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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, December 12, 2013**

**in the**

**Collins Conference Room, City Hall**

**101 First Street 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. Action Items**

- a) Demolition Applications (*10 minutes*)
  - i. 1301 19<sup>th</sup> Avenue SW – Private Property
  - ii. 315 2<sup>nd</sup> Avenue SE – Private Property

#### **3. New Business**

- a) Informational update and support for relocation of structure at 847 4<sup>th</sup> Avenue SE (Luther Brewer House) (*10 minutes*)
- b) Comparison of local historic districts and overlay districts (*15 minutes*)

#### **4. Old Business**

- a) HPC marketing brochure (*10 minutes*)
- b) Review of City-owned properties 50 years old or older (*30 minutes*)
- c) COA Applications UNDER REVIEW (*5 minutes*)
  - i. 1527 2<sup>nd</sup> Avenue SE – DEMOLITION WITHIN LOCAL HISTORIC DISTRICT
- d) Demolition Applications UNDER REVIEW (*5 minutes*)
  - i. 1310 3<sup>rd</sup> Street SE – Private Property – December 23, 2013
  - ii. 1508 Washington Avenue SE – Private Property – January 13, 2014
  - iii. 624 14<sup>th</sup> Street SE – Private Property – January 13, 2014
- e) Update on 720 1<sup>st</sup> Avenue NW property disposition process (*5 minutes*)
- f) Update on Save CR Heritage activities (*5 minutes*)

#### **5. Adjournment**

### FUTURE MEETINGS

Items for future agendas:

- a) Historic district markers
- b) Selection of structures for historic structure reports

**MINUTES**  
**HISTORIC PRESERVATION COMMISSION REGULAR MEETING,**  
**Thursday, November 14, 2013 @ 4:30 p.m.**

**Collins Conference Room, City Hall, 101 First Street SE**

Members Present: Amanda McKnight-Grafton Chair  
Todd McNall Vice-Chair  
Maira Blake  
Pat Cargin  
Bob Grafton  
Ron Mussman  
Tim Oberbroeckling  
Mark Stoffer Hunter  
Barbara Westercamp

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

Guests: Rick Held, Dave O'Clair, Robin Mixdorf, Tim Pendergast, Cindy Hadish

**Call Meeting to Order**

- Amanda McKnight-Grafton called the meeting to order at 4:32 p.m.
- Nine (9) Commissioners were present with none absent.

**1. Approve Meeting Minutes**

- Todd McNall made a motion to approve the minutes from October 24<sup>th</sup>. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

**2. New Business**

**a. Demolition Applications**

**i. 1401 O Avenue NW – City-Owned Property**

- Thomas Smith stated the property is owned by Meth-Wick and the property will be demolished for use of the land as greenspace. The property has not been previously surveyed and the owners are willing to allow salvage and photo documentation.
- Mark Stoffer Hunter volunteered to serve as the HPC liaison for the property until photo documentation is complete.
- Tim Oberbroeckling made a motion to approve demolition of 1401 O Avenue NW. Ron Mussman seconded the motion. The motion passed unanimously.

Pat Cargin arrived at 4:37 p.m.

**ii. 912 18<sup>th</sup> Avenue SW – Private Property**

- Ms. McKnight-Grafton stated the property owner has pulled the demolition application until January. There may also be an interested party in redeveloping the property for senior living.

**iii. 1508 Washington Avenue SE – Private Property**

- Mr. Smith stated the property has been declared a contributing structure to the potential Huston Park Historic District. The survey was complete in 1995 and the structure was determined to be in poor integrity at the time.
- Dave O’Clair, Affordable Housing Network Inc (AHNI), stated AHNI owns the adjacent property and this property would be demolished for use of a garage and larger yard for the adjacent property. The property is vacant and has been vandalized.
- It was pointed out the neighborhood is still intact with no missing structures.
- Tim Oberbroeckling made a motion to place the demolition of 1508 Washington Avenue SE on a 60-day review period. Barbara Westercamp seconded the motion. The motion passed unanimously.
- Bob Grafton and Mark Stoffer Hunter volunteered to serve as HPC liaisons.

**iv. 624 14<sup>th</sup> Street SE – Private Property**

- Mr. Smith stated the property has been declared a contributing structure to the potential Huston Park Historic District.
- Mr. O’Clair stated AHNI would like to demolish the property to add an addition to the adjacent property. A separate portion of the property would be used as a yard for another adjacent property.
- Discussion included the possibility of relocating the house. It was pointed out the property is in good condition.
- Todd McNall made a motion to place the demolition of 624 14<sup>th</sup> Street SE on a 60-day review period. Tim Oberbroeckling seconded the motion. The motion passed unanimously.
- Bob Grafton and Mark Stoffer Hunter volunteered to serve as HPC liaisons.

**3. New Business**

**a. Selection of two buildings for historic structure reports**

- Mr. Smith stated two properties on the previous historic structures report list need to be replaced as one property owner is not willing to participate and the other property will be demolished. Mr. Smith asked the commission to brainstorm different buildings and the topic will be discussed further at the next regular meeting. The property has to be flood impacted and privately owned.

**b. Review of City property acquisitions 50 years old or older**

- Mr. Smith stated the list provided is informational regarding the properties in the City’s buy-out program and will be discussed further at the next regular meeting.

Todd McNall left the meeting at 5:42 p.m.

**4. Old Business**

**a. Notice of Partial Demolition – 3611 1<sup>st</sup> Avenue SE (PREVIEWED 10-10-13)**

- i.** Mr. Smith stated partial demolitions only require a building permit and the HPC doesn’t review them. The HPC was notified of the potential demolition as a courtesy.

**b. COA Applications UNDER REVIEW**

**i. 1527 2<sup>nd</sup> Avenue SE – DEMOLITION WITHIN LOCAL HISTORIC DISTRICT**

- Mr. Grafton stated a market analysis is currently underway but there has been difficulty in finding comparable properties.

**c. Demolition Applications UNDER REVIEW**

**i. 1310 3<sup>rd</sup> Street SE – Private Property – December 23, 2013**

- Mr. Smith stated interest has been expressed in purchasing the property but there has been no success in contacting the property owner.

**5. Adjournment**

- Barbara Westercamp made a motion to adjourn the meeting at 6:03 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,**  
**Tuesday, November 26, 2013 @ 12:00 p.m.**

**Collins Conference Room, City Hall, 101 First Street SE**

Members Present: Amanda McKnight-Grafton Chair (via telephone)  
Ron Mussman  
Tim Oberbroeckling

Members Absent: Todd McNall Vice-Chair  
Maira Blake  
Pat Cargin  
Bob Grafton  
Mark Stoffer Hunter  
Barbara Westercamp

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

Guests: Gary Kranse, Jeff Hintz, Kirsty Sanchez, Cindy Hadish  
Dan Schmidt (via telephone)

**Call Meeting to Order**

- Thomas Smith called the meeting to order at 12:14 p.m.
- Three (3) Commissioners were present with six (6) absent.

**Due to lack of quorum, no actions took place at this meeting.**

**1. Approve Meeting Minutes**

- This agenda item was not discussed.

**2. New Business**

**a. Demolition Applications**

- i. 2925 Center Point Road NE – Private Property**
- ii. 2927 Center Point Road NE – Private Property**
- iii. 2941 Center Point Road NE – Private Property**
- iv. 2947 Center Point Road NE – Private Property**

- Tim Oberbroeckling stated he was going to make a motion to allow demolition as the area is converting to commercial.
- Thomas Smith stated the properties will be used to build a new medical office. The property owner will allow photo documentation and will complete salvage themselves with the intent to donate items to salvage.

- Amanda McKnight-Grafton volunteered as the HPC liaison for the properties.
- v. **2244 Mt Vernon Road SE – Private Property**
  - Mr. Smith stated there was a fire in the basement and the eaves have fallen away. Bricks are peeling off and there is mold inside the house due to moisture. The property owner has indicated there is nothing salvageable but he would allow photo documentation. Mr. Smith pointed out the property owner did not fill out the demolition application but an email was included in the packet showing the property owner gave permission for someone else to pursue demolition options.
  - Amanda McKnight-Grafton and Tim Oberbroeckling volunteered as HPC liaisons for the property.

### **3. New Business**

#### **a. Preview of Proposed Demolitions**

##### **i. 4001 Blairs Ferry Road NE**

##### **ii. 4009 Blairs Ferry Road NE**

- Mr. Smith stated this is a preview to a proposed demolition. The properties were not included in a historic survey. One of the properties was a former church and the property owner would like to demolish both structures to make way for a Goodyear Tire store. The area around the properties is developing as commercial.
- Dan Schmidt stated the property owner would allow for photo documentation and would also allow salvage after completing his own salvage. Construction of the new Goodyear Tire store is projected for the spring of 2014.
- Ms. McKnight-Grafton stated she would like to work with a local historian to see if there is any historic significance to the structures.

### **4. Old Business**

#### **a. COA Applications UNDER REVIEW**

##### **i. 1527 2<sup>nd</sup> Avenue SE – DEMOLITION WITHIN LOCAL HISTORIC DISTRICT**

- This agenda item was not discussed.

#### **b. Demolition Applications UNDER REVIEW**

##### **i. 1310 3<sup>rd</sup> Street SE – Private Property – December 23, 2013**

##### **ii. 1508 Washington Avenue SE – Private Property – January 13, 2014**

##### **iii. 624 14<sup>th</sup> Street SE – Private Property – January 13, 2014**

- These agenda items were not discussed.

### **5. Adjournment**

- The meeting was adjourned at 12:36 p.m.

Respectfully Submitted,

Alicia Abernathey, Administrative Assistant II  
Community Development

## ACTION ITEMS



## Historic Preservation Commission Agenda Item Cover Sheet

**Meeting Date:** December 12, 2013

**Property Location:** 1301 19th Avenue SW

**Property Owner/Representative:** John and Carol Brune

**Year Built:** 1890

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

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

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

**Explanation (if necessary):**

This property has not been previously surveyed for historic significance.

**If eligible, 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):**

The property has been deemed a nuisance, due to failure to comply with repair orders and the deteriorating condition of the structure and yard. The property has been broken into multiple times, leading to complaints and concerns about safety from neighboring property owners. The property owners are deceased and there is no estate to cover repair or maintenance costs for the structure.

**Reason and Future Plans:**

- Photo documentation would be permitted.
- There are no redevelopment plans for the parcel at this time.

