
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, June 19, 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. 329 H Avenue NW – Private Property
 - ii. 4001 Blairs Ferry Road NE – Private Property – Previewed on 11/26/13
 - iii. 4009 Blairs Ferry Road NE – Private Property – Previewed on 11/26/13

3. Old Business

- a) COA Applications UNDER REVIEW (*5 minutes*)
 - i. 1527 2nd Avenue SE – DEMOLITION WITHIN LOCAL HISTORIC DISTRICT
- b) Demolition Applications UNDER REVIEW (*5 minutes*)
 - i. 1228 3rd Street SE – Private Property – June 23, 2014

4. Adjournment

FUTURE MEETINGS

Items for future agendas:

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



Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: June 19, 2014

Property Location: 329 H Avenue NW

Property Owner/Representative: Matthew Kula

Year Built: 1895

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 2009 as part of the Architectural Reconnaissance Survey for Brown's Additions to Cedar Rapids and was found to be non-eligible for listing in the National Register of Historic Places. Survey information available at http://www.preservationiowa.org/downloads/FEMA_reports/Cedar-Rapids-Browns-Addition_060209_1.pdf

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 structure was flood affected, and the cost to restore the property to a livable dwelling exceeds the property's current value by many thousands of dollars.
- The owner intends to perform demolition and salvage on his own. Photo documentation would be permitted.
- The owner may redevelop the property to use for storage for his small business, which would require approval by the City Planning Commission and City Council.

Staff Recommendation: Based on the Non-Eligible status of the property, staff recommends demolition approval and photo documentation of the existing structure.



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

DEMOLITION PERMIT APPLICATION

Address of Demolition: 339 H AVE NW		Approximate Age of Structure Year Built: 1895
GPN: 14204-80007-00000	Reason: (optional)	Future Plans: (optional)
Property Owners Name: Matthew H Kuls	Phone: 319-366-1907	
Property Owners Address: 1319 18 AVE SW	City / State / Zip Code Cedar Rapids IA 52404	
Contractor's Name: Matthew H Kuls	Phone: 319-366-1907	
Contractor's Address: 1319 18 AVE SW	City / State / Zip Code Cedar Rapids IA 52404	
Type of Building:	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi Family # _____ Units
		<input type="checkbox"/> Commercial <input type="checkbox"/> Accessory Building
Size of Building: Dimensions are:	Number of Stories:	Height:
Building has Basement: <input type="checkbox"/> Yes <input type="checkbox"/> No	if Yes, What Dimensions:	
DISPOSAL OF DEMOLITION MATERIALS		
<input checked="" type="checkbox"/> City of Cedar Rapids Landfill	<input type="checkbox"/> Private Landfill – Contact:	Phone #:
Address:		
It is the Responsibility of the Permit Holder to adhere to all Local, State And Federal Regulations regarding proper Inspections and Removal of Asbestos prior to any Demolition.		
UTILITIES INFORMATION		
All utilities shall be abandoned in accordance with City requirements and verified and/or inspected before Demolition Permit is issued and demolition begins.		
<i>I hereby certify that I have read and examined this application and affirm the above information as true and correct and also agree to comply with the provisions of the City of Cedar Rapids Codes and any other applicable Federal & State laws concerning the demolition process and/or disposal of demolition debris. I also certify that I am authorized to demolish this building as owner or agent of the owner and agree to assume complete responsibility for any liability arising from demolition of the above building. I also agree that no burning or burying of materials shall be done within the Corporate City Limits of Cedar Rapids.</i>		
APPLICANT'S SIGNATURE:	DATE:	
OFFICE USE ONLY		
UTILITIES DISCONNECTION INFORMATION & APPROVALS		
Water:	Alliant Energy:	
Sewer:	Mid-American Energy:	
Public Works:	MediaCom:	
CED:	Other:	
Zoning:	Other:	
PERMITTING INFORMATION		
Demolition Permit Number:	Date Issued:	
Demolition Permit Fee: \$	Date Paid:	
Zoning District:	Date All Utilities Were Disconnected:	
Permit Issued by:	Date Signed:	

Print report.

