
City of Cedar Rapids

Historic Preservation Commission

Community Development & Planning Department, City Hall, 101 First Street SE, Cedar Rapids, IA 52401, 319-286-5041

MEETING NOTICE

The City of Cedar Rapids Historic Preservation Commission will hold an electronic meeting at:

4:30 P.M.

Thursday, May 27, 2021

An electronic meeting is being held because a meeting in person is impossible or impractical due to concerns for the health and safety of Commission members, staff, and the public presented by COVID-19. An electronic meeting is allowed by Iowa Code Section 21.8 and Governor Reynolds' Proclamations of Disaster Emergency.

Meeting will be held via Zoom Conference Call

Register at the link below:

https://cedar-rapids.zoom.us/webinar/register/WN_VxnkobR6QXSpt-3ygusSRQ

Call Meeting to Order - Roll Call

1. 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.

2. Approve Meeting Minutes

3. Presentation

- a) Intensive Survey Area Review – Northview 1st Addition

4. Action Items

- a) Certificate of Appropriateness
 - i. 525 Valor Way SW – Porch stairs
 - ii. 1829 Ridgewood Terrace SE – New Garage
- b) Demolition
 - i. 602 D Avenue NW

5. Discussion Items

6. Future Agenda Items

7. Announcements

8. Adjournment

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a City program, service, or activity, should contact the Community Development Department at (319) 286-5041 or email cd-plan@cedar-rapids.org as soon as possible, but no later than 48 hours before the event.



City of Cedar Rapids
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5041

MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, May 13th, 2021 @ 4:30 p.m.
Virtual Meeting via Zoom

The Historic Preservation Commission met virtually for their Regular Meeting. All members and staff met via Zoom video call. The meeting was held as an electronic regular Historic Preservation Commission meeting because a meeting in person was impossible or impractical due to concerns for the health and safety of Commission members, staff and the public presented by COVID-19.

Members Present: Tim Oberbroeckling - Chair
Ronald Mussman – Vice Chair
Abby Huff
Diana Pagan
Sandra Smith
Jennifer Cunningham
Gerard Estella
Ryan Russell

Members Absent: Arthur Kim

City Staff: Adam Lindenlaub, Senior Community Development Planner
Jeff Wozencraft, Community Development Planner
Sara Buck, Housing Services Manager

Call Meeting to Order

- Tim Oberbroeckling called the meeting to order at 4:30pm
- Eight Commissioners were present.

1. Public Comment

2. Approve Meeting Minutes – April 22nd (1:00)

- a) Pagan made a motion to approve the minutes from the April 22nd meeting. Seconded by Russell. The motion passed unanimously.

3. Presentations

- a) Intensive Survey Review – Greene and College 1st Addition

4. Action Items

- a) Certificate of Appropriateness
 - 1813 3rd Avenue SE – Windows/Siding (1:05:00)

- Huff made a motion to deny the Certificate of Appropriateness for vinyl siding in favor of aluminum (like-for-like replacement). Seconded by Mussman. The motion passed unanimously.
- 1500 2nd Avenue SE – Building Rehab (8:00)
 - Huff made a motion to approve the certificate of appropriateness for **like-for-like vinyl siding & fascia**, Seconded by Cunningham. The passed unanimously.
 - Huff made a motion to deny the certificate of appropriateness for **vinyl windows in favor of wood windows that match the sash pattern and maintain the window opening size**. Seconded by Pagan. The motion passed unanimously.
 - Mussman made a motion to approve the certificate of appropriateness for **metal security doors on the rear and side of the building**. Seconded by Huff. The motion passed unanimously.
 - Estella made a motion to deny the certificate of appropriateness for a **metal security door on the front of the building in favor of a wood door**. Seconded by Russell. The motion passed with six commissioners voting to deny, Smith voted against and Oberbroeckling abstained.
 - Smith made a motion to approve the certificate of appropriateness **to remove the rear awning, noting that if it is replaced that it would need to come before the commission**. Seconded by Huff. The motion passed unanimously.
 - Smith made a motion to approve the certificate of appropriateness **to allow the installation of ADA ramps to improve accessibility, however, the design would need to come before the commission before being approved**. Seconded by Huff. The motion passed unanimously.

b) Demolition Review

- Coolidge Elementary (3:00)
 - Pagan made a motion to release the demolition permits for Coolidge Elementary permitting access to some relics kept at the school. Seconded by Cunningham. The motion passed unanimously.

5. Discussion

6. Future Agenda Items

7. Announcements

8. Adjournment (1:30:00)

Pagan made a motion to adjourn. Seconded by Russell. Motion passed unanimously. The meeting adjourned at 6:00pm.

Respectfully Submitted,
Jeff Wozencraft, Planner

Community Development

*The time in parentheses denotes the approximate minute that the item takes place in the recording

DRAFT



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: Adam Lindenlaub, Community Development Planner
Subject: COA Request at 525 Valor Way SW
Date: May 27, 2021

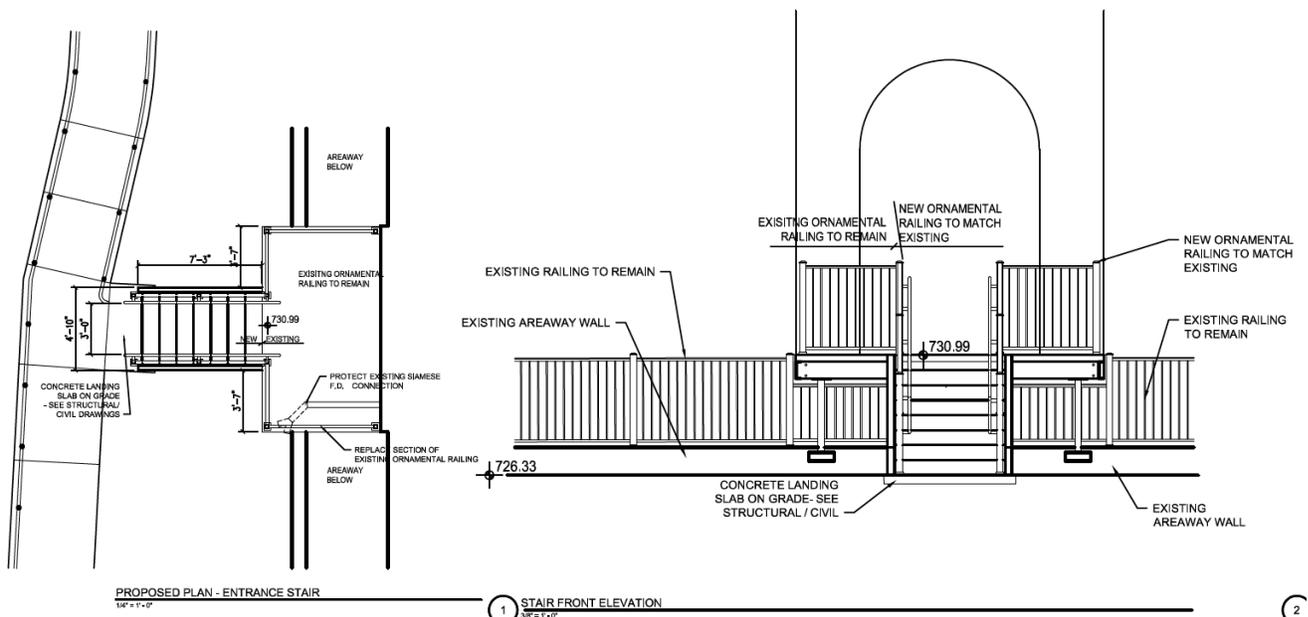
Applicant Name(s): Scott Arends/Hanson, Inc

Local Historic District: Local Landmark

Year Built: Primary Structure – 1900

Description of Project:

As previously discussed and held at the April 8th HPC meeting, alteration of the front staircase is due to the construction of the McGrath Amphitheatre restroom and storage facility located directly north of and adjacent to the property. Access improvements to the end of Valor Way require moving the Right-of-Way (ROW) line closer to the Chelsea building, which after receiving feedback at the April 22nd HPC meeting have led to the proposed addition of one step to the front stairs of the building. This will increase the number from six to seven as shown in the image below. Any existing railing removed will be replaced with the same ornamental railing as exists today.



