2010
 1-2009 LAND VALUE LESS ESTIMATED DEMOLITION COST FOR 2009 C-2010. 1/19/09 JC
 1-2010 NO CHANGE - LAND VALUE LESS ESTIMATED DEMOLITION COST FOR 2009 C-2011 03/04/10 BS
 1-2011 6YR CYCLE - NO CHANGE. 12/2/10 WK

2013 ASSESSMENT

Land \$6,065
 Dwelling \$0
 Improvements \$0
Total \$6,065

SALES

Date	Type	Volume/Page	\$ Amount
9/9/2011	Quit Claim Deed	8066/523	\$0
6/26/2009	Deed	7332/145	\$8,000
9/26/2008	Deed	7109/2	\$13,000
7/1/2008	Deed	7033/332	\$85,100
7/28/2005	Deed	6083/591	\$95,000
12/8/2004	Deed	5864-597	\$91,000
12/5/2001	Deed	4541/644	\$70,000

2012 ASSESSMENT

Land \$6,065
 Dwelling \$0
 Improvements \$0
Total \$6,065

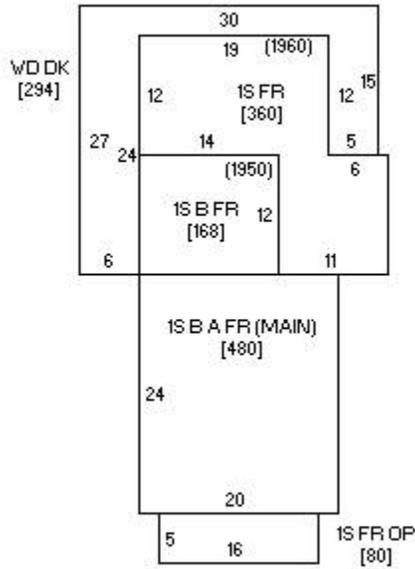
PERMITS

Date	Description
3/17/2010	WORK ORDER
7/13/2009	ELECTRIC ONLY
1/23/2009	2008 FLOOD
10/22/2008	2008 FLOOD
4/22/2003	DECK/PATIO

2010 ASSESSMENT

Land \$6,065
 Dwelling \$0
 Improvements \$0
Total \$6,065

Sketch



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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 & 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. AHNFI 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

OPTION A - REPLACE ENTIRE "CHEVRON" IN-FILL PATTERN WITH NEW WINDOWS

MOVE TOP WINDOW MULLION UP

OPTION B - REPLACE ENTIRE "CHEVRON" IN-FILL PATTERN WITH NEW WINDOWS

KEEP TOP WINDOW MULLION IN CURRENT LOCATION

EXISTING "CHEVRON" IN-FILL

EXISTING WINDOW CONDITION



Print report.

Appraisal Summary - GPN: 14291-78008-00000

(142917800800000)

Property Address: 720 1ST AVE
NW
Cedar Rapids, IA



[Additional Photos...](#)

Class: Residential

Tax District:

288
CR-
TIME
CK/ST
PATS
TIF
NW
318

PDF: Res Permit
Region 10

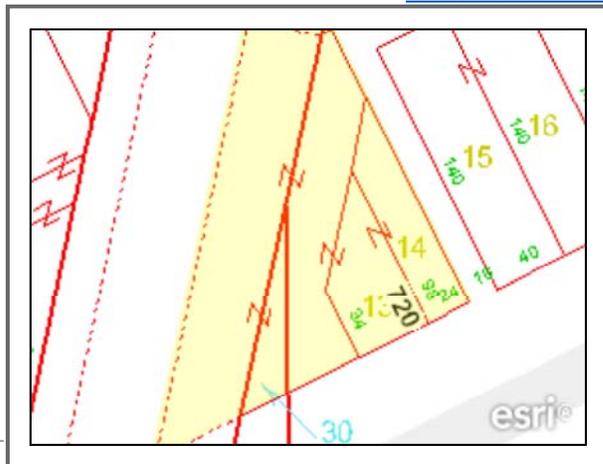
Neighborhood:

Plat Map: 2426

Deed Holder: CEDAR RAPIDS
CITY OF

Mailing Address:

PO BOX 954
CEDAR RAPIDS
IA 52406-0000



Click map to see neighbor's summary page.