**Time Sensitivity:**



**City of Cedar Rapids**  
**Building Services Division**  
 500 15<sup>th</sup> Ave SW Cedar Rapids, IA 52404  
 Main Phone: (319) 286-5831 Fax: (319) 286-5830

## DEMOLITION PERMIT APPLICATION

Address of Demolition: <b>1301 19<sup>th</sup> Ave SW</b>		Approximate Age of Structure Year Built: <b>1890</b>
GPN: <b>14322-77001-00000</b>	Reason: (optional) <b>Nuisance</b>	Future Plans: (optional)
Property Owners Name: <b>John &amp; Carol Brune</b>		Phone:
Property Owners Address: <b>1301 19<sup>th</sup> Ave SW</b>		City / State / Zip Code <b>Cedar Rapids, Iowa 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: 1358 SF      Number of Stories: 1 ½      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: Address:	Phone #::
<b>It is the Responsibility of the <u>Permit Holder</u> to adhere to all Local, State And Federal Regulations regarding proper Inspections and Removal of Asbestos prior to any Demolition.</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>		
<b>APPLICANT'S SIGNATURE:</b>		<b>DATE:</b>
<b>OFFICE USE ONLY</b>		
<b>UTILITIES DISCONNECTION INFORMATION &amp; APPROVALS</b>		
Water:	Alliant Energy:	
Sewer:	Mid-American Energy:	
Public Works:	MediaCom:	
CED:	CenturyLink:	
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:	

**Nuisance Demolition Scheduled**  
**Picture Document - 1301 19<sup>th</sup> Ave SW**



**House – Front view**



**Foundation settled & collapsing**



**Exterior has numerous areas dilapidated**



**Ceiling throughout house wet & decayed**



**Ceiling throughout house wet & decayed**



**Entire house in disrepair**

# Nuisance Demolition Scheduled



**Ceiling throughout house wet & decayed**



**Basement (wet areas near foundation)**



**Second floor ceiling**



**Moldy debris in bathroom**



**Garage**



**Misc. debris & vegetation**

Print report.

## Appraisal Summary - GPN: 14322-77001-00000

(143227700100000)

**Property Address:** 1301 19TH AVE  
SW  
Cedar Rapids, IA



**Class:** Residential

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

**PDF:** Res Permit  
Region 10

**Neighborhood:** SW 404

**Plat Map:** 2627

**Deed Holder:** BRUNE JOHN G  
& CAROL A

**Mailing Address:**

1301 19TH AVE  
SW  
CEDAR RAPIDS  
IA 52404-2514

**Legal Description:** ALANDALE LOTS 126 & STR/LB 127

**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
	80	80	140	140

### RESIDENTIAL DWELLING

**Occupancy:** Single-Family

**Style:** 1 Story Frame

**Year Built:** 1890

**Exterior Material:** Wd Lap

**Above-Grade Living Area:** 912 SF

**Plus Attic Area:** 446 SF

**Number Rooms:** 8 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:** 576 SF - Det Frame (Built 1974)

**Porches and Decks:** 1S Frame Enclosed (176 SF); Concrete Stoop (13 SF)  
**Yard Extras:** Sheds

**NOTES:**

02/20/2004-FENCED YARD.

1-2011 6YR CYCLE - NO CHANGE. C-2012. 11/2/10 WK

1-2011 REMOVED SHED VALUE - 1/27/2010 CLP

**2013 ASSESSMENT**

Land \$20,400  
 Dwelling \$58,196  
 Improvements \$0  
**Total \$78,596**

**SALES**

Date	Type	Volume/Page	\$ Amount
7/19/2002	Deed	4944-343	\$0

**PERMITS**

Date	Description
8/24/2010	WORK ORDER
8/12/2009	REPAIR
11/18/1998	ROOF

**2012 ASSESSMENT**

Land \$20,400  
 Dwelling \$58,196  
 Improvements \$0  
**Total \$78,596**

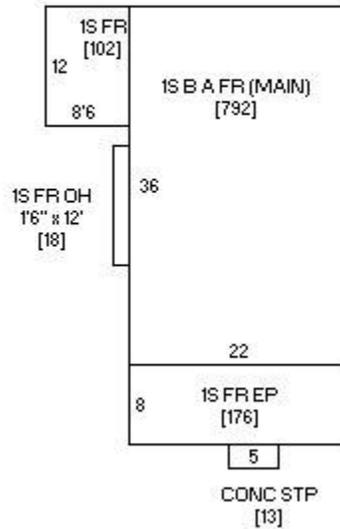
**2011 ASSESSMENT**

Land \$20,400  
 Dwelling \$58,196  
 Improvements \$0  
**Total \$78,596**

**2010 ASSESSMENT**

Land \$24,000  
 Dwelling \$58,269  
 Improvements \$0  
**Total \$82,269**

**Sketch**




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



## Historic Preservation Commission Agenda Item Cover Sheet

**Meeting Date:** December 12, 2013

**Property Location:** 315 2nd Avenue SE

**Property Owner/Representative:** Guaranty Bank

**Year Built:** 1898

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

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

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

**Explanation (if necessary):**

This property was surveyed by Louis Berger in 2010 and found to be ineligible for listing in the National Register of Historic Places. The property was reviewed again by Summit Envirosolutions in the summer of 2013. Summit concurred with the previous findings of Louis Berger, which were affirmed by the State Historic Preservation Office.

**If eligible, 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:**

- The building is currently being gutted and due to extensive modifications to the interior from previous owners, there are no items of historic interest for salvage. Photo documentation would be permitted, however.
- The owner intends to redevelop the property with a new mixed-use structure, primarily for office uses.

**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: <i>315 2ND AVE SE CEDAR RAPIDS, IA</i>		Approximate Age of Structure Year Built: <i>1898</i>
GPN: <i>14214-62005-0000</i>	Reason: (optional) <i>DEMO</i>	Future Plans: (optional) <i>N/A</i>
Property Owners Name: <i>GUARANTY BANK</i>		Phone: <i>N/A</i>
Property Owners Address: <i>320 3RD AVE SE</i>		City / State / Zip Code <i>CEDAR RAPIDS, IA 52401</i>
Contractor's Name: <i>D.W. ZENSER CO</i>		Phone: <i>319-846-8090</i>
Contractor's Address: <i>1775 COMMERCIAL DR</i>		City / State / Zip Code <i>WALFORD IOWA 52351</i>
Type of Building:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi Family #
	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Accessory Building
Size of Building: Dimensions are:		Number of Stories: <i>2</i> Height: <i>20'</i>
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:		
It is the Responsibility of the <u>Permit Holder</u> to adhere to all Local, State And Federal Regulations regarding proper Inspections and Removal of Asbestos prior to any Demolition.		
<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.		
<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: 		DATE: <i>12-3-13</i>
<b>OFFICE USE ONLY</b>		
<b>UTILITIES DISCONNECTION INFORMATION &amp; APPROVALS</b>		
Water:	Alliant Energy:	
Sewer:	Mid-American Energy:	
Public Works:	MediaCom:	
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: 14214-62005-00000

(142146200500000)

**Property Address:** 315 2ND AVE  
SE  
Cedar Rapids, IA



[Additional Photo:](#)

**Class:** COMMERCIAL      **Tax District:** 209 CR-R13A  
SSMID  
**PDF:** Central Core  
Commercial      **Neighborhood:** BARS/LOUNGE;  
CTRL CR  
**Plat Map:** 2324

**Deed Holder:** GUARANTY  
REALTY INC

**Mailing Address:** % JOHN  
WATERS  
320 3RD AVE  
SE  
CEDAR RAPIDS  
IA 52401

**Legal Description:** O T NE 42' SW 52' STR/LB 3 25

**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
Sq. Ft. W/Dimensions	42	42	140	140

### COMMERCIAL BUILDINGS

Bars and Lounges: 11,760 SF (Built 1898)

### NOTES:

BLDG 1: BSMT HAS 3720 SF THAT IS FINISHED CONSISTING OF MASSAGE THERAPY AREA AND ONE CLASSROOM. THE MASSAGE THERAPY AREA WAS PUT IN 1985 AND HAS PRIVACY CURTAINS FOR ROOM PARTITIONING. 1ST FLR IS ALL OPEN SALON AREA WITH 2

SMALL OFFICES TO THE REAR. SOME COSMETIC REMOD TO 1ST FLR IN 2001. 2ND FLR HAS VARIOUS ROOMS INCLUDING OFFICES, CLASSROOMS, TRAINING ROOMS. 2ND FLR IS WELL MAINTAINED AND HAS SOME NEWER COSMETICS, BUT NO REMOD. NEW ROOF 2000.

EXPOSED WET SPRINKLERS IN BSMT ONLY. NO SPRINKLERS TO OTHER FLRS. NORTH WALL HAS STUCCO OVER BRK EXTERIOR WALL.

LEASED, SINGLE TENANT. \*\*\*LAND SF=5880. BLDG SF=11760. L TO B RATIO=0.5.

1-2005 ESTIMATED - CHANGE IN USE FROM COSMETOLOGY COLLEGE TO BAR / LOUNGE - COMPLETE 02/24/05  
SEL

1-2007 ESTIMATED - HVAC REPL - NAV - 2/1/07 JMR \*\*\*

1-2009 FLOOD FORM COMPLETED AND RETURNED

1-2009 FLOOD ADJUSTED PROPERTY C-2010 ///1ST FLOOR GUTTED FOR 1/1/2009-REMOVE ALL BSMT FINISH /NO  
HEAT OR ELECTRICAL FOR 1/1/2009 SP

1-2009 FLOOD ECONOMIC ADJUSTMENT

1-2010 NO BASEMENT FINISH - FIRST FLOOR FLOOD REPAIRS COMPLETE - 2/18/2010 BW

1-2010 INCREASED ECONOMIC ADJUSTMENT - 4/6/2010 JC

1-2012 ADJUSTED FLOOD ECONOMIC 2/13/2012 BW

1-2013 COMMERCIAL FUNCTIONAL/ECONOMIC OBSOLESCENCE QUESTIONNAIRE RETURNED\*\*\*\*

12013 COMM REVAL - UPDATED IN 2009 ELECTRIC HEAT FOR 1ST FLR - 2ND LEVEL OLDER FHA/CA COMBO AND  
IN DISREPAIR/UNUSEABLE AT THIS TIME- REMOVED BASEMENT FINISH - 1ST FLOOR AND BASEMENT SPRINKLED  
- 12/10/2012 BW

**2013 ASSESSMENT**

Land \$88,200  
Dwelling \$0  
Improvements \$236,924  
**Total \$325,124**

**SALES**

Date	Type	Volume/Page	\$ Amount
5/1/2003	Contract	5162/524	\$250,000

**PERMITS**

Date	Description	MISC
11/15/2013		MISC
1/12/2012		REPAIR
1/6/2012		REPAIR
1/3/2012		REPAIR
12/29/2011		REMODEL

**2012 ASSESSMENT**

Land \$69,854  
Dwelling \$0  
Improvements \$261,722  
**Total \$331,576**

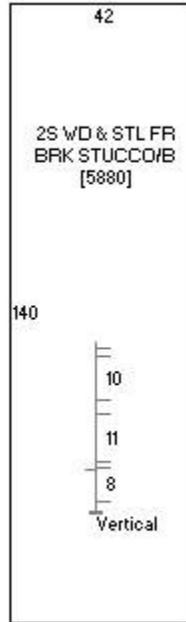
**2011 ASSESSMENT**

Land \$55,883  
Dwelling \$0  
Improvements \$210,746  
**Total \$266,629**

**2010 ASSESSMENT**

Land \$56,582  
Dwelling \$0  
Improvements \$188,357  
**Total \$244,939**

Sketch



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

**Site Inventory Form**  
**State Historical Society of Iowa**  
 (December 1, 1999)

State Inventory No. 57-09499

New  Supplemental

Part of a district with known boundaries (enter inventory no.)

