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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, February 26, 2015**

**in the**

**Training 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. 1506 C Street SW - *Private property*
  - ii. 1413 5<sup>th</sup> Street NW – *City owned property*
- b) Certificate of Appropriateness (COA) *(20 minutes)*
  - i. 1817 Park Avenue SE, demolition of current garage and construction of new garage
  - ii. 1515 2<sup>nd</sup> Avenue SE, installation of front yard fence – tabled at 02-12-15 meeting

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

- a) GIS Database of Historical Surveys and properties *(10 minutes)*
- b) Applications and Historic District Guidelines Presentation *(5 minutes)*

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

- a) Preservation Showcase Subcommittee Updates *(if necessary)* *(10 minutes)*
- b) Demolition Applications UNDER REVIEW *(5 minutes)*
  - i. 1311 C Street SW – Private Property – March 9, 2015
  - ii. 115 2<sup>nd</sup> Street SW – City Owned Property – March 24, 2015

#### **5. MOA/LOA Project Updates – (if necessary)** *(5 minutes)*

#### **6. Good of the Group, comments only** *(5 minutes)*

#### **7. Adjournment**

**MINUTES**  
**HISTORIC PRESERVATION COMMISSION REGULAR MEETING,**  
**Thursday, February 12, 2015 @ 4:30 p.m.**  
**Training Room, City Hall, 101 First Street SE**

Members Present: Amanda McKnight-Grafton Chair  
B.J. Hobart  
Bob Grafton  
Ron Mussman  
Tim Oberbroeckling  
Mark Stoffer Hunter  
Todd McNall  
Barbara Westercamp  
Sam Bergus  
Caitlin Hartman

Members Absent: Pat Cargin

City Staff: Jeff Hintz, Planner  
Anne Russett, Planner  
Anne Kroll, Administrative Assistant

Guests: Cindy Hadish  
Mark Bond  
Kymm Smith  
Kendall Hepker  
John & Autumn Bierbaum  
Jessica Peal-Austin  
Jason Bailey

**Call Meeting to Order**

- Amanda McKnight Grafton called the meeting to order at 4:32 p.m.
- Ten (10) Commissioners were present with one (1) absent.

**1. Approve Meeting Minutes**

- Mark Stoffer Hunter stated that the address 155 on page 2 should be changed to 115. Barb Westercamp made a motion to approve the minutes from January 22, 2015 with the correction. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

Item 2.b.i. was considered next to accommodate the schedules of guests.

**2.b) Certificate of Appropriateness (COA)**

**i. 1837 Blake Boulevard SE – Installation of new garage door**

- Jeff Hintz stated that the commission has three options: (1) to approve as submitted, (2) to approve with modifications (only if all changes are agreeable to the applicant), or (3) to disapprove the application. Staff recommends option 1.
- Jeff Hintz displayed the applicable district guidelines for garages and pictures of the garage being discussed. The applicants are looking to replace the swinging doors with an overhead door with an automatic opener for more convenience.
- Jeff Hintz showed the 2 options the applicants submitted. Option 1 is a standard white aluminum garage door and option 2 adds windows to the panel. Staff recommends option 2 since the windows add more character to the accessory structure.
- Amanda McKnight Grafton asked the applicants which of the two options they preferred. The applicants prefer option 2 with the windows.
- Jeff Hintz stated that the National Register Site Inventory Form on this property does not mention anything about the garage. A key aspect or defining feature would have been noted on this form.
- Amanda McKnight Grafton stated that the guidelines are for the garage structure, but are not specific to the garage door. There was an applicant last summer that came before the Commission on the same block and they were asking for an overhead vinyl door. The Commission did approve that request.
- Mark Stoffer Hunter made a motion to approve the COA for the installation of a new garage door at 1837 Blake Boulevard SE with option 2. Barb Westercamp seconded the motion. The motion passed unanimously.

Item 2.b.iv was considered next to accommodate the schedules of guests.

**iv. 1810 Park Avenue SE – Replacement of 19 windows, 3 entry doors, and soffit/fascia work.**

- Jeff Hintz stated that the commission has three options: (1) to approve as submitted, (2) to approve with modifications (only if all changes are agreeable to the applicant), or (3) to disapprove the application. Staff recommends option 2. All the work has been completed without a permit.
- Jeff Hintz displayed the applicable district guidelines for windows, doors, and roof elements. Wood windows are to be used that are the same size and opening. Repairing the original wood door is recommended. Covering the eaves, soffits, and fascia with vinyl or metal generally isn't recommended. The Commission does have discretion on some instances on the property such as view from the right away.
- Jeff Hintz showed a historical photo of the house as well as a recent picture with the new windows. None of the entry doors are visible from the street due to the enclosed front porch and fence on the property. Staff recommends option 1 for the doors as long as the fence remains and the porch remains enclosed. Staff recommends option 2 for the windows as that is what has been done on previous cases. The Commission will work with the applicant to see if another option is agreeable since the windows are not the recommended materials and some of them are visible from the right of way. The windows have to be considered as a whole project.
- Kymm Smith, the applicant, stated that the soffit and fascia were already metal. Kendall Hepker from Window World, the contractor, stated that he replaced metal and vinyl with the same material.

- Jeff Hintz stated that the Commission can disregard that portion and he will take care of it with a Certificate of No Material Effect.
- Amanda McKnight Grafton stated that the front door, side door, and back door were replaced. The front door is not visible because of the enclosed porch and the side and back doors are not visible because of the fence.
- Kendall Hepker stated that the side and back doors were wood and the front door was steel.

Todd McNall arrived to the meeting at 4:54 p.m.

- Tim Oberbroeckling made a motion to approve a portion of the COA for replacing the 3 entry doors at 1810 Park Avenue SE since the front door was not the original wood door and the side and back doors are not visible. Barb Westercamp seconded the motion. The motion passed unanimously.
- Amanda McKnight Grafton stated that the guidelines have a little flexibility with the windows on the backs and sides of the house, but the guidelines are very clear about windows that face the street on the front of the house.
- Kendall Hepker stated that all four windows on the top part of the house were replaced with vinyl. The porch windows were not. The trim on the porch windows was replaced with a different color, but the material is the same. The sizes were not changed.
- Amanda McKnight Grafton asked the applicant if she is willing to make the proper modifications to the windows. Kymm Smith stated that it was not affordable for her to do that. Amanda McKnight Grafton stated that there are other options available. If the applicant is not able to go ahead with the modifications then the Commission would have to deny the application and Jeff Hintz would review the options of what the next steps would be.
- Bob Grafton asked the contractor if the applicant was unable to change out the windows could the installation charge be waived.
- Mark Bond from Window World stated that if it was a limited amount of windows then that was possible. The problem is that the wood windows are \$700 each and the vinyl windows used were \$280 each.
- Tim Oberbroeckling asked why this work was done without a permit. Mark Bond stated that it slipped through the cracks. Tim Oberbroeckling stated that had they gone to get the permit they would have been notified of the guidelines. The Commission cannot let this slide for this applicant because then they would have to let it slide for all applicants.
- Mark Bond and Kendall Hepker stated that they would work with the applicant on the cost of the replacement windows.
- Todd McNall suggested that the contractors talk to SHPO about what they are specifically looking for in the wood windows.
- Amanda McKnight Grafton asked if the contractor had any of the original windows. Kendall Hepker stated that they had to be disposed of accordingly because of the lead paint.
- Amanda McKnight Grafton stated that the Commission has to follow the guidelines to preserve and maintain the historical aspect of the neighborhood in which this home is one of the contributing homes that make up that neighborhood. While we can empathize with the situation we have to follow the guidelines and are now back into a corner because of the circumstances of the situation. If we make changes and not follow the guidelines regarding the front of the house then we would be setting a precedence that it is okay to

replace the windows with whatever you want and the historic guidelines do not mean anything. The Commission worked with the applicant on the roof with like for like and made concessions for the doors to stay. Unfortunately, the windows have to be taken as a whole project. If the applicant is not able to accept modifications that are required for the front of the house then our hands are tied with what the Commission can do.

- Kendall Hepker stated that he drove through the historic district and found 13 houses with vinyl windows with 3 of those houses being on the same block as this property. Todd McNall said that the windows could have been replaced before the neighborhood became a historic district.
- Jeff Hintz stated that the neighborhood became a historic district in 2001.
- Amanda McKnight Grafton stated that those windows were grandfathered in. Since being on the Commission since 2008, the Commission has not approved vinyl windows for the front of the house in that time period.
- Tim Oberbroeckling stated that sometimes people do not get permits and it doesn't come to the attention of the Commission.
- Mark Bond asked if they could work with the homeowner and install the wood windows for her will the Commission work with the applicant on a timeline.
- Amanda McKnight Grafton stated that we cannot give a timeline because that is up to the City, but the Commission can table this portion at this time since Window World is willing to help their customer to correct the wrong.
- Jeff Hintz stated that the Commission can table the discussion since it is still under consideration. Just make sure to set a specific date that is agreeable to the applicant and is a reasonable amount of time.
- Amanda McKnight Grafton recommended that the Commission table this portion of the application so that Window World has the opportunity to go back and find the windows that are appropriate for the front of the house.
- Todd McNall stated that since the neighbors on both sides are so close to this property, he would encourage the Commission to look at just the front 4 windows.
- Mark Bond apologized for not getting a permit and asked for a list of manufacturers.
- Amanda McKnight Grafton stated that Jeff Hintz will have all of that information. The Commission and Window World representatives discussed the timeframe of tabling the discussion and decided on the March 26<sup>th</sup> meeting to continue the discussion.
- Mark Stoffer Hunter stated that we are specifically talking about the top 4 windows in the front of the house.
- Mark Bond stated that he appreciates the Commission working with them. Window World does a lot of work in the area and hopes to do more. Now that they have the list of properties in the Historic District they will make sure all their sales reps have the information so that this situation does not happen again. The Commission appreciates that they are taking care of their client.
- Tim Oberbroeckling made a motion to table the item on the application regarding the windows until the March 26<sup>th</sup> meeting when Window World would have the opportunity to provide a new material for the 4 top windows in the front of the house keeping in mind that the window needs to fit the opening with a spec sheet provided. Barb Westercamp seconded the motion. The motion passed unanimously.