Information from Historic Surveys on property:

The main façade faces Valor Way to the west and features a central bay that projects forward from the main vertical plane of the building. A non-historic, concrete ramp leads from the concrete sidewalk running parallel to the street up to the centered metal and concrete-slab-topped landing on front of the primary entrance located on the first floor. This concrete landing is presumed to be non-historic, based on the limited photographic documentation. The entrance consists of a set of contemporary steel double doors with clear inset glass that has been painted over from the inside. An artist's rendering of the building in 1889 suggests that originally there were stairs that led up to the primary entrance. The entrance is encased by a plain wood surround and is topped with a recessed wooden panel that is capped by a rounded brick arch into which a large, wooden panel of the same sunburst design as those above the first floor window sits. Just above the primary entrance, is a recessed section of brick into which two, small rectangular windows open up to the second floor. Another round arch of brickwork tops this central section. The recessed portions of the façade feature regular fenestration and the brickwork at the first floor level, including the corbelled band. The extra projecting string course at the bottom of the rounded arches of each opening, gives the effect of pilasters between the windows and Romanesque arcading. No windows are extant on the façade and all openings have been boarded up with plywood. Two concrete sets of stairs, one at the northwest corner and the other at the southwest corner, lead below grade and allow access to the basement level beneath the metal and concrete-topped landing.

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. **Table the item to a future, specified meeting date** in order to receive additional information.

Criteria* for Commission decision on application:

- i. If any defining features of the building or structure as indicated, but not limited to those included on the Site Inventory Form(s) are proposed to be modified as a result of the proposal indicated on the application for Certificate.
- ii. If the proposal is consistent with the Guidelines for Cedar Rapids Historic Districts and/or the most recent edition of the Secretary of Interior's Standards for Rehabilitating Historic Buildings.
- iii. If the proposal mitigates adverse effects on the aesthetic, historic, or architectural significance of either the building or structure or of the local historic district or local historic landmark.

*See 18.08.C.2.a of the Cedar Rapids Municipal Code

Staff Recommendation: Staff recommends approving the Certificate of Appropriateness as the staircase is considered to be a non-historic element of the structure per the local landmark documentation and the historic alignment is maintained.



LOCAL HISTORIC DISTRICT/LANDMARK EXTERIOR WORK APPLICATION

Cedar Rapids Municipal Code, Section 18.08

The following information is necessary for all requests for exterior modifications to local historic landmarks or buildings within a designated local historic district as per Chapter 18, Historic Preservation in the Cedar Rapids Municipal Code. Please answer all questions. Failure to provide accurate and complete information will delay review.

<p style="text-align: center;">Owner Information</p> <p>Name <u>Jim Hobart</u></p> <p>Address <u>450 1st Street SW, Suite 102</u></p> <p>City <u>Cedar Rapids</u></p> <p>State <u>IA</u> Zip <u>52404</u></p> <p>Phone <u>319-826-6532</u></p> <p>Email <u>jim@hobarthistoricrestoration.com</u></p>	<p style="text-align: center;">Applicant Information (skip if owner)</p> <p>Name/Company <u>Scott Arends/Hanson, Inc.</u></p> <p>Email <u>SArends@hanson-inc.com</u></p> <p>Address <u>1525 South 6th</u></p> <p>City <u>Springfield</u></p> <p>State <u>Illinois</u> Zip <u>62703</u></p> <p>Phone <u>217-741-8203</u></p>
<p>Address of Property where work will occur: <u>525-529 Valor Way, SW, Cedar Rapids, IA</u> (Formerly 42 7th Avenue, SW)</p>	
<p>Project Type: <input type="checkbox"/> House <input type="checkbox"/> Garage <input type="checkbox"/> Shed <input type="checkbox"/> Fence <input checked="" type="checkbox"/> Other <u>Historic Warehouse/Residential</u></p>	
<p>Project Description and Location on the property/structure (please be as detailed as possible):</p> <p><u>Local Historic Landmark: Cedar Rapids Milk Condensing Company (Knutson Building) now called "The Chelsea".</u></p> <p><u>Replacement of six ornamental metal and concrete step staircase with a seven stair ornamental metal and concrete step staircase that matches materials and width.</u></p>	
<p>Description of existing materials (e.g. wood, metal, asphalt shingles):</p> <p><u>Ornamental metal and poured in place concrete stairs.</u></p>	
<p>Description of proposed materials(e.g. wood, metal, asphalt shingles):</p> <p><u>Ornamental metal and precast concrete treads and planks, which will improve the look and life of the stairs.</u></p>	
<p>Will you be permanently removing architectural detailing/ornamentation from the exterior of the structure (e.g. corbel(s), trim, molding, newel post caps)? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, describe what architectural detailing/ornamentation you are removing and why:-</p> <p><u> </u></p> <p><u> </u></p>	

Description of how project meets the Guidelines for Cedar Rapids Historic Districts *or rationale for why the project is not consistent with the Guidelines for Cedar Rapids Historic Districts:*

Project replaces non-historical element with one of the same materials, width, and alignment.

Supplemental Materials Required:

For all projects, include at least one of the following applicable materials:

- Physical Material(s) Sample
- Product Catalog, indicating chosen product
- Photo of exact product which will be installed

For new construction only, include at least one of the following:

- Sketches
- Renderings
- Construction Drawings

I, the owner or designated representative of the property, have read the application and acknowledge the Guidelines for Cedar Rapids Historic Districts, as they relate to my project will be used to determine if my project is approved. If the area where the work on the project is not readily visible from a public right-of-way (alley or street), I also authorize a staff member of the Community Development Department to come onto the property to obtain photo(s) of the area where the work will occur.

I acknowledge that the information provided in this application, including all attachments, are accurate and correct, and that an incomplete application will not be accepted.

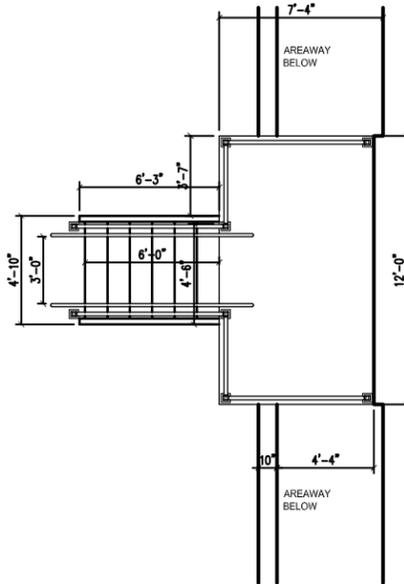
I have included the required applicable attachments with this application: **Yes** **No**

