
City of Cedar Rapids

Historic Preservation Commission

Community Development & Planning 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, May 8, 2014

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
 - i. 200 32nd Street Drive SE – Private Property
 - ii. 231 10th Street NW – HOUSE ONLY – Private Property
 - iii. 4519 C Avenue NE – City-Owned Property
 - iv. 4523 C Avenue NE – City-Owned Property

3. Old Business

- a) Chapter 18 Ordinance Update: Partial Demolitions

4. Adjournment

FUTURE MEETINGS

Items for future agendas:

- a) Selection of structures for historic structure reports
- b) Update on AHNI work in Wellington Heights
- c) Ordinance updates: Accessory structures, ornamentation, historic district guidelines

MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, April 10, 2014 @ 4:30 p.m.

Collins Conference Room, City Hall, 101 First Street SE

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

Members Absent: Ron Mussman
 Mary Elizabeth Spreitzer

City Staff: Thomas Smith, Planner
 Gary Kranse, Community Development & Planning Director
 Jennifer Pratt, Community Development & Planning Assistant Director
 Jeff Hintz, Planner

Guests: Bart Woods, Tony Burrier, Cindy Hadish, Julie Husband, Nore Winter

Call Meeting to Order

- Amanda McKnight Grafton called the meeting to order at 4:32 p.m.
- Seven (7) Commissioners were present with two (2) absent.

1. Approve Meeting Minutes

- Todd McNall made a motion to approve the minutes from March 27, 2014. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

Barbara Westercamp joined the meeting at 4:35 p.m.

2. Action Items

a. Certificates of Appropriateness (COA) Applications

i. 1707 2nd Avenue SE – Construct new garage

- Ms. McKnight Grafton stated the property owner would like to construct a new garage using vinyl siding.
- Discussion included the various types of materials the commission would accept and reasons why vinyl siding is not acceptable in the City's historic districts.
- The property owner expressed concerns with wood siding as it is more expensive.

- Tim Oberbroeckling made a motion to approve the COA application for 1707 2nd Avenue SE to construct a new garage using hardie plank or wood siding. Mark Stoffer Hunter seconded the motion. The motion passed unanimously.

ii. 1515 2nd Avenue SE – Replace windows & add a fence

- Thomas Smith explained that he and Bob visited the property with the applicant to review the application. Mr. Smith identified historic features of the property and explained the various ways the house was modified over the years.
- Tony Burrier, property owner, identified the various windows that would be replaced and what type of window would be used for each window opening.
- Discussion included crown molding around windows should remain, the windows need to be double hung and three windows on the back of the house and one on the side of the house will be removed and boarded up.
- Discussion included putting up a 6 foot wood fence that would extend from the garage to the side yard of the property.
- Todd McNall made a motion to approve the COA application for 1515 2nd Avenue SE to use double hung wood windows on the front of the house, use double hung vinyl windows on the rest of the house, remove and board up three windows on the back of the house and remove and board up one window on the side of the house.
- Tim Oberbroeckling made a motion to approve the COA application for 1515 2nd Avenue SE to add a 6 foot wood fence in the back of the house.

3. New Business

a) Comprehensive Historic Preservation Plan Goals Discussion

- Nore Winter provided a presentation discussing components of a historic preservation plan. A timeline and next steps for the Cedar Rapids plan were also discussed.

b) Knutson Building

- Jennifer Pratt identified options the City is looking into in regards to the Knutson Building. Options include relocation of the structure and elevation to incorporate a floodwall.

4. Adjournment

- Barbara Westercamp made a motion to adjourn the meeting at 7:40 p.m. Todd McNall seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Alicia Abernathey, Administrative Assistant II
Community Development

MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, April 24, 2014 @ 4:30 p.m.

Collins Conference Room, City Hall, 101 First Street SE

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

Members Absent: Mary Elizabeth Spreitzer

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

Guests: Richard Held, Corey Houchins Witt, Dave O'Clair, Andrew Potter,
Cindy Hadish

Call Meeting to Order

- Amanda McKnight Grafton called the meeting to order at 4:30 p.m.
- Eight (8) Commissioners were present with one (1) absent.

1. Approve Meeting Minutes

- The minutes were not discussed and will be approved at the May 8th meeting.

2. Action Items

a. DEMOLITION Applications

i. 2903 C Avenue NE – Private Property

- Thomas Smith stated the property contains a small house that is located next to commercial and industrial uses. The property is not listed in any historic surveys.
- Andrew Potter stated no one is interested in living in the house. The house is a liability and is in poor condition with asbestos. The property has been vacant since 2006. There are no immediate plans for the property following demolition.
- Tim Oberbroeckling made a motion to approve demolition of 2903 C Avenue NE. Todd McNall seconded the motion. The motion passed unanimously.

ii. 1228 3rd Street SE – Private Property

- Mr. Smith stated the property is located in the Bohemian Commercial Historic District. There was a fire in January and the property was gutted prior to the fire.
- Discussion included the possibility of saving the structure or relocating the structure.
- Tim Oberbroeckling made a motion to place the demolition of 1228 3rd Street SE on a 60-day review period. Todd McNall seconded the motion. The motion passed unanimously.

b. Certificates of Appropriateness (COA)

i. 1417 3rd Avenue SE – Replace windows, repair siding, remove side door, replace front & back doors and construct a new porch