Item 2.b.iii was considered next to accommodate the schedules of guests.

**iii. 1515 2<sup>nd</sup> Avenue SE – Installation of front yard fence.**

- Jeff Hintz stated that the commission has three options: (1) to approve as submitted, (2) to approve with modifications (only if all changes are agreeable to the applicant), or (3) to disapprove the application. Staff recommends option 1. The applicant is applying for front yard fence because a lot of traffic is coming through his yard and his goal would be for those people to use the sidewalks. The applicant does have an opaque wood fence in the back yard that the Commission approved last year. This fence would not connect to the back yard fence. The applicant provided 2 samples for consideration: option 1 is wrought iron and option 2 is opaque wood. Staff recommends option 2 because wood is specifically mentioned within the guidelines and matches the existing fence. The fence would be 3 feet in height to comply with the district guidelines and zoning requirements
- Todd McNall asked if the applicant would consider a picket fence instead of an opaque fence. The opaque fence seems out of context. Many Commission members agree. Many members also think that wrought iron would look better than opaque.
- Sam Bergus pulled up Google Maps on his phone and stated that there is an opaque wood fence on the side yard 3 or 4 houses east.
- Amanda McKnight Grafton stated that her preference is the picket or wrought iron over opaque.
- Sam Bergus stated that opaque wood would be fine if the applicant didn't enclose the front and kept the fence on the side.
- Jeff Hintz stated that the guidelines are fairly general with fences. Even though a picket or wrought iron fence could look better in the front, our guidelines do not necessarily say that.
- Bob Grafton brought up the option of a live fence such as bushes.
- Amanda McKnight Grafton stated that the Commission is leaning towards a wrought iron fence, a picket fence, or a live fence because of what already exists in the neighborhood.
- Anne Russett stated that the homeowner has agreed to wrought iron or an opaque fence. If the Commission is recommending something else then we need to bring it back to the applicant and make sure he is okay with the modifications.
- Todd McNall would prefer that if someone wants a COA then they need to bring in exactly what they are going to do. They need a sample or a spec sheet.
- Amanda McKnight Grafton recommends that the Commission table this until the applicant can bring in a sample of what he would like to do. The Commission is saying no to option 2, if you want to go ahead with option 1 that is fine, but the other 2 option are a picket fence (bring in a sample) or a live fence.
- Anne Russett clarified that the application requires that the applicant provide a material example and that is what the applicant provided. If the Commission wants more than we need to look into revising the application.
- Amanda McKnight Grafton stated that based on previous experience is that the applicant, whether it is fence, windows, or a door, they usually have to bring picture of the specific item that they are going to install. The same should apply here. If the applicant shows a picture of exactly what the wrought iron fence looks like then the Commission can approve that.
- Tim Oberbroeckling made a motion to approve the COA using wrought iron as presented. Barb Westercamp seconded the motion. The motion passed unanimously.
- Todd McNall's concern is that the wrought iron in picture cannot be found anywhere. We should be approving a specific thing and not an array of things. If we are going to be looking at these things then we should look at picket fences as front yard fences.

- Amanda McKnight Grafton stated that the Commission would like to look at changing the application.
- There was confusion among the Commission over what the motion was and who made it.
- Todd McNall stated that the Commission needs to approve something specific so that the Commission does not get burned later.
- Anne Russet confirmed that the Commission rescind the previous motion and revote if there was confusion.
- Todd McNall made a motion to rescind the previous motion to approve option 1 and re-vote. Bob Grafton seconded the motion. The motion passed with three opposed.
- Todd McNall made a motion to table this discussion until the applicant asks for a recommendation and the Commission makes a recommendation for a picket fence or a wrought iron fence and whichever one they pick they will need to bring in a sample of what exactly they will use. Bob seconded the motion. The motion passed with two opposed.

### **3. New Business**

#### **a. Farmstead Foods Collection Public Collection Event**

- Anne Russett introduced Jessica Peal-Austin with Bruce more. She has been a real asset to the City for the Farmstead Foods digitization effort. It is a project that is required by one of the FEMA MOAs. We are working to digitize the collection that is currently housed at Bruce more of archival materials related to the Sinclair site. Part of the MOA required having a public collection event. The event was held on January 6 and many of the Commission members came and volunteered. Jessica Peal-Austin shared some of the materials from the collection.
- Anne Russett stated that the City sent this material to SHPO and FEMA and they both approved all of the items that we digitized as long as the HPC is okay that we include these in the collection. A motion is not needed; however, the HPC is fine with these materials being added to the collection.
- Jessica Peal-Austin is still looking at other pieces that people are bringing to her, but is not sure what the process would be for adding more to the collection. That will need to be discussed later on since some materials brought forward should be included in the collection.

B.J. Hobart left the meeting at 6:14 p.m.

Item 2.b.ii was considered next to accommodate the schedules of guests.

### **2.b**

#### **ii. 217 Park Court SE – Replacement of windows**

- Jeff Hintz stated that we went around all windows of the house at a previous meeting and the applicant was not able to make it to the last meeting because there were some issues with the window vendor sending drawings or pictures of the proposed windows. The applicant, Jason Bailey, asked the Commission to table the request so that he could do a little more research. The Commission agreed to table this to give him time to put together the information.
- Jason Bailey stated that, assuming the window manufacturers are aware of the requirements, the bids are done by measuring the window openings and using wood. The

estimates are for all sides of the house except the back. Mr. Bailey stated that he can save \$1500 if he uses single hung instead of double hung and wondered if the Commission had some wiggle room on that. Mr. Bailey has four quotes with drawings and the type of material the windows are made of.

- Todd McNall stated that the double hung and single hung windows look the same, so the single hung windows would be fine.
- Jason Bailey stated that the original windows were single hung.
- Tim Oberbroeckling made a motion to approve the application provided that the windows fit the openings, are made of wood, and single hung. Barb Westercamp seconded the motion. The motion passed unanimously.

Sam Bergus left the meeting at 6:31 p.m.

## **2. Action Items**

### **a. DEMOLITION Applications**

#### **i. – iii. 818, 820, and 822 A Avenue NW – Private Properties**

- Jeff Hintz reviewed the basis for recommendations with the Commission.
- Jeff Hintz stated that these properties were constructed in 1890. Modifications were done to 820 and 822. Some original characteristics remain on 818. All three properties are not eligible in the Citywide Survey. Two of the three properties are in poor condition and staff recommends immediate release. The applicant is doing salvage. Exterior documentation is permissible for all three properties. Photos of the insides of the properties were displayed.
- Amanda McKnight Grafton and Bob Grafton need to abstain from these properties.
- Barb Westercamp made a motion to approve demolition for 818, 820, and 822 A Avenue NW. Mark Stoffer Hunter seconded the motion and will do exterior documentation. The motion passed unanimously.

## **4. Old Business**

4a. was moved down on the agenda.

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

#### **i. 1311 C Street SW – Private Property – March 9, 2015**

- Mark Stoffer Hunter said that he spoke with Beth DeBoom and this property has interest to be moved. This property will need to stay on hold. Penford is willing to work with the individual interested in moving the structure.

#### **ii. 1319 C Street SW – Private Property – March 9, 2015**

- Mark Stoffer Hunter made a motion to release the hold on 1319 C Street SW. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

#### **iii. 115 2<sup>nd</sup> Street SW – City Owned Property – March 24, 2015**

- Jeff Hintz stated that this property (not the land) is for sale and should be online by now. It has not gone to Council yet for bids. This property will remain on hold. The Commission wants to make sure there is a sign on the property.

### **4a.) Preservation Showcase Subcommittee Updates**

- Amanda McKnight Grafton stated that she needs to meet with the awards and reception subcommittee and the speaker subcommittee.
- Tim Oberbroeckling stated that he, Caitlin, and B.J. have most of their information ready. He will submit the pricing to staff and will get written quotes handed in as well.
- Amanda McKnight Grafton said that Bob Yapp will be the speaker and will hold three sessions. The venue will be CSPA and the Commission will be able to use the entire facility as well as the outside for the entire day.

## **5. MOA/LOA Project Updates**

- No updates

## **6. Good of the Group**

- Jeff Hintz announced that Tim Oberbroeckling's building was accepted as our only local landmark as of the Council Meeting on Tuesday. The HPC now has discretion over exterior modification for the Ausadie Building, the 2<sup>nd</sup> and 3<sup>rd</sup> Avenue District, and the Redmond-Grande District. It will show up on a future agenda to make a design for local landmark plaques.
- Tim Oberbroeckling asked if staff can get to the press about the Ausadie Building becoming a local landmark. Amanda McKnight Grafton would like to feature this in the showcase and add it to the tour. Anne Russett stated that staff will work with the City Communication staff on a press release and to get the word out.
- Todd McNall stated that next Saturday night, February 21, Main Street is having an event from 6-9 p.m. to celebrate the Oscars for their fundraiser at the museum.
- Todd McNall stated that the South side Investment Board has updated their plan for the NewBo District and are looking for people to weigh in on it.
- Todd McNall stated that one of the things that the Main Street Design Committee has on their work plan this year is to look at the NewBo District and the Local Historic Districts.
- Bob Grafton stated that, with the various housing development initiatives that are taking place using State and Federal funding, a question was brought up about Section 106 with the potential of historic artifacts in the ground and how the HPC would become involved. Jeff Hintz stated that there is one now because of an archeological find. The Commission would like an update on that.