Relationship:  Contributing  Noncontributing

Contributes to a potential district with yet unknown boundaries

National Register Status: (any that apply)  Listed  De-listed  NHL  DOE

9-Digit SHPO Review & Compliance Number

Non-Extant (enter year)

**INELIGIBLE**

100157054

**1. Name of Property**

historic name Western Union Telegraph Co. Building

other names/site number

**2. Location**

street & number 315 2nd Ave SE

city or town Cedar Rapids

vicinity, county Linn

Legal Description: (If Rural) Township Name

Township No. Range No. Section Quarter of Quarter

(If Urban) Subdivision Original Town

Block(s) 25

Lot(s) 3

**3. State/Federal Agency Certification [Skip this Section]**

**4. National Park Service Certification [Skip this Section]**

**5. Classification**

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

If Non-Eligible Property  
 Enter number of:

1 buildings  
 sites  
 structures  
 objects  
1 Total

If Eligible Property, enter number of:  
 Contributing Noncontributing

- buildings  
 - sites  
 - structures  
 - objects  
 - Total

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).  
 Title Historical Architectural Data Base Number

**6. Function or Use**

**Historic Functions** (Enter categories from instructions)

**Current Functions** (Enter categories from instructions)

02A COMMERCE/TRADE/specialty store/barber or beauty shop

02E08 COMMERCE/TRADE/specialty store/barber or beauty shop

**7. Description**

**Architectural Classification** (Enter categories from instructions)

**Materials** (Enter categories from instructions)

09F05 Commerical: Brick Front

foundation 10 CONCRETE

walls 03 BRICK

roof 08B ASPHALT/Shingle

other

**Narrative Description** ( SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

**8. Statement of Significance**

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

- Yes  No  More Research Recommended

- A Property is associated with significant events.
- B Property is associated with the lives of significant persons.
- C Property has distinctive architectural characteristics.
- D Property yields significant information in archaeology or history.

County Linn  
City Cedar Rapids

Address 315 2nd Ave SE

Site Number 57-09499  
District Number

**Criteria Considerations**

- A Owned by a religious institution or used for religious purposes.
- B Removed from its original location.
- C A birthplace or grave.
- D A cemetery.
- E A reconstructed building, object, or structure.
- F A commemorative property.
- G Less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance** (Enter categories from instructions)

**Significant Dates**

Construction date  
1930  check if circa or estimated date  
Other dates

**Significant Person**

(Complete if National Register Criterion B is marked above)

**Architect/Builder**

Architect

Builder

**Narrative Statement of Significance** ( SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

**9. Major Bibliographical References**

Bibliography  See continuation sheet for citations of the books, articles, and other sources used in preparing this form

**10. Geographic Data**

UTM References (OPTIONAL)

Zone	Easting	Northing	Zone	Easting	Northing
1	—	—	2	—	—
3	—	—	4	—	—

See continuation sheet for additional UTM references or comments

**11. Form Prepared By**

name/title Camilla R. Deiber

organization The Louis Berger Group, Inc.

date 1/11/2010

street & number 950 50th Street

telephone 319-373-3043

city or town Marion

state Iowa

zip code 52302

**ADDITIONAL DOCUMENTATION** (Submit the following items with the completed form)

**FOR ALL PROPERTIES**

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- Photographs:** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet #	Frame/slot #	Date Taken
—	—	—
—	—	—
—	—	—

- See continuation sheet or attached *photo & slide catalog sheet* for list of photo roll or slide entries.
- Photos/illustrations without negatives are also in this site inventory file.

**FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL**

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or non-contributing status)
- Barn:**
  - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
  - A photograph of the loft showing the frame configuration along one side.
  - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

**State Historic Preservation Office (SHPO) Use Only Below This Line**

Concur with above survey opinion on National Register eligibility:  Yes  No  More Research Recommended  
 This is a locally designated property or part of a locally designated district.

Comments:

Evaluated by (name/title): Jerry A. Architectural Historian Date: 1/22/10

Iowa Department of Cultural Affairs  
 State Historical Society of Iowa  
**Iowa Site Inventory Form**  
**Continuation Sheet**

Site Number 57-09499

Related District Number

Page 1

Western Union Telegraph Co. Building	Linn
Name of Property	County
315 2nd Ave SE	Cedar Rapids
Address	City

*Item 7. Narrative Description*

The Western Union Telegraph Co. Building is located on the south side of 2nd Avenue SE on a 42' x 140' lot. There are parking lots on either side of the building. The area is in the heart of downtown Cedar Rapids containing numerous multi-story commercial buildings.

The two-story brick commercial structure is three bays wide by eleven bays deep. The main (north) façade is clad with a buff colored brick and has a partially enclosed storefront and three downsized windows on the second level. The east façade is a solid wall clad with what appear to be Dryvet panels and a low, brick wall. The rear façade is constructed with red brick and is four bays wide with an entry door and two windows on the first floor and four multi-pane windows on the second floor. The west façade has eight, multi-pane windows on the first floor and eleven on the second floor. The northernmost section of the façade is clad with buff colored brick; while the rest of the façade is painted.

While the assessor's record has a construction date of 1898, Sanborns indicate that the building located on the site between 1898 and 1930 was a completely different structure with iron columns. The Sanborn fire insurance map from 1949 indicates the current structure which runs the entire length of the lot and is constructed with steel beams. The brick used on the main and rear facades also indicates a structure dating to the 20th century rather than the 19th century.

*Item 8. Statement of Significance*

The Western Union Telegraph Co. Building does not meet National Register Criteria as it does not demonstrate architectural distinction, important historical associations, or significant characteristics of design or construction. The building has diminished integrity of design, workmanship, materials, and feeling with the partially enclosed storefront and replacement of windows on the main façade. Background research has found no evidence that this building was associated with important events (Criterion A) or people (Criterion B) in the history of Cedar Rapids, Iowa, or the United States. The area does not retain sufficient integrity to constitute a National Register eligible historic district. In the MPDF, Commercial and Industrial Development of Cedar Rapids, Iowa: ca. 1865-1945, Marlys Svendsen states, "Continuous redevelopment in the downtown from the 1880s to the 1990s has left only a few city blocks containing intact groups of pre-1945 buildings and even fewer groups associated with a single era of development. The presence of an extensive public skywalk system built during the 1970s and 1980s further diminishes the historic district potential of the downtown blocks. As a result, significant resources survive on an individual basis rather than as a part of a historic district or collection of historic buildings".

**Table 1**

Cedar Rapids City Directory	Owner/Resident
1931-1950	Western Union Telegraph Company American District Telegraph Company
1956	Western Union Telegraph Company American District Telegraph Company Collins Radio Company

*The Retail Goods Sector*

In the years following the Civil War, the commercial core of Cedar Rapids served the retailing needs of a growing regional market as well as those of local residents. Shoppers came from throughout Linn County and as the web of rail lines connected Cedar Rapids to towns along the line, shoppers originated from points further and further distant. The increasing interconnectedness of the country dictated national styles and merchandising trends. Easy rail connections allowed merchants to respond with growing ease to their customers desires. Newspaper advertisements reminded patrons that the best the East Coast had to offer could be found in the shops and stores along 1st Avenue and 2nd and 3rd Streets.

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form**  
**Continuation Sheet**

Site Number 57-09499  
Related District Number

Page 2

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Western Union Telegraph Co. Building	Linn
Name of Property	County
315 2nd Ave SE	Cedar Rapids
Address	City

---

As the city spread out away from the blocks of the Original Town plat, certain retail establishments moved as well. New meat markets, bakeries, pharmacies, saloons and grocery stores popped up along well traveled routes and at busy intersections increasingly distant from the commercial core. The businesses that stayed downtown and expanded were of two general types - specialty shops and larger multi-department stores. Specialty businesses sold merchandise that was purchased infrequently and where proximity of access was not critical. Purchases made at shoe stores, hardware stores, stationers, book stores, millinery shops, dress shops, drygoods stores, tobacco shops and crockery stores were made seasonally or at regular shopping intervals. Specialty businesses such as these benefited from the central location downtown offered a customer base that was scattered throughout the city.

Dozens of specialty shops existed in the commercial core through the decades some for a few years and a number spanning several decades. Many were "mom and pop" operations with only a handful of clerks and sales staff supplementing the family workforce. Some businesses that had an especially long tenure, were unique or were well known on a regional basis. Others were simply appreciated for their tradition of quality, service and fairness.

*Item 9, Bibliographical References*

Cedar Rapids City Directories

Var. Various city directories for years prior to 1912 at the Linn County Genealogical Society, Cedar Rapids, Iowa.

McCoy Directory Company

1912-1936 *McCoy's Cedar Rapids City Directory*. McCoy Directory Company, Rockford, Illinois.

R.L. Polk & Co.

1937-1973 *McCoy's Cedar Rapids (Linn County, Iowa) City Directory*. R. L. Polk & Company, Rockford, Illinois.

Sanborn Fire Insurance Company

1895-1949 *Map of Cedar Rapids, Iowa*. Sanborn Fire Insurance Company,

Svendsen, Marlys A.

1997 *Commercial and Industrial Development of Cedar Rapids, Iowa, c. 1865-1945*. Multiple Property Documentation Form on file at State Historical Society of Iowa, Des Moines, Iowa.

2000 *Historic Resources of Cedar Rapids, Iowa*. Multiple Property Documentation Form on file at State Historical Society of Iowa, Des Moines, Iowa.