- Corey Houchins-Witt stated the property was purchased a year and half ago and the cost for rehabilitation is high. The proposed rehabilitation plans will go before SHPO for Section 106 review.
- Dave O’Clair identified various rehabilitation aspects that will take place on the house including details for windows, doors, porches, shingles and the chimney.
- Barbara Westercamp made a motion to approve the COA using the elements listed below. Tim Oberbroeckling seconded the motion. The motion passed unanimously.
- Front of House:
 - Rebuild porch and overhang using wood
 - Use wood grain fiberglass door for the front door
 - Replace windows with wood windows
 - Repair and reuse sleeping porch door
- Back of House:
 - Replace windows with wood windows
 - Use fiberglass or metal door for the back door
- Side of House:
 - Save gable on house
 - Replace windows with wood windows
- Other Side of House:
 - Fish scale shingles shall remain
 - Tear out side door and side porch
 - Replace windows with wood windows (one window can be shorted for safety purposes but must remain the same width.)
- Chimney can be removed

ii. 1427 3rd Avenue SE – Replace windows, remove side door, replace front & back doors and construct a new porch

- Dave O’Clair identified various rehabilitation aspects that will take place on the house including details for windows, doors, porches, shingles and the chimney.
- Tim Oberbroeckling made a motion to approve the COA using the elements listed below. Barbara Westercamp seconded the motion. The motion passed unanimously.
- Front of House:
 - Use of fiberglass door similar in appearance to existing front door
 - Replace windows with wood windows
 - Save fish scale shingled gable
- Back of House:
 - Replace windows with wood windows
 - Use 6 panel steel door for the back door
 - Fix/replace siding with wood siding

- Replace steps with wood steps
- Replace window with smaller window
- Side of House:
 - Fish scale shingled gable shall remain
 - Remove side door
 - Replace windows with wood windows
- Other Side of House:
 - Fish scale shingled gable shall remain
 - Replace windows with wood windows
- Chimney shall remain

3. New Business

a) Historic District Signage

- Jeff Hintz presented a map showing existing sign locations and proposed sign locations. Street toppers and historic district sign examples were provided.
- Discussion included rules and regulations pertaining to signage requirements.

4. Adjournment

- Barbara Westercamp made a motion to adjourn the meeting at 6:32 p.m. Ron Mussman seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Alicia Abernathey, Administrative Assistant II
Community Development



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

BLDG(2)

DEMOLITION PERMIT APPLICATION

| | | |
|---|--|---|
| Address of Demolition: 200 32ND ST DRIVE CEDAR RAPIDS, IA | | Approximate Age of Structure Year Built: 1940 |
| GPN: 14113-05004-00000 | Reason: (optional) DEMO | Future Plans: (optional) |
| Property Owners Name: JK CEDAR RAPIDS, HOLDINGS LLC | | Phone: |
| Property Owners Address: 314 CRESCENT ST. SE | | City / State / Zip Code CEDAR RAPIDS IA 52403 |
| Contractor's Name: D.W. ZINSER CO. | | Phone: 319-846-8090 |
| Contractor's Address: 1775 COMMERCIAL DR | | City / State / Zip Code WALFORD IA 52357 |
| 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: 20x40 | Number of Stories: 1 | Height: 15' |
| Building has Basement: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | If Yes, What Dimensions: NONE | |
| DISPOSAL OF DEMOLITION MATERIALS | | |
| <input type="checkbox"/> City of Cedar Rapids Landfill | <input type="checkbox"/> Private Landfill – Contact: Address: | Phone #: |
| It is the Responsibility of the Permit Holder to adhere to all Local, State And Federal Regulations regarding proper Inspections and Removal of Asbestos prior to any Demolition. | | |
| UTILITIES INFORMATION | | |
| All utilities shall be abandoned in accordance with City requirements and verified and/or inspected before Demolition Permit is issued and demolition begins. | | |
| <i>I hereby certify that I have read and examined this application and affirm the above information as true and correct and also agree to comply with the provisions of the City of Cedar Rapids Codes and any other applicable Federal & State laws concerning the demolition process and/or disposal of demolition debris. I also certify that I am authorized to demolish this building as owner or agent of the owner and agree to assume complete responsibility for any liability arising from demolition of the above building. I also agree that no burning or burying of materials shall be done within the Corporate City Limits of Cedar Rapids.</i> | | |
| APPLICANT'S SIGNATURE:  | DATE: 4-22-14 | |
| 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: 14113-05004-00000

(141130500400000)

Property Address: 200 32ND ST DR
SE
Cedar Rapids, IA

Class: COMMERCIAL **Tax District:** 201 CR
PDF: Warehouse/Storage **Neighborhood:** WAREHOUSE
Plat Map: 1921

Deed Holder: JR CEDAR
RAPIDS
HOLDINGS LLC

Mailing Address:

314 CRESCENT
ST SE
CEDAR RAPIDS IA
52403-0000



[Additional Photo](#)

Legal Description: A.P. #244 STR/LB 3

Homestead: **Military:**

If you have recently purchased your home, please [click here to apply for the Residential Homestead Tax Credit](#).