## **7. Adjournment**

- Barb Westercamp made a motion to adjourn the meeting at 6:55 PM. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Anne Kroll, Administrative Assistant II  
Community Development



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

**Meeting Date:** February 26, 2015

**Property Location:** 1506 C Street SW

**Property Owner/Representative:** Bob Schaffer

**Owner Number(s):** 319-361-4938 **Demolition Contact:** DW Zinser 319-846-8090

**Year Built:** 1880

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

**Background and Previous HPC Action:** This property is considered a nuisance property and has been proposed for demolition by the property owner to alleviate the nuisance issues.

Exterior documentation of the property is permissible should the Commission desire; salvage and interior documentation are not recommended, given the lack of defining features, overall condition of the structure and non-eligibility status.

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

**Explanation (if necessary):**

The 2014 Cedar Rapids Citywide Historic and Architectural Reconnaissance Survey **does not** indicate this property to be historic, or located within a potentially historic neighborhood recommended for further study.

This area was surveyed in 2006 as part of the Architectural History Survey and Update for the City of Cedar Rapids; this area was **not** recommended for further reporting or intensive surveying, nor was the property indicated as historic.

This area was surveyed in 1994 as part of the Historical and Architectural Reconnaissance Survey report; this area was **not** recommended for further reporting or intensive surveying, nor was the property indicated as historic.

**If eligible, which criteria is met:**

- Associated with significant historical events (Criteria A)
- Associated with significant lives of person (Criteria B)
- Signifies distinctive architectural character/era (Criteria C)
- Archaeologically significant (Criteria D)

**Other Action by City:** Yes  No  N/A

**Explanation (if necessary):**

**Recommendation:** Immediate release.

**Rationale:** Lack of defining features and severe deterioration.

Print report.

[Search](#)

# Appraisal Summary - GPN: 14284-59015-00000

(142845901500000)

**Property Address:** 1506 C ST SW  
Cedar Rapids, IA



[Additional Photos...](#)

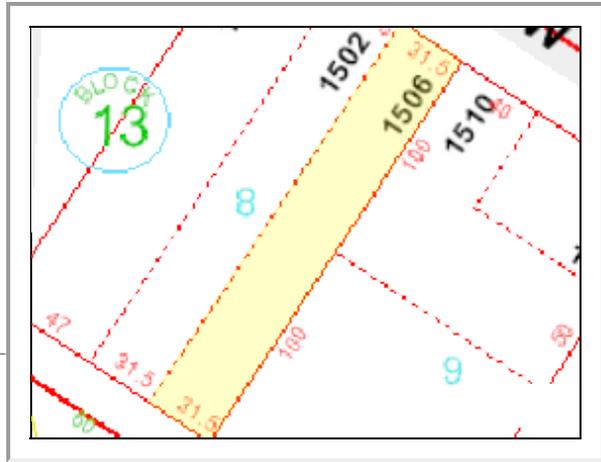
**Class:** RESIDENTIAL      **Tax District:** 285 CR-RIVERSIDE/OAKHILL

**PDF:** Res Permit Region 8      **Neighborhood:** SW 402

**Plat Map:** 2524

**Deed Holder:** SCHAFFER  
JITKA K &  
ROBERT P

**Mailing Address:**  
100 16TH AVE  
SW  
CEDAR RAPIDS  
IA 52404



**Legal Description:** L S MAY'S SE 31.5' STR/LB 8 13

**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.

- [GIS map](#)
- [View complete GIS map.](#)
- [Estimate Taxes](#)
- [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 |
|------------|-------|------|--------|--------|
|            | 31.5  | 31.5 | 200    | 200    |

## RESIDENTIAL DWELLING

- Occupancy:** Single-Family
- Style:** 1 1/2 Story Frame
- Year Built:** 1880
- Exterior Material:** Wd Lap
- Above-Grade Living Area:** 1,219 SF
- Number Rooms:** 6 above, 0 below
- Number Bedrooms:** 3 above, 0 below
- Basement Area Type:** 3/4
- Basement Finished Area:** 0 SF
- Number of Baths:** 1 Full Bath; 1 Toilet Room
- Central Air:** No
- Heat:** FHA - Gas
- Number of Fireplaces:** None
- Garage:** 216 SF - Det Frame (Built 1940)
- Porches and Decks:** Wood Deck-Med (36 SF); 1S Frame Enclosed (48 SF); 1S Frame Open (140 SF)
- Yard Extras:** None

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**NOTES:**

PRE RVAL:BSMT=HAS 3' LEDGE ARND EXT WALLS. ONLY BATH=SECOND FLOOR.

06/20/2003-USED FOR STORAGE, LEANS IN AREAS, DWLG ROOF SAGS, POOR SHINGLES, VERY POOR WINDOWS. OLD, POOR CARPET, 1960'S FURNACE. GARAGE ROOF LEAKS, LEANS & TERMITE DAMAGE. FUNC OBSOL FOR VP COND.

1-2009 NO FLOOD DAMAGE. 1-21-09 WK

1-2009 -- FLOOD ECONOMIC ADJUSTMENT 10%

1-2011 6YR CYCLE - CHGD CONDITON TO OBSERVED -90%; HOUSE IS IN EXTREMELY POOR CONDITION; OWNER LOOKING TO DEMOLISH; INFO PER OWNER - 12/8/2010 CLP

1-2011 REMOVED FLOOD ECONOMIC 2/16/2011 CLP

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**2014 ASSESSMENT**

Land \$13,986  
Dwelling \$7,398  
Improvements \$0  
**Total \$21,384**

**SALES**

| Date      | Type | Volume/Page | \$ Amount |
|-----------|------|-------------|-----------|
| 10/4/2013 | Deed | 8816/332    | \$0       |
| 10/4/2013 | Deed | 8816/331    | \$0       |
|           | Deed | 1977/153    | \$0       |

**2013 ASSESSMENT**

Land \$13,986  
Dwelling \$7,398  
Improvements \$0  
**Total \$21,384**

**PERMITS**

| Date | Description                         |
|------|-------------------------------------|
|      | - No permit information available - |

**2012 ASSESSMENT**

Land \$13,986  
Dwelling \$7,398  
Improvements \$0  
**Total \$21,384**

**2011 ASSESSMENT**

Land \$13,986  
Dwelling \$7,398  
Improvements \$0  
**Total \$21,384**

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Sketch

|                |                            |                   |                    |
|----------------|----------------------------|-------------------|--------------------|
|                |                            | 1S FR EP<br>[48]  |                    |
| W/D DK<br>[36] | 6<br>6                     | 6                 | 8<br>1S FR<br>[96] |
|                | 1S A FR<br>[144]           | 12                | 12                 |
|                | 12                         |                   |                    |
|                | 11/2S B FR (MAIN)<br>[576] | 18                | 30                 |
|                |                            | 24                |                    |
|                | 7                          | 1S FR OP<br>[140] | 20                 |

432 SF ACTUAL BSMT

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[Tax History](#)    [Pay Taxes](#)

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## Historic Preservation Commission Agenda Item Cover Sheet

**Meeting Date:** February 26, 2015

**Property Location:** 1413 5<sup>th</sup> Street NW

**Property Owner/Representative:** City of Cedar Rapids – John Riggs

**Owner Number(s):** 319-286-5981 **Demolition Contact:** Not determined at this time

**Year Built:** 1961

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

**Background and Previous HPC Action:** This property is within the bounds of the Northwest Flood Mitigation Overlay District which was discussed with the HPC on October 23, 2014. This city property is within the Greenway Planning Area and the plan is calling for more passive uses in this particular area.

Exterior documentation of the property is permissible should the Commission desire; salvage and interior documentation are not permissible for health and safety reasons. This property was not cleaned out after the flood of 2008. Given the condition of the structure and non-eligibility status, photo documentation is optional for this item.

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

**Explanation (if necessary):**

The 2014 Cedar Rapids Citywide Historic and Architectural Reconnaissance Survey **does not** indicate this property to be historic, or located within a potentially historic neighborhood recommended for further study.

The 2009 Reconnaissance Survey by Louis Berger looked at this property and found it to be **not eligible** for State or National Historic Registers. The survey also indicates the State Historic Preservation Office (SHPO) has concurred with these findings.

**If eligible, which criteria is met:**

- Associated with significant historical events (Criteria A)
- Associated with significant lives of person (Criteria B)
- Signifies distinctive architectural character/era (Criteria C)
- Archaeologically significant (Criteria D)

**Other Action by City:** Yes  No  N/A

**Explanation (if necessary):** Eventual demolition of the structure.

**Recommendation:** Immediate release.

**Rationale:** Lack of defining features and severe deterioration. Staff does not find this property to be a good candidate for local landmarking or relocation.

Print report.