Owner/applicant signature: _____ Scott Arends 

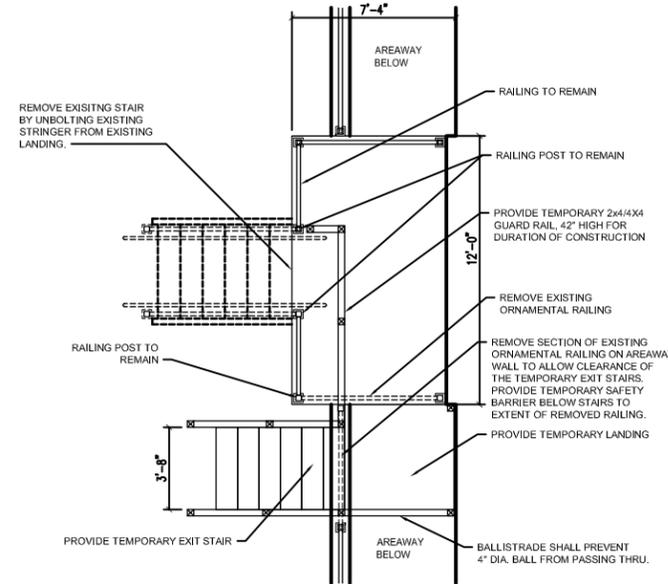
For staff use only:

Date and time completed application received: _____

City of Cedar Rapids Community Development Department
101 First Street SE, Cedar Rapids, IA 52401
Phone: 319-286-5041 | Web: www.cityofcr.org/hpc

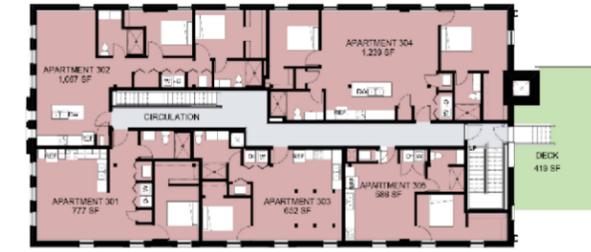


EXISTING PLAN - ENTRANCE STAIR
1/4" = 1'-0"



DEMOLITION PLAN - ENTRANCE STAIR
1/4" = 1'-0"

GENERAL NOTES:
 CONTRACTOR SHALL NOTIFY THE CITY OF CEDAR RAPIDS AND C.R. FIRE MARSHAL 60 DAYS PRIOR TO BEGINNING OF WORK.
 CONTRACTOR SHALL GIVE ALL TENANTS AND BUILDING OWNER 21 DAYS WRITTEN NOTICE PRIOR TO STARTING THE WORK.
 CONTRACTOR SHALL PROVIDE AND INSTALL TEMPORARY (INTERIM LIFE SAFETY) EXIT SIGNAGE TO DIRECT TENANTS TO NEAREST EXIT AND POST WORKING DAYS AND HOURS.
 CONTRACTOR SHALL POST SIGN STATING "EMERGENCY EXIT ONLY" IN INTERIOR DOOR OF WEST VESTIBULE FOR THE DURATION OF THE PROJECT.
 WEST EXIT SHALL BE MAINTAINED AT ALL TIMES THROUGHOUT THE CONSTRUCTION.



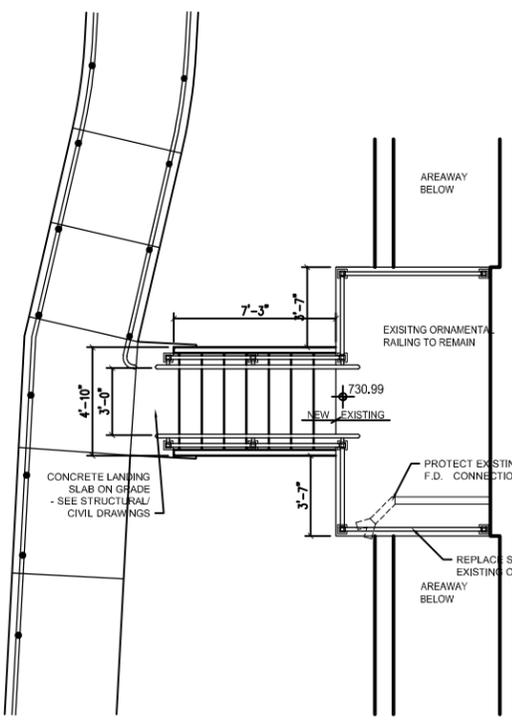
THIRD FLOOR PLAN
NOT TO SCALE



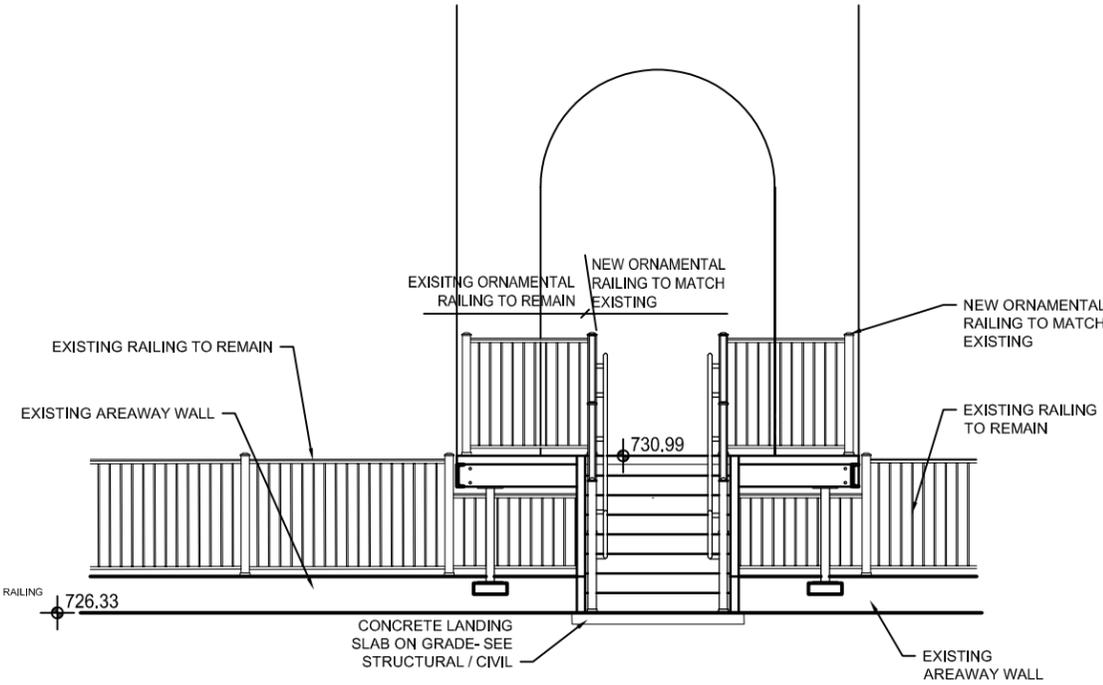
SECOND FLOOR PLAN
NOT TO SCALE



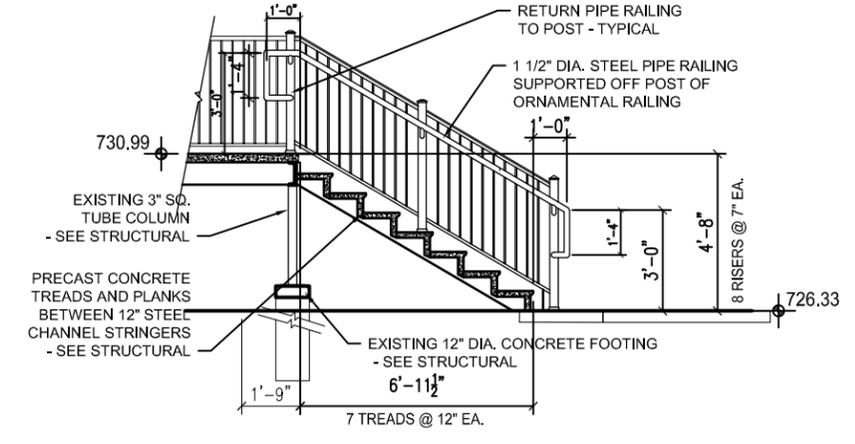
FIRST FLOOR PLAN
NOT TO SCALE



PROPOSED PLAN - ENTRANCE STAIR
1/4" = 1'-0"