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: 3.59 Acres; 156380.4 SF

COMMERCIAL BUILDINGS

Warehouse: 20,040 SF (Built 1940)
Manufacturing (Light): 19,840 SF (Built 1940)
Tower - Heavy Design Load: 0 SF (Built 1996)

YARD ITEMS

Craneway: 12" Beam, Yes, 20 Ft on Center, 24 Ft high, 176 LF (blt-1940)
Equipment Building: 240 SF, R'Conc. Panel, Low Pricing (blt-1996)
Equipment Building: 100 SF, R'Conc. Panel, High Pricing (blt-2002)
Equipment Building: 80 SF, Metal, Average Pricing (blt-2002)
Fencing - Chain: 3 Strand Barb, 6 Ft-Hgh, 1,860 LF, 0 LF-Gates (blt-1940)
Fencing - Chain: 3 Strand Barb, 6 Ft-Hgh, 363 LF, 0 LF-Gates (blt-1996)
Paving: 62,400 SF, Concrete Parking, Low Pricing (blt-1940)
Tower Equipment: 9.00 Antenna, 1,320.00 LF Coaxial Cable-7/8" Average Pricing (blt-2002)
Tower Equipment: 6.00 Antenna, 1,320.00 LF Coaxial Cable-1 5/8" Average Pricing (blt-2010)
Tower Equipment: 8.00 Antenna, 1,320.00 LF Coaxial Cable-1 1/4" Average Pricing (blt-2010)

Tower Equipment: 3.00 Antenna, 420.00 LF Coaxial Cable-1 5/8" Average Pricing (blt-2011)
 Tower Equipment: 1.00 Antenna, 150.00 LF Coaxial Cable-1/4" Average Pricing (blt-2013)

NOTES:

BLDG 1-MANUFACTURING. 220 LF CRANEWAY IN BLDG. 176 LF CRANEWAY ATTACHED TO NORTH END OF BLDG. (2) 14 X 16 OH DOORS. OFFICE-12 X 30, NO FLOOR COVER, PANEL WALLS, COMPO CEILING. SHOP AREA-INSULATED. 10' HIGH MTL WALL LINER. SUSP UNIT HEAT. NO WALL

(MTL) STL FRAME, 220 LF OPEN TO ADDN 1. OPEN SPAN 12" STL FRAMING, 20' BAYS. ROOF SUPPORTED BY STL FRAME WITH WOOD DECKING. 12/5/99-EXTERIOR-NEW WALLS AND ROOF, NEW HEAT. **** ADDN 1-MANUFACTURING- 6" STL FR OPEN SPAN. 20' BAYS. ROOF-12" STL OPEN WEB

JOIST 5' O.C. (1) 12 X 10 AND (1) 10 X10 OH DOORS. INSULATED. SUSP UNIT HEAT. 10' MTL WALL LINER ON EXTERIOR WALL. 18 X 30 LOCKER ROOM - NO FLOOR COVER, DRWL WALLS, SUSP CEILING. ***ADDN 2-WHSE. 4' C-BLK WALLS. 11' FRAME WALLS. UNFINISHED. NO HEAT OR PLUMBING. MINIMAL ELECTRIC. (1) 10 X 12 OH DOOR. ****BLDG 2-WHSE. LEASED. 2 TENANTS. 6" STL FRAMING. 25' BAYS. 40' SPAN. (2) 12 X 12 OH DOORS. INSULATED. UNFINISHED. ROUGH DRWL PARTITIONS. SUSP UNIT HEAT. ****ADDN 1-WHSE. MTL POLE FR. POLES 8' O.C.

2" X 4" GIRTS & PURLINS 2' O.C. NO INTERIOR FINISH. (4) 10 X 10 OH DOORS. ROUGH DRWL PARTITIONS. (2) DOCK LEVELERS. ****BLDG 3-TOWER. 199 LF SELF SUPPORTING. CONC EQUIPMENT BLDG LISTED IN YARD EXTRAS.

BLDG 1-SHOP AREA=11,080 SF (97%) OFFICE AREA=360 SF (3%). ADDN 1-SHOP AREA-6660 SF (93%). FINISHED AREA =540 SF (7%). BLDG 2-WHSE (100%). ADDN 1-WHSE (100%).****LAND SF=156,380. BLDG SF=39,880. L TO B RATIO=3.92. CHECK ANTENNA AGES.

1-2009 MECHANICAL PERMIT FOR FURNACE/AC - NAV 3/11/09 BW

1-2011 REPLACED ANTENNAS CHANGED YEAR TO 2010 - NAV - 1/24/11 TL

1/1/2011 BOR REDUCE TO \$960,820

1-2011 BOARD OF REVIEW PETITION REDUCE TO \$960,820 SM

1/1/2012 ADD 3 ANTENNAS AT 140'-SP

1-2013 COMM REVAL BOR + ANTENNAS 11/20/2012 SP

1/1/2014 ADD ANTENNA-9/18/2013// WHSE-PARTIAL- REMODELING FOR NEW TENANT// CONCRETE APRON-NAV-REVALUE SHAPE AND USE OF BLDGS& CRANEWAY-REMOVE TOWER ADJ-REVIEW LAND-12/13/13-SP

C4-2015 FOR PARTIAL & COMPLETION

2014 ASSESSMENT

| | |
|--------------|------------------|
| Land | \$323,100 |
| Dwelling | \$0 |
| Improvements | \$577,303 |
| Total | \$900,403 |

SALES

| Date | Type | Volume/Page | \$ Amount |
|-----------|------|-------------|-------------|
| 3/28/2014 | Deed | 8930/60 | \$1,175,121 |
| 9/15/2011 | Deed | 8051/476 | \$748,000 |
| 6/1/1977 | Deed | 1703/15 | \$0 |

