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# City of Cedar Rapids

## *Historic Preservation Commission*

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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, August 28, 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 (*5 Minutes*)
  - i. 273 28<sup>th</sup> Avenue SW – Private Property
- b) Certificates of Appropriateness (COA) (*50 Minutes*)
  - i. 1803 Ridgewood Terrace SE – Replace screen porch
  - ii. 1815 3<sup>rd</sup> Avenue SE – Replace windows, door and siding (Continuation from 8/14)

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

- a) 2015 Historic Preservation Commission Work Plan (*15 Minutes*)

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

- a) Public Works Monument Sign (*5 Minutes*)
- b) Update on MOA and LOA projects (*15 Minutes*)

#### **5. Adjournment**

### **FUTURE MEETINGS**

Items for future agendas:

- a) Update on Historic Preservation Plan
- b) Plaque on NW corner of 1<sup>st</sup> Avenue Bridge
- c) Ordinance updates: Partial Demolition, Accessory structures, ornamentation, historic district guidelines

**MINUTES**  
**HISTORIC PRESERVATION COMMISSION REGULAR MEETING,**  
**Thursday, August 14, 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  
Caitlin Hartman  
Ron Mussman  
Tim Oberbroeckling  
Mark Stoffer Hunter  
Barbara Westercamp

Members Absent: Sam Bergus

City Staff: Jeff Hintz, Planner  
Anne Russett, Planner  
Kevin Ciabatti, Building Services Director  
Jennifer Pratt, Interim Community Development Director  
Alicia Abernathy, Administrative Assistant

Guests: Richard Held, Dave O'Clair, Rick Wink, Richard Luther, Jason Rogers,  
Cindy Hadish, Derrick Eberle, Sheree Ramm

**Call Meeting to Order**

- Amanda McKnight Grafton called the meeting to order at 4:30 p.m.
- Nine (9) Commissioners were present with one (1) absent.

**1. Approve Meeting Minutes**

- Tim Oberbroeckling made a motion to approve the minutes from July 24, 2014. Ron Mussman seconded the motion. The motion passed unanimously.

Pat Cargin arrived at 4:34 p.m.

**2. Action Items**

**a. DEMOLITION Applications**

**i. 315 23<sup>rd</sup> Street NE – Private Property**

- Jeff Hintz stated the property was built in 1936 and had a fire this past winter. The house is not individually eligible for the National Register of Historic Places.

- Todd McNall made a motion to approve demolition of 315 23<sup>rd</sup> Street NE. Barbara Westercamp seconded the motion. The motion passed unanimously.
- ii. 2709 O Avenue NW – Private Property**
- Mr. Hintz stated the property has had multiple alterations over the years and has been vacant since 2009. The owner lives in Texas and would like to sell the land and feels it would be easier to sell a vacant land.
  - Tim Oberbroeckling made a motion to approve demolition of 2709 O Avenue NW following the completion of exterior photo documentation. Todd McNall seconded the motion. The motion passed unanimously.
- iii. 5549 6<sup>th</sup> Street SW (Back Warehouse) – Private Property**
- Mr. Hintz stated the demolition application is for a warehouse located on the back portion of the property. The warehouse has been gutted out and the space will be used for future expansion.
  - Todd McNall made a motion to approve demolition of the back warehouse at 5549 6<sup>th</sup> Street SW. Tim Oberbroeckling seconded the motion. The motion passed unanimously.
- iv. 2040 D Street SW – Private Property**
- Mr. Hintz stated the property was damaged in the 2008 flood and is structurally unsafe. The property has been vacant for several years.
  - Tim Oberbroeckling made a motion to approve demolition of 2040 D Street SW. Ron Mussman seconded the motion. The motion passed unanimously.
- v. 4524 C Avenue NE – City-owned Property**
- Mr. Hintz stated City staff has reached out to the public to have the building relocated and no interest was expressed. The property will be removed to realign traffic flow in the area and is part of a capital improvement project.
  - Ron Mussman made a motion to approve demolition of 4524 C Avenue NE. Tim Oberbroeckling seconded the motion. The motion passed unanimously.
- vi. 504 2<sup>nd</sup> Street SW – City-owned Property**
- Mr. Hintz stated the City attempted to dispose of the property and no interest was expressed.
  - Tim Oberbroeckling made a motion to approve demolition of 504 2<sup>nd</sup> Street SW. Mark Stoffer Hunter seconded the motion. The motion passed unanimously.
- b. Certificates of Appropriateness (COA)**
- i. 335 18<sup>th</sup> Street SE – Replace porch stairs**
- Mr. Hintz stated the property owner would like to replace concrete steps leading to the porch with wood steps. The guidelines recommend use of wood steps.
  - Derrick Eberle stated the stairs would be replaced with treated wood and the wood would be painted next spring. The columns of the porch would also be replaced with wood columns.
  - Todd McNall made a motion to approve the COA Application for replacement of porch stairs with wood stairs and replacement of columns with wood columns at 335 18<sup>th</sup> Street SE. Tim Oberbroeckling seconded the motion. The motion passed unanimously.
- ii. 1815 3<sup>rd</sup> Avenue SE – Replace windows, door and siding.**
- Mr. Hintz stated the property owner would like to replace the front door, front windows and siding. The owner is proposing the existing storm door be removed and the wood door would be replaced with a wood stained fiberglass door. The owner is proposing aluminum siding be removed and replaced with vinyl siding. The owner is

also proposing to remove three windows on the front of the house and either replace with vinyl or wood windows.

- Discussion included the use of a liaison to assist with siding options as vinyl is not a preferred material in the historic district. Discussion also included how the pattern on the front door matches the patterns on the windows and how it is a historic pattern. It was recommended the HPC assign a liaison to work with the property owner. Bob Grafton volunteered to serve as the liaison.
- No action was taken and the property owner will return at a future meeting with new proposals after working with the liaison.