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

Legal Description: COOPER'S A STRIP 30' WIDE W OF
LOTS 13 & 14 & LOT 13 & W 24' LOT 14
BLK 4 & LANDS TH PT NE 29-83-7
DESC B 6314 P119 BNG A TRACT BET
RR & BLK 4 COOPER'S INCL LOT 30
BLK 6 DEAN'S 1ST STR/LB

Homestead:

Military:

LOT INFORMATION

[Scroll down for sketch.](#)

Disclaimer: Assessor's lot sizes are for assessment purposes only and may NOT represent actual dimensions.
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SEGMENT #1: 0.45 Acres; 19602 SF

COMMERCIAL BUILDINGS

Store - Retail Small: 9,020 SF (Built 1922)

YARD ITEMS

Fencing - Chain: No Barbs, 4 Ft-Hgh, 40 LF, 0 LF-Gates (blt-1995)
Fencing - Chain: 3 Strand Barb, 8 Ft-Hgh, 280 LF, 20 LF-Gates (blt-2006)
Paving: 12,400 SF, Asphalt Parking, Low Pricing, Lighting: No (blt-1995)

NOTES:

08/26/2002 RETAIL FURNITURE STORE. ALL 1ST AND 2ND FLR ARE DISPLAY AREA. 1ST FLR HAS AREA SMALL FINISHED AREA THAT IS USED FOR STORAGE. 2ND FLR HAS WORK AREA THAT IS FINISHED. INT IS AVG QUALITY AND CONDITION

OF THE AREA. NEW WINDOWS ON 1ST AND 2ND FLR IN 1992. *****OWNER OCCUPIED-SINGLE TENANT. LAND SF=27955.5. BUILDING SF=9020. L TO B RATIO=3.10 . RETAIL AREA=13038 SF(100%).

IBR 3/10/2003 CHANGED GRADE AND DEPR AND OBSOL FOR BSMT HAVING WATER PROBLEM. MADE ADJUSTMENT TO LAND FOR EASEMENT.

1-2007 DIV TO 14291-01010-00000 - 11/01/2006 BSR **** ADD CHAINLINK FENCE 10/19/2006 SP

1/1/2008 COULD NOT REACH OWNER APPARENTLY STILL COMMERCIAL-SP

1-2009 CHANGED CLASS FROM COMM TO RES PER SP 3/20/09 SM

1-2009 FLOOD ADJUSTED PROPERTY C-2010 LOWER LEVEL & 1S AREA GUTTED FROM FLOOD

1/1/2009 CLASS CHANGE FROM COMMERCIAL TO RES & DOCUMENTED WITH ZONING-SP

1-2010 REMOVED BSMNT FIN, NO VALUED THE ELEVATOR, PAVING AND FENCING, REMOVED THE SIGN - C 2010 FOR ANY RENOVATION - 02/17/10 TL

1-2011 6YR CYCLE - NO CHANGES; EST LDH - 11/17/2010 CLP

1-2011 - HOMEOWNER QUESTIONAIRE MAILED 1/14/2011

1-2011 REVALUED IMPR AFTER NEW MANUAL PRICING APPLIED 3/15/2011 BW

2013 ASSESSMENT

Land	\$81,000
Dwelling	\$79,543
Improvements	\$0
Total	\$160,543

SALES

Date	Type	Volume/Page	\$ Amount
6/27/2013	Deed	8723/480	\$354,243
9/29/2006	Deed	6478/276	\$400,000
3/30/2006	Deed	6314/119	\$400,000