2013 ASSESSMENT

| | |
|--------------|------------------|
| Land | \$359,000 |
| Dwelling | \$0 |
| Improvements | \$612,161 |
| Total | \$971,161 |

PERMITS

| Date | Description |
|-----------|------------------|
| 3/19/2014 | PLUMBING ONLY |
| 3/18/2014 | MECHANICAL ONLY |
| 3/4/2014 | SPRINKLER SYSTEM |
| 2/28/2014 | OFF PREMISE (B) |
| 2/13/2014 | ELECTRIC ONLY |

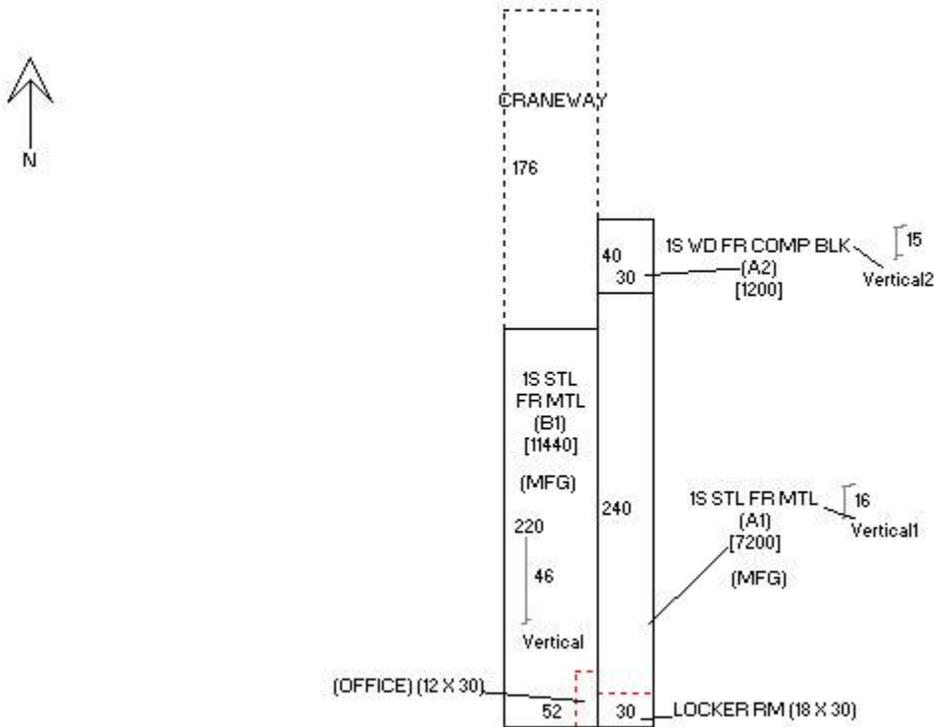
2012 ASSESSMENT

| | |
|--------------|------------------|
| Land | \$241,758 |
| Dwelling | \$0 |
| Improvements | \$729,403 |
| Total | \$971,161 |

2011 ASSESSMENT

| | |
|--------------|------------------|
| Land | \$241,758 |
| Dwelling | \$0 |
| Improvements | \$719,062 |
| Total | \$960,820 |

Sketch



[Additional Sketches ...](#)

[Tax History](#)

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

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



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

HISTORICAL 4-22-14

DEMOLITION PERMIT APPLICATION

231

| | | |
|--|--|--|
| Address of Demolition: 231 10 TH ST NW CEDAR RAPIDS IA 52405 | | Approximate Age of Structure Year Built: 1907 |
| GPN: 17291-39003-00000 | Reason: (optional) DEMO | Future Plans: (optional) N/A |
| Property Owners Name: OLIVET PRESBYTERIAN CHURCH | Phone: N/A | |
| Property Owners Address: 237 10 TH STREET NW CEDAR RAPIDS IA 52405 | City / State / Zip Code | |
| Contractor's Name: D.W. ZDUSEK CO | Phone: 319-846-809 | |
| Contractor's Address: 1775 COMMERCIAL DR | City / State / Zip Code WARREN IA 52351 | |
| Type of Building: <input checked="" type="checkbox"/> Single Family | <input type="checkbox"/> Multi Family # | <input type="checkbox"/> Units |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Accessory Building | |
| Size of Building: Dimensions are: 1872 FT | Number of Stories: 2 1/2 | Height: 17 |
| Building has Basement: <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No if Yes, What Dimensions: 20 x 25 | |
| DISPOSAL OF DEMOLITION MATERIALS | | |
| <input checked="" type="checkbox"/> City of Cedar Rapids Landfill | <input type="checkbox"/> Private Landfill - Contact: | Phone #: |
| Address: | | |
| It is the Responsibility of the Permit Holder to adhere to all Local, State And Federal Regulations regarding proper Inspections and Removal of Asbestos prior to any Demolition. | | |
| UTILITIES INFORMATION | | |
| All utilities shall be abandoned in accordance with City requirements and verified and/or inspected before Demolition Permit is issued and demolition begins. | | |
| I hereby certify that I have read and examined this application and affirm the above information as true and correct and also agree to comply with the provisions of the City of Cedar Rapids Codes and any other applicable Federal & State laws concerning the demolition process and/or disposal of demolition debris. I also certify that I am authorized to demolish this building as owner or agent of the owner and agree to assume complete responsibility for any liability arising from demolition of the above building. I also agree that no burning or burying of materials shall be done within the Corporate City Limits of Cedar Rapids. | | |
| APPLICANT'S SIGNATURE: | DATE: 4-22-14 | |
| 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: 14291-39003-00000