### **3. New Business**

#### **a) Demolition Previews**

##### **i. 1505 6<sup>th</sup> Street SW**

- Mr. Hintz stated the property is zoned commercial and was built in 1931. The property is not eligible for the National Register of Historic Places and there are currently no plans for the property.
- The commission expressed interest in photo documentation and salvage of the property prior to demolition.

##### **ii. 360 15<sup>th</sup> Street SE**

- Dave O'Clair stated Affordable Housing Network, Incorporated (AHNI) owns the duplex at 360 15<sup>th</sup> Street SE and acquired the property due to numerous police calls. AHNI is trying to clean up the neighborhood and after purchasing the property discovered the property does not have a good layout to easily be converted to a single family home. The cost of conversion and renovations to the property would be more than expensive that demolition and building new. AHNI is considering demolition of the existing building and put the lot into the ROOTs program to build a new house with a similar footprint. The current property has some termite damage and the roof is in poor condition.
- The commission expressed interest in AHNI looking into options of repairing the building and saving it. Mark Stoffer Hunter agreed to look into the history of the property and share information with AHNI.

#### **b) Local Landmark Requests**

##### **i. 301 2<sup>nd</sup> Avenue SW (Former Corner Pocket)**

- Richard Luther stated the property is being acquired from the City of Cedar Rapids and they would like to establish its historical significance to use historic tax credits. The property was built in 1976 and was commercial infill on the west side of Cedar Rapids. The State was already reviewed an application and determined the property not eligible for the National Register of Historic Places. However, the property is locally significant and should be a local landmark.
- Mr. Hintz stated the process to designate a local landmark is similar to local historic districts as the commission needs to make a motion to send the application on to the State for review and comment. Once the comments are received the City Council will review the comments and determine if the property should be a local landmark.
- Discussion included the fact the building represents a 1950's brick style and the building is a component of the neighborhood.
- Barbara Westercamp made a motion to recommend 301 2<sup>nd</sup> Avenue SW for local landmark designation. Mark Stoffer Hunter seconded the motion. The motion passed unanimously.

**ii. 845 1<sup>st</sup> Avenue SE (Ausadie Building)**

- Tim Oberbroeckling abstained from discussion.
- Barbara Westercamp made a motion to recommend 845 1<sup>st</sup> Avenue SE for local landmark designation. Todd McNall seconded the motion. The motion passed unanimously.

**c) Summit Award Nominations**

- Ms. McKnight-Grafton explained many nominations were received and a subcommittee met to choose the winners. The winners will have awards engraved for them and they will be presented at a ceremony during the Preserve Iowa Summit. Ms. McKnight-Grafton identified the winners of the various categories.

**d) Flash Flood Damaged Properties Update**

- Kevin Ciabatti stated staff has attempted to contact property owners that were impacted by the flash flooding in June. Some of the damaged properties are in the National Register Historic District. A number of the property owners are already making repairs or have indicated repairs will be made.

**4. Adjournment**

- Todd McNall made a motion to adjourn the meeting at 6:48 p.m. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Alicia Abernathey, Administrative Assistant II  
Community Development



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

**Meeting Date:** August 28, 2014

**Property Location:** 273 28<sup>th</sup> Avenue SW

**Property Owner/Representative:** Harley Schlarbaum

**Year Built:** 1900 (approximate)

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

**Background and Previous HPC Action:** The applicant seeks to build a new house on the same lot over the course of the next year or so. The current R-3 zoning on the property allows for one dwelling unit only. The applicant desires a place to live while constructing the new dwelling unit on the property. Upon completion of the new unit, this structure would be removed.

The property is not anticipated for demolition until the new structure is built on the lot, which will take several months to be built. The applicant seeks to finish the new dwelling unit prior to the demolition of this unit, but needs the demolition approval in place prior to obtaining a building permit for the new dwelling.

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

**Explanation (if necessary):**

The recently concluded Citywide Reconnaissance Survey does not indicate this area of the community to contain historic resources.

**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):**

**Recommendation:**

Release of the property, without 60 day hold.

**Rationale:** Infill development, desires of the property owner



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

## DEMOLITION PERMIT APPLICATION

Address of Demolition: <i>273 28<sup>th</sup> Ave S.W.</i>		Approximate Age of Structure Year Built: <i>1900</i>
GPN: <i>14333 800060000</i>	Reason: (optional)	Future Plans: (optional) <i>Demo</i>
Property Owners Name: <i>Harley Schlarbaum</i>		Phone:
Property Owners Address: <i>273 28<sup>th</sup> Ave. S.W.</i>		City / State / Zip Code <i>Cedar Rapids IA 52404</i>
* 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: <i>16x26</i> Number of Stories: <i>1</i> Height: <i>8'</i>		
Building has Basement: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No if Yes, What Dimensions: <i>16x26</i>		
<b>DISPOSAL OF DEMOLITION MATERIALS</b>		
<input checked="" type="checkbox"/> City of Cedar Rapids Landfill	<input type="checkbox"/> Private Landfill – Contact:	Phone #::
Address:		
<b>It is the Responsibility of the Permit Holder to adhere to all Local, State And Federal Regulations regarding proper Inspections and Removal of Asbestos prior to any Demolition.</b>		
<b>UTILITIES INFORMATION</b>		
<b>All utilities shall be abandoned in accordance with City requirements and verified and/or inspected before Demolition Permit is issued and demolition begins.</b>		
<i>I hereby certify that I have read and examined this application and affirm the above information as true and correct and also agree to comply with the provisions of the City of Cedar Rapids Codes and any other applicable Federal &amp; State laws concerning the demolition process and/or disposal of demolition debris. I also certify that I am authorized to demolish this building as owner or agent of the owner and agree to assume complete responsibility for any liability arising from demolition of the above building. I also agree that no burning or burying of materials shall be done within the Corporate City Limits of Cedar Rapids.</i>		
* APPLICANT'S SIGNATURE:		DATE:
<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.