# Iowa Site Inventory Form Continuation Sheet

Related District Number

Page 3

Western Union Telegraph Co. Building  
Name of Property  
315 2nd Ave SE  
Address

Linn  
County  
Cedar Rapids  
City

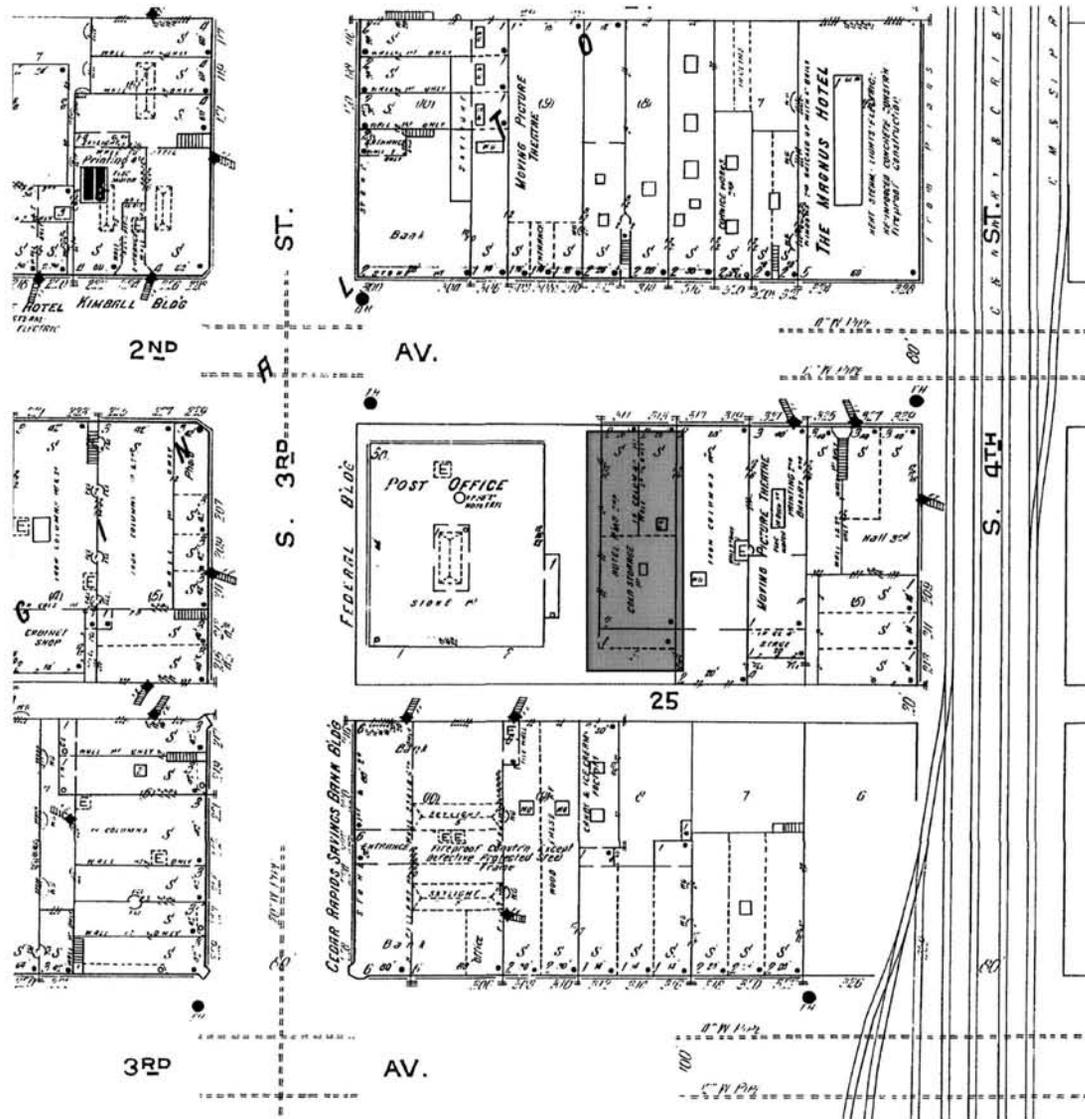


Figure 2. Sanborn Fire Insurance Map, 1913

Iowa Department of Cultural Affairs  
 State Historical Society of Iowa  
**Iowa Site Inventory Form**  
**Continuation Sheet**

Site Number 57-09499  
 Related District Number

Page 4

Western Union Telegraph Co. Building  
 Name of Property  
 315 2nd Ave SE  
 Address

Linn  
 County  
 Cedar Rapids  
 City

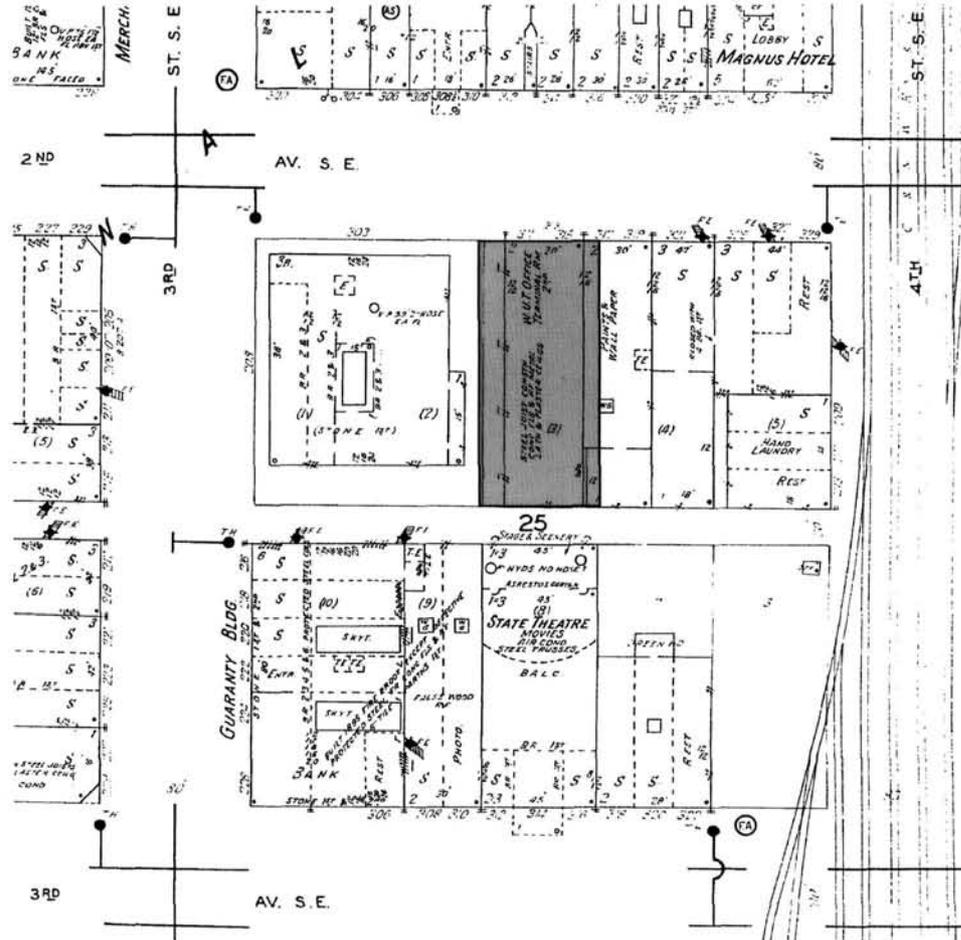


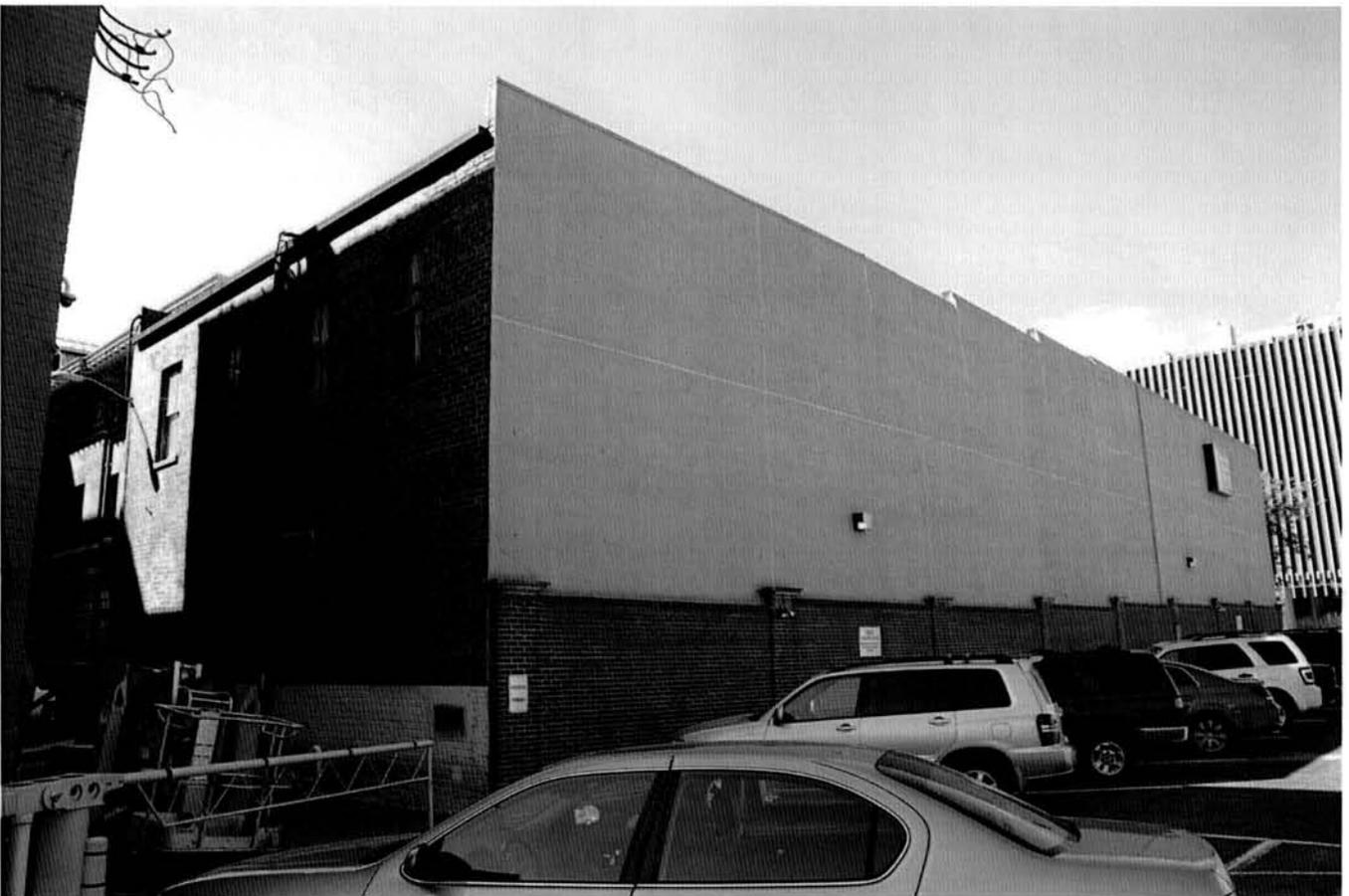
Figure 3. Sanborn Fire Insurance Map, 1949