(142913900300000)

Property Address: 231 10TH ST
NW
Cedar Rapids, IA



[Additional Photos...](#)

Class: EXEMPT

Tax District:

288 CR-
TIME
CK/ST
PATS
TIF

PDF: Exempt

Neighborhood: CHURCH

Plat Map: 2426

Deed Holder: OLIVET
PRESBYTERIAN
CHURCH

Mailing Address:

231-237 10TH
ST NW
CEDAR RAPIDS
IA 52405

Legal Description: KING'S 2ND LOTS 4 & STR/LB 5 4

Homestead:

Military:

Click map to see neighbor's summary page.

[View complete GIS map.](#)

[Neighborhood map](#)

If you have recently purchased your home, please [click here to apply for the Residential Homestead Tax Credit.](#)

LOT INFORMATION

[Scroll down for sketch.](#)

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

| SEGMENT #1 | Front | Rear | Side 1 | Side 2 |
|----------------------|-------|------|--------|--------|
| Sq. Ft. W/Dimensions | 140 | 140 | 100 | 100 |

RESIDENTIAL DWELLING

Occupancy: Single-Family

Style: 2 Story Frame

Year Built: 1907

Exterior Material: Alum

Above-Grade Living Area: 1,872 SF

Number Rooms: 8 above, 0 below

Number Bedrooms: 4 above, 0 below

Basement Area Type: Full

Basement Finished Area: 0 SF

Number of Baths: 1 Full Bath; 1 Water Closet

Central Air: Yes

Heat: FHA - Gas

Number of Fireplaces: None
Garage: 400 SF - Det Frame (Built 1907)
Porches and Decks: 1S Frame Open (200 SF)
Yard Extras: Paving

COMMERCIAL BUILDINGS

Church: 9,808 SF (Built 1915)

NOTES:

07/29/2002 NO RECENT UPDATES. INTERIOR HAS AVERAGE QUALITY FINISH. WELL MAINTAINED. NORMAL CONDITION. AGE OF PAVING IS EST.

OWNER OCCUPIED-SINGLE TENANT. LAND SF=14000. BUILDING SF=936. L TO B RATIO=14.96.

10/17/2008 ADDED CHURCH SKETCH ON PARCEL W/PRICING REVIEW FOR 1/1/2009, FLOOD C-LATER FOR FLOOD RECOVERY-(PER RECOVERY CREW PASTOR OCCUPIED UP UNTIL FLOOD AND PLANS ON RETURNING) SP

1-2009 FLOOD ADJUSTED PROPERTY C-2010// ADD OMITTED CHURCH & BRK SCHOOL BLDG, VALUE ADDED IS MORE THAN PREVIOUS VALUE INCLUDING FLOOD DAMAGE/// 3817 SQ FT AREA WAS FLOOD CLEANED AND TR'S ADDED BACK IN WITH PAINTED WALLS , BOILER REBUILT// CHURCH BSMT IS GUTTED W/OPEN STUDS-NO KITCHEN C4 - 2010 FOR ADDL RENOVATION-SP

1-2010 CHURCH OBSOL TO 65%, CLASSROOM TO 55% FOR LAYOUT AND UTILITY, CHURCH BSMNT IS STILL OPEN STUDS, FINISH UNDER ADDN IS PAINTED CONC BLK WALLS, 16 X 17 FIN AREA IS TO BE A KITCHEN, ONLY STARTING ROUGH DRYWALL ON 2/18/10, BFIN IS NAV FOR 2010 C-2010 FOR COMPLETION, MAJORITY OF UPPER AREA RESTORED, REMOVED ADDITIONAL FLOOD PHYSICAL FOR 2010 - C-2010 - 02/18/10 TL

1-2011 ADDED KITCHEN AREA UNDER A1- 16X17- CABS, ISLAND, VINYL FLR, FLUOR LITES, 2 STOVES, 2 FRIDGES, DRYWALL, LARGER AREA IS MIN FINISH - 07/27/10 TL

1-2012 PERMIT FOR 8 WINDOW REPLACEMENTS - PERMIT FOR BASEMENT FINISH UNDER THE CHURCH ITSELF - JUST STARTING - NAV - 12/07/11 TL

1-2013 ADDED REC ROOM TYPE BSMNT FIN UNDER MAIN CHURCH (B1), DRYWALL, SUSPENDED CEILING, FLUOR LIGHTS, CARPET SQUARES, MIN PARTITIONS - 09/19/12 TL

1-2014 EXEMPT REVAL - 08/12/13 TL

1-2014 PERMIT FOR REROOF - NAV - 07/09/13 TL

2014 ASSESSMENT

| | |
|--------------|------------------|
| Land | \$28,000 |
| Dwelling | \$0 |
| Improvements | \$312,629 |
| Total | \$340,629 |

SALES

| Date | Type | Volume/Page | \$ Amount |
|------|------|-------------|-----------|
|------|------|-------------|-----------|

PERMITS**2013 ASSESSMENT**

| | |
|--------------|------------------|
| Land | \$22,680 |
| Dwelling | \$0 |
| Improvements | \$306,347 |
| Total | \$329,027 |

| Date | Description |
|------------|-------------|
| 5/24/2013 | ROOF |
| 11/22/2011 | REPAIR |
| 9/23/2011 | REMODEL |
| 8/22/2011 | REPAIR |
| 5/17/2010 | REMODEL |