1 STAIR FRONT ELEVATION
3/8" = 1'-0"



2 STAIR SECTION LOOKING SOUTH
3/8" = 1'-0"



MARK	DESCRIPTION	DATE
1	RFP #9	5/18/2021

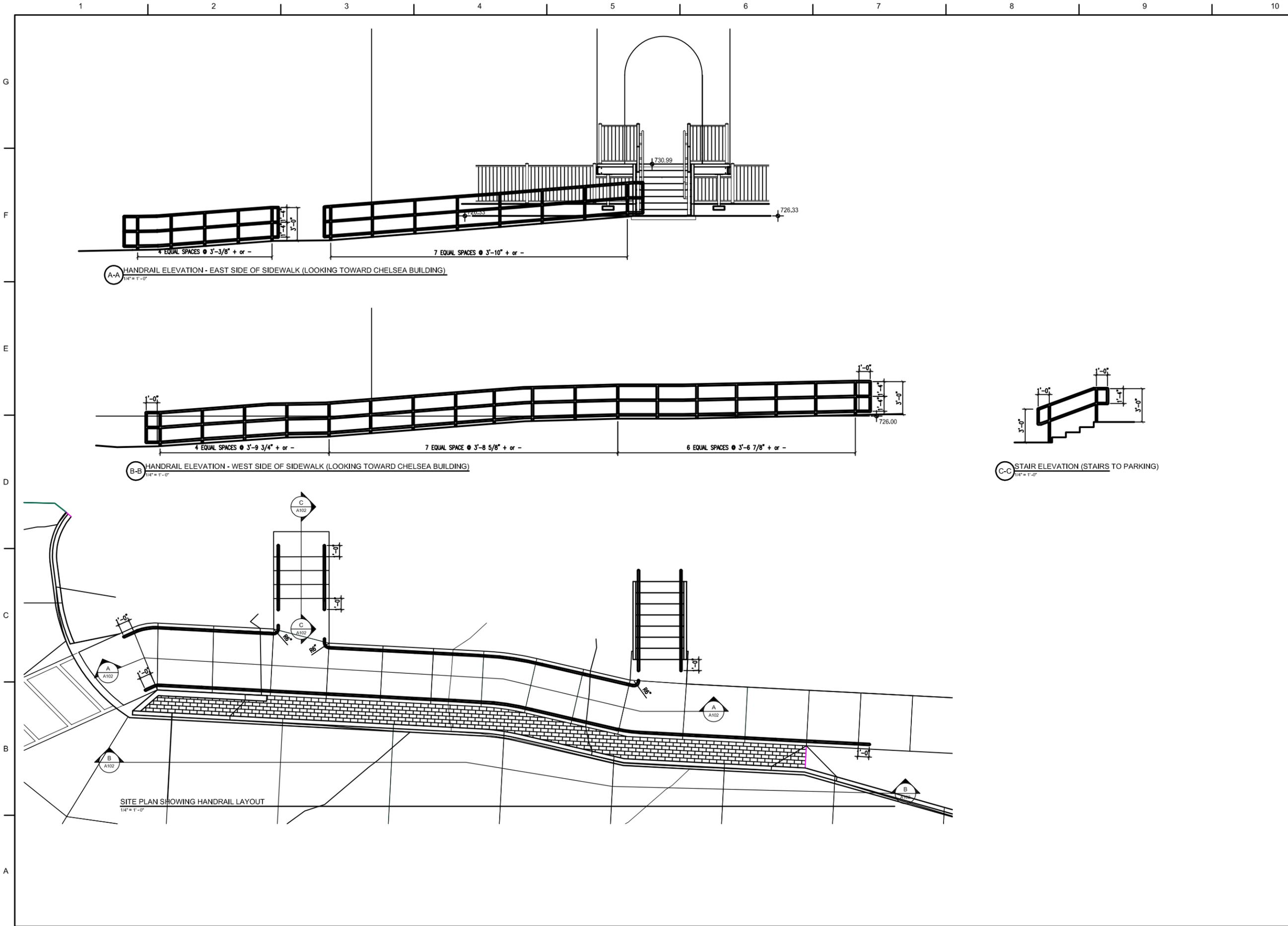
DESIGNED BY: DRH	ISSUE DATE: MAY 18, 2021
DRAWN BY: DRH	SOLICITATION NO.:
CHECKED BY: SHIVE-HATTERY	CONTRACT NO.:
SUBMITTED BY: ANS/D	OPTIONAL TAG 1:
SIZE:	OPTIONAL TAG 2:



CEDAR RAPIDS, IOWA
 FLOOD CONTROL SYSTEM
 FLOODWALL - MCGRATH AMPHITHEATRE
 RESTROOM AND STORAGE BUILDING

ARCHITECTURAL
 PLANS, SECTIONS & GENERAL NOTES

SHEET ID
A101



MARK	DESCRIPTION	DATE
1		5/18/2021

DESIGNED BY: DRH	ISSUE DATE: MAY 18, 2021
DRAWN BY: DRH	SOLICITATION NO.:
CHECKED BY: SHIVE-HARTLEY	CONTRACT NO.:
SUBMITTED BY: SHIVE-HARTLEY	OPTIONAL TAG 1:
SIZE: ANSI D	OPTIONAL TAG 2:



CEDAR RAPIDS, IOWA
 FLOOD CONTROL SYSTEM
 FLOODWALL - MCCRATH AMPHITHEATRE
 RESTROOM AND STORAGE BUILDING
 ARCHITECTURAL
 SIDEWALK HANDRAIL PLANS & ELEVATIONS

SHEET ID
A102



CHELSEA

525



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 Wozencraft, Community Development Planner
Subject: COA Request at 1829 Ridgewood Terrace SE
Date: May 27th, 2021

Applicant Name(s): City of Cedar Rapids

Local Historic District: Redmond Park-Grande Avenue

Year Built: Primary Structure – 1915

Description of Project:

The applicant would like to rebuild a garage in the same spot as the one destroyed in Derecho. It will be on the south side of the property close to the alley. It will be constructed like the original with wood siding and roofing material to match the house. There will be three windows and one door as was in the original building. There will be a metal garage door facing the alley (south side). The windows will be vinyl and the door metal. The rest of the construction will be wood. There will be electricity run to the garage (like the original).

Information from Historic Surveys on property:

The building is a 2 ½ -story Open-Gable Cottage in the Craftsman Style built in 1915.

It is considered a contributing structure and individually eligible for listing on the National Register of Historic Places.

Defining features: flared front-gable roof with no dormers; narrow clapboard siding; low hipped roof porch across front with piers resting on brick pedestals; balustrade has very narrow, square balusters closely spaced with matching vertical board design in porch skirting; windows are double-hung with entrance off-center; cottage window to left of entrance

Alterations: applied shutters

The site inventory form notes the condition as ‘well-preserved’.

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. **Table the item to a future, specified meeting date** in order to receive additional information.