315 2nd Avenue SE\_View SE.JPG



315 2nd Avenue SE\_View NE.JPG



315 2nd Avenue SE\_View NW.JPG



315 2nd Avenue SE\_Overview\_View ENE.JPG



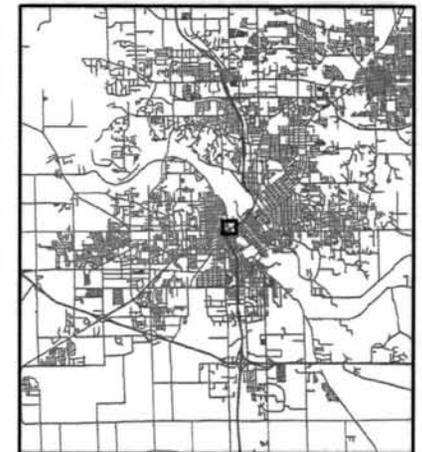
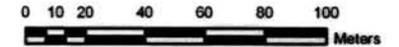
315 2nd Avenue SE\_Overview\_View ESE.JPG



# Cedar Rapids Disaster Recovery

**MAP FEATURES**

-  Jumpstart / Rental Rehab Assistance
-  CDBG Buyout
-  Steam Conversion
-  Previously Surveyed - Eligible
-  Previously Surveyed
-  Previously Surveyed - Eligible in Potential District





*TSW 1/19/10*  
*Concur*  
JAN 19 2010

January 11, 2010

State Historical Society of Iowa  
State Historic Preservation Office  
600 E Locust St.  
Des Moines, IA 50319

Re: Disaster Recovery: Request for Comment on Western Union Telegraph Co.  
Building, 315 2nd Ave SE, Cedar Rapids CDBG Grant #08-DRBSC-201

Mr. Jeremy Ammerman:

Enclosed is a Request for SHPO Comment on a Project Form and associated information for 315 2nd Ave SE in Cedar Rapids, Iowa. The building on the property is to be rehabilitated using CDBG grant funds awarded to the City of Cedar Rapids for conversion of steam power provided by the City to steam power generated by the owner, through the Iowa Department of Economic Development.

The Area of Potential Effects (APE) for this undertaking is confined to the building parcel: Original Town, Block 25, Lot 3 (see attached map). The property includes the circa 1930 building.

- replacement of existing steam boiler with forced-air electric furnaces and air handlers.

Full project specifications are attached as part of this submittal. No ground disturbance is planned as part of this undertaking.

The Louis Berger Group Inc. has obtained a database of previously recorded properties within Cedar Rapids from SHPO Inventory Coordinator Berry Bennett. The building is located on 2<sup>nd</sup> Avenue SE, five blocks west of the Mercy Hospital area defined by Svendsen in her 1994 report. The building was not part of any previous survey area. No previous site information is available for 315 2nd Ave SE and none of the surrounding properties has been found eligible (based on City of Cedar Rapids historic property GIS data and a database search conducted by The Louis Berger Group Inc.) (see attached site map).

An Iowa Site Inventory Form was completed, including photographs and locational maps (see attached). The Linn County assessor's card was photocopied (see attached).

Department of Community Development  
Housing Services

1211 Sixth Street SW • Cedar Rapids, Iowa 52404 • (319) 286-5872 • FAX (319) 286-5870 • www.cedar-rapids.org



Since the property does not appear to meet any of the National Register criteria, the area does not appear to be part of a historic district, no historic properties are within the APE, and no ground disturbance is planned, it is concluded that **No Historic Properties will be Affected** by the undertaking.

We look forward to receiving your concurrence with this finding in the coming weeks. If you have any questions, please contact me at 319-286-5188 or [C.Mason@cedar-rapids.org](mailto:C.Mason@cedar-rapids.org).

Sincerely,

A handwritten signature in black ink that reads "Caleb W. Mason".

**Caleb W. Mason**, Certifying Officer  
Department of Community Development

enc.

**REQUEST FOR SHPO COMMENT ON A HUD PROJECT**

JAN 19 2010

- This is a new submittal**
- This is more information relating to SHPO R&C #:** \_\_\_\_\_

Instructions for completing this form are available in the User's Manual, found online at [www.iowahistory.org/preservation](http://www.iowahistory.org/preservation) under "Review and Compliance". If you have questions while completing the form, please reference the User's Manual before contacting your IDED project administrator or SHPO, as appropriate. Please attach a copy of the lead federal agency statement and/or the signature authorization form to your submittal, if applicable.

**Cover Letter:** Please include a cover letter with a comprehensive description of the Area of Potential Effect (APE) and project activities. The APE should include the project area, all easements, borrow areas, equipment and material storage, and staging areas. If applicable, describe excavation and other earthmoving activities including 3-dimensional parameters (length, width, and depth).

**I. GENERAL INFORMATION**

- a. Project name and/or Property Owner: Western Union Telegraph Co. Building
- b. Property Street & Number: 315 2nd Ave SE
- c. County: Linn City: Cedar Rapids Zip: 52401
- d. Lead Federal Agency: HUD Agency Project No: CDBG 08-DRBSC-201
- e. Federal Funding Program/Permit: CDBG If HUD; check one:  24 CFR Part 50 or  24 CFR Part 58
- f.  Entitlement City  Non-Entitlement Community
- g. Contact Person on Project: Caleb Mason  
 Contact Address: 1211 6th Street SW City: Cedar Rapids State: Iowa Zip: 52402  
 e-mail: c.mason@cedar-rapids.org Phone: 319-286-5188

**II. IDENTIFICATION OF HISTORIC PLACES**

Please check box indicating whether you are requesting an archaeological and/or architectural review of your project and include each of the items requested.

- Archaeology**
  - 7.5 min Quad U.S.G.S. (1-mile radius) with quad name and APE outlined (maps on-line at [www.ortho.gis.iastate.edu](http://www.ortho.gis.iastate.edu))
  - Site plan showing limits of proposed activities or general layout (engineering)
  - Aerial photo: zoom to project area (photos on-line at [www.ortho.gis.iastate.edu](http://www.ortho.gis.iastate.edu))
  - Description of width and depth of proposed excavation and current conditions of project area
  - OSA site file search, Phase IA, or Phase I (whichever is appropriate per Users Manual)
  - Number of acres in project: \_\_\_\_\_
  - Legal location: Section(s) \_\_\_\_\_ Township(s) \_\_\_\_\_ Range(s) \_\_\_\_\_
- Architecture**
  - Date of original construction for the building: 1930
  - Previous site information available (contact Iowa Site Inventory Coordinator)
  - Updated or new Iowa site Inventory Form (available online at [www.iowahistory.org/preservation](http://www.iowahistory.org/preservation))
  - Clear photos of property and surrounding area (see Users Manual)
  - Location map (no bigger than 11x17) with APE clearly defined (Quad map or city plat map - see Users Manual)
  - Copy of county or city assessor's card record or other appropriate property information (see Users Manual)
  - Detailed description of proposed action, including copy of project specifications, if applicable

**III. APPLICANT CERTIFICATION (Check Either Adverse Effect or No Adverse Effect for Historic Property Affected category)**

**Determination of Effect (Check One)**

- No historic properties will be affected** (i.e., none are present or there are historic properties present but the project will have no effect upon them)
- No Adverse Effect to a historic property** (i.e., a historic property is present and affected. However, the project either has no adverse effect on the historic property, or the applicant or other federally authorized representative will consult with the SHPO to modify the project or impose conditions to avoid adverse effects.)
- Adverse Effect to a historic property** (i.e., a historic property is present and adversely affected. The applicant, or other federally authorized representative, will consult with the SHPO and other consulting parties to resolve the adverse effect.)

I understand that the SHPO has 30 days from receipt to object to the finding, after which the SHPO waives its opportunity to comment on this undertaking.

Federally Authorized Signature:  Date: January 11, 2010  
 Type name and title below → **Caleb W. Mason, Housing Rehabilitation Specialist**

Submit one copy with each property for which our comment is requested. Please print or type.  
 Return to: Review and Compliance Coordinator, State Historic Preservation Office, 600 E. Locust St, Des Moines, IA 50319-0290

STATE  
HISTORICAL  
SOCIETY of  
IOWA

A Division of the Iowa Department of Cultural Affairs

January 22, 2010

In response, refer to:

R&C #: 100157054

RE: **HUD - CITY OF CEDAR RAPIDS - CDBG # 08-DRBSC-201 - JUMPSTART PROJECT - REHAB -  
STEAM CONVERSION - WESTERN UNION TELEGRAPH COMPANY BUILDING - 315 2ND  
AVENUE SOUTHEAST**

Dear Mr. Mason:

We reviewed the information received in our office on 1/19/2010 concerning the proposed project for the above property. Thank you for providing the Iowa Historic Preservation Office (SHPO) with the opportunity to review this undertaking. We make the following comments and recommendations based on our examination of this material and in accordance with Section 106 of the National Historic Preservation Act of 1966; its implementing regulations, 36 CFR Part 800 (revised, effective August 5, 2004); and the Advisory Council on Historic Preservation's Policy Statement on Affordable Housing and Historic Preservation (adopted November 9, 2006).

We agree with your opinion that the property does not appear to be eligible for listing on the National Register of Historic Places. Therefore, we concur with your finding that No Historic Properties will be Affected by the proposed project.

If design changes involving undisturbed new rights-of-way or easements are made for this project, please forward additional information to our office for further comment along with the Agency Official's determination of effect. If project activities uncover any item(s) that might be of archaeological, historical, or architectural interest, or if important new archaeological, historical, or architectural data should be encountered in the project APE, the applicant should make reasonable efforts to avoid further impacts to the property until an assessment can be made by an individual meeting the Secretary of the Interior's professional qualifications standards (36 CFR Part 61).

We have made these comments and recommendations according to our responsibility defined by Federal law pertaining to the Section 106 process. Should you have any additional comments or questions, please contact me at [jeremy.ammerman@iowa.gov](mailto:jeremy.ammerman@iowa.gov) or at 515.281.4129.