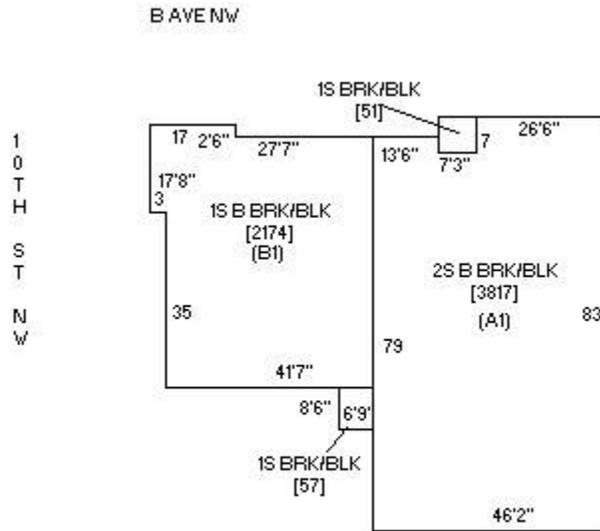
2012 ASSESSMENT

| | |
|--------------|------------------|
| Land | \$22,680 |
| Dwelling | \$0 |
| Improvements | \$299,259 |
| Total | \$321,939 |

2011 ASSESSMENT

| | |
|--------------|------------------|
| Land | \$22,680 |
| Dwelling | \$0 |
| Improvements | \$299,259 |
| Total | \$321,939 |

Sketch



[Additional Sketches ...](#)

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

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



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

DEMOLITION PERMIT APPLICATION

| | | |
|---|--|---|
| Address of Demolition: 4519 C Ave NE | | Approximate Age of Structure Year Built: 1954 |
| GPN: 14023-26007-00000 | Reason: (optional) C.I.P. No. 301446 | Future Plans: (optional) C Ave & Old Marion Rd NE Re-Location of Intersection |
| Property Owners Name: City of Cedar Rapids | | Phone: |
| Property Owners Address: 101 First Street SE | | City / State / Zip Code Cedar Rapids, Iowa 52401 |
| 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: 1,120 SF Number of Stories: Split Level Height: | | |
| Building has Basement: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No if Yes, What Dimensions: Full - 300 SF Finished | | |
| DISPOSAL OF DEMOLITION MATERIALS | | |
| <input checked="" type="checkbox"/> City of Cedar Rapids Landfill | <input type="checkbox"/> Private Landfill – Contact: Address: | Phone #.: |
| It is the Responsibility of the Permit Holder to adhere to all Local, State And Federal Regulations regarding proper Inspections and Removal of Asbestos prior to any Demolition. | | |
| UTILITIES INFORMATION | | |
| All utilities shall be abandoned in accordance with City requirements and verified and/or inspected before Demolition Permit is issued and demolition begins. | | |
| <i>I hereby certify that I have read and examined this application and affirm the above information as true and correct and also agree to comply with the provisions of the City of Cedar Rapids Codes and any other applicable Federal & State laws concerning the demolition process and/or disposal of demolition debris. I also certify that I am authorized to demolish this building as owner or agent of the owner and agree to assume complete responsibility for any liability arising from demolition of the above building. I also agree that no burning or burying of materials shall be done within the Corporate City Limits of Cedar Rapids.</i> | | |
| APPLICANT'S SIGNATURE: | | DATE: |
| OFFICE USE ONLY | | |
| UTILITIES DISCONNECTION INFORMATION & APPROVALS | | |
| Water: | Alliant Energy: | |
| Sewer: | Mid-American Energy: | |
| Public Works: | MediaCom: | |
| CED: | CenturyLink: | |
| 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: 14023-26007-00000

(140232600700000)

Property Address: 4519 C AVE NE
Cedar Rapids, IA



[Additional Photos...](#)

Class: EXEMPT

Tax District: 205 LINN
MAR

PDF: Non-Taxable

Neighborhood: CITY
PROPERTY

Plat Map: 1721

Deed Holder: CEDAR RAPIDS
CITY OF

Mailing Address:

101 1ST ST SE
CEDAR RAPIDS
IA 52401-0000

Legal Description: LINGE'S 1ST STR/LB 11

Homestead:

Military:

If you have recently purchased your home, please [click here to apply for the Residential Homestead Tax Credit](#).

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 |
|------------|-------|------|--------|--------|
| | 66 | 66 | 120 | 120 |

RESIDENTIAL DWELLING

Occupancy: Single-Family

Style: Split Level Frame

Year Built: 1954

Exterior Material: Vinyl

Above-Grade Living Area: 1,120 SF

Number Rooms: 6 above, 1 below

Number Bedrooms: 3 above, 0 below

Basement Area Type: Full

Basement Finished Area: 300 SF

Number of Baths: 2 Full Bath

Central Air: Yes

Heat: FHA - Gas

Number of Fireplaces: 1 (1 Story, Masonry)

Garage: 320 SF - Det Frame (Built 1995)
Porches and Decks: Wood Deck-Med (344 SF); Wood Stoop (24 SF); 1S Frame Open (60 SF); Stoop W/ Railing (20 SF); 1S Frame Enclosed (196 SF)
Yard Extras: None

NOTES:

PRE RVAL:Func Desc:UT.