[Search](#)

# Appraisal Summary - GPN: 14201-81006-00000

(142018100600000)

**Property Address:** 1413 5TH ST  
NW  
Cedar Rapids, IA



[Additional Photos...](#)

**Class:** RESIDENTIAL

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

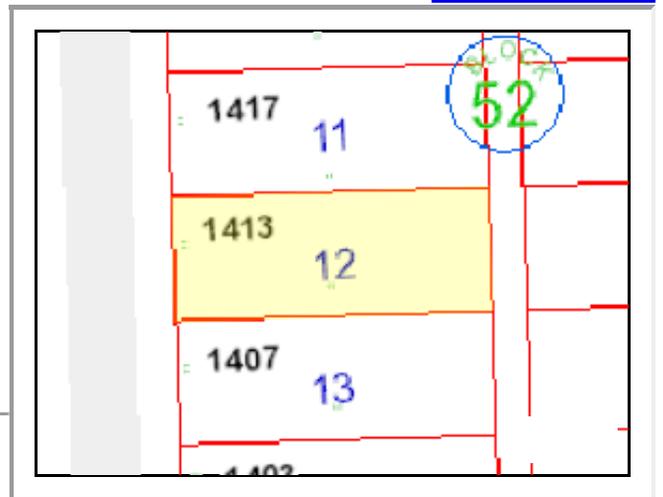
**PDF:** Res Permit  
Region 11

**Neighborhood:** NW 310

**Plat Map:** 2226

**Deed Holder:** TUBBS LARRY  
E & AMY J

**Mailing Address:**  
403 KELLEY CT  
SPRINGVILLE IA  
52336-0000



Click map to see neighbor's summary page.

[GIS map](#)

[View complete GIS map.](#)

[Estimate Taxes](#)

[Neighborhood map](#)

**Legal Description:** HULL'S 6TH STR/LB 12 52

**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 |
|------------|-------|------|--------|--------|
|            | 50    | 50   | 128    | 128    |

**SEGMENT #2:** 0 Acres; 0 SF

## RESIDENTIAL DWELLING

**Occupancy:** Single-Family

**Style:** Salvage

**Year Built:** 1961

**Exterior Material:** None

**Above-Grade Living Area:** 936 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:** 308 SF - Det Frame (Built 1962)  
**Porches and Decks:** Concrete Patio-Low (99 SF); 1S Frame Open (60 SF); Concrete Stoop/Deck (12 SF)  
**Yard Extras:** Sheds

**NOTES:**

PRE RVAL:BI=O.

10/04/2002- WINDOWS 1998. FENCED YARD.

1-2009 FLOOD ADJUSTED PROPERTY C-2010

1-2009 LAND VALUE LESS ESTIMATED DEMOLITION COST FOR 2009 C-2010. 12/4/08 JC

1-2010 LAND VALUE LESS ESTIMATED DEMOLITION COST FOR 2010 C-2011. 12/08/09 JC

1-2011 NO CHANGES 2/10/11 AE

1-2014 NO CHANGE. 11/14/13 JKB

**2014 ASSESSMENT**

Land \$9,800  
 Dwelling \$0  
 Improvements \$0  
**Total \$9,800**

**SALES**

| Date       | Type | Volume/Page | \$ Amount |
|------------|------|-------------|-----------|
| 10/19/2000 | Deed | 4179/328    | \$72,500  |

**PERMITS**

| Date      | Description |
|-----------|-------------|
| 2/24/2010 | WORK ORDER  |
| 12/8/2008 | 2008 FLOOD  |
| 5/14/1998 | WINDOWS     |

**2013 ASSESSMENT**

Land \$9,800  
 Dwelling \$0  
 Improvements \$0  
**Total \$9,800**

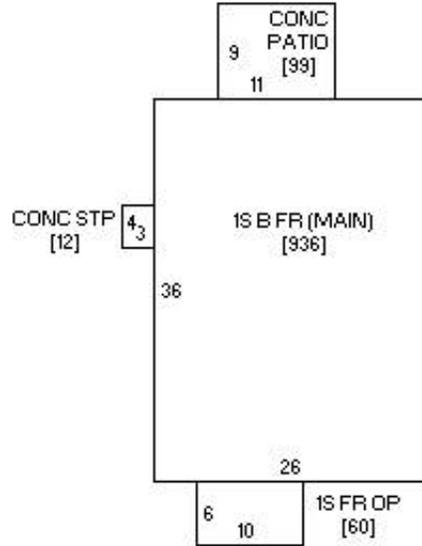
**2012 ASSESSMENT**

Land \$9,800  
 Dwelling \$0  
 Improvements \$0  
**Total \$9,800**

**2011 ASSESSMENT**

Land \$9,800  
 Dwelling \$0  
 Improvements \$0  
**Total \$9,800**

**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 1817 Park Avenue SE  
**Date:** February 26, 2015

---

**Applicant Name(s):** Jan Lovetinsky-Hayes

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

**Legal Description:** BEVER PARK 3RD W 20' LOT 4 & E 30' STR/LB 5 21

**Year Built:** 1915

**Description of Project:**

Demolition of the existing garage; subsequent construction of a new garage as shown in the attached plans and materials specifications sheets, at a later date.

**Information from Historic Surveys on property:**

The 1995 Site Inventory Form from the District Nomination survey lists the primary housing structure as “good.” The primary structure contributes to the historic district and is individually eligible for the National Register of Historic Places.

Important note: The Site Inventory Form from 1995, when the district was surveyed and listed, makes **no mention** of the accessory building on the property.

**Options for the Commission:**

1. **Approve** the application as submitted; or
2. **Modify, then Approve** the application – only if applicant agrees to modifications made; or
3. **Disapprove** the application; or
4. **Continue the item to a future, specified meeting date** in order to receive additional information.

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

Accessory Buildings

**Recommended:**

- Wood siding
- Double wide door (if accessed from an alley)
- Rear yard location

**Not Recommended:**

- Metal siding
- Sheet siding
- Paneled siding
- Disproportionate roof pitch
- Disproportionate building mass

**Background:** An order does exist to fix the structure due to code issues. In November of 2014, a Certificate of No Material Effect (CNME) was issued to repair rotted wood and repair the doors on the structure.

Page two of the attached application details the efforts made by the applicant to solicit repairs and rationale for the demolition. Pages Three and four highlight the existing conditions of the structure; the remainder of the application contains specifications and plans for the new garage.

**Staff Recommendation:**

Demolition: Given the efforts by the applicant to remedy the violation, the choice has been made to remedy the violation through demolition. Since this structure is not listed on the site inventory form, nor is it a focal point of the property from the street, demolition is advisable all things considered. The applicant has done their due diligence to repair and replace in-kind, even obtaining a CNME to do the work. The midblock location of this property, coupled with the location at the rear of the house, guarantees limited visibility of any new accessory structure built on this lot. Staff recommends the HPC allow the demolition of the accessory structure so that compliance of the City of Cedar Rapids order may be followed within the timeframe given. Staff is recommending this for the aforementioned reasons, in addition to the fact that repair has been examined and is not feasible for the applicant.

New garage: The location at the rear of the property is consistent with the intent of the guidelines and historical development patterns seen in this area. The rear of the property is generally concealed by a fence and the house itself; staff would recommend flexibility in the overall design of the garage. Wood and smart lap material is proposed, a physical sample or specific product catalog image might be helpful to assist the commission in determining compatibility in the district. Generally speaking the pitch of the roofline, location on the property and general style are consistent with other garages in the district.

The guidelines do specifically mention using a doublewide door if accessed off an alleyway; however, the visitor and general foot traffic in the district is significantly lower in an alleyway as compared to a main street which a property faces. Some flexibility in this aspect of the guidelines could be considered by the HPC since alleyways are generally trafficked by residents and not visitors to a historical district.

**Attachments:** Application from applicant, including rationale for demolition and plans with specifications for proposed garage.

# CEDAR RAPIDS

## HISTORIC DISTRICT APPLICATION

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

|   |   |
|---|---|
| <p><b>Owner Information</b></p> <p>Name <u>JAN M. LOVERINSKY-HAYES</u></p> <p>Address <u>1817 PARK AVENUE SE</u></p> <p>City <u>CEDAR RAPIDS</u></p> <p>State <u>IA</u> Zip <u>52403</u></p> <p>Phone <u>(319) 521-5052</u></p>       | <p><b>Applicant Information</b></p> <p>Name <u>SAIME</u></p> <p>Company _____</p> <p>Address _____</p> <p>City _____ Zip _____</p> <p>State _____</p> <p>Home Ph. _____</p> <p>Work Ph. _____</p> |
| <p><b>Address of Property</b> where work is to be done:<br/> <u>1817 PARK AVENUE SE CEDAR RAPIDS, IA 52403</u></p>  |   |
| <p><b>Project type:</b> House <input type="checkbox"/>, Garage <input checked="" type="checkbox"/>, Shed <input type="checkbox"/>, Fence <input type="checkbox"/>, Addition <input type="checkbox"/>, other _____</p>                 |   |
| <p><b>Project description:</b> <u>Demolish existing garage. Plan to rebuild at a later date.</u></p>  |   |
| <p><b>Location:</b> Describe where (what part of building, or where on property) work will be done:<br/> <u>Garage (rear of property, on alley)</u></p>   |   |
| <p><b>Materials:</b> Type and design to be used <u>Wood/Smart Lip</u></p>   |   |
| <p><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).</p> |   |
| <p><b>Samples:</b> Applicant must bring a sample of the material(s) to HPC meeting if a COA is required.</p>  |   |
| <p><b>Applicant's signature:</b> <u>Jan M. Hayes</u></p>  |   |

**For Community Development Department use only:**

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

In February, 2014, I received notice from the city of Cedar Rapids that my garage was in violation of city code. After a month of debate about whether to tear it down or to try to rebuild it, I contacted approximately 15 contractors for bids to restore it. Out of that number, four came to my property and three produced written bids for the job. Each one stated that if it were up to them, they would tear it down. They said that it would be possible to restore the garage but it would be expensive. Only one included mention of concrete work, which I knew would be necessary for the proper support of the garage walls, which were collapsing. By this time, in August, I required an extension of the original time allowed for completion of the project. Unfortunately, by then, the contractor with the concrete bid was committed to another job, so I sought out the next most reasonable contractor, one whose bid did not include concrete work. He said he'd put me on his schedule, for November. In early November, I contacted him to see when in the month he could start work, but he never returned my call, so I considered the matter on hold until spring. However, he did contact me on December 18th, saying he had pulled the permit and could start work that afternoon. Since I was convinced that concrete work needed to be done, I decided it was not feasible to hire a contractor who did not include that in his bid. The contractor whose bid did include concrete work repeatedly stated to me that I needed to tear the structure down and rebuild it. For this reason, he would not commit himself to the job, even though he knew he was my last resort. Therefore, my conclusion of the matter appears to be to demolish the existing garage and build another in its place at a future time. In the meanwhile, the city has issued a second notice of violation of city code, which I am prepared to satisfy with this demolition.