[Search](#)

# Appraisal Summary - GPN: 14333-80006-00000

(143338000600000)

Property Address: 273 28TH AVE SW  
Cedar Rapids, IA



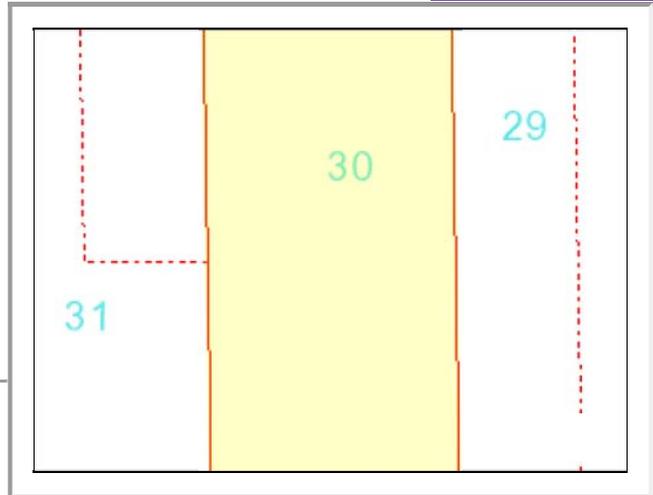
[Additional Photos...](#)

Class: RESIDENTIAL Tax District: 201 CR  
PDF: Res Permit Region 8 Neighborhood: SW 416

Plat Map: 2725

Owner Name: SCHLARBAUM HARLEY J

Mailing Address:  
3117 J ST SW  
CEDAR RAPIDS IA  
52404



Click map to see neighbor's summary page.

- [Preview new GIS map](#)
- [View complete GIS map.](#)
- [Estimate Taxes](#)
- [Neighborhood map](#)

Legal Description: LOT 30 IRR SUR SW 33-83-7

Homestead: Military:

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
	100	100	303	303

## RESIDENTIAL DWELLING

Occupancy: Single-Family  
Style: 1 Story Frame  
Year Built: 1900  
Exterior Material: Asph Roll  
Above-Grade Living Area: 416 SF  
Number Rooms: 3 above, 0 below  
Number Bedrooms: 1 above, 0 below  
Basement Area Type: Full  
Basement Finished Area: 0 SF  
Number of Baths: 1 Water Closet; 1 Shower Stall/Tub; 1 No Bathroom

**Central Air:** No  
**Heat:** FHA- Gas  
**Number of Fireplaces:** None  
**Garage:** 900 SF - Det Frame (Built 2008)  
**Porches and Decks:** Wood Stoop (16 SF); 1S Frame Enclosed (52 SF); Stoop/Deck w/ Railing (16 SF)  
**Yard Extras:** Sheds; Sheds

**NOTES:**

PRE RVAL:Res: PL = NO BT, WC + TB, -20. Res: MC = 20% PL + 10% IL. FuncDesc: MC. Inflnc1:EXCESS FRTG & DPTH(70).

PRE RVAL: . NO BT=WC, BATH TUB.

1-2009 GAR IS SHEATHING SHELL/DOORS PARTIAL @ 75 %, C IN '09 FOR COMPLETION. 12/10/08 JA

1-2010 SIDING ON DET GAR NOT COMPLETED - NAV. C IN '10 FOR COMPLETION. 1/12/10 JA

1-2011 20 X 45 DET GARAGE COMPLETED. 6/10/10 JA

1-2012 6YR CYCLE - REMOVE VALUE FROM 30 SF SHED. NO OTHER CHANGES. INFO PER OWNER. 10/5/11 WK

1-2012 MAP FACTOR ADJUSTED DUE TO MARKET CONDITION

1-2014 MOVED 220 SF DET GAR TO REAR CORNER OF LOT. PRICE EQ TO FRAME SHED LOW QUAL. 12/5/13 JA

**2014 ASSESSMENT**

Land \$26,845  
 Dwelling \$40,085  
 Improvements \$0  
**Total \$66,930**

**SALES**

Date	Type	Volume/Page	\$ Amount
10/11/2001	Deed	4490/674	\$46,500

**PERMITS**

Date	Description
10/25/2013	MISC
9/24/2013	ACCESSORY STRUCTURE
9/24/2013	ACCESSORY STRUCTURE
5/6/2009	NEW
12/31/2008	NEW

**2013 ASSESSMENT**

Land \$26,845  
 Dwelling \$40,449  
 Improvements \$0  
**Total \$67,294**

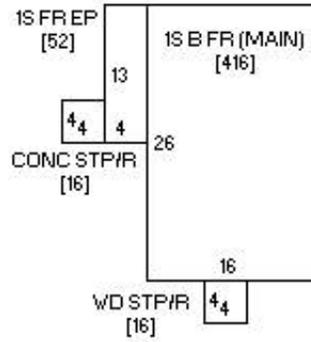
**2012 ASSESSMENT**

Land \$26,845  
 Dwelling \$41,275  
 Improvements \$0  
**Total \$68,120**

**2011 ASSESSMENT**

Land \$30,680  
 Dwelling \$38,916  
 Improvements \$0  
**Total \$69,596**

**Sketch**




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[Tax History](#)    [Pay Taxes](#)

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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](#)**



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

**To:** Historic Preservation Commission Members  
**From:** Jeff Hintz, Planner II  
**Subject:** COA Request at 1803 Ridgewood Terrace SE  
**Date:** August 28, 2014

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**Applicant Name(s):** Mary Chesebro

**Local Historic District:** Redmond Park-Grande Avenue Historic District

**Legal Description:** GRANDE AVENUE PLACE N 100' STR/LB 7 5

**Year Built:** 1915

**Description of Project:** Addition Replacement of elements on a currently enclosed portion of the porch. Replacement of the framing wood material which had become rotten and inclusion of screen window inserts to replace screen material which had previously been stapled directly to the original wooden frame. A proposed screen window insert will be provided at the meeting. The work had begun on this project due to a computer error which resulted in a permit being issued; this error has since been corrected, the applicant was not seeking to avoid review.

**Information from Historic Surveys on property:** The 1995 Site Inventory Form from the District Nomination survey lists the property as “good” and “well preserved” for integrity. The property is also listed as individually eligible for the National Register and contributing to the district; all of these comments were noted despite the fact the right third of the porch was enclosed.