2012 ASSESSMENT

Land	\$87,480
Dwelling	\$79,543
Improvements	\$0
Total	\$167,023

PERMITS

Date	Description
3/20/2009	WORK ORDER
3/18/2009	2008 FLOOD
7/25/2008	REPAIR
2/20/2007	REPAIR
2/20/2007	PERMIT
	CANCELED/VOID

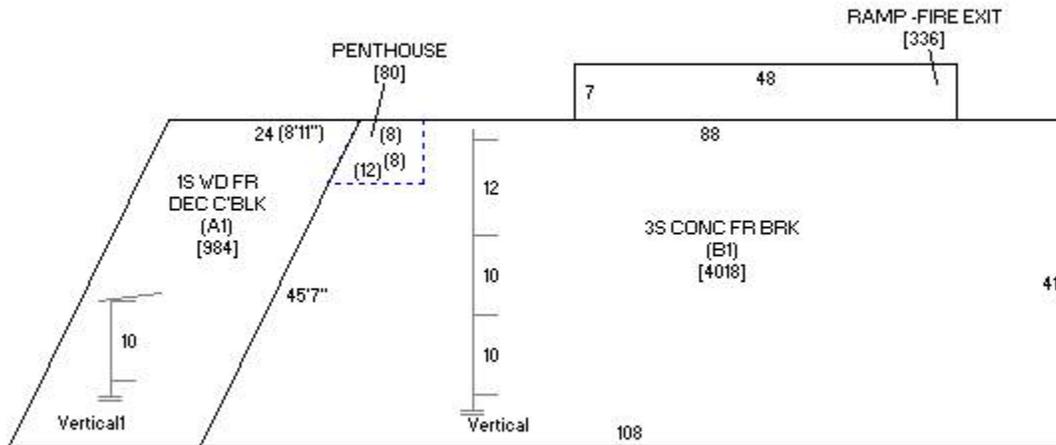
2011 ASSESSMENT

Land	\$87,480
Dwelling	\$79,543
Improvements	\$0
Total	\$167,023

2010 ASSESSMENT

Land	\$81,000
Dwelling	\$83,346
Improvements	\$0
Total	\$164,346

Sketch



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NEW BUSINESS



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: Designation of National Register vs. Local Historic Districts and Landmarks
Date: September 12, 2013

Background:

The National Register of Historic Places and local historic district and landmark designations are two very different programs used to recognize and protect historic properties. Some historic properties and districts may receive both types of designation. For example, the City's two existing local historic districts, the Second and Third Avenue and Redmond-Grande Historic Districts, are also National Register districts. However, there is no direct link between National Register listing and local designation.

National Register of Historic Places:

The National Register of Historic Places is a federal program administered by the National Park Service in partnership with state governments. The National Register was created by the National Historic Preservation Act of 1966 to recognize and protect properties of historic and cultural significance that deserve consideration when the federal government takes on projects such as highway construction and urban renewal. The National Register also provides monetary and tax incentives for local and private preservation initiatives.

In each state the program is administered by a State Historic Preservation Officer (SHPO), who is usually an official in a state historical or environmental agency. The SHPO is responsible for conducting the statewide survey of historic properties, coordinating nominations of eligible properties to the National Register, and conducting environmental review of federal and state projects that may affect properties listed or eligible for listing in the National Register. Nominations of properties to the National Register are prepared and reviewed at the local and state levels, but the final decision to list a property or district in the National Register is made by the National Park Service.

National Register listing is primarily an honor, meaning that a property has been researched and evaluated according to established procedures and determined to be worthy of preservation for historical value. The listing of a historic or archaeological property in the National Register does not obligate or restrict a private owner in any way unless the owner seeks a federal benefit such as a grant or tax credit. For a private owner, the chief practical benefits of a National Register listing are:

- ***Eligibility for a 20% federal investment tax credit*** that can be claimed against the cost of a certified rehabilitation of an income-producing historic building.

- *Eligibility for a 25% state income tax credit* for qualified rehabilitation costs.
- *Eligibility for a four-year “freeze” on property tax increases.* Property taxes remain the same for four years followed by increases of 25% per year for the following four years.