The image shows a handwritten signature in cursive script. The signature is written in dark ink and consists of two lines. The first line reads "Jan M. Hayes" and the second line repeats "Jan M. Hayes". The signature is fluid and somewhat stylized.





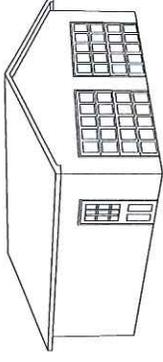
### Items Selected:

- Gable roof w/ 4/12 pitch, energy trusses 2' O.C.
- Truss Design Location Zip Code: 52403
- 2x4 Wall Framing Material
- 24" Wide X 24" Deep X 9' High
- Sandy Clay 8" SmartLap Lap Siding, 15yr.
- Snow White Smart Trim Outside Corners, 15yr.
- 7/16" OSB Wall Sheathing
- Block-It Housewrap
- 12" gable/12" eave overhangs
- 1/2" OSB Roof Sheathing
- Biltmore, Weatherwood Shingles
- 4" Shingleover Ridge Vent
- Smart Trim Soffit & Fascia
- White Regular Roof Edge
- 3 - Garage Door Opener
- Snow White Smart Trim Overhead Door Jamb, 15yr.

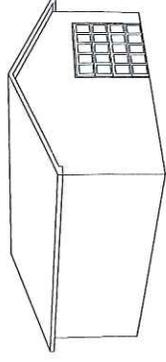
### Options Selected:

- The options you have selected are:
- Deck Defense Synthetic Underlayment
  - 2 Rows Granular Ice & Water Barrier
  - 8 White- 16" x 4" Soffit Vent(s)
  - 3 - 9x7 Overhead Door - Non-Insulated RP White
  - 1 - 36x80 Service Door - C4 9-Lite 2-Panel RS

Front View



Back View



**Estimated base price: \$5,030.37\***

The base price includes: 0" Eaves/0" Gable Overhangs, Framing Materials, 7/16 OSB Roof Sheathing, 20 yr. Fiberglass Classic - Onyx Black Shingles, Pine Fascia, Galv Regular Roof Edge, 8" Textured Vertical Hardboard Siding. All selected overhead, service and sliding doors are included. Windows and other options are NOT included.

**Estimated price: \$7,554.76\***

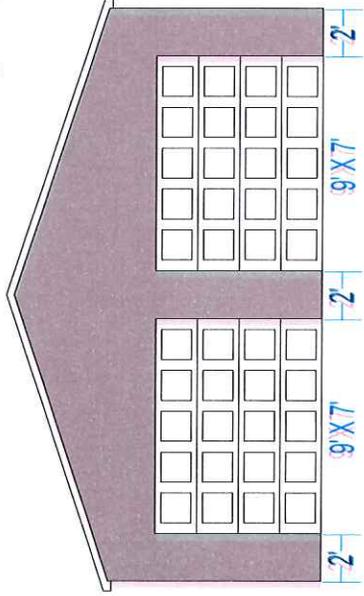
\*Today's estimated price, future pricing may go up or down.  
\*Tax, labor, and delivery not included.

### \*\*\* Take this sheet to the Building Materials counter to purchase your materials. \*\*\*

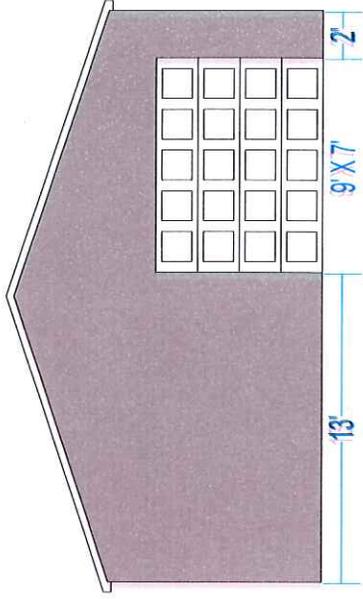
Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST BECAUSE OF THE WIDE VARIATIONS IN CODES. THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

\*\*\* Here are the wall configurations for your design.

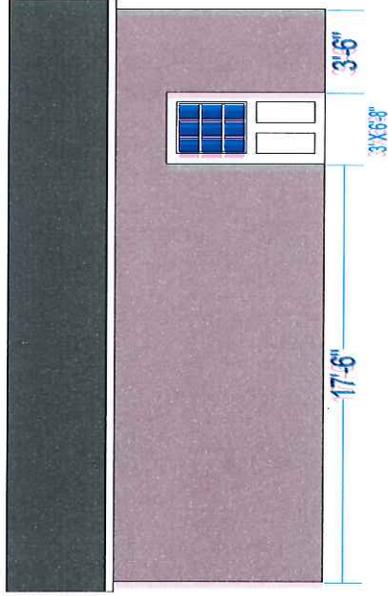
Illustration May Not Depict All Options Selected



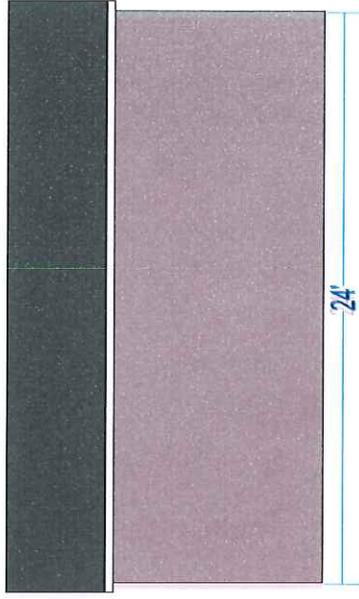
Gable Front View  
(2) - 9X7 WHITE NONINSL RAISED PNL EXTSP M5ST



Gable Back View  
(1) - 9X7 WHITE NONINSL RAISED PNL EXTSP M5ST



Eave Front View  
(1) - C49-LITE TRAD 2-PNL PH 36X80 RH SB



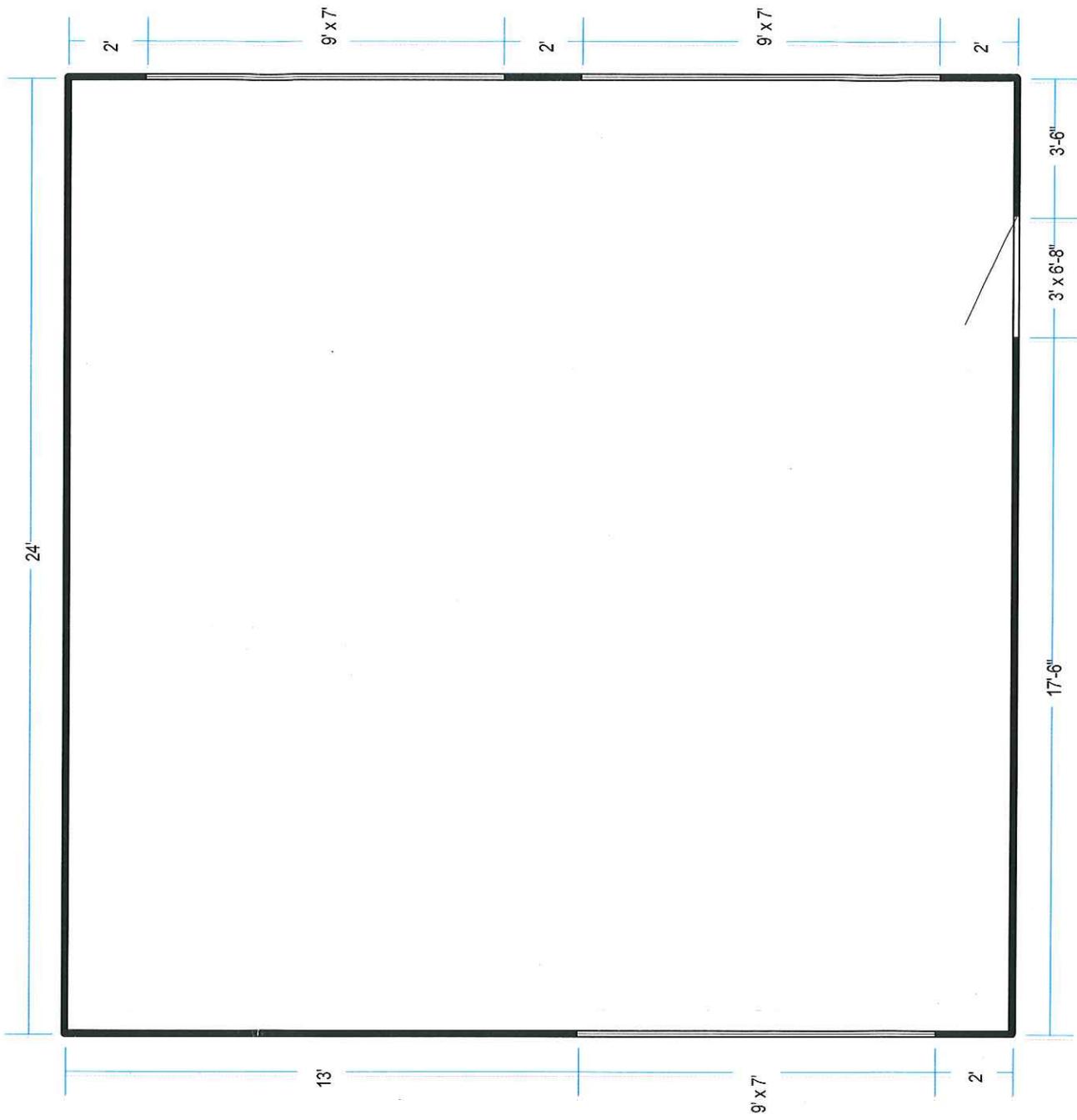
Eave Back View

Building Size: 24 feet wide X 24 feet long X 9 feet high  
Approximate Peak Height: 13 feet 8 inches (164 inches)