11/28/2002-BSMT-CARPET, PANEL & ACOUSTIC CLG. ORIGINAL CABINETS & TUB, FURNACE & AC 1990, ROOF 1992. LOC OBSOL, TRAFFIC.

1-2011 - EST PER PERMIT: REPLACED WATER HEATER IN 2010-NAV; REPLACED (19) WINDOWS & CHANGED SIDING TYPE FROM WD LAP TO VINYL IN 2008; REMOVED 192 SQ FT CONC PATIO, ADDED 196 SQ FT 1S FR EP & 24 SQ FT WD STP; CHANGED CONDITION OF DWLG FROM NML TO ABOVE NML; 12/9/2010 JC

1-2011 CHANGE CLASS FROM RES TO EXEMPT PER JC 8/8/11 SM

2014 ASSESSMENT

Land \$0
 Dwelling \$0
 Improvements \$0
Total \$0

SALES

| Date | Type | Volume/Page | \$ Amount |
|-----------|------|-------------|-----------|
| 6/27/2011 | Deed | 7991/78 | \$0 |
| 9/30/1984 | Deed | 1871/636 | \$0 |

2013 ASSESSMENT

Land \$0
 Dwelling \$0
 Improvements \$0
Total \$0

PERMITS

| Date | Description |
|------------|-------------|
| 8/9/2011 | WORK ORDER |
| 10/13/2010 | REPAIR |
| 5/16/2008 | ADDITION |
| 4/15/2008 | ADDITION |
| 3/9/2004 | MISC |

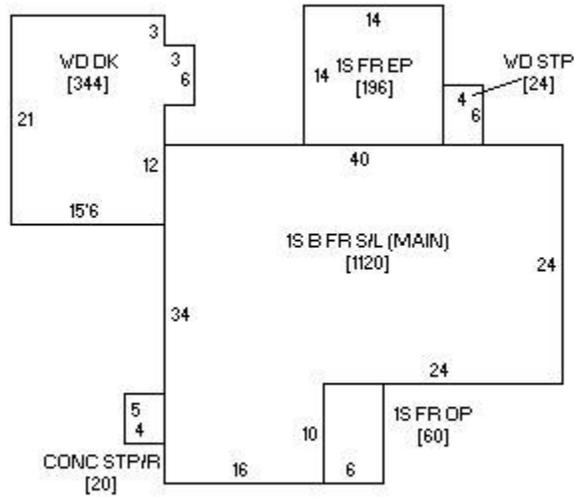
2012 ASSESSMENT

Land \$0
 Dwelling \$0
 Improvements \$0
Total \$0

2011 ASSESSMENT

Land \$0
 Dwelling \$0
 Improvements \$0
Total \$0

Sketch



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

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

DEMOLITION PERMIT APPLICATION

| | | |
|---|--|---|
| Address of Demolition: 4523 C Ave NE | | Approximate Age of Structure Year Built: 1956 |
| GPN: 14023-26006-00000 | Reason: (optional) C.I.P. No. 301446 | Future Plans: (optional) C Ave & Old Marion Rd NE Re-Location of Intersection |
| Property Owners Name: City of Cedar Rapids | | Phone: |
| Property Owners Address: 101 First Street SE | | City / State / Zip Code Cedar Rapids, Iowa 52401 |
| 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: 1,280 SF Number of Stories: 1 Height: | | |
| Building has Basement: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No if Yes, What Dimensions: Full | | |
| DISPOSAL OF DEMOLITION MATERIALS | | |
| <input checked="" type="checkbox"/> City of Cedar Rapids Landfill | <input type="checkbox"/> Private Landfill – Contact: Address: | Phone #:: |
| It is the Responsibility of the Permit Holder to adhere to all Local, State And Federal Regulations regarding proper Inspections and Removal of Asbestos prior to any Demolition. | | |
| UTILITIES INFORMATION | | |
| All utilities shall be abandoned in accordance with City requirements and verified and/or inspected before Demolition Permit is issued and demolition begins. | | |
| <i>I hereby certify that I have read and examined this application and affirm the above information as true and correct and also agree to comply with the provisions of the City of Cedar Rapids Codes and any other applicable Federal & State laws concerning the demolition process and/or disposal of demolition debris. I also certify that I am authorized to demolish this building as owner or agent of the owner and agree to assume complete responsibility for any liability arising from demolition of the above building. I also agree that no burning or burying of materials shall be done within the Corporate City Limits of Cedar Rapids.</i> | | |
| APPLICANT'S SIGNATURE: | | DATE: |
| OFFICE USE ONLY | | |
| UTILITIES DISCONNECTION INFORMATION & APPROVALS | | |
| Water: | Alliant Energy: | |
| Sewer: | Mid-American Energy: | |
| Public Works: | MediaCom: | |
| CED: | CenturyLink: | |
| 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: 14023-26006-00000

(140232600600000)

Property Address: 4523 C AVE NE
Cedar Rapids, IA



Class: EXEMPT

Tax District: 205 LINN
MAR

PDF: Non-Taxable

Neighborhood: CITY
PROPERTY

Plat Map: 1721

Deed Holder: CEDAR RAPIDS
CITY OF

Mailing Address:

101 1ST ST SE
CEDAR RAPIDS
IA 52401-0000

Legal Description: LINGE'S 1ST STR/LB 12

Homestead:

Military:

If you have recently purchased your home, please [click here to apply for the Residential Homestead Tax Credit](#).