Appraisal Summary - GPN: 14204-80007-00000

(142048000700000)

Property Address: 329 H AVE NW
Cedar Rapids, IA



[Additional Photos...](#)

Class: RESIDENTIAL

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

PDF: Res Permit
Region 11

Neighborhood: NW 317

Plat Map: 2326

Deed Holder: KULA MATTHEW
H

Mailing Address:

329 H AVE NW
CEDAR RAPIDS
IA 52402

Legal Description: BROWN'S 2ND N 66' STR/LB 8 6

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
	40	40	66	66

SEGMENT #2: 0 Acres; 0 SF

RESIDENTIAL DWELLING

Occupancy: Single-Family

Style: Salvage

Year Built: 1895

Exterior Material: Wd Lap / Alum

Above-Grade Living Area: 1,026 SF

Number Rooms: 4 above, 0 below

Number Bedrooms: 3 above, 0 below

Basement Area Type: Full

Basement Finished Area: 0 SF

Number of Baths: 1 No Bathroom

Central Air: No

Heat: No
Number of Fireplaces: None
Garage: None
Porches and Decks: None
Yard Extras: None

NOTES:

PRE RVAL:FuncDesc: BR. 02/07/2003-OLDER KITCHEN, BATH, FURNACE, SIDING, WINDOWS & ROOF.

1-2009 FLOOD ADJUSTED PROPERTY C-2010

1-2009 LAND VALUE LESS ESTIMATED DEMOLITION COST FOR 2009 C-2010. 12/30/08 JC

1-2010 LAND VALUE LESS ESTIMATED DEMOLITION COST FOR 2010 C-2011. 12/10/09 JC

1-2011 NO CHANGES; 2/14/2011 AE

1-2014 NO CHANGE. 11/13/13 JKB

2014 ASSESSMENT

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

SALES

Date	Type	Volume/Page	\$ Amount
7/2/2013	Quit Claim Deed	8730/247	\$0
9/24/2003	Deed	5432-120	\$0

2013 ASSESSMENT

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

PERMITS

Date	Description
2/24/2010	WORK ORDER
1/5/2009	2008 FLOOD
7/29/2008	2008 FLOOD

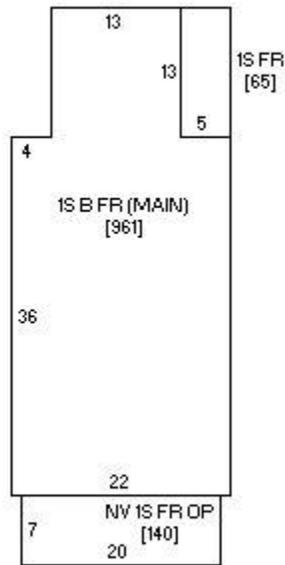
2012 ASSESSMENT

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

2011 ASSESSMENT

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

Sketch



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

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

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



Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: June 19, 2014

Property Location: 4001 / 4009 Blairs Ferry Road NE

Property Owner/Representative: Charco, LLC (Property transfer recently completed)

Year Built: 1915 / 1905

Description of Agenda Item: Demolition Application COA Other

Background and Previous HPC Action: HPC reviewed the proposed demolitions of a single-family residence and church structure on November 26, 2013.

Historic Status: Eligible Not Eligible Unknown N/A

Explanation (if necessary):

These properties were included in a 2013 Citywide Reconnaissance Survey performed by Summit Envirosolutions (currently in revised draft form) and found to be non-eligible for listing on the National Register of Historic Places.

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 owner permitted ReStore to conduct salvage work, which has been completed. In addition, the former owners removed many of the existing items and infrastructure prior to vacating the building. Photo documentation has been permitted.
- The owner intends to redevelop the property for use as a tire store.

Staff Recommendation: Based on the Non-Eligible status of the properties, staff recommends demolition approval of the existing structures.