Sincerely,



Jeremy Ammerman, Architectural Historian  
Iowa Historic Preservation Office

Reply Sent: 1/12/10

Date Received: 1/19/2010

Date of Letter: 1/11/2010

County: LINN

# Review and Compliance Data Record

R&C #: 100157054

SHPO Response Due: 2/18/2010

Associated R&C #: 080900108

Site Inventory #: 57-09499

Town: CEDAR RAPIDS

## LOGGED OUT

File Agency: HUD

Project Title: **CITY OF CEDAR RAPIDS - CDBG # 08-DRBSC-201 - JUMPSTART PROJECT - REHAB - STEAM CONVERSION - WESTERN UNION TELEGRAPH COMPANY BUILDING - 315 2ND AVENUE SOUTHEAST**

ROUTED TO:

Received

Initials Signoff Date

No Comment:

	Archaeology:	
1/19/2010	Architectural History: JDA	<u>JDA 1/22/10</u>
	History:	
	Architecture:	
	DSHPO:	
	SHPO:	

Response Card Sent

Attachment "A" Reporting Category:

Federal Review:

State/Local Review:

Secondary Agencies:

Concur by 30 Day Expiration:  (Still requires check of finding below)

106 Project Finding: Noneligible Properties (Inventory Number or Archaeological Site Number):

\* No Properties in Impact Area:  57-09499

Effected Eligible Property (Inventory Number or Archaeological Site Number):

No Effect on Properties:

No Adverse Effect:

Adverse Effect:

No Adverse Effect w/ Conditions:

No Assessment of Effect:

SHPO Signature Date:

Memoranda of Agreement:

Programmatic Agreement:

Other Agreement:

Effected Property (Inventory Number or Archaeological Site Number):

Recon Survey Recommended:

Intensive Survey Recommended:

Data Recovery Recommended:

Recordation Recommended:

Technical Assistance Provided:

More Information Requested:

Acres: Intensive - Recon

Archaeo:

A/H: 1

Filing:

Project Stays in R&C Files:

Project Finished - Retain 3 Years:

Project Finished:

Information Disposition:

File Moved to NADB:

Site Data Moved to Inventory:

Report Moved to HADB:

Copy to Agreements:

Destroy Remainder:

Staff Comments: \_\_\_\_\_

\* Property records will be scanned and destroyed

**From:** [Marjorie Pearson](#)  
**To:** [Smith, Thomas A.](#); [Andrew Schmidt](#)  
**Subject:** RE: Status of the Cedar Rapids Downtown Survey  
**Date:** Wednesday, December 04, 2013 1:26:22 PM  
**Attachments:** [57-09499 - 315 2nd Ave SE - Cedar Rapids.pdf](#)

---

Tom –

We photographed the building and took notes on it when we were doing field survey last June. I am attaching our photographs and the inventory form that was done in 2010 by the Louis Berger Group. We concur with the assessment that the building is not eligible for National Register listing. In addition, the integrity of the building has been compromised various alterations over the years.

Marjorie Pearson

---

**From:** Smith, Thomas A. [mailto:[t.smith@cedar-rapids.org](mailto:t.smith@cedar-rapids.org)]  
**Sent:** Tuesday, December 03, 2013 2:40 PM  
**To:** Marjorie Pearson; Andrew Schmidt  
**Subject:** Status of the Cedar Rapids Downtown Survey

Andrew and Marjorie,

I'm not sure where things are with the Cedar Rapids downtown survey, but I'm wondering if you have any preliminary thoughts about a building at 315 2<sup>nd</sup> Avenue SE. We received a demolition application for the structure today, and I was curious if you had seen it or taken any notes on its historic integrity.

Thanks,

Thomas Smith  
Planner, Community Development Department  
City of Cedar Rapids, 101 First Street SE, Cedar Rapids, IA 52401

Office: (319) 286-5161  
Email: [t.smith@cedar-rapids.org](mailto:t.smith@cedar-rapids.org)

Please rate our service by completing [this survey](#).

## NEW BUSINESS

CONTINUATION / AMENDMENT SHEET  
Historic Preservation and Cultural and Entertainment District Tax Credit  
CERTIFICATION APPLICATION  
This sheet: Continues Part 1

Page 26

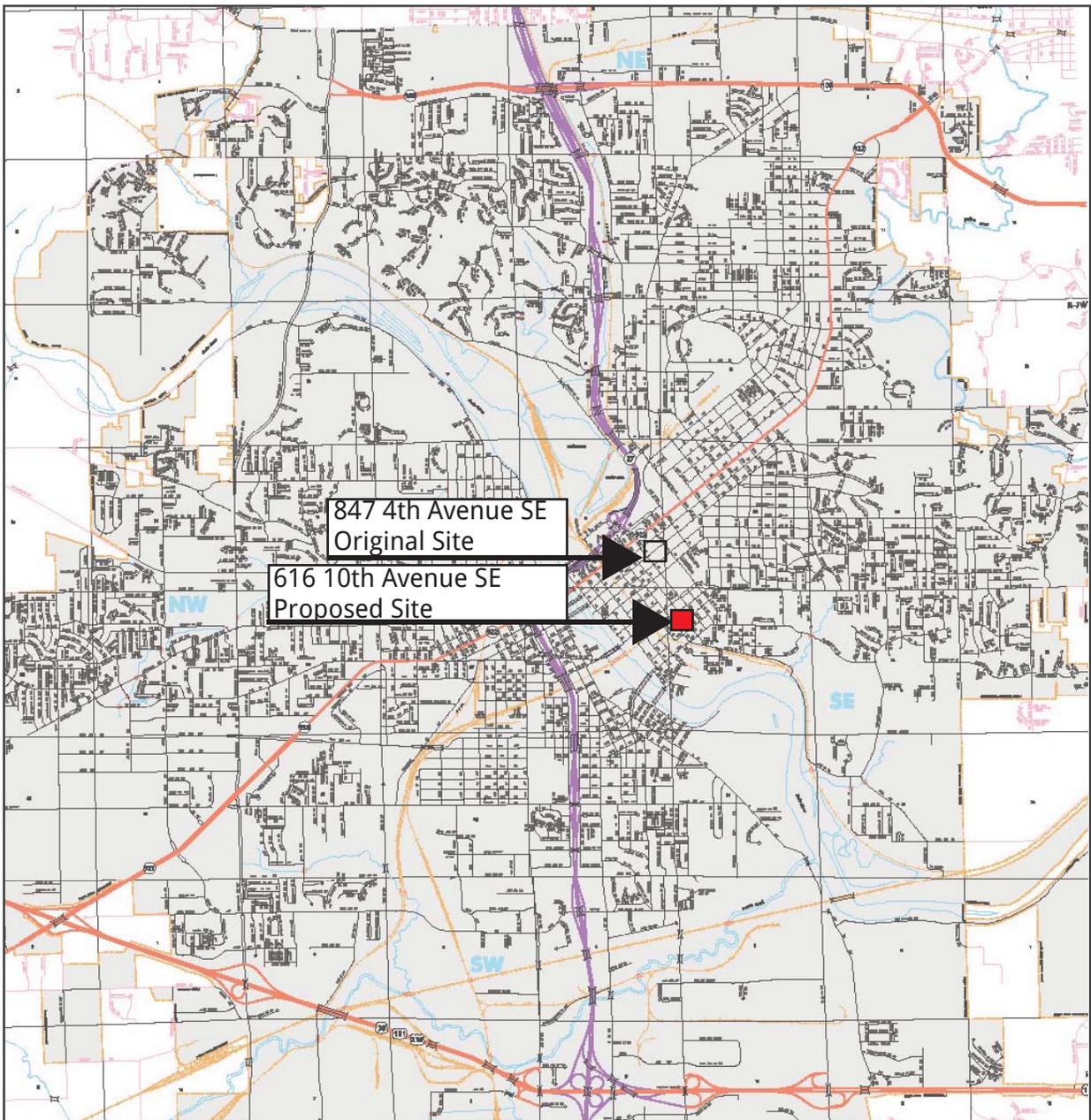
Brewer, Luther A., and Elinore T., House  
Name of Property

Linn  
County

847 4th Avenue SE  
Address

Cedar Rapids, Iowa 52403  
City

Proposed New Brewer House Location  
616 10th Avenue SE



Iowa Department of Transportation Map Accessed 06/10/13

North ↑

Brewer House City Location Map - Proposed New Site

Iowa Site Inventory Form  
Continuation Sheet

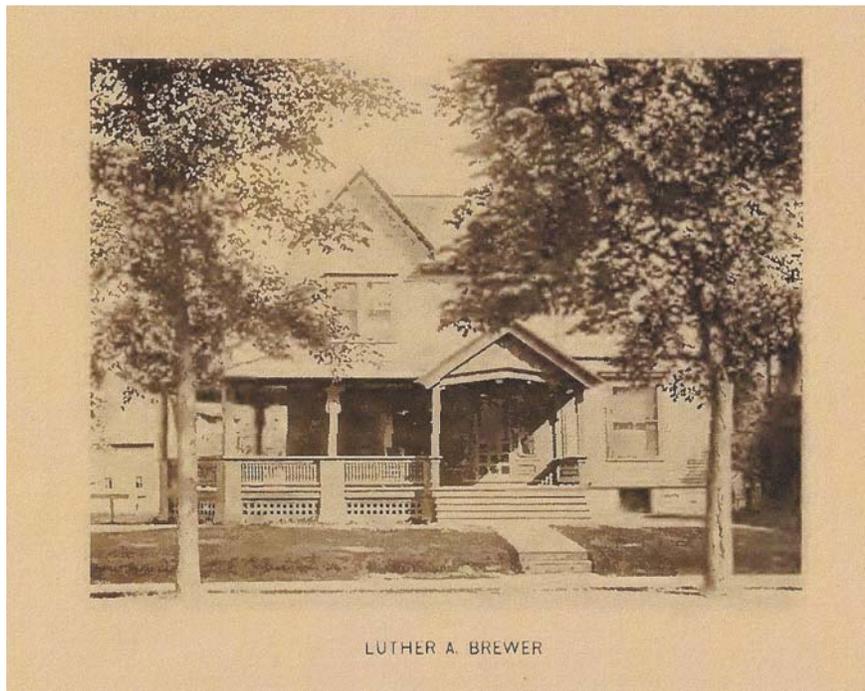
Page 11  
Brewer, Luther A., and Elinore T., House  
Name of Property

Linn  
County

847 4th Avenue SE  
Address

Cedar Rapids, Iowa 52403  
City

---



Circa 1898 Brewer House



Circa 1899 - View of South Side of 4th Avenue SE  
Brewer House Highlighted

Photographs Provided by Owner

Iowa Site Inventory Form  
Continuation Sheet

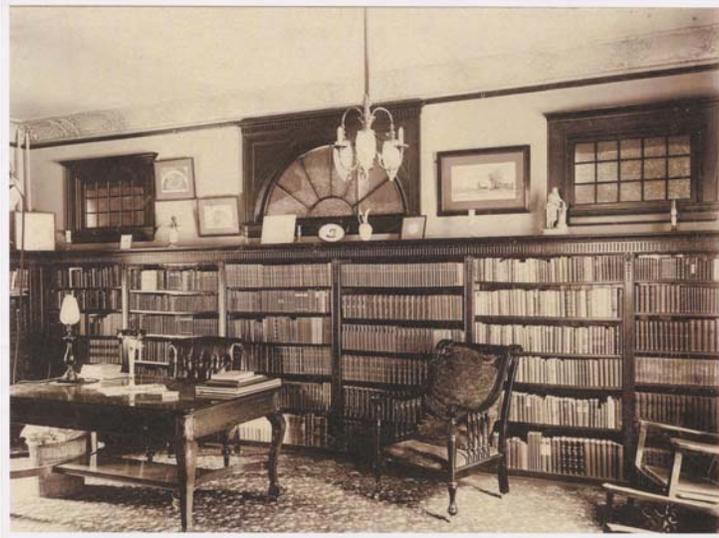
Page 12  
Brewer, Luther A., and Elinore T., House  
Name of Property