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

LOT INFORMATION

[Scroll down for sketch.](#)

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For more accurate, complete data refer to GIS maps, plat maps, or legal documents.

| SEGMENT #1 | Front | Rear | Side 1 | Side 2 |
|------------|-------|------|--------|--------|
| | 66 | 66 | 120 | 120 |

RESIDENTIAL DWELLING

Occupancy: Single-Family

Style: 1 Story Frame

Year Built: 1956

Exterior Material: Vinyl

Above-Grade Living Area: 1,280 SF

Number Rooms: 6 above, 0 below

Number Bedrooms: 3 above, 0 below

Basement Area Type: Full

Basement Finished Area: 0 SF

Number of Baths: 1 Full Bath; 1 Lavatory; 1 Water Closet

Central Air: Yes

Heat: FHA - Gas

Number of Fireplaces: None

Garage: 440 SF - Det Frame (Built 1960)

Porches and Decks: Stoop W/ Railing (50 SF); Stoop W/ Railing (25 SF)

Yard Extras: None

NOTES:

PRE RVAL:X-PLMB=L, WC. BI=R, O, DW.

1-2010 REPLACE ROOF TO SFD & GARAGE NAV 3/16/10 SM/DC

1-2011 CHANGE CLASS FROM RES TO EXEMPT (PREVIOUS VALUE \$128,001) 1/7/11 SM
LOC OBSOL, TRAFFIC.

2014 ASSESSMENT

Land \$0
Dwelling \$0
Improvements \$0
Total \$0

SALES

| Date | Type | Volume/Page | \$ Amount |
|------------|------|-------------|-----------|
| 11/10/2010 | Deed | 7822/70 | \$130,000 |
| 7/31/2001 | Deed | 4409/437 | \$93,535 |
| 12/21/1998 | Deed | 3814/621 | \$87,000 |

2013 ASSESSMENT

Land \$0
Dwelling \$0
Improvements \$0
Total \$0

PERMITS

| Date | Description |
|-----------|-------------|
| 2/7/2011 | WORK ORDER |
| 10/6/2009 | REPAIR |
| 10/6/2009 | REPAIR |

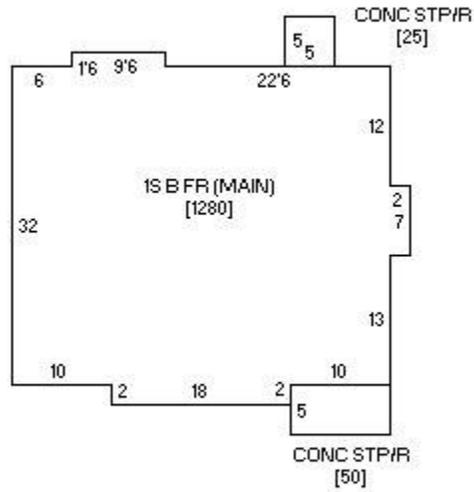
2012 ASSESSMENT

Land \$0
Dwelling \$0
Improvements \$0
Total \$0

2011 ASSESSMENT

Land \$0
Dwelling \$0
Improvements \$0
Total \$0

Sketch



10 LF 1/2S SIM STN
22 LF 1S SIM STN

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

To: Historic Preservation Commission
From: Thomas Smith, Planner
Subject: Chapter 18 Historic Preservation Ordinance Updates
Date: March 13, 2014

Background and Recommendations:

Over the past several months, the Historic Preservation Commission (HPC) has discussed and recommended three updates to the City's Chapter 18 Historic Preservation ordinance. The proposed updates are to ensure that owners of potentially historic buildings aren't circumventing the intended review process for buildings fifty years old or older, and that adequate time is provided to properly notify the Commission and the public of potential demolitions. One of these items, a 15 business day review period extension, was approved by City Council on April 8, 2014. The next item to move forward in the Council review and approval process is as follows:

Review of Partial Demolitions for Buildings 50 Years Old or Older

In the past year, a potentially-historic home near one of the City's local historic districts was deconstructed down to the foundation and chimney and then rebuilt with all new materials. Had the contractor given a full accounting of the work to be performed on the structure, it technically would not have been considered a demolition based on the City's current definition. The City's existing definition of a demolition is the complete removal of a structure and its foundation, and the clearing of the site. One possible definition of a partial demolition that could be added to Chapter 18 is as follows:

Partial Demolition (for structures determined to be fifty (50) years old or older):

1. Removal of more than twenty-five (25) percent of an exterior wall(s) facing a public street(s) or fifty (50) percent of all exterior walls; or
2. Enclosure or alteration of more than fifty (50) percent of the exterior walls so that they no longer function as exterior walls;
3. Removal and reconstruction of a roof to a different pitch; or
4. A proposed alteration, which in combination with other alterations of the building authorized within the preceding five (5) years will represent a change defined in subsections (1), (2), or (3).

Staff recommends that the partial demolition review apply only to buildings located within existing or potential local or National Register historic districts.

Timeline and Next Steps:

If recommended by the Historic Preservation Commission to proceed to City Council, the next steps for this Chapter 18 ordinance update are as follows:

- June 18, 2014 – Development Committee review
- July 8, 2014 – City Council motion setting a public hearing
- July 22, 2014 – City Council public hearing and first reading
- August 12, 2014 – Combined City Council second and third readings