**Defining features related to project:** As noted in the 1995 Site Inventory Form, the following features define the property and include: “the right portion of front porch enclosed with windows above balustrade; porch has brick piers and closed brick balustrade extending to ground in lieu of skirting.”

**Excerpt(s) from *Guidelines for Cedar Rapids Historic Districts Applicable to Project:***

**Recommended:**

- Opening an enclosed porch
- Repairing the existing porch or balcony
- Replacing wood elements with wood elements (wood elements should be painted)
- Replacing masonry elements with masonry elements
- Rebuilding a porch with original materials
- Screening
- Painted, not treated wood

**Not Recommended:**

- Enclosing porches visible from the street
- Modern straight-edged railings
- Columns made of modern materials (fiberglass for an example)
- Plywood panel flooring on entrances facing the street
- Carpeted flooring on entrances facing the street
- Concrete steps that are visible from the street
- Unpainted treated lumber elements (recommended for hidden supports)

**Overall Comments:** The assessors information and photos indicate this property had this section of the porch (roughly 1/3 of the porch area) enclosed in for many years; the 1995 Site Inventory Form shows a photo of the property and at that time the same section was also enclosed. The applicant has indicated the craftsmanship was not the best and the screening was merely stapled to wood framing on the porch. Despite this small alteration, the property was still listed as individually eligible for the National Register and contributing to the district in 1995. The house has had no significant exterior changes from then, until now. This new proposal incorporates replacement of rotted wood and actual screens on a window inserts.



Although the design guidelines *recommend* opening enclosed porches, the property's enclosed porch was listed as a defining feature when accepted into the district. Furthermore, the property was identified as being eligible for individual listing on the National Register in that fashion. Therefore, the staff recommends the applicant's proposal with the following modifications:

- Adapt some wood framing over the metal framing (thus disguising metal from view) would be highly recommended to ensure consistency.
- Alternatively, wooden window inserts/frames with screens could be used in the project to avoid a frame.

Staff sees either option as a way to preserve the historic integrity of the home while making the project a success for the applicant.

**Attachments:** Application from applicant.

# CEDAR RAPIDS

## HISTORIC DISTRICT APPLICATION

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

Owner Information	Applicant Information
Name <u>MARY CHESEBRO</u>	Name _____
Address <u>1803 RIDGEWOOD TER SE</u>	Company _____
City <u>CEDAR RAPID,</u>	Address <u>SAME</u>
State <u>IA</u> Zip <u>52403</u>	City _____
Phone <u>319-362-6729</u>	State _____ Zip _____
	Home Ph. _____
	Work Ph. _____

**Address of Property** where work is to be done:  
1803 RIDGEWOOD TER. SE.

**Project type:** House  Garage , Shed , Fence , Addition , other \_\_\_\_\_

**Project description:** REBUILDING the SCREEN PORCH  
WHICH WAS FALLING APART

**Location:** Describe where (what part of building, or where on property) work will be done:  
NORTH WEST CORNER OF HOUSE FRONT PORCH

**Materials:** Type and design to be used TREATED Lumber Framework  
WRAPPED in PAINTED 1x4 WOOD. SCREEN INSERTS  
(see sample)

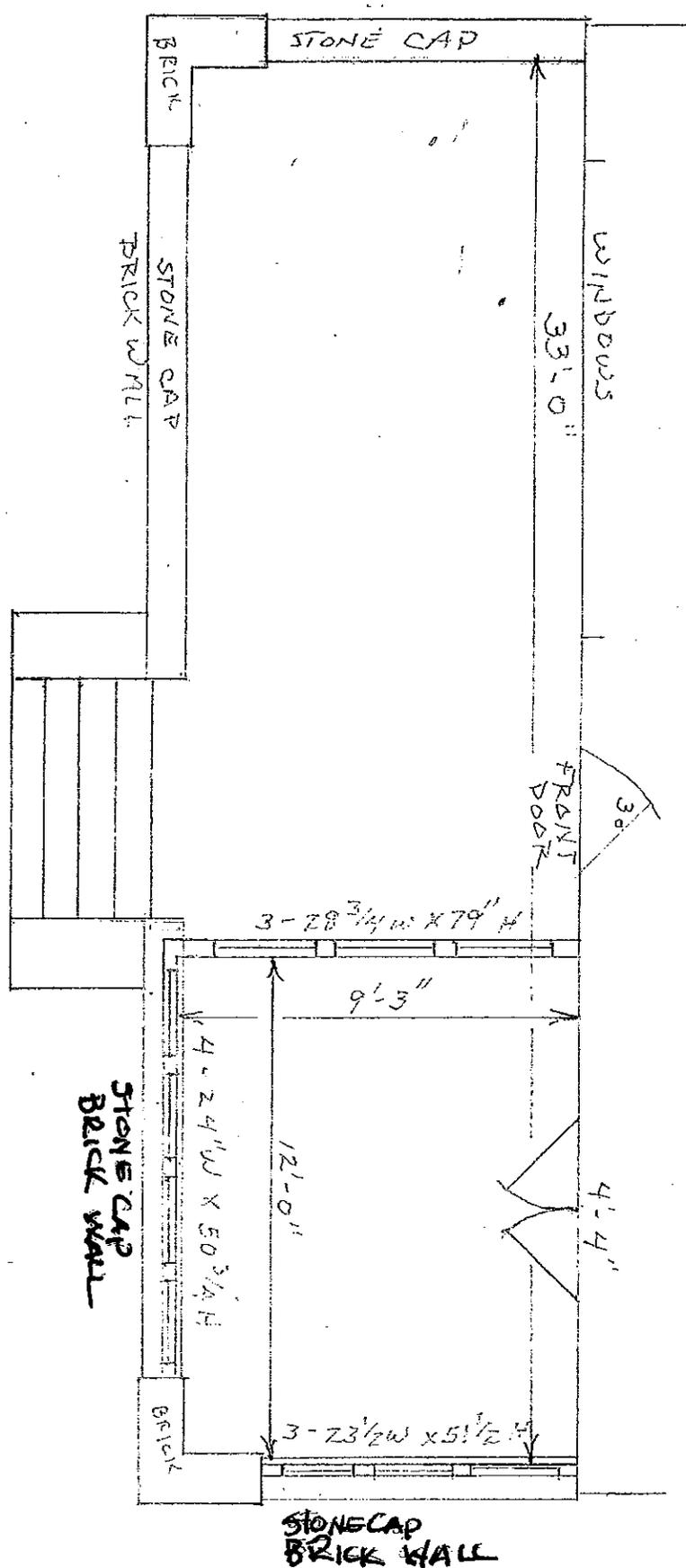
**Estimates required:** If you will not be using the same type of materials as already used on the building, then you must obtain two estimates using the existing material(s) and two estimates using the new material(s).