Linn  
County

847 4th Avenue SE  
Address

Cedar Rapids, Iowa 52403  
City

---



Circa 1898 - Library



Circa 1898 - Dining Room



Circa 1898 - Entry Hall

Photographs Provided by Owner

CONTINUATION / AMENDMENT SHEET  
Historic Preservation and Cultural and Entertainment District Tax Credit  
CERTIFICATION APPLICATION  
This sheet: Continues Part 1

Page 7

Brewer, Luther A., and Elinore T., House  
Name of Property

Linn  
County

847 4th Avenue SE  
Address

Cedar Rapids, Iowa 52403  
City

---



IA\_LinnCounty\_BrewerLuther&ElinoreHouse0001(08/03/13)  
North Facade Elevation Looking South



IA\_LinnCounty\_BrewerLuther&ElinoreHouse0002(08/03/13)  
Exterior Looking South East



IA\_LinnCounty\_BrewerLuther&ElinoreHouse0003(08/03/13)  
Exterior Looking East



IA\_LinnCounty\_BrewerLuther&ElinoreHouse0003(08/03/13)  
Exterior Looking North East

CONTINUATION / AMENDMENT SHEET  
Historic Preservation and Cultural and Entertainment District Tax Credit  
CERTIFICATION APPLICATION  
This sheet: Continues Part 1

Page 8  
Brewer, Luther A., and Elinore T., House  
Name of Property

Linn  
County

847 4th Avenue SE  
Address

Cedar Rapids, Iowa 52403  
City

---



IA\_LinnCounty\_BrewerLuther&ElinoreHouse0005(08/03/13)  
Exterior Looking North



IA\_LinnCounty\_BrewerLuther&ElinoreHouse0006(08/03/13)  
Exterior Looking West



IA\_LinnCounty\_BrewerLuther&ElinoreHouse0007(08/03/13)  
Exterior Looking North East



IA\_LinnCounty\_BrewerLuther&ElinoreHouse0008(08/03/13)  
Exterior Looking South West

CONTINUATION / AMENDMENT SHEET  
Historic Preservation and Cultural and Entertainment District Tax Credit  
CERTIFICATION APPLICATION  
This sheet: Continues Part 1

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Brewer, Luther A., and Elinore T., House  
Name of Property

Linn  
County

847 4th Avenue SE  
Address

Cedar Rapids, Iowa 52403  
City

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Photographs At Proposed New Site for the Brewer House  
616 10th Avenue SE



Photograph 1 Proposed Site (07/12/13)  
Area Looking North East



Photograph 2 Proposed Site (07/12/13)  
Site Looking North East



Photograph 3 Proposed Site (07/12/13)  
Site Looking North West



Photograph 4 Proposed Site (07/12/13)  
Area Looking North East

CONTINUATION / AMENDMENT SHEET  
Historic Preservation and Cultural and Entertainment District Tax Credit  
CERTIFICATION APPLICATION  
This sheet: Continues Part 1

Page 30

Brewer, Luther A., and Elinore T., House  
Name of Property

Linn  
County

847 4th Avenue SE  
Address

Cedar Rapids, Iowa 52403  
City

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Photographs At Proposed New Site for the Brewer House  
616 10th Avenue SE



Photograph 5 Proposed Site (07/12/13)  
Area Looking South East



Photograph 6 Proposed Site (07/12/13)  
Area Looking East



Photograph 7 Proposed Site (07/12/13)  
Area Looking South West



Photograph 8 Proposed Site (07/12/13)  
Area Looking North West

9th AVENUE SE

PROPERTY INFORMATION:

ADDRESS: 616 10th AVENUE SE  
CEDAR RAPIDS, IOWA  
LEGAL DESCRIPTION:  
CARPENTERS 2nd ADDITION  
BLOCK 9  
LOT 8

PROPERTY OWNER & APPLICANT:

DAWN M. STEPHENS &  
GREGORY T. YOUNG  
3041 6th Street SW, Apt. 2  
CEDAR RAPIDS, IOWA 52404  
PHONE: (319) 389-3296  
EMAIL: gbrassmusic@gmail.com

PROPOSED USE:  
SINGLE FAMILY RESIDENTIAL

PREPARER CONTACT &  
CERTIFICATION INFORMATION:

RUTH FOX, PLA, ASLA, LEED AP BD+C  
RUTH L. FOX LANDSCAPE  
ARCHITECTURE + PLANNING  
900 2nd STREET SE, UNIT 407  
CEDAR RAPIDS, IOWA 52401

SITE AREA:  
8,400 SF

ZONING: R-TN (RESIDENTIAL TRADITIONAL  
NEIGHBORHOOD ZONE)  
PROPERTY IS ALSO IN THE  
CZECH-BOHEMIAN OVERLAY DISTRICT

PHONE: 319.693.3993  
EMAIL: rfox@imnmail.com

BUILDING INFORMATION:

FOOTPRINT HOUSE WITH PORCH: 1,692 sf  
TOTAL BUILDING (3 FLOORS): 4,122 sf  
HEIGHT: 30' +/- TO HIGHEST ROOF  
RIDGE LINE  
STORIES: 3 (BASEMENT PLUS 2 FLOORS)

HARDSCAPE INFORMATION:

EXISTING:  
0 PAVING +/-  
0 BUILDING +/-  
% OF SITE: 0 %

PROPOSED:  
PAVING: 602 sf +/-  
BUILDING: 1,692 sf +/-  
GARAGE: 720 sf +/-  
TOTAL BUILDING: 2,412 sf +/-

TOTAL HARDSCAPE: 3,014 sf +/-  
% OF SITE: 36%

TOTAL % HARDSCAPE:  
EXISTING: 0 %  
PROPOSED: 36 %

STORMWATER MANAGEMENT METHODS:  
RAIN BARRELS ON DOWNSPOUTS  
AND PERMEABLE PAVING OR RAIN  
GARDENS IF NECESSARY.

SETBACKS - R-TN:

FRONT YARD: 15'  
SIDE YARD - INTERIOR: 5'  
REAR YARD: 10'  
CORNER SIDE YARD: NA

OPEN SPACE REQUIREMENTS:  
50% MAXIMUM LOT COVERAGE (4,200 sf)

EXISTING UTILITIES:

SEE ATTACHED GIS MAP FOR DETAILED  
INFORMATION REGARDING EXISTING  
UTILITIES IN THIS AREA.

ADDITIONAL INFORMATION WILL BE  
PROVIDED FOR THE ADMINISTRATIVE  
PLAN PROCESS.

NEW UTILITIES:

TO BE DETERMINED BASED ON  
FINAL DESIGN OF FACILITIES.  
ALL NECESSARY UTILITIES ARE  
ADJACENT TO THE PROPERTY EXCEPT  
FOR THE WATER MAIN. CITY WATER DEPT  
SUGGESTS NEW LINE FROM 6TH STREET  
MAINS.

STREET INFORMATION:

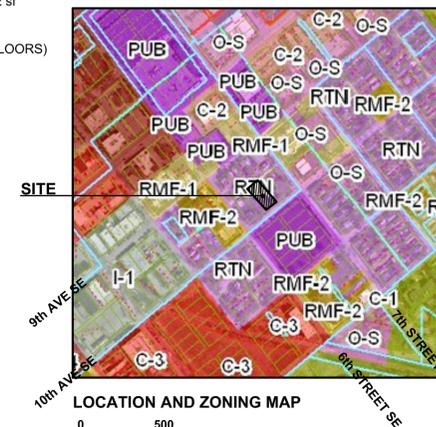
10th AVENUE SE:  
CLASSIFICATION: LOCAL  
RIGHT OF WAY WIDTHS:  
HALF: 40'  
FULL: 80'

PARKING TABULATIONS :