Criteria* for Commission decision on application:

- i. If any defining features of the building or structure as indicated, but not limited to those included on the Site Inventory Form(s) are proposed to be modified as a result of the proposal indicated on the application for Certificate.
- ii. If the proposal is consistent with the Guidelines for Cedar Rapids Historic Districts and/or the most recent edition of the Secretary of Interior's Standards for Rehabilitating Historic Buildings.
- iii. If the proposal mitigates adverse effects on the aesthetic, historic, or architectural significance of either the building or structure or of the local historic district or local historic landmark.

*See 18.08.C.2.a of the Cedar Rapids Municipal Code

New Accessory Structures

<p>APPROPRIATE: ✓</p> <ul style="list-style-type: none">• New accessory structures should be compatible with primary buildings.• A new secondary structure should be subordinate in height to primary structures seen along the street front.• A secondary structure of no more than one-and-one-half stories in height is preferred.• Locate a secondary building to the rear of the lot.• Locating a secondary structure to the side of the primary structure, but set back significantly from the front wall plane.• A secondary structure should be oriented similar to those seen traditionally along the alley.• A garage should be located off an alley where possible.• On a lot where a garage must be accessed from the street, set it back from the front wall plane of the primary structure.	<p>NOT APPROPRIATE: ✗</p> <ul style="list-style-type: none">• Locating a garage such that it is visually prominent.• Secondary structures with incompatible building design or materials.
---	---



A secondary structure should be compatible with the primary building. This building has a similar paint color and siding as the primary building on the site



Locate a secondary building to the rear of the lot. Incorporate materials similar to the way they were used traditionally on single-family homes.

Staff Recommendation: Staff recommends approving the Certificate of Appropriateness for the new accessory structure because the materials propose will match the materials of the previous structure and the structure will be located in such a way that it is not visually prominent.



LOCAL HISTORIC DISTRICT/LANDMARK EXTERIOR WORK APPLICATION

Cedar Rapids Municipal Code, Section 18.08

The following information is necessary for all requests for exterior modifications to local historic landmarks or buildings within a designated local historic district as per Chapter 18, Historic Preservation in the Cedar Rapids Municipal Code. Please answer all questions. Failure to provide accurate and complete information will delay review.

<p style="text-align: center;">Owner Information</p> <p>Name <u>Mark Heinrich</u></p> <p>Address <u>1829 Ridgewood Terrace S.E</u></p> <p>City <u>Cedar Rapids</u></p> <p>State <u>Iowa</u> Zip <u>52403</u></p> <p>Phone <u>319-440-5902</u></p> <p>Email <u>heinrichfamily6@gmail.com</u></p>	<p style="text-align: center;">Applicant Information (skip if owner)</p> <p>Name/Company _____</p> <p>Email _____</p> <p>Address _____</p> <p>City _____</p> <p>State _____ Zip _____</p> <p>Phone _____</p>
<p>Address of Property where work will occur: <u>1829 Ridgewood Terrace S.E, Cedar Rapids, IA 52403</u></p>	
<p>Project Type: <input type="checkbox"/> House <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Shed <input type="checkbox"/> Fence <input type="checkbox"/> Other _____</p>	
<p>Project Description and Location on the property/structure (please be as detailed as possible):</p> <p>_____</p> <p><u>Rebuild a garage in the same spot as the one destroyed in Derecho. It will be on the south side of the property close to the alley. It will be constructed like the original with wood siding and roofing material to match the house. There will be three windows and one door as was in the original building. There will be a metal garage door facing the alley (south side). The windows will be vinyl and the the door metal. The rest of the construction will be wood. There will be electricity run to the garage (like the original).</u></p>	
<p>Description of existing materials (e.g. wood, metal, asphalt shingles):</p> <p><u>Old garage had wood siding, wood construction (studs, rafters, etc); asphalt shingles that match the house, steel door, vinyl windows and aluminum garage door.</u></p>	
<p>Description of proposed materials(e.g. wood, metal, asphalt shingles):</p> <p><u>Wood siding, wood construction (studs, rafters, etc); asphalt shingles that match the house, vinyl windows, steel entry door, aluminum garage door</u></p>	
<p>Will you be permanently removing architectural detailing/ornamentation from the exterior of the structure (e.g. corbel(s), trim, molding, newel post caps)? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
<p>If Yes, describe what architectural detailing/ornamentation you are removing and why:-</p> <p>_____</p> <p>_____</p>	

CEDAR RAPIDS SITE INVENTORY FORM Survey ID 1829-RIDGEWOOD-TER-SE

Database _____
Nonextant _____

Location & Functional Information

1. **Historic Name(s):** George & Esther Johnson House
2. **Common Name(s):**
3. **Street Address:** 1829 Ridgewood Ter., SE
4. **City:** Cedar Rapids 5. **County:** Linn
6. **Subdivision:** Grande Ave. Place 7. **Block(s):** 5 8. **Lot:** 3
9. **Legal Description:** E 40'
10. **Historic Function(s):** Single Family
11. **Current Function(s):** Single Family
12. **Owner:** Kevin & Lynne McCauley **Phone Number:**
Address: 1829 Ridgewood Ter., SE **City/State:** Cedar Rapids, IA **Zip:** 52403

State Sources: County Resource HABS Photo NR
Tax Act Grants DOE R&C

Integrity Notes:

- Poor Good
 Fair Excellent

Sketch Map:

applied shutters

Photograph Information:

Roll/Frame: 8082/32
View: South

Photographer: Marlys Svendsen,
Svendsen Tyler, Inc.

Location of Negative:
City of Cedar Rapids, Dept. of
Planning & Redevelopment



CEDAR RAPIDS SITE INVENTORY FORMSurvey ID 1829-RIDGEWOOD-TER-SE
Database _____

Evaluation**Architectural Significance and Associated Context(s):**Applicable National Register Criteria: A B C D **National Register Eligibility:**Individual Yes No District: Contributing Non-Contributing

Reviewed By: _____ Date: _____

Form: 2½-Story Open-Gable Cottage**Style:** Craftsman Style**Defining Features:** flared front-gable roof with no dormers; narrow clapboard siding; low hipped roof porch across front with piers resting on brick pedestals; balustrade has very narrow, square balusters closely spaced with matching vertical board design in porch skirting; windows are double-hung with entrance off-center; cottage window to left of entrance**Alterations:** applied shutters**Significance/Overall Condition:** well-preserved**Historical Significance and Associated Context(s):**Applicable National Register Criteria: A B C D **National Register Eligibility:**Individual Yes No District: Contributing Non-Contributing

Reviewed By: _____ Date: _____

City Directories:**1903:** Not listed**1914-15:** Not listed**1926:** George & Esther Johnson, credit manager for Chandler Pump Co.**1932:** Same as 1926

Prepared by: Marlys Svendsen, Svendsen Tyler, Inc.**Date:** 1995**Address:** Route 1, Box 388, Sarona, WI 54870**Phone:** 715/469-3300**Affiliation:** City of Cedar Rapids, Cedar Rapids, Iowa

CEDAR RAPIDS SITE INVENTORY FORM Survey ID 1829-RIDGEWOOD-TER-SE
 Database _____

Street Address 1829 Ridgewood Ter., SE **City** Cedar Rapids **County** Linn

Location Integrity: OS Original Site (OS) Moved (MV) Moved to Original Site (MO)
Endangered? No N Yes ___ If yes, why? _____

Ground Plan: a. **Building Shape(s):** rectangle b. **Width:** 24' **Depth:** 28' (In units)

Style/Stylistic Influences	Key Stylistic Attributes	CODE
Open-Gable Cottage	Craftsman Style	

Materials:
Foundation brick
Walls clapboard
Roof asphalt

Number of Stories: 2½ stories
Roof Shape: front-gable

Builder(s): Unknown **Architect(s)** Unknown
Original Construction Date: c. 1920 **Modification/Addition Dates:** Unknown

applied shutters

Continuation Sheet []

Significant Interior Components:

Not Applicable

Continuation Sheet []

Surveyor Comments:

The one-block section of Ridgewood Terrace included in the district begins at the western most point of the street where it originates at the five-corner intersection of 18th Street, 3rd Avenue & Ridgewood Ter., one block south of Linden Drive and two blocks north of Grande Avenue. Ridgewood Terrace runs through Grande Avenue Place Addition developed by members of the Bever family. The street is tree-lined and contains some of the newer houses in the district. Houses are narrowly spaced on lots generally 40' wide with flat front yards. The houses date from a few years before WW I through the early 1920s.