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

**Applicant's signature:** Mary Chesebro

**For Community Development Department use only:**

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



FRONT SCREENED PORCH  
 1803 RINGWOOD TER. S.E.  
 GEDDIE RAMBOS IM. 52403

- EASY LIVING WINDOWS INSERTS
- FRAMED IN W/TREATED MATERIAL (WOOD)
- TRIMMED OUT W/1X4 MATERIAL & PAINTED

SCALE: 1/4" = 1'-0"

Print report.

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# Appraisal Summary - GPN: 14221-33008-00000

(142213300800000)

**Property Address:** 1803 RIDGEWOOD TER SE  
Cedar Rapids, IA  
WITHIN LOCAL HISTORIC DISTRICT



[Additional Photos...](#)

**Class:** RESIDENTIAL

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

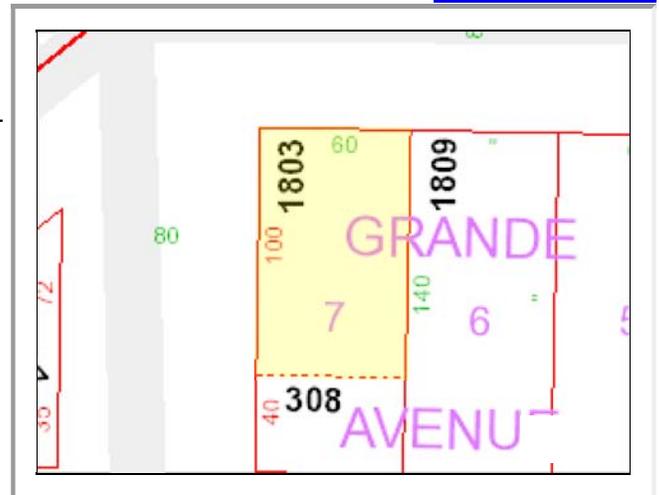
**PDF:** Res Permit Region 7

**Neighborhood:** SE 217

**Plat Map:** 2222

**Owner Name:** CHESEBRO MARY

**Mailing Address:**  
1803 RIDGEWOOD TER SE  
CEDAR RAPIDS IA 52403



Click map to see neighbor's summary page.

- [Preview new GIS map](#)
- [View complete GIS map.](#)
- [Estimate Taxes](#)
- [Neighborhood map](#)

**Legal Description:** GRANDE AVENUE PLACE N 100' STR/LB 7 5

**Homestead:** 1      **Military:**

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
	60	60	100	100

## RESIDENTIAL DWELLING

**Occupancy:** Single-Family

**Style:** 1 1/2 Story Brick

**Year Built:** 1915

**Exterior Material:** Brk

**Above-Grade Living Area:** 2,402 SF

**Number Rooms:** 8 above, 1 below

**Number Bedrooms:** 4 above, 0 below  
**Basement Area Type:** Full  
**Basement Finished Area:** 400 SF  
**Number of Baths:** 2 Shower Stall Bath; 1 Toilet Room; 1 No Bathroom; 1 Wet Bar; 1 Fbgls Service Sink  
**Central Air:** Yes  
**Heat:** FHA - Gas  
**Number of Fireplaces:** 1 (1 1/2 Story, Masonry)  
**Garage:** 456 SF - Det Frame (Built 1996)  
**Porches and Decks:** 1S Brick Open (54 SF); 1S Frame Enclosed (110 SF); 1S Frame Open (225 SF); 1S Frame Open (35 SF)  
**Yard Extras:** None

**NOTES:**

PRE RVAL:BSMNT=OUTSIDE ENTRANCE . KIT=JENN AIR ISLAND . BSMNT=ROOM HAS PINE WALL,, X-PLMB=SSB-B, TR-2ND, SK (BAR B). BI=R, O, DW. FRPL.

02/06/2004-BSMT-MASTIC TILE, KNOTTY PINE CLG, EXTERIOR ENTRY TO BSMT. DATED, WELL MAINTAINED COSMETICS, JENNAIR ISLAND. ABOVE NORMAL INTERIOR. NORMAL EXTERIOR. VERY NICE OAK KITCHEN 1970, FURNACE/AC 1990, ROOF 1994.

1-2013 6YR CYCLE. NO CHANGES PER OWNER 4/10/2012 AE

1 - 2014 MAP FACTOR ADJUSTED DUE TO MARKET CONDITION

**2014 ASSESSMENT**

Land \$21,120  
 Dwelling \$106,481  
 Improvements \$0  
**Total \$127,601**

**SALES**

Date	Type	Volume/Page	\$ Amount
6/9/2009	Deed	7318/469	\$155,000
7/17/2002	Deed	4753-485	\$0