RESIDENTIAL USE: 2 SPACES  
PROVIDED IN EITHER THE NEW  
GARAGE OR ON PAVED PAD

NEW ON-SITE PARKING PROVIDED:  
2 SPACES

SIGNAGE: NONE



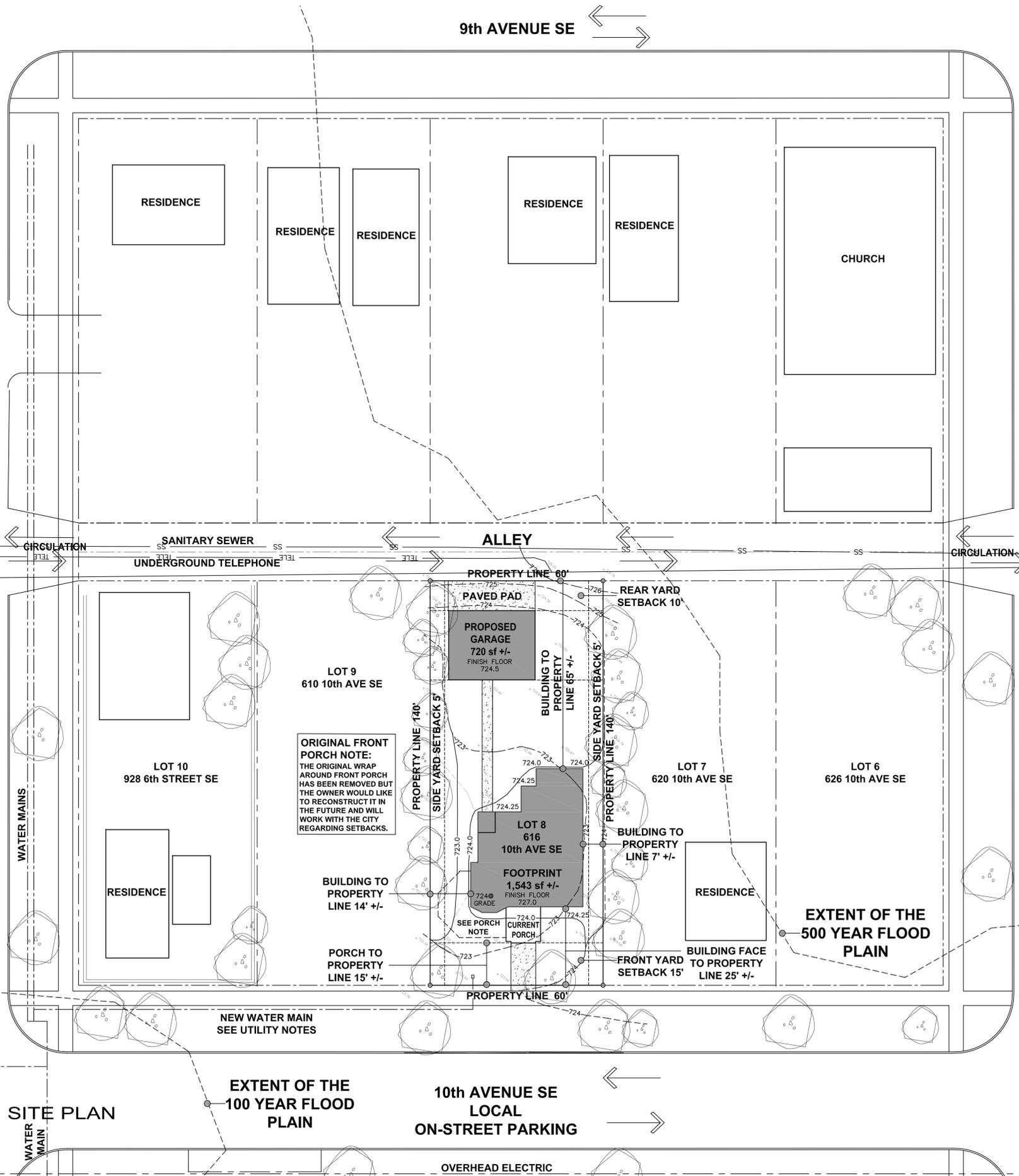
FRONT FACADE OF THE BREWER HOUSE

10th AVENUE SE	
ROADWAY CLASSIFICATION/LANDSCAPE AND BUFFERING SETBACK	
CHECK ONE	
X	LOCAL 1/3 FT FROM CURB
	COLLECTOR 7 FT FROM CURB
	ARTERY 10 FT FROM CURB
CERTIFICATION BY PREPARER	
I CERTIFY THAT I HAVE PREPARED OR REVIEWED THIS PLAN AND THAT ALL DATA, PROPOSED, AND ANTICIPATED FUTURE HIGHWAY IMPROVEMENTS, INCLUDING SIDEWALKS, ARE SHOWN IN ACCORDANCE WITH THE ACCEPTED PROFESSIONAL STANDARDS AND PROPOSED PUBLIC IMPROVEMENTS.	
Ruth L. Fox, PLA, ASLA, LEED-AP BD+C 09.11.2013	

Project  
**LUTHER & ELINORE  
BREWER HOUSE  
RELOCATION & HISTORIC  
REHABILITATION PROJECT**  
CURRENT HISTORIC LOCATION AT 847 4TH AVENUE SE  
NEW PROPERTY AT 616 10th AVENUE SE  
CEDAR RAPIDS, IA 52401

Drawing  
PRE-APPLICATION SITE  
PLAN FOR REVIEW

L100



0 20  
PRE-APPLICATION SITE PLAN  
SCALE: 1" = 20'

EXTENT OF THE  
100 YEAR FLOOD  
PLAIN

10th AVENUE SE  
LOCAL  
ON-STREET PARKING

OVERHEAD ELECTRIC



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:** Comparison of Overlay Districts and Local Historic Districts  
**Date:** December 12, 2013

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**Background:**

The City's overlay districts and local historic districts are two different types of regulations used to recognize and protect the appearance and character of certain properties and/or neighborhoods. Currently, there are no areas in the city that are designated both as an overlay district and local historic district. The city currently has three overlay districts, the Czech-Bohemia, Ellis Area and Kingston Overlay Districts; and two existing local historic districts, the Second and Third Avenue and Redmond-Grande Historic Districts.

**Overlay District Designations:**

Overlay districts are a fairly new tool in establishing protections for the exterior appearance of buildings throughout Cedar Rapids. The first overlay district, the Czech-Bohemia Overlay District, was established in January 2012 and includes the majority of the New Bohemia and Czech Village areas within its boundaries. An overlay district lists clear requirements that must be met in the design of new buildings and the modification of existing buildings within the district. The requirements can be tailored to create a specific pattern and style of development, depending on the interests of the neighborhood in preservation or in establishing a new look and feel for future development in the community.

Overlay district designations are pursued by the property owners and citizens who live and work in the affected areas. When the interested parties can demonstrate they have communicated the potential for an overlay district to the neighborhood, involved stakeholders in agreeing on a set of guidelines, and received support from major neighborhood institutions and nonprofit groups, the City Council will consider the formal designation of the overlay district.

The city's three current overlay districts generally have requirements and guidelines in the following areas:

- Size, form and volume
- Building orientation and parking
- Architectural details
- Building materials
- Signage

These guidelines apply to all rezonings, preliminary and administrative site development plans, conditional uses, building permits, and variances. Demolition permits are not reviewed or covered under overlay district regulations, but are still reviewed by the HPC for a potential 60-day hold.

City staff ensures that new development meets the guidelines of the overlay district, and a committee of five to seven property owners, developers, architects, and other professionals working in the overlay district reviews proposed projects to provide comments and recommendations to the applicants. These committees generally meet every two weeks when there are projects to review.

### **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:**

	<b>Overlay Districts</b>	<b>Local Historic Districts/Landmarks</b>
Who approves a new district?	Cedar Rapids City Council.	Cedar Rapids City Council, in coordination with HPC, CPC, and SHPO.
Is demolition permitted?	Yes, after a review by the HPC.	Not without a COA or appeal to Council.
Do design guidelines have to be followed?	Yes, the guidelines listed in the overlay district ordinance must be followed.	Yes, local design guidelines apply.
What are the main incentives for being located in a district?	<ul style="list-style-type: none"> <li>• Assurance of quality standards for the entire neighborhood</li> </ul>	<ul style="list-style-type: none"> <li>• Paint rebate program for homes in the historic districts</li> <li>• Assurance of quality standards for the entire neighborhood</li> </ul>

**Overlay Districts and Local Historic Districts:**

As previously stated, there are no areas in the city where an overlay district and local historic district have overlapping boundaries. Because of the potential for conflicting guidelines and interpretations from different reviewing bodies, and because it would lengthen the development process and may discourage development in a combined overlay and local historic district, City staff would advise against pursuing a double designation of an area. A local historic district may be difficult to pursue in the area, given that property owners are already accustomed to the

overlay district standards and may not wish to add another layer of review in the neighborhood development process.

Instead, a local landmark designation for particular structures in the area or elsewhere in the city may be a better first attempt in creating the city's first new local historic district/landmark designation in roughly 20 years.

## OLD BUSINESS

City Property Acquisitions 50 Years Old or Older

Color Key
City Owned/Contract Award 11/5
City Owned/New Contract
City Owned - Need FRC/HPC
Not City Owned

	Property Type	GPN	Flood Address	Year Built	Structure Type	Floodplain / Construction Mgmt Area	ROOTS / Residential Property Disposition (RPD)	Other Notes
1	Residential	142913200700000	417 10th St NW	1919	House	IN / NR		
2	Residential	143320300200000	1424 L St SW	1900	House x 2 & Garage	IN / NR		
3	Residential	142837700300000	1111 3rd St SW	1895	House & Garage	IN / NR	ROOTS	
4	Residential	141745100600000	1871 Ellis Blvd NW	1900	House	100 / CA		
5	Residential	142042901100000	1206 10th St NW	1910	House	IN / NR		
6	Residential	142043700300000	1019 11th St NW	1918	House & Garage	IN / NR	ROOTS	
7	Residential	142046001200000	820 F Ave NW	1895	House & Garage	IN / NR		
8	Residential	142915100600000	117 9th St NW	1895	House & Garage	IN / NR		
9	Residential	142840601500000	1215 2nd St SE	1923	House	IN / CA		
10	Residential	142913200600000	425 10th St NW	1915	House	IN / NR		
11	Residential	142046400100000	803 F Ave NW	1909	House & Garage	IN / NR	ROOTS	
12	Residential	143310701000000	1791 Mallory St SW	1904	House & Garage	IN / NR		HPC approved for demolition October 24, 2013
13	Residential	141645700300000	815 12th St NE	1900	House	IN / NR		
14	Commercial	142915600800000	107 10th St NW	1900	Multi-Use	IN / NR		
15	Commercial	142917800800000	720 1st Ave NW	1922	Ajram Furniture / Converted to SFD	500 / NR		
16	Commercial	142823900100000	301 2nd Ave SW	1956	Lily Printing	500 / NR		Competitive proposal process being explored for redevelopment of structure or vacant land
17	Commercial	142828100800000	202 6th Ave SW	1908	6-Plex / Attached Barber Shop	IN / NR		Interest in demo and redevelopment of parcel as part of new multifamily housing project - previewed with HPC January 31, 2013
18	Residential	141745100100000	1827 Ellis Blvd NW	1915	House & Garage	100 / CA		
19	Residential	141745100700000	1869 Ellis Blvd NW	1956	House	100 / CA		
20	Residential	142010100800000	1701 Ellis Blvd NW	1910	House & Garage	100 / CA		
21	Residential	142038101400000	1069 G Ave NW	1919	House & Garage	IN / NR		
22	Residential	142043600200000	1033 10th St NW	1905	House & Garage	IN / NR		
23	Commercial	142045901100000	722 F Ave NW	1900	Four Plex	IN / NR		
24	Residential	142046200800000	1000 F Ave NW	1915	House & Garage	IN / NR		
25	Residential	142048000500000	321 H Ave NW	1895	House	100 / CA		
26	Industrial	142048100200000	413 H Ave NW	metal warehouse-1994, metal shop-1920, metal shop-1985, shop-1955		Warehouses	100 / NR	
27	Residential	142048601300000	312 E Ave NW	1885	House	100 / CA		
28	Commercial	142820700100000	97 3rd Ave SE	1904	Furniture Store	100 / NR		
29	Commercial	142825700300000	505 3rd Ave SW	garage-1952, garage-1971, paving-1970, paving-1970		Garages for Duchess	500 / NR	
30	Residential	142828001000000	517 2nd St SW	1895	House & Garage	IN / CA		
31	Residential	142828001200000	525 2nd St SW	1900	House & Garage	IN / CA		
32	Residential	142832800300000	347 6th Ave SW	1907	House & Garage	IN / NR	RPD	
33	Residential	142837601100000	1129 2nd St SW	1910	House	IN / NR		
34	Residential	142838700500000	1401 3rd St SW	1955	House & Garage	IN / NR		
35	Residential	142845801100000	190 14th Ave SW	1890	House & Garage	IN / NR	ROOTS	
36	Residential	142848301200000	1719 B St SW	1912	House	100 / CA		
37	Residential	142848400400000	87 19th Ave SW	1890	House & Garage	100 / NR		
38	Residential	142913200800000	822 C Ave NW	1890	House & Garage	IN / NR		
39	Residential	142915301400000	212 9th St NW	1885	House & Garage	IN / NR		
40	Residential	142918400200000	705 2nd Ave SW	1880	House	IN / NR		
41	Residential	142940601000000	711 9th St SW	1916	House & Garage	IN / NR		
42	Residential	142940601600000	810 8th Ave SW	1918	House	IN / NR		
43	Residential	143310300700000	1808 C St SW	1890	House & Garage	500 / NR	RPD?	
44	Residential	143310900400000	2040 D St SW	1932	House	IN / NR		
45	Residential	143313700200000	185 18th Ave SW	1915	House	IN / NR	RPD	