Continuation Sheet []

Sources: City of Cedar Rapids Assessor's Records; City Directories (1903, 1914-1915, 1926, 1932); Sanborn Maps (1898, 1900, 1905, 1910, 1915)

Needs Further Study/Anomaly []

Continuation Sheet []

Surveyor: Marlys Svendsen, Svendsen Tyler, Inc.

Date 1995

Materials

Building Info

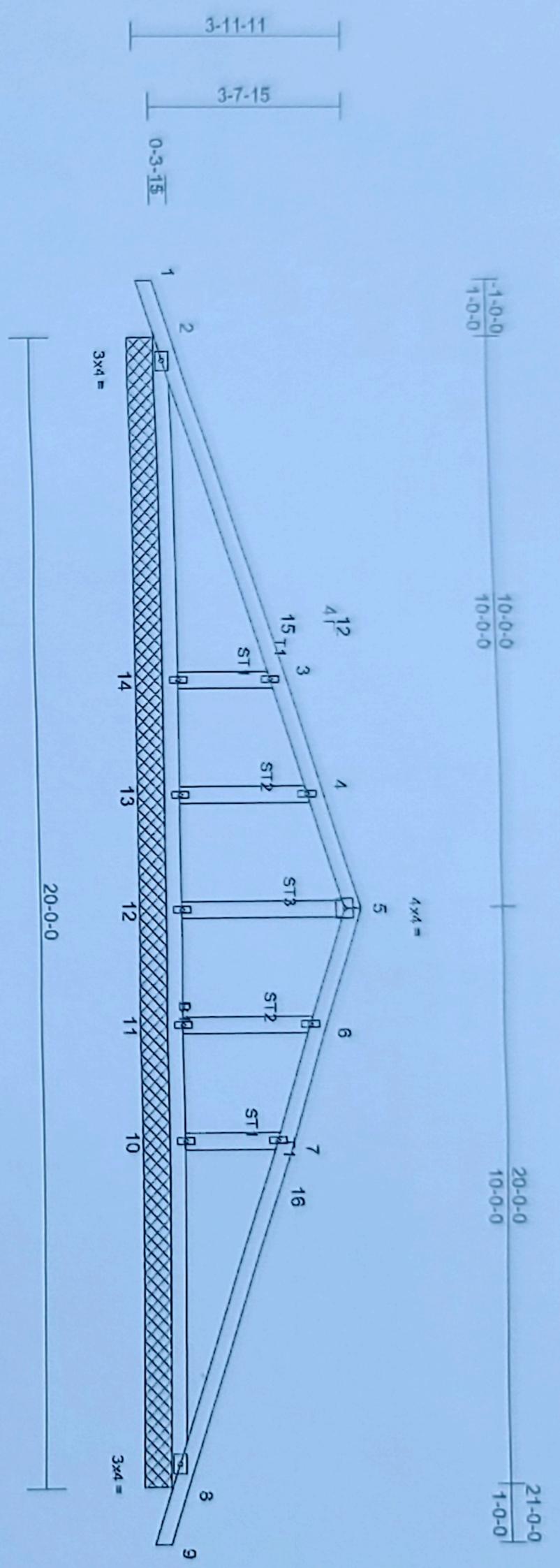
Building Width:
Building Length:
Building Height:
Wall Framing Stud:
Roof Framing:
Truss Type:
Roof Pitch:
Eave Overhang:
Gable Overhang:
Concrete Block Option:
Anchor bolt:
Custom Garage Plan:

20'
22'
8'
2" x 4"
Truss Construction
Common
4/12 Pitch
1'
1'
None
Grip Fast 1/2" x 10" HDG Anchor Bolt w/ Nut & Washer
No I do not need a custom building plan

Wall Info

Siding Material Types:
Accent Material Type:
Wainscot Material Type:
Wall Sheathing:
House Wrap:
Gable Vents:

Cedar Bevel Lap
None
None
7/16" OSB (Oriented Strand Board)
Kimberly-Clark BLOCK-IT® 5' x 7 1/2' House Wrap
None



Scale = 1/4"=1'-0"

Loading	(psf)	Spacing	2-0-0	CSI	DEFL	in	(loc)	Idefl	L/D	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	Vert(LL)	n/a	-	n/a	999	MT20	197/144
Snow (Ps/Pg)	27.7/40.0	Lumber DOL	1.15	BC	Vert(CT)	n/a	-	n/a	999		
TCDL	7.0	Rep Stress Incr	YES	WB	Horz(CT)	0.00	8	n/a	n/a		
BCLL	0.0*	Code	IRC2015/TP12014	Matrix-S							
BCDL	10.0									Weight: 63 lb	FT = 15%

LUMBER
 TOP CHORD 2x4 SPF No.2
 BOT CHORD 2x4 SPF No.2
 OTHERS 2x4 SPF Stud

REACTIONS All bearings 20-0-0.
 (lb) - Max Horiz 2=-48 (LC 19)
 Max Uplift All uplift 100 (lb) or less at joint(s) 2, 8, 10, 11, 13, 14
 Max Grav All reactions 250 (lb) or less at joint(s) 11, 13 except 2=313 (LC 2), 8=313 (LC 2), 10=613 (LC 22), 12=265 (LC 2), 14=613 (LC 21)

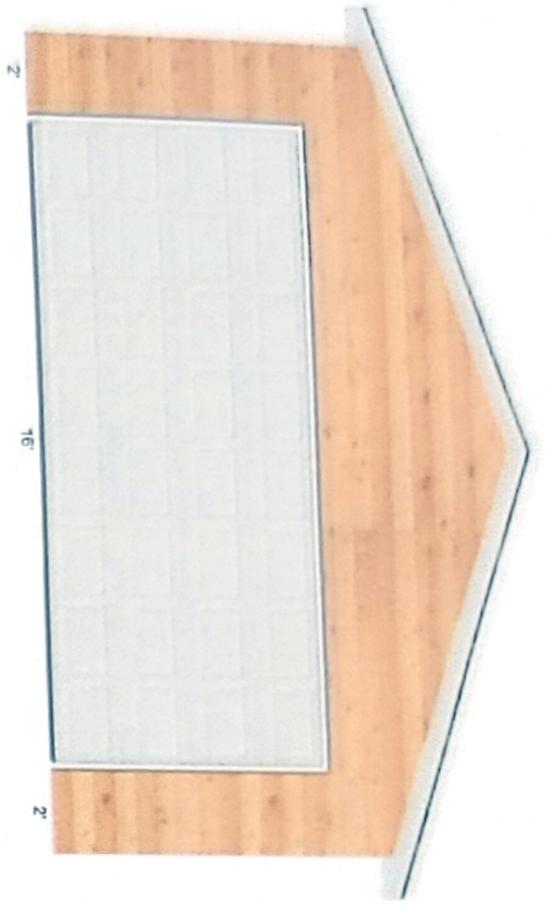
BRACING
 TOP CHORD
 BOT CHORD

Structural wood sheathing directly applied or 6-0-0 oc purlins.
 Rigid ceiling directly applied or 10-0-0 oc bracing.
 MITTEK recommends that Stabilizers and required cross bracing be installed during truss erection. In accordance with Stabilizer Installation guide.