Menards-provided material estimates are intended as a general construction aid and have been calculated using typical construction methods. Because of the wide variability in codes and site restrictions, all final plans and material lists must be verified with your local zoning office. Menards is a supplier of construction materials and does not assume liability for design, engineering or the completeness of any material lists provided. Underground electrical, phone and gas lines should be located and marked before your building plans are finalized. Remember to use safety equipment including dust masks and sight and hearing protection during construction to ensure a positive building experience.

## \*\*\* Garage Floor Plan.

Illustration May Not Depict All Options Selected

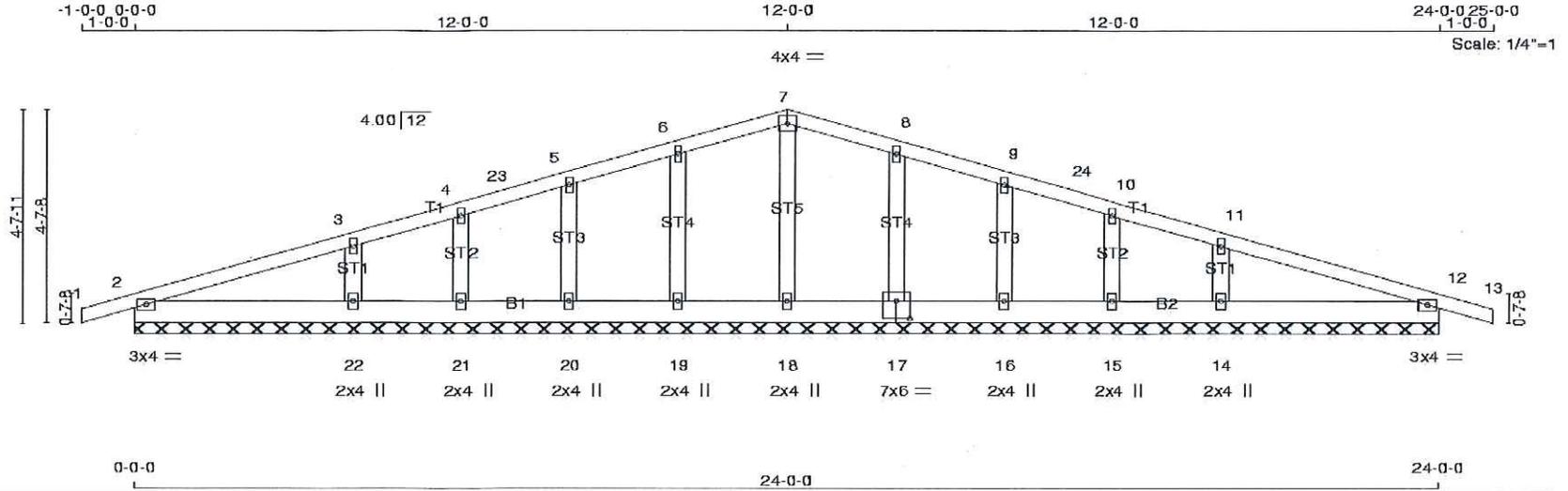


Building Size: 24 feet wide X 24 feet long X 9 feet high

Note: Wall construction is 2x4 @ 16" on center

midwest manufacturing, eau Claire wi

7.400 s Dec 26 2012 Milltek Industries, Inc. Sat May 04 01:51:16 2013 Page 1  
ID:FHLqe89?WEdNEExRYaYdTV8zQThl-k7MsAwC8WDCn31cAFOV0jzUge5Xw1AWrQexQV2zK12F



| LOADING (psf) |           | SPACING         |                 | CSI      |      | DEFL     |      |    |     | PLATES | GRIP          |         |
|---------------|-----------|-----------------|-----------------|----------|------|----------|------|----|-----|--------|---------------|---------|
| TCLL (roof)   | 25.0      | Plates Increase | 2-0-0           | TC       | 0.14 | Vert(LL) | 0.00 | 13 | n/r | 120    | MT20          | 197/144 |
| Snow (Ps/Pg)  | 24.3/35.0 | Lumber Increase | 1.15            | BC       | 0.05 | Vert(TL) | 0.00 | 13 | n/r | 90     |               |         |
| TCDL          | 7.0       | Rep Stress Incr | YES             | WB       | 0.06 | Horz(TL) | 0.00 | 12 | n/a | n/a    |               |         |
| BCLL          | 0.0       | Code            | IRC2009/TPI2007 | (Matrix) |      |          |      |    |     |        | Weight: 99 lb | FT = 2  |
| BCDL          | 10.0      |                 |                 |          |      |          |      |    |     |        |               |         |

**LUMBER**  
 TOP CHORD 2x4 SPF No.2  
 BOT CHORD 2x6 SPF No.2  
 WEBS 2x3 SPF Stud  
 OTHERS 2x4 SPF Stud

**BRACING**  
 TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins.  
 BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

**REACTIONS** All bearings 24-0-0.  
 (lb) - Max Horz 2=44(LC 7)  
 Max Uplift All uplift 100 lb or less at joint(s) 2, 12, 19, 20, 21, 22, 17, 16, 15, 14  
 Max Grav All reactions 250 lb or less at joint(s) 2, 12, 18, 19, 20, 21, 17, 16, 15 except 22=326(LC 14), 14=326(LC 15)

**FORCES** (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

**JOINT STRESS INDEX**  
 2 = 0.48, 3 = 0.51, 4 = 0.51, 5 = 0.51, 6 = 0.51, 7 = 0.33, 8 = 0.51, 9 = 0.51, 10 = 0.51, 11 = 0.51, 12 = 0.48, 14 = 0.38, 15 = 0.38, 16 = 0.38, 17 = 0.18, 18 = 0.38, 19 = 0.38, 20 = 0.38, 21 = 0.38 and 22 = 0.38

**NOTES** (15)  
 1) Unbalanced roof live loads have been considered for this design.  
 2) Wind: ASCE 7-05; 90mph; TCDL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; enclosed; MWFRS (low-rise) gable end zone and C-C Exterior(2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60  
 3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.



midwest manufacturing, eau claire wi

7:400 s Dec 26 2012 Milltek Industries, Inc. Sat May 04 01:51:16 2013 Page 2  
ID:FHLqe89?WEdNEXRYaYdTV8zQThI-k7MsAwC8WDCn31cAFOV0jzUge5Xw1AWrQexQV2zK12F

**NOTES** (15)

- 4) TLL: ASCE 7-05; Pr=25.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pg=35.0 psf (ground snow); Ps=24.3 psf (roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Ct=1.1
- 5) Roof design snow load has been reduced to account for slope.
- 6) Unbalanced snow loads have been considered for this design.
- 7) This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 24.3 psf on overhangs non-concurrent with other live loads.
- 8) All plates are 1.5x4 MT20 unless otherwise indicated.
- 9) Gable requires continuous bottom chord bearing.
- 10) Gable studs spaced at 2'-0" oc.
- 11) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 12) \* This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3'-6" tall by 2'-0" wide will fit between the bottom chord and any other members.
- 13) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 2, 12, 19, 20, 21, 22, 17, 16, 15, 14.
- 14) This truss is designed in accordance with the 2009 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

**LOAD CASE(S)** Standard



# Estimate From **MENARDS®**

Estimate # **705**  
Page 1 of 5

**ESTIMATE FOR:**  
Lovetinsky, Jan  
1817 Park Ave SE  
Cedar Rapids, IA 52403-2212  
Ph: (319) 521-5052  
PROJECT DESCRIPTION:  
garage