**PERMITS**

**2013 ASSESSMENT**

Land \$21,120  
 Dwelling \$120,002  
 Improvements \$0  
**Total \$141,122**

Date	Description
	- No permit information available -

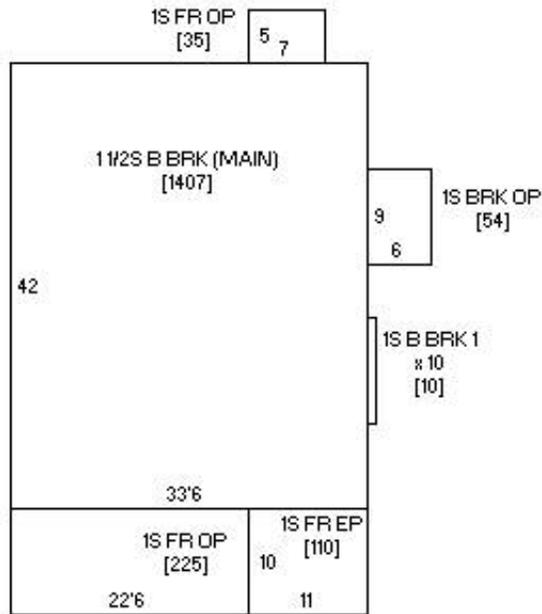
**2012 ASSESSMENT**

Land \$21,120  
 Dwelling \$160,566  
 Improvements \$0  
**Total \$181,686**

**2011 ASSESSMENT**

Land \$21,120  
 Dwelling \$160,566  
 Improvements \$0  
**Total \$181,686**

Sketch




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[Tax History](#)    [Pay Taxes](#)

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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](#)**



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

**To:** Historic Preservation Commission Members  
**From:** Jeff Hintz, Planner II  
**Subject:** COA Request at 1815 3<sup>rd</sup> Avenue SE  
**Date:** August 28, 2014

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**Applicant Name(s):** Richard (Rick) Wink

**Local Historic District:** 2<sup>nd</sup> and 3<sup>rd</sup> Avenue Historic District

**Legal Description:** GRANDE AVENUE PLACE NE 9' LOT 3 & (LESS A TRI 17.7' X 27.2' IN SW COR) N 70' STR/LB 4 6

**Year Built:** 1915

**Description of Project:** Replacement of first floor front facing windows to the left of the front door (bank of three) which are presently wood but covered up by aluminum framing. Vinyl replacement windows have been proposed by the applicant initially; estimates for wood and composite wood windows were also presented to the commission at the August 14 meeting. The front door which is currently wood is also being sought for replacement. A fiberglass door with wood grain appearance was originally proposed by the applicant and discussed by the commission at the August 14 meeting. The house currently has aluminum siding as it did when the site was inventoried at the time of inclusion in the historic district in 1995. The aluminum siding is proposed to be replaced with vinyl siding.

**Information from Historic Surveys on property:** The 1995 Site Inventory Form lists the defining features as the broad gabled roof (ridgeline parallel to street) and the double hung windows.

Aluminum siding and the enclosed porch changes “diminish significance.” The property is not eligible for individual listing on the national register, but does contribute to the district.

**Excerpt(s) from *Design Guideline Recommendations Applicable to Project:***

**-Doors:** Repairing the original wood door. Replacing doors visible from the street with wood doors. Storm or screen doors. Retaining the same door size. Retaining historic trim around doors.

**-Windows:** Retain and repair historic window sashes and frames. Replace windows with the home’s original window material. Replacement windows should match the originals as closely as

possible. Repair or install new storm windows. Vinyl or aluminum products are allowed only at the rear of a house.

**-Walls and Exteriors:** Replace wood exterior siding with like materials. Repairing the existing siding. Removing of synthetic siding.

**Consistency with Guideline Recommendations:** Generally speaking, none of the originally proposed materials are listed as recommended by the Historic District Guideline Recommendations; however the house was accepted into the district as contributing in 1995 despite exterior alterations from what was originally constructed in 1915.

**Attachments:** Application from applicant, materials information, and close up photos of property, taken by applicant.

# CEDAR RAPIDS

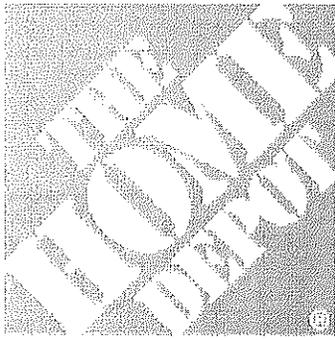
## HISTORIC DISTRICT APPLICATION

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

Owner Information	Applicant Information
Name <u>Richard Wink</u>	Name _____
Address <u>1815 3<sup>rd</sup> ave SE</u>	Company _____
City <u>Cedar Rapids</u>	Address _____
State <u>Iowa</u> Zip <u>52403</u>	City _____
Phone <u>319-654-7425</u>	State _____ Zip _____
	Home Ph. _____
	Work Ph. _____
<b>Address of Property</b> where work is to be done: <u>1815 3<sup>rd</sup> ave SE.</u>	
<b>Project type:</b> House <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Shed <input type="checkbox"/> Fence <input type="checkbox"/> Addition <input type="checkbox"/> other _____	
<b>Project description:</b> <u>Remove white aluminum siding, from House and install Vinyl Siding color Wedgewood. Remove white gutters and install white gutters. Remove (3) Dbl Hung Windows wood, install (3) Dbl Vinyl windows, Remove exterior &amp; Inter door's install (1) door opening out with Woodgrain and glass Fibreglas</u>	
<b>Location:</b> Describe where (what part of building, or where on property) work will be done: <u>on site</u>	
<b>Materials:</b> Type and design to be used <u>Vinyl Siding, Vinyl Windows, insulated Fibreglass Woodgrain door</u>	
<b>Estimates required:</b> If you will not be using the same type of materials as already used on the building, then you must obtain two estimates using the existing material(s) and two estimates using the new material(s). <u>see attached sheets</u>	
<b>Samples:</b> Applicant must bring a sample of the material(s) to HPC meeting if a COA is required.	
<b>Applicant's signature:</b> <u>Rick Wink</u>	

**For Community Development Department use only:**

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



**Customer Information**  
**Name:** RICHARD WINK  
**Address:** 1815 3RD AVE SE  
 BERTRAM, IA 52403  
**Home Phone:** 3196547425  
**Work Phone:** 3196547425