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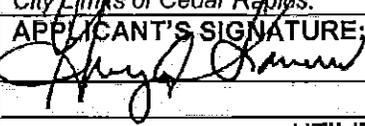
DEMOLITION PERMIT APPLICATION

Address of Demolition: <i>4009 BLAIRSFERRY RD. NE</i>		Approximate Age of Structure Year Built: <i>1824-1914</i>
GPN:	Reason: (optional) <i>NEW BUILDING</i>	Future Plans: (optional) <i>NEW BUILDING</i>
Property Owners Name: <i>CHARCO, LLC</i>		Phone: <i>319-533-4421</i>
Property Owners Address: <i>4009 BLAIRSFERRY RD</i>		City / State / Zip Code <i>CEDAR RAPIDS, IA 52402</i>
Contractor's Name: <i>LARSON & LARSON</i>		Phone: <i>515-419-3669</i>
Contractor's Address: <i>10703 JUSTIN DRIVE</i>		City / State / Zip Code <i>DES MOINES, IA 50322</i>
Type of Building:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi Family #
Size of Building: Dimensions are:	<i>40' x 50'</i>	Number of Stories: <i>1</i> Height: <i>20'</i>
Building has Basement:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No if Yes, What Dimensions:
DISPOSAL OF DEMOLITION MATERIALS		
<input checked="" type="checkbox"/> City of Cedar Rapids Landfill	<input type="checkbox"/> Private Landfill – Contact:	Phone #:
Address:		
It is the Responsibility of the Permit Holder to adhere to all Local, State And Federal Regulations regarding proper Inspections and Removal of Asbestos prior to any Demolition.		
UTILITIES INFORMATION		
All utilities shall be abandoned in accordance with City requirements and verified and/or inspected before Demolition Permit is issued and demolition begins.		
I hereby certify that I have read and examined this application and affirm the above information as true and correct and also agree to comply with the provisions of the City of Cedar Rapids Codes and any other applicable Federal & State laws concerning the demolition process and/or disposal of demolition debris. I also certify that I am authorized to demolish this building as owner or agent of the owner and agree to assume complete responsibility for any liability arising from demolition of the above building. I also agree that no burning or burying of materials shall be done within the Corporate City Limits of Cedar Rapids.		
APPLICANT'S SIGNATURE: <i>[Signature]</i>		DATE: <i>5-29-14</i>
OFFICE USE ONLY		
UTILITIES DISCONNECTION INFORMATION & APPROVALS		
Water:	Alliant Energy:	
Sewer:	Mid-American Energy:	
Public Works:	MediaCom:	
CED:	Other:	
Zoning:	Other:	
PERMITTING INFORMATION		
Demolition Permit Number:	Date Issued:	
Demolition Permit Fee: \$	Date Paid:	
Zoning District:	Date All Utilities Were Disconnected:	
Permit Issued by:	Date Signed:	



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DEMOLITION PERMIT APPLICATION

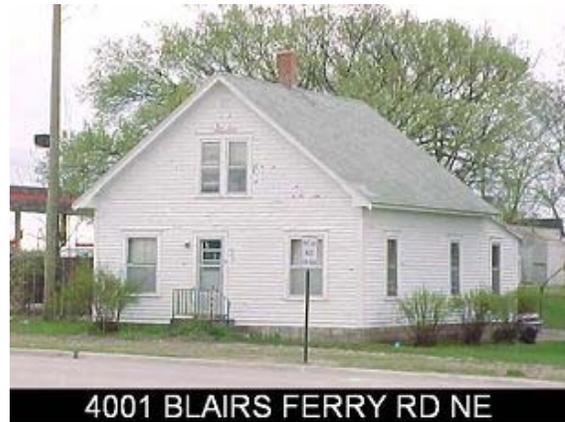
Address of Demolition: 4009 BLAIRSFERRY RD, NE		Approximate Age of Structure Year Built: 1950
GPN:	Reason: (optional) NEW BUILDING	Future Plans: (optional) NEW BUILDING
Property Owners Name: CHARCO, LLC		Phone: 319-533-4421
Property Owners Address: 4009 BLAIRSFERRY RD NE CEDAR RAPIDS, IA 52402		City / State / Zip Code
Contractor's Name: LARSON + LARSON		Phone: 515-419-3669
Contractor's Address: 10703 JUSTIN DRIVE DES MOINES, IA 50322		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: 30' x 40'		Number of Stories: 1 Height: 20'
Building has Basement: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No if Yes, What Dimensions:		
DISPOSAL OF DEMOLITION MATERIALS		
<input checked="" type="checkbox"/> City of Cedar Rapids Landfill		<input type="checkbox"/> Private Landfill – Contact: Phone #::
Address:		
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APPLICANT'S SIGNATURE: 		DATE: 5-29-14
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: 14061-03002-00000