STORE # 3020 MION  
200 Menard Lane  
Marion, IA 52302

PHONE: (319) 393-0330  
FAX: (319) 393-9299

**ESTIMATE BY ESTIMATE DATE**  
ERIC D. 02/18/15

| SKU NUMBER | DESCRIPTION  | QTY TO ORDER | ADDITIONAL ITEM INFORMATION |
|------------|--|--------------|-----------------------------|
| 100-4547   | MM TRUSS CUSTOM TRUSS<br>ItemNum=TEC1611926<br>24-0-0 Energy 4.0/12    | 11 EACH      | ** Special Order **         |
| 100-4547   | MM TRUSS CUSTOM TRUSS<br>ItemNum=TEC1486852<br>24-0-0 End Truss 4.0/12 | 2 EACH       | ** Special Order **         |
| 102-1004   | 2X2-8' FURRING STRIP SOFFIT NAILER                                     | 14 EACH      | ON SALE THRU 02/22/15       |
| 102-1101   | 2X4-8' STUD/#2&BTR SPF SOFFIT LOOKOUT                                  | 4 EACH       | ON SALE THRU 02/22/15       |
| 102-1127   | 2X4-12' #2&BTR SPF LATERAL BRACING                                     | 2 EACH       | ON SALE THRU 02/22/15       |
| 102-1130   | 2X4-14' #2&BTR SPF GBL FLY RAFTER                                      | 4 EACH       | ON SALE THRU 02/22/15       |
| 102-1130   | 2X4-14' #2&BTR SPF LATERAL BRACING                                     | 2 EACH       | ON SALE THRU 02/22/15       |
| 102-1143   | 2X4-16' #2&BTR SPF TOP PLATE   | 12 EACH      | ON SALE THRU 02/22/15       |
| 102-1305   | 2X4-104 5/8" SPF WALL STUDS  | 79 EACH      |                             |
| 102-2016   | 2X10-8' #2&BTR FIR SRV DOOR HEADER                                     | 1 EACH       | ON SALE THRU 02/22/15       |
| 102-2168   | 2X12-12' #2&BTR FIR OH DOOR HEADER                                     | 6 EACH       | ON SALE THRU 02/22/15       |
| 111-0805   | 2X4-6' AC2 GREEN TREATED ABOVE GROUND SILL PLATE                       | 1 EACH       |                             |
| 111-0818   | 2X4-8' AC2 GREEN TRTD ABOVE GROUND SILL PLATE                          | 2 EACH       |                             |
| 111-0850   | 2X4-16' AC2 GREEN TRTD ABOVE GROUND                                    | 3 EACH       |                             |

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**PAGE 1 OF 5**

# Estimate From **MENARDS®**

Estimate # 705  
Page 2 of 5

|                      |            |
|----------------------|------------|
| <b>ESTIMATE FOR:</b> |            |
| Lovetinsky, Jan      | 52403-2212 |
| 1817 Park Ave SE     |            |
| Cedar Rapids, IA     |            |
| Ph: (319) 521-5052   |            |
| PROJECT DESCRIPTION: |            |
| garage               |            |

STORE # 3020 MION  
200 Menard Lane  
Marion, IA 52302

PHONE: (319) 393-0330  
FAX: (319) 393-9299

|                                  |          |
|----------------------------------|----------|
| <b>ESTIMATE BY ESTIMATE DATE</b> |          |
| ERIC D.                          | 02/18/15 |

**SKU NUMBER DESCRIPTION QTY TO ORDER ADDITIONAL ITEM INFORMATION**

|          |   |    |  |
|----------|---|----|--|
|          | SILL PLATE  |    |  |
| 123-1085 | 1/2" - (15/32) 4X8 SHTG 3PLY3-BLACK STRIPES<br>HEADER SPACERS   | 1  | EACH   |
| 124-2731 | 7/16" - (14/32) - 4'X9' OSB WALL SHEATHING                      | 22 | EACH   |
| 124-2809 | 1/2" - (16/32) - 4'X8' OSB 2WHT 1BLK STRPE<br>ROOF SHEATHING    | 25 | EACH   |
| 140-0271 | 1"X10' ALUMINUM DRIPCAP S CLAY<br>DRIP CAP                      | 4  | EACH ** Special Order **                       |
| 140-4082 | TOUCH UP QT W/APPLICATORSS WHITE<br>SAVANNAH WICKER Touch Up SW | 1  | EACH ** Special Order **                       |
| 140-5496 | TOUCH UP QT W/APPLICATORSS CLAY<br>Touch Up SC                  | 1  | EACH ** Special Order **                       |
| 142-3220 | 3/8X8"X16' SMARTSIDE LAP S CLAY-15YR<br>SMARTLAP SIDING         | 88 | EACH ** Special Order ** ON SALE THRU 02/22/15 |
| 142-3551 | 4/4"X2"X16' SMART TRIM S WHITE-15YR<br>SOFFIT MOULDING          | 8  | EACH ** Special Order **                       |
| 142-3554 | 4/4"X6"X16' SMART TRIM S WHITE-15YR<br>SMET TRM FASCIA          | 8  | EACH ** Special Order **                       |
| 142-3557 | 3/8X4X8 SOLID SMRT SOFIT S WHITE-15YR<br>SMET TRM SOFFIT        | 4  | EACH ** Special Order **                       |
| 142-3564 | 5/4"X4"X16' SMART TRIM S WHITE-15YR<br>OUTSIDE CORNER           | 4  | EACH ** Special Order **                       |
| 142-3566 | 5/4"X6"X16' SMART TRIM S WHITE-15YR<br>OH DOOR TRIM             | 5  | EACH ** Special Order **                       |
| 142-3566 | 5/4"X6"X16' SMART TRIM S WHITE-15YR<br>OUTSIDE CORNER           | 4  | EACH ** Special Order **                       |
| 147-5032 | 4' SHINGLEOVER RIDGE VENTFILTER/BAFFLE<br>ROOF VENT             | 5  | EACH   |
| 147-5427 | 16"X4" ALUMINUM EAVE VENTWHITE                                  | 8  | EACH   |

ON SALE THRU 02/22/15

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PAGE 2 OF 5**

ESTIMATE FOR:  
 Lovetinsky, Jan  
 1817 Park Ave SE  
 Cedar Rapids, IA 52403-2212  
 Ph: (319) 521-5052  
 PROJECT DESCRIPTION:  
 garage

STORE # 3020 MION  
 200 Menard Lane  
 Marion, IA 52302

PHONE: (319) 393-0330  
 FAX: (319) 393-9299

| ESTIMATE BY ESTIMATE DATE |          |
|---------------------------|----------|
| ERIC D.                   | 02/18/15 |

| SKU NUMBER | DESCRIPTION  | QTY TO ORDER | ADDITIONAL ITEM INFORMATION |
|------------|--|--------------|-----------------------------|
|            | 01-WHITE SOFFIT VENT                                       |              |                             |
| 148-0026   | 1- 19 PPG TRIM BOARDS<br>PF TRIM PK CHR                    | 1 EACH       | ** Special Order **         |
| 148-0028   | 9PCS TO FULL UNIT PPG LAPPLEET PACKAGE<br>PF PACK CHARGE   | 1 EACH       | ** Special Order **         |
| 148-0035   | PPG OSC<br>PF OSC CHARGE                                   | 1 EACH       | ** Special Order **         |
| 151-1809   | DECK DEFENSE UNDERLAYMENT48"X250' (1.0SQ)<br>ROOFING FELT  | 1 EACH       |                             |
| 151-1828   | 1 SQ ICE&WATER BARRIER<br>GRAN ICE&WATER                   | 4 EACH       |                             |
| 151-1909   | SHINGLE STARTER STRIP<br>SHINGLES                          | 2 EACH       |                             |
| 151-3266   | BILTMORE<br>SHINGLES                                       | 23 BNDL      |                             |
| 151-3323   | HIP&RIDGE 12 FOR IKO 33'<br>SHINGLES                       | 1 BNDL       |                             |
| 153-1248   | .9GL WET OR DRY PLASTIC<br>ROOF CEMENT                     | 1 EACH       |                             |
| 157-1396   | 10' STYLE D ROOF EDGE<br>ROOF EDGE                         | 12 EACH      |                             |
| 161-1602   | 3 1/2" X 50' SILL SEALER FOAM<br>SILL SEAL                 | 2 EACH       |                             |
| 161-2996   | 9' X 75' BLOCK-IT<br>HOUSE WRAP                            | 2 EACH       |                             |
| 161-3220   | 1-.88"X54.6 YARD TAPE RED 1.5 MIL THICK<br>HOUSE WRAP TAPE | 1 EACH       |                             |
| 191-7694   | HOW TO BUILD GARAGE PLAN CAG5502<br>GARAGE PLAN            | 1 EACH       |                             |
| 221-3918   | BB ENTRY GEORGIAN KNOB<br>SRVDOOR LOCKSET                  | 1 EACH       |                             |

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ESTIMATE FOR:  
Lovetinsky, Jan  
1817 Park Ave SE  
Cedar Rapids, IA  
52403-2212  
Ph: (319) 521-5052  
PROJECT DESCRIPTION:  
garage

STORE # 3020 MION  
200 Menard Lane  
Marion, IA 52302

PHONE: (319) 393-0330  
FAX: (319) 393-9299

| ESTIMATE BY ESTIMATE DATE |          |
|---------------------------|----------|
| ERIC D.                   | 02/18/15 |