**Store Information**  
**CEDAR RAPIDS**  
 4501 1ST AVENUE SE  
 CEDAR RAPIDS, IA 52403  
**Store Number:** 2108  
**Customer Agreement # :** 173293  
**Associate:** TROY

Qty	Product Description	Qty	Unit Price	Total Price
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100-1	*** Product *** Standard Entry Doors Entry Door 37.5 x 80.5	1	\$818.00	\$818.00
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\*\*\* Dimensions \*\*\*  
 Nominal Width = 36"  
 Nominal Height = 80"  
 Width = 37.5  
 Height = 80.5

\*\*\* General Door Options \*\*\*  
 Door Type = Oak Woodgrain  
 Door Swing/Handing = Right Hand(Hinge) Outswing  
 Sill Type = Composite Bumper

\*\*\* Door Slab Options \*\*\*  
 Slab Type = With Glass  
 Slab Style = Center Arch  
 Door Finish Type = Prefinished Medium Oak

\*\*\* Glass \*\*\*  
 Glass Styles = Decorative Glass  
 Glass Collections = Medina  
 Decorative Glass Caming = Zinc  
 Glass Direction = No Direction

\*\*\* Frame Options \*\*\*  
 Frame Options = Pre-Colored Composite Medium Oak  
 Jamb  
 Frame Size = 4-9/16"

\*\*\* Hardware Options \*\*\*  
 Hardware-Sill Finish = Zinc  
 Hardware-Bore = Double Bore  
 Hardware-Backset = 2-3/8"  
 Hardware-Deadbolt Bore Diameter = 2-1/8"

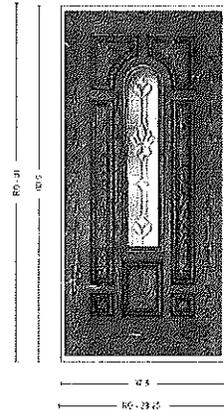
\*\*\* Reorder/Replacement \*\*\*  
 Reorder/Replacement = No

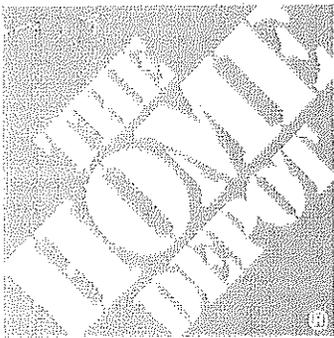
\*\*\* Additional Order Information \*\*\*  
 Room Location = Custom  
 Custom Room Location = so

\*\*\* Vendor Information \*\*\*  
 Height Code = 80  
 Width Code = 36  
 Glass Code = MZ  
 Configuration = D  
 Style = 1F  
 Sidelite Code = 9E  
 Model Number = MZ D 1F 9E  
 Region = Standard

\*\*\* SKU \*\*\*  
 SKU = 723001  
 Vendor Number = 60065428  
 Customer Service = 800-375-8120  
 Catalog Version Date = 06/13/2014

\*\*\* Wrapping/Casing Options \*\*\*  
 Wrapping-Brickmold = No





**Customer Information**  
 Name: RICHARD WINK  
 Address: 1815 3RD AVE SE  
 BERTRAM, IA 52403  
 Home Phone: 3196547425  
 Work Phone:

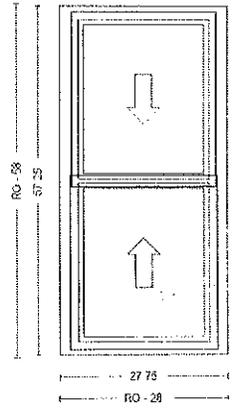
**Store Information**  
**CEDAR RAPIDS**  
 4501 1ST AVENUE SE  
 CEDAR RAPIDS, IA 52403  
 Store Number: 2108  
 Customer Agreement #: 171487  
 Associate: MASON

Item #	Product Description	Qty	Unit Price	Total Price
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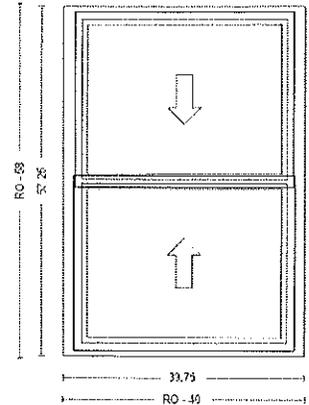


100-1 70 Series Buck Pro Double-Hung-8601  
 27.75 x 57.25  
 Frame Width = 27 3/4  
 Frame Height = 57 1/4  
 Exterior Color = White  
 Interior Finish Color = White  
 Glass Option = Low-E3  
 High Altitude Breather Tubes = No  
 Glass Strength = Standard  
 Glass Tint = No Tint  
 Specialty Glass = None  
 Number of Sash Locks = Double  
 Lock Type = Standard  
 None  
 Insect Screen Type = Full Screen  
 Insect Screen Material = Fiberglass  
 Foam = No  
 Vinyl Sill Angle = Sill Angle  
 Head Expander = Yes  
 Room Location = None  
 Performance Grade (PG) Rating = PG40  
 SKU = 1000026797  
 Vendor Name = S/O SILVER LINE BLDG PRD  
 Vendor Number = 60660514  
 Customer Service = (888) 888-7020  
 Catalog Version Date = 05/30/2014

*June 26<sup>th</sup> 2*  
*July 4<sup>th</sup>*  
*15%*



Item #	Product Description	Qty	Unit Price	Total Price
200-1	<p>70 Series Buck Pro Double-Hung-8601  39.75 x 57.25  Frame Width = 39 3/4  Frame Height = 57 1/4  Exterior Color = White  Interior Finish Color = White  Glass Option = Low-E3  High Altitude Breather Tubes = No  Glass Strength = Standard  Glass Tint = No Tint  Specialty Glass = None  Number of Sash Locks = Double  Lock Type = Standard  None  Insect Screen Type = Full Screen  Insect Screen Material = Fiberglass  Foam = No  Vinyl Sill Angle = Sill Angle  Head Expander = Yes  Room Location = None  Performance Grade (PG) Rating = PG30  SKU = 1000026797  Vendor Name = S/O SILVER LINE BLDG PRD  Vendor Number = 60660514  Customer Service = (888) 888-7020  Catalog Version Date = 05/30/2014</p>	1	\$218.82	\$218.82