Local Historic District and Landmark Designations:

The City has the ability to designate an area or property within Cedar Rapids as a local historic district or landmark. The proposal for historic district or landmark status can come from the HPC, City Council, or any citizen who seeks designation for a particular district or property.

In order for a proposal for a new local historic district or landmark to move toward adoption, the following must first be submitted to the Community Development Department:

- Signatures of 51% of the owners of the total number of parcels in a proposed district. In the case of a landmark, the signature of the owner of the proposed landmark is needed.
- A vicinity map and description of the boundaries of the proposed district or landmark.
- Documentation showing how the proposed district or landmark meets one or more of the following criteria:
 - Embodies the distinctive characteristics of a type, period or method of construction that represents the work of a master, high artistic values, or a significant and distinguishable entity;
 - Associated with events that have made significant contributions to local, state or national history;
 - Coherent and distinctive visual character or integrity based on similarity of scale, design, color, setting, workmanship, etc.;
 - Associated with the lives of persons significant to our past;
 - Has yielded or may be likely to yield information important in prehistory or history.
- A map showing the existing uses of all properties within a proposed historic district.

After a request with the above information is received, it is reviewed by the following commissions and agencies:

- The Historic Preservation Commission,
- The State Historical Society of Iowa,
- The City Planning Commission, and
- City Council.

During the review periods of these groups, alterations to the original proposed local historic district or landmark may be suggested. In this case, the State Historical Society would be requested to provide additional comments on any proposed modifications. After receiving the final recommendations from the State Historical Society and the local Commissions, a public hearing would be held by the City Council, and final adoption or rejection of the historic district or landmark would be determined.

An adopted historic district or landmark would be registered with the City, and an adopted landmark would receive a plaque of recognition that may be posted on the exterior of the structure.

Local historic district or landmark status is a designation of honor, but also comes with certain requirements. Namely, local historic districts or landmarks are required to:

- Follow the guidelines for historic districts established by the HPC and approved by City Council,
- Obtain a Certificate of Appropriateness (COA) or Certificate of No Material Effect (CNME) for changes in appearance to a historic landmark or to a building within a historic district.

A paint rebate program is one incentive available for properties within the City’s two current local historic districts. Additionally, the assurance of certain building and maintenance standards neighborhood-wide and above the City’s required minimums is another advantage to local historic district status.

Comparison Summary

	National Register	Local Historic District/Landmark
Who approves a district/landmark?	National Park Service, in coordination with state SHPOs.	Cedar Rapids City Council, in coordination with HPC, CPC, and SHPO.
Is demolition permitted?	Yes.	Not without a COA or appeal to Council.
Do design guidelines have to be followed?	Secretary of the Interior standards must be followed, but only if federal money is used for the project.	Yes, local design guidelines apply.
What are the main incentives for being located in a historic district?	<ul style="list-style-type: none"> • 20% Federal investment tax credit • 25% state income tax credit • 4-year freeze on property tax increases 	<ul style="list-style-type: none"> • Paint rebate program for homes in the historic districts • Assurance of quality standards for the entire neighborhood

Print report.

Appraisal Summary - GPN: 14332-03002-00000

(143320300200000)

Property Address: 1424 L ST SW
Cedar Rapids, IA



[Additional](#)

Class: Residential **Tax District:** 283 CR-
YOUNGS
HILL/KINGSTON

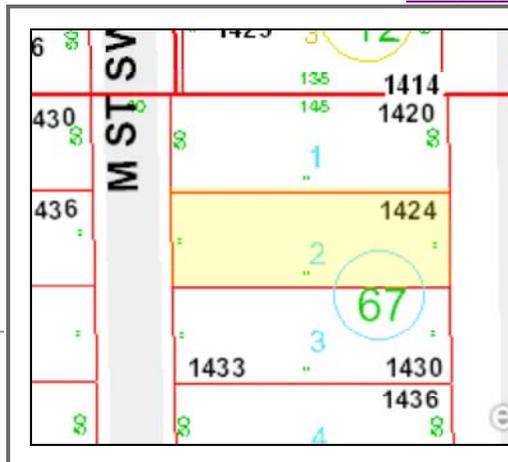
PDF: Res Permit
Region 10 **Neighborhood:** SW 402
Plat Map: 2625