(140610300200000)

Property Address: 4001 BLAIRS
FERRY RD NE
Cedar Rapids, IA



Class: RESIDENTIAL **Tax District:** 201
CR
PDF: Res Permit Region 1 **Neighborhood:** NE
168
Plat Map: 1628

Deed Holder: EVANGELICAL
PARSONAGE

Mailing Address: % BUFFALO U M
CHURCH
4575 WILLOW ST
PALO IA 52324-0000

Legal Description: NEW BUFFALO & EX RD & N 1/2 ALLEY
LYG BET E LN LOT 4 EXTENDED S & E 1/2
OF BUCKEYE ST STR/LB 4 3

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
	85	83.05	150	150

RESIDENTIAL DWELLING

Occupancy: Single-Family

Style: 1 1/2 Story Frame

Year Built: 1915

Exterior Material: Wd Lap

Above-Grade Living Area: 1,409 SF

Number Rooms: 7 above, 1 below

Number Bedrooms: 3 above, 0 below

Basement Area Type: 1/4

Basement Finished Area: 0 SF

Number of Baths: 1 Full Bath

Central Air: No

Heat: FHA - Gas

Number of Fireplaces: None

Garage: None

Porches and Decks: Wood Stoop (48 SF); Stoop W/ Railing (12 SF)

Yard Extras: Sheds

NOTES:

PRE RVAL:1/09/2001: INSP, ADD (M) SHED-DP.

04/13/2004-BATH OFF KITCHEN, DWLG SHOWS WEAR. ORIGINAL SIDING. OLDER COSMETICS, WINDOWS & ROOF. 1960'S KITCHEN.

1-2012 - REPLACED ROOF ON REAR ADDITION ONLY - NAV; ROOF ON MAIN DWLG SHOWING AGE; OLD WINDOWS & SIDING. 8/3/2011 JC

1-2013 6YR CYCLE. REMOVED VALUE FROM 80SF MTL SHED. ADDED WD STP AT REAR OF DWLG. EST. NO OTHER CHANGES PER OWNER 11/20/2012 AE

1-2013 INFORMAL HEARING CHANGED FROM \$99,376 TO \$96,929.

PER REVIEW: CHANGED BSMT TYPE FROM FULL TO 1/4 (ONLY 10X12 BSMT AREA FOR FURNACE) & REMOVED 144 SQ FT OF BSMT FINISH @ REC RM-AVE. 4/3/2013 JC

2014 ASSESSMENT

Land	\$33,740
Dwelling	\$63,189
Improvements	\$0
Total	\$96,929

SALES

Date	Type	Volume/Page	\$ Amount
5/13/2014	Deed	8966/477	\$234,500

PERMITS

Date	Description
5/16/2011	ROOF
9/29/2000	WORK ORDER

2013 ASSESSMENT

Land	\$33,740
Dwelling	\$63,189
Improvements	\$0
Total	\$96,929

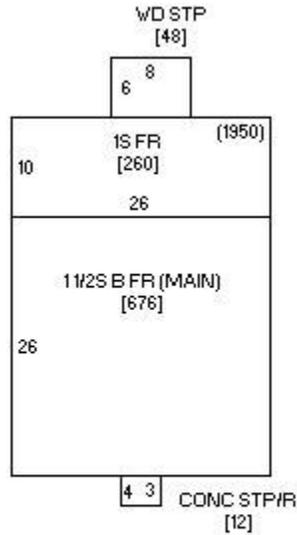
2012 ASSESSMENT

Land	\$33,740
Dwelling	\$53,065
Improvements	\$0
Total	\$86,805

2011 ASSESSMENT

Land	\$33,740
Dwelling	\$53,065
Improvements	\$0
Total	\$86,805

Sketch



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

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

Print report.