FORCES
 WEBS (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
 3-14=-456/159, 7-10=-456/159

NOTES

- 1) Unbalanced roof live loads have been considered for this design.
- 2) Wind: ASCE 7-10: Vult=115mph (3-second gust) Vasd=91mph; TCCL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed; and 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 ANS/ITP1 1.
- 4) TCLL: ASCE 7-10; P1=30.0 psf (roof live load; Lumber DOL=1.15 Plate DOL=1.15); Pg=40.0 psf (ground snow); Ps=27.7 psf (roof snow; Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Cf=1.10
- 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 27.7 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 2-0-0 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 3-06-00 tall by 2-00-00 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 joints 2, 8, 13, 14, 11, 10.
- 14) This truss is designed in accordance with the 2015 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANS/ITP1 1.



ENDWALL B

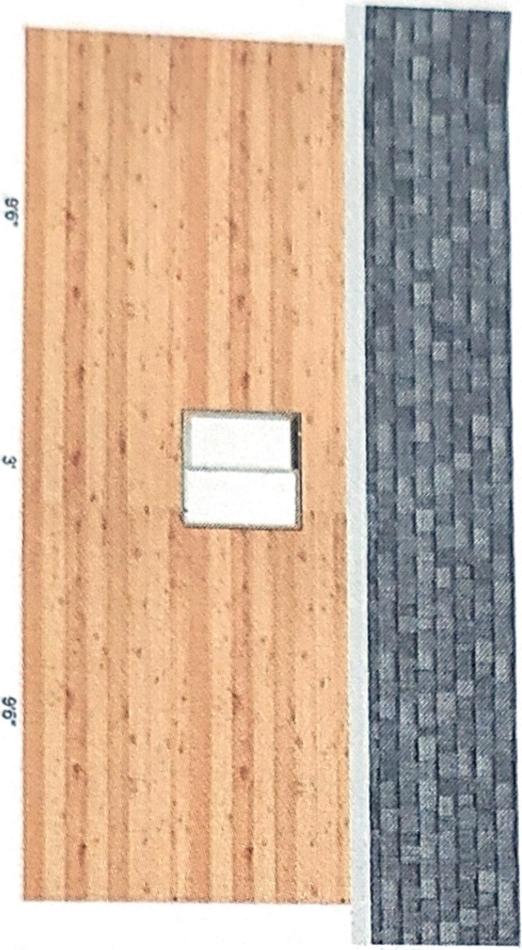
Ideal Door® 3-Star 16' x 7' White Standard Value Non-insulated Garage Door



SIDEWALL D

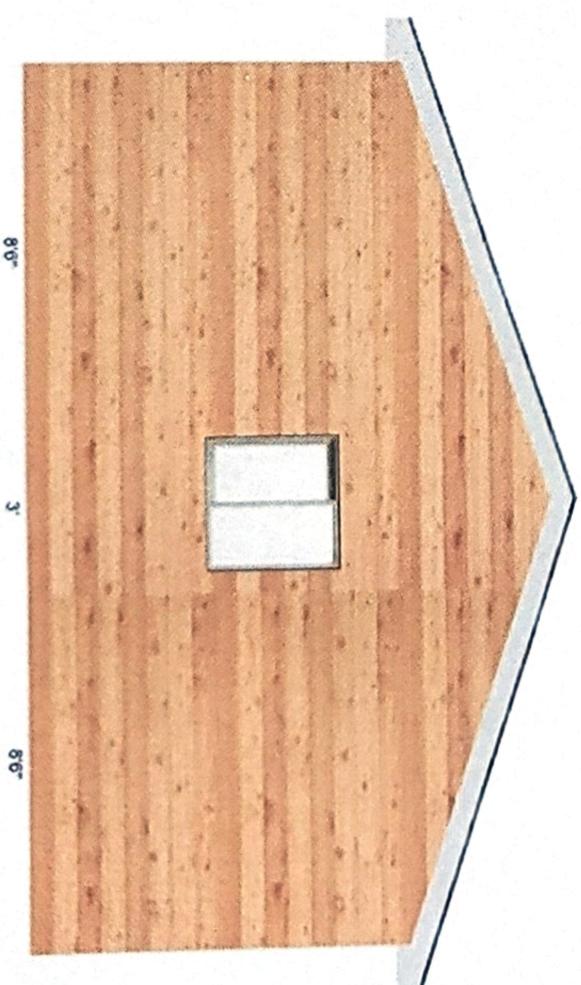
Mastercraft® 36"W x 80"H White Smooth Fiberglass 6-Panel Composite Frame Exterior Door

Northview Aspen 36"W x 36"H Vinyl Sliding Window with Built-in J-Channel



SIDEWALL C

Northview Aspen 36"W x 36"H Vinyl Sliding Window with Built-in J-Channel



ENDWALL A

Northview Aspen 36"W x 36"H Vinyl Sliding Window with Built-in J-Channel

T-R1 ***HISTORICAL DISTRICT N/C/L

NEW ACCESSIBLE RAMP AT THE FRONT OF A SFD

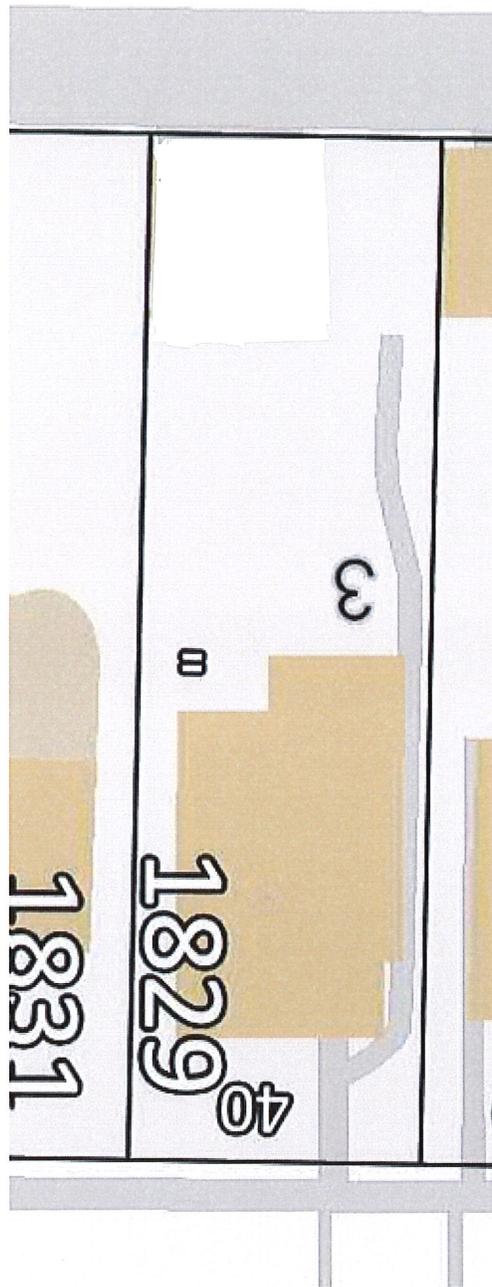
***LOT SIZE 40 X 140

ATTENTION

**Setbacks are measured from lot lines or proposed right-of-ways,
NOT city sidewalks, streets, curbs, alleys or fences!**

APPLICANT IS RESPONSIBLE FOR LOCATING LOT LINES!