Deed Holder: CEDAR RAPIDS
CITY OF

Mailing Address:
101 1ST ST SE
CEDAR RAPIDS
IA 52401-1205

Legal Description: HULL'S 7TH STR/LB 2 67

Homestead: **Military:**



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
	50	50	145	145

RESIDENTIAL DWELLING

Occupancy: Single-Family
Style: 1 1/2 Story Frame
Year Built: 1900
Exterior Material: Vinyl
Above-Grade Living Area: 978 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
Central Air: No
Heat: FHA - Gas
Number of Fireplaces: None
Garage: None

Porches and Decks: 1S Frame Enclosed (126 SF)
Yard Extras: Sheds

RESIDENTIAL DWELLING

Occupancy: Single-Family
Style: 2 Story Frame
Year Built: 1900
Exterior Material: Vinyl
Above-Grade Living Area: 1,020 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 Shower Stall/Tub
Central Air: No
Heat: FHA - Gas
Number of Fireplaces: None
Garage: None
Porches and Decks: 1S Frame Open (168 SF)
Yard Extras: Sheds

NOTES:

PRE RVAL:MEMO: 1433 M ST SW. MEMO: 1424 L ST SW.

PRE RVAL:DWLG 1 OF 2 1424 L ST SW. X-PLMB=SS-B DWLG 2 OF 2 1433 M ST SW. DWLG 2 OF 2= 1 3/4S PRICED AS 1 1/2S.

ECON OBSOL LOCATION BY 380 OVERPASS. 10% OBSOL MULTIPLE DWELLINGS. 2000+/- SIDING AND ROOFS ON BOTH DWLGs.

1-2009 FLOOD REPAIRS COMPLETE. 1-19-09 WK

1-2009 -- FLOOD ECONOMIC ADJUSTMENT 10%

1-2010 CORRECTED SIZE OF FR EP ON 1 1/2S DWELLING 3/8/2010 RK

1-2011 6YR CYCLE - CHGD BOTH DWLGs COND TO NML; INFO CONFIRMED PER OWNER - 10/14/2010 CLP

1-2011 REMOVED SHED VALUE; 2/4/2011 CLP

1-2011 REMOVED FLOOD ECONOMIC 2/18/2011 CLP

2013 ASSESSMENT

Land \$15,907
 Dwelling \$86,536
 Improvements \$0
Total \$102,443

SALES

Date	Type	Volume/Page	\$ Amount
7/1/2013	Affidavit	8732/481	\$0
7/3/2013	Affidavit	8732/480	\$0
7/3/2013	Deed	8732/479	\$122,393
12/15/2010	Deed	7819/214	\$0
	Deed	1955/331	\$0

2012 ASSESSMENT

Land \$15,907
 Dwelling \$86,536
 Improvements \$0
Total \$102,443

PERMITS

Date	Description
5/13/2013	MISC
7/24/2009	REPAIR
3/14/2008	REPAIR
4/10/2001	ROOF

2011 ASSESSMENT

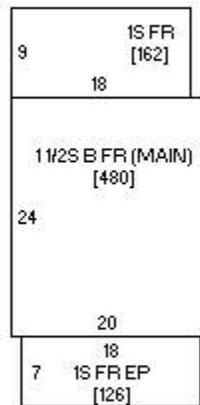
Land \$15,907

Dwelling	\$86,536
Improvements	\$0
Total	\$102,443

2010 ASSESSMENT

Land	\$14,316
Dwelling	\$87,058
Improvements	\$0
Total	\$101,374

Sketch



[Additional Sketches ...](#)

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

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Parcel ID: 143320300200000

Photo 1



Photo 2



Photo 3