Appraisal Summary - GPN: 14061-28001-00000

(140612800100000)

Property Address: 4009 BLAIRS
FERRY RD NE
Cedar Rapids, IA



Class: EXEMPT **Tax District:** 201 CR
PDF: Exempt **Neighborhood:** CHURCH
Plat Map: 1628

Deed Holder: BUFFALO EVAN
UNITED
BRETHREN

Mailing Address:
4575 WILLOW
ST
PALO IA 52324-
0000

Legal Description: NEW BUFFALO LOTS 1,2 & TH PT
BUCKEYE ST LYG E OF LOT 1 BLK 1 & N
1/2 ALLEY LYG S & ADJ LOTS 1 & STR/LB 2
1

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.](#)

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SEGMENT #1	Front	Rear	Side 1	Side 2
Sq. Ft. W/Dimensions	155	155	139	139

COMMERCIAL BUILDINGS

Church: 1,512 SF (Built 1905)

YARD ITEMS

Paving: 7,080 SF, Asphalt Parking, Average Pricing, Lighting: Low (blt-1980)
Yard Lighting - Mercury: 1 Poles, 20 Pole Ht, 1 Lights, 400 Watts (blt-1980)

NOTES:

CHURCH. 1950 C'BLK BSMT. 1980 VINYL SIDING, ASPH PAVING, DETACHED FR SHED. INTERIOR APPEARS HASN'T BEEN REMODELED RECENTLY. PASTOR MARILYN BUCHANAN, 319-378-4258.

OWNER OCCUPIED - SINGLE TENANT. LAND SF=21545. BUILDING SF=1512. L TO B RATIO=14.25. ADJOINING RESIDENCE IS OWNED BY CHURCH.

1-2014 EXEMPT REVAL - 08/06/13 TL

2014 ASSESSMENT

Land	\$86,180
Dwelling	\$0
Improvements	\$39,117
Total	\$125,297

SALES

Date	Type	Volume/Page	\$ Amount
5/13/2014	Deed	8966/477	\$234,500

PERMITS

Date	Description	
5/1/2014 9:03:01 AM		NEW
12/3/2013		MISC

2013 ASSESSMENT

Land	\$69,806
Dwelling	\$0
Improvements	\$39,935
Total	\$109,741

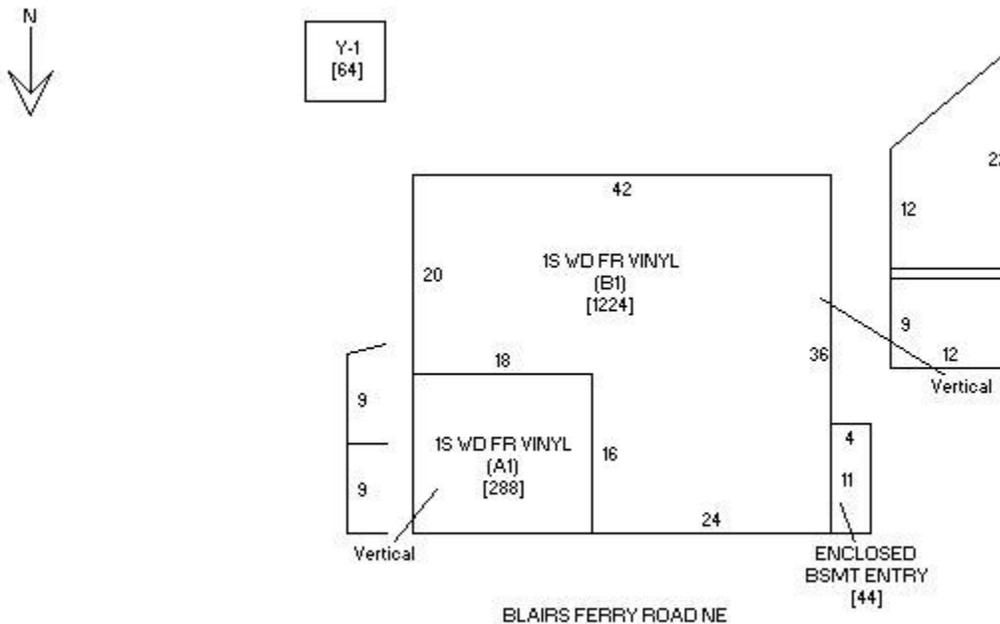
2012 ASSESSMENT

Land	\$69,806
Dwelling	\$0
Improvements	\$39,935
Total	\$109,741

2011 ASSESSMENT

Land	\$69,806
Dwelling	\$0
Improvements	\$39,935
Total	\$109,741

Sketch



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