## Quote Summary:

Line #	Item Summary	Price	Qty	Total Price
100-1	70 Series Buck Pro Double-Hung-8601 Equal Sash , 27.75 x 57.25 , White - / White	\$201.67	2	\$403.34
200-1	70 Series Buck Pro Double-Hung-8601 Equal Sash , 39.75 x 57.25 , White - / White	\$218.82	1	\$218.82
<b>Pretax Total Price:</b>				<b>\$622.16</b>







## City of Cedar Rapids Historic Preservation Commission Work Plan for 2014

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### General Information

#### **CHARTER**

The Historic Preservation Commission (HPC) is comprised of at least 11 volunteer citizens appointed by the Mayor and approved by the City Council for three year terms. The Cedar Rapids Historic Preservation Commission makes recommendations on National Register of Historic Places nominations and local historic district designation. With City Council approval, the Historic Preservation Commission initiates historic preservation studies designed to identify and preserve the City's historic building resources. The Commission also reviews and approves applications for Certificates of Appropriateness in the two local historic districts.

#### **MEETINGS**

The Historic Preservation Commission meets every second and fourth Thursday of the month at 4:30 p.m. unless otherwise published. Meetings are held at the Cedar Rapids City Hall.

#### **COMMISSIONERS and CONTACTS**

##### **Commissioners**

Amanda McKnight-Grafton, *Chair*  
Todd McNall, *Vice-Chair*  
Bob Grafton, *Secretary*  
Pat Cargin  
Moiria Blake  
Barbara Westercamp  
Tim Oberbroeckling  
Mark Stoffer Hunter  
Ron Mussman  
Vacant Position  
Vacant Position

##### **Council Liaison**

Ann Poe  
(319) 286-5099  
[a.poe@cedar-rapids.org](mailto:a.poe@cedar-rapids.org)

##### **Staff Liaisons**

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

*This work plan serves as a guide to action and may be adapted or revised as new events and opportunities arise.*

**City of Cedar Rapids Historic Preservation Commission**  
**Work Plan for 2014**

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*Process*

On October 10<sup>th</sup>, the Historic Preservation Commission met to affirm its goals for a 2014 work plan. The Commission engaged in an action planning process that involved the following steps:

- **Commitments and Vision:** Selection of goals that the Commission agreed upon and believed were achievable over the course of a year.
- **Key Actions:** Identification of action steps to address goals.

This work plan contains the work performed by the Commission to date and will be updated to reflect the conclusion of the process and any changes that may arise during finalization of the plan.

**City of Cedar Rapids Historic Preservation Commission**  
**Work Plan for 2014**

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Work Plan

**VISION**

The purpose of Chapter 18 of the Municipal Code, which outlines historic preservation and the duties of the HPC is to:

- (1) Promote the educational, cultural, economic and general welfare of the public through the recognition, enhancement, and perpetuation of sites and districts of historical and cultural significance;
- (2) Safeguard the city's historic, aesthetic and cultural heritage by preserving sites and districts of historic and cultural significance;
- (3) Stabilize and improve property values;
- (4) Foster pride in the legacy of beauty and achievements of the past;
- (5) Protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business thereby provided;
- (6) Strengthen the economy of the city;
- (7) Promote the use of sites and districts of historic and cultural significance as places for the education, pleasure, and welfare of the people of the city.

**GOAL 1**

**Participate in preservation, salvage and documentation of historic structures**

<b>TASK</b>	<b>ASSIGNMENT</b>	<b>DUE</b>
-Review historic surveys and National Register nominations related to FEMA MOAs and State LOA with City	Full Commission/Staff	Ongoing
-Prepare a criteria list of historic Cedar Rapids buildings and architecture	Full Commission	2 <sup>nd</sup> Quarter
-Determine neighborhoods' interests in establishing local historic districts/landmarks	Full Commission	3 <sup>rd</sup> Quarter
-Continue recommending improvements to historic preservation ordinance and processes	Full Commission	Ongoing

**GOAL 2**

**Increase communication**

<b>TASK</b>	<b>ASSIGNMENT</b>	<b>DUE</b>
-Make improvements to HPC website for ease of use and to provide more information	Staff	1 <sup>st</sup> Quarter
-Create informational brochure to explain benefits of historic districts and HPC processes	Full Commission/Staff	2 <sup>nd</sup> Quarter

**City of Cedar Rapids Historic Preservation Commission**  
**Work Plan for 2014**

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**GOAL 3**

**Improve public relations**

<b>TASK</b>	<b>ASSIGNMENT</b>	<b>DUE</b>
-Send brochure to all property owners in historic districts explaining benefits and requirements	Staff	3 <sup>rd</sup> Quarter
-Continue to honor exemplary preservation efforts through annual Community Preservation Awards and the Preservation Showcase	Full Commission	3 <sup>rd</sup> Quarter

**GOAL 4**

**Provide information and educational opportunities for the public**

<b>TASKS</b>	<b>ASSIGNMENT</b>	<b>DUE</b>
-Hold two trainings per year on various practical preservation topics like wood window repair and brick tuckpointing	Full Commission/Staff	2 <sup>nd</sup> and 4 <sup>th</sup> Quarters
-Participate as leaders in planning the 2014 Preserve Iowa Summit in Cedar Rapids	Full Commission	Ongoing
-Develop historic district markers and signage to help public identify key historic areas and landmarks	Full Commission/Staff	3 <sup>rd</sup> Quarter

**GOAL 5**

**Provide educational opportunities for HPC members**

<b>TASKS</b>	<b>ASSIGNMENT</b>	<b>DUE</b>
-Continue to provide outside training opportunities, and encourage attendance at 2014 Preserve Iowa Summit and public trainings	Full Commission/Staff	Ongoing