ADDITIONAL ITEM INFORMATION

| SKU NUMBER | DESCRIPTION   | QTY | TO ORDER | ADDITIONAL ITEM INFORMATION |
|------------|---|-----|----------|-----------------------------|
| 227-1303   | 1/2"PLYWD CLIP STEEL 25/BPC12-BMC 10BGS/<br>H-CLIPS                     | 4   | EACH     |                             |
| 227-1507   | 1-1/2 JOIST HANGER NAIL HDG 1LB BOX<br>1# Tie Nails                     | 3   | EACH     |                             |
| 227-1647   | RAFTER TIE<br>RAFTER TIES   | 22  | EACH     |                             |
| 229-3880   | 2-1/2" TRIM NAIL SN WHITE5LB M-61 CEM-8<br>SAVANNAH WICKER FASCIA NAILS | 1   | EACH     | ** Special Order **         |
| 229-3887   | 2-1/2" TRIM NAIL SANDY CL5LB M-297 CEM-8<br>SIDING NAILS                | 1   | EACH     | ** Special Order **         |
| 229-5347   | 8D V.C. SINKER NAIL<br>SHEATHING NAILS                                  | 5   | BOX      |                             |
| 229-5363   | 16D V.C. SINKER NAIL<br>FRAMING NAILS                                   | 4   | BOX      |                             |
| 229-5457   | 6D HDG BOX NAIL<br>GALV BOX NAILS                                       | 1   | BOX      |                             |
| 229-5570   | 16D HDG BOX NAIL<br>FRAMING NAILS                                       | 1   | BOX      |                             |
| 229-5648   | 16D HDG CASING NAIL<br>CASING NAILS                                     | 1   | BOX      |                             |
| 229-5703   | 2-1/2" EGALV ROOFING NAIL1LB BOX<br>RDGEVNT NAILS                       | 1   | EACH     |                             |
| 229-5732   | 1-1/4" EGALV ROOFING NAIL1LB BOX<br>ROOFING NAILS                       | 3   | BOX      |                             |
| 229-5790   | 1-1/4" EGALV ROOFING NAIL5LB BOX<br>ROOFING NAILS                       | 2   | BOX      |                             |
| 230-0001   | 3-3/8" TRUSSLOK 50 PC<br>HEADER SCREWS                                  | 1   | EACH     |                             |
| 231-2194   | 5/16" STAPLES<br>HS WRAP STAPLE   | 1   | EACH     |                             |

ON SALE THRU 02/22/15

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Estimate # 705  
 Page 5 of 5

ESTIMATE FOR:  
 Lovetinsky, Jan  
 1817 Park Ave SE  
 Cedar Rapids, IA 52403-2212  
 Ph: (319) 521-5052  
 PROJECT DESCRIPTION:  
 garage

STORE # 3020 MION  
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| ERIC D.                   | 02/18/15 |

| SKU NUMBER | DESCRIPTION  | QTY | TO ORDER | ADDITIONAL ITEM INFORMATION |
|------------|--|-----|----------|-----------------------------|
| 414-3387   | C-4 9-LITE TRAD 2-PNL PH 36X80 RH SB SERVICE DOOR      | 1   | EACH     |                             |
| 425-1088   | REAR TRACK HANGING KIT IDEAL REAR HANGER KIT           | 3   | EACH     |                             |
| 425-1101   | SUPPORT STRUT 2'X9' DR SUPORT STRUT #1007101 24G       | 3   | EACH     |                             |
| 425-1613   | 9X7 WHITE NONINSL RAISED PNL EXTSP .M5ST OVERHEAD DOOR | 3   | EACH     |                             |
| 425-1684   | SCREW DRIVE POWERLIFT 9001/2 HP 2562-TC DOOR OPENER    | 3   | EACH     |                             |
| 431-1342   | OPERATOR REINFORCEMENT KIT #3520081 OPENER BRACEKIT    | 3   | EACH     |                             |
| 433-4222   | PINE TAPERED SHIMS 12 CT 3/8X1-1/4X8'' PACKS OF SHIMS  | 1   | EACH     | ON SALE THRU 03/01/15       |
| 563-9942   | PS QUAD 333 CLAY 10 OZ PPG S. CLAY CAULK               | 3   | EACH     | ** Special Order **         |

\*\*\* If purchased today, you save \$303.11 \*\*\*

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TODAY'S SUB-TOTAL: 7,554.76  
 REGULAR SUB-TOTAL: 7,857.87

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**PAGE 5 OF 5**



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:** Historic Properties GIS Database  
**Date:** February 26, 2015

---

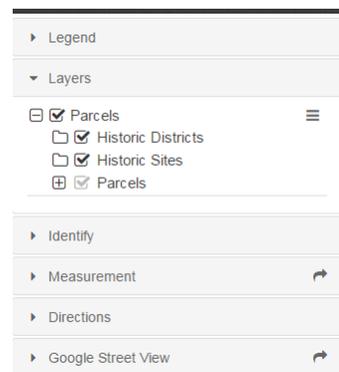
**Background:** The Memorandum of Agreement (MOA) with Federal Emergency Management Agency (FEMA), State Historical Society of Iowa and Homeland Security requires that the City of Cedar Rapids develop a Geographic Information System (GIS) database of properties. City staff has been working with Louis Berger, providing access to surveys, databases and reports for inclusion within this database.

**Link:** [http://maps.louisberger.com/Cedar\\_Rapids/dist/viewer/index.html](http://maps.louisberger.com/Cedar_Rapids/dist/viewer/index.html)

**Username:** sharepoint\jhintz  
**Password:** 2015!abc

The link above is a preview of that Historic Properties GIS database. Any comments the group has on any aspects of the presentation of the data will be considered for incorporation into a preview that is sent to the State Historic Preservation Office (SHPO) Homeland Security and FEMA.

**Using the database:** Once logging in (from a computer, a tablet or handheld device has not been tested) on the left you'll see a menu; click in the rectangle labeled "layers." This will then expand and you'll see a "+" sign with a checkbox to the right, and the word parcels; click the "+" sign. Your screen should now look like this (image to the right):

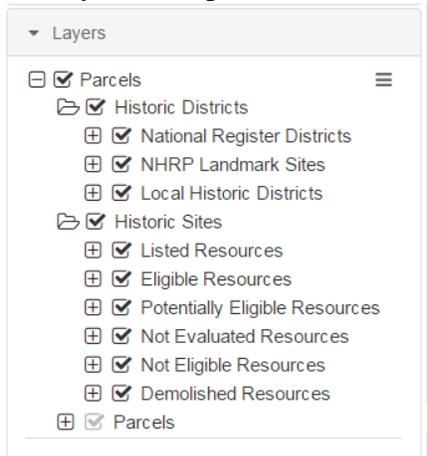


By clicking the folder icon on the left of the words "Historic Districts" and "Historic Sites" you will be able to customize your view. Say you wanted to see all the listed and eligible resources in Cedar Rapids. This web viewer gives you that capability! Do not uncheck these boxes, that will turn off the data and you will have a blank map.

This map viewer zooms in and out identically to programs google, bing, yahoo and the like use. Your computer mouse scroll wheel will zoom in and out, or you may use the icons in the map viewer itself, they are pictured on the bottom right; the icon of the house resets the map, do not click that, you will have to repeat the setup. The compass circular icon tracks your location, you don't need to do anything with that either. At this point, if you zoom the map in, very slightly you'll see a variety of colors.

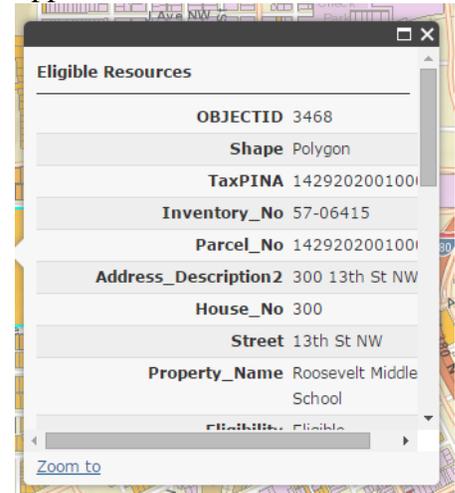


Once you've expanded the folders, by clicking on them you menu bar will look as follows:



Remember my scenario before, I want view all the listed and eligible properties in Cedar Rapids? Uncheck everything except “Listed Resources” and “Eligible Resources.” The map should update to show you these resources. If you are interested in seeing the details of a colored parcel, simply click on it and a popup box will appear, shown below:

This popup box has all the information about the property from our Historic Databases.



The last thing, is probably the most important, what do the colors mean? You'll notice the very top rectangle on the left is called “Legend.” Click on it and a box will drop down explaining what all the colors are representing on the map. The layer controls are still there, you'll just have to scroll down to see them. Alternatively, if you are through with the legend box, click it again and it will go away.

City Staff will give a preview of this during the HPC meeting and look forward to hearing what comments the group has on the viewer.

**Next Steps:** Once city staff has submitted the database with HPC comments addressed to the reviewing agencies, there will be 30 days to make comments on the database. Once these comments have been incorporated into the GIS database by Louis Berger, there is a 60 day time period to resubmit the GIS database for final comment.

City Staff is anticipating an early summer launch of a fully operational GIS database of historic properties. The GIS database will be accessible to the public and will be added to when new surveys and studies are undertaken and approved.

**Attachments:** Maintenance Plan for the database.

# GIS Data Maintenance Plan

## Database Description

The Cedar Rapids Cultural Resources Survey database contains the following layers:

- National Register Districts – Polygon boundary of each National Register Listed Historic District. The data contains the name of the district and the year of listing.
- NHRP Landmark Sites – Locations of the National Register sites within the City of Cedar Rapids
- Local Historic Districts – Local historic district and historic landmark boundaries.
- Historic Resources – Individual historic sites or buildings located on a parcel, broken out by listing category (listed, eligible, potentially eligible, not evaluated, not eligible, and demolished). Each resource includes information regarding the name and location of the feature, the resource survey that it was recorded in, construction year, and other relevant information about the site.

## Data Update Procedures

### Collecting New Data

An empty database has been provided to use for future additions of historic sites or districts. The database contains the empty versions of the Historic Districts and Historic Sites layers. City staff can provide that database for future surveys. As new sites or districts are added, the City will be able to perform quality control on that data and then append it to the appropriate layers within the master database. Future surveys will be able to take advantage of the controlled set of fields and data value types, to ensure newly collected data is compliant with the existing database of historic resources.

### Modifying Existing Data

The existing historic district and historic site features can be edited directly following existing City GIS staff protocols. Historic sites are tied to parcel boundaries, so it may become necessary to modify the geometry of sites in the future as parcel boundaries are updated or changed.