THANKS!



Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: May 27, 2021

Property Location: 602 D Avenue NW

Property Owner/Representative: City of Cedar Rapids

Demolition Contact: Schrader Group

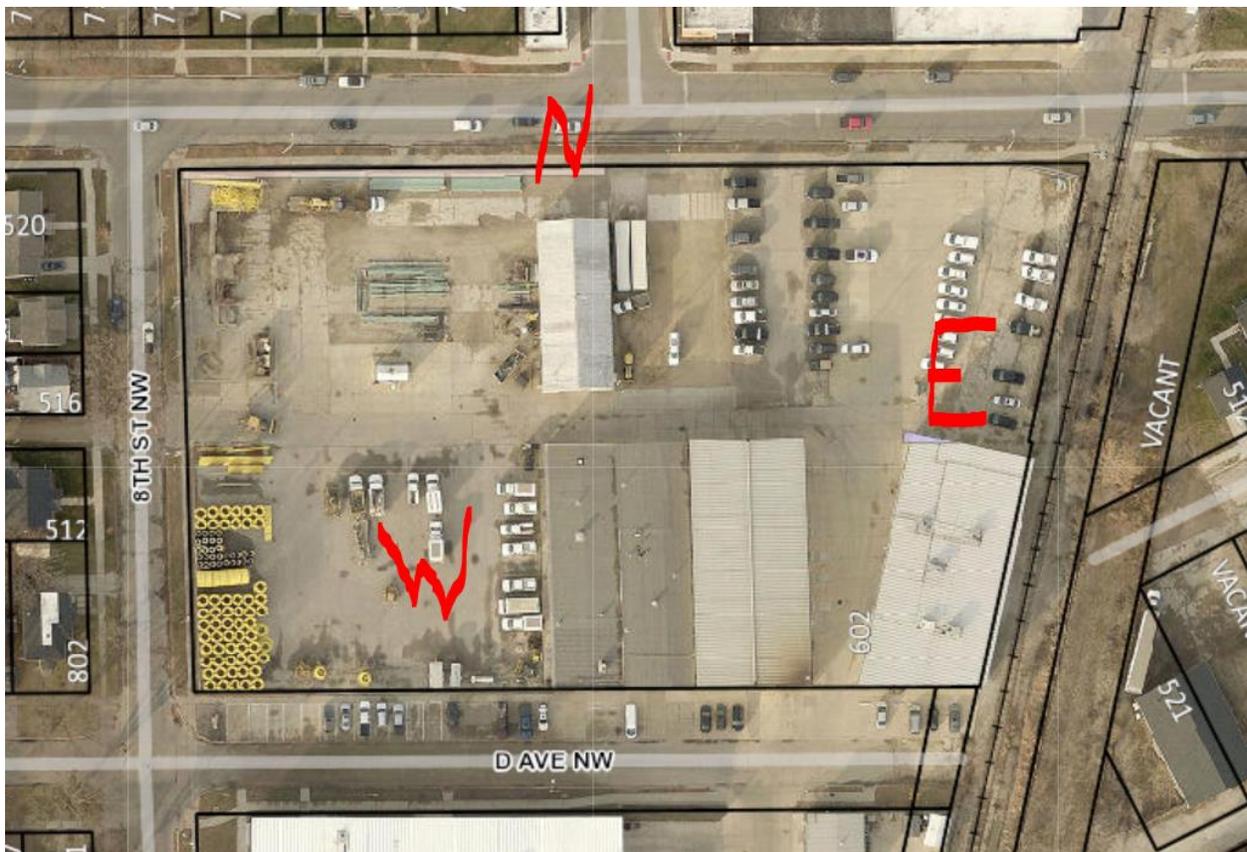
Year Built: Between 1895 and 1913 per Sanborn Fire Insurance Maps

Description of Agenda Item: Demolition Application COA Other

Background and Previous HPC Action: These three buildings, previously owned by Midamerican Energy, will be removed as part of the new connection of Ellis Boulevard NW to 6th Street NW as identified in the approved Framework Plan for Reinvestment and Revitalization (2008) and the Northwest Neighbors Neighborhood Action Plan (2017).

The exact age of the buildings could not be determined but they first appear in the 1913 Sanborn Fire Insurance Maps as part of the Cedar Rapids Sash & Door Company. The 2009 Architectural Reconnaissance Survey for St. Patrick's Neighborhood determined the buildings to be non-contributing to a district and individually not eligible for the National Register of Historic Places.

The image below shows the three buildings identified as North, East, and West on the demolition applications.



City Assessor Information on the parcel: <https://cedarrapids.iowaassessors.com/parcel.php?gid=252334>

Historic Eligibility Status: Eligible Not Eligible Unknown N/A
Explanation (if necessary):

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: There is no evidence of historic significance and the property is a poor candidate for local landmarking.



**City of Cedar Rapids
Building Services Department**
500 15th Avenue SW, Cedar Rapids, IA 52404
Main Phone: (319) 286-5831 Fax: (319) 286-5830
DEMOLITION PERMIT APPLICATION

****Permit is valid for 30 days from date of issue****

Address of Demolition:		Approximate Age of Structure/Year Built:
GPN:	Reason: (optional)	Future Plans: (optional)
Property Owner's Name:		Phone:
Property Owner's Address:		City / State / Zip Code
Contractor's Name:		Phone:
Contractor's Address:		City / State / Zip Code
Type of Building: <input type="checkbox"/> Single Family <input type="checkbox"/> Multi Family # Units <input type="checkbox"/> Commercial <input type="checkbox"/> Accessory Building		
Size of Building: Dimensions are: _____ Number of Stories: _____ Height: _____		
Building has Basement: <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, What Dimensions: _____		
Any other structure on the parcel? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe: _____		
DISPOSAL OF DEMOLITION MATERIALS		
<input type="checkbox"/> City of Cedar Rapids Landfill	<input type="checkbox"/> Private Landfill – Contact: _____ Address: _____	Phone #:: _____
It is the Responsibility of the <u>Permit Holder</u> to adhere to all local, state and federal regulations regarding proper inspections and removal of asbestos prior to any demolition.		
UTILITIES INFORMATION		
All utilities shall be abandoned in accordance with City requirements and verified and/or inspected before Demolition Permit is issued and demolition begins.		
<i>I hereby certify that I have read and examined this application and affirm the above information as true and correct and also agree to comply with the provisions of the City of Cedar Rapids Codes and any other applicable Federal & State laws concerning the demolition process and/or disposal of demolition debris. I also certify that I am authorized to demolish this building as owner or agent of the owner and agree to assume complete responsibility for any liability arising from demolition of the above building. I also agree that no burning or burying of materials shall be done within the Corporate City Limits of Cedar Rapids.</i>		
APPLICANT SIGNATURE (Please print legibly):		DATE:
APPLICANT PHONE NUMBER:		CONTRACTOR PHONE NUMBER:
CONTRACTOR SIGNATURE (Please print legibly):		DATE:
PLEASE PROVIDE SIGNATURES FOR EACH FIELD BELOW		
UTILITIES DISCONNECTION INFORMATION & APPROVALS		
Water:	Alliant Energy:	
Sewer:	Mid-American Energy:	
HPC:	MediaCom:	
Zoning:	CenturyLink:	
BSD:		

Return application to:
Applicants: residential@cedar-rapids.org
Utilities: demo@cedar-rapids.org



City of Cedar Rapids
Building Services Department
 500 15th Avenue SW, Cedar Rapids, IA 52404
 Main Phone: (319) 286-5831 Fax: (319) 286-5830
DEMOLITION PERMIT APPLICATION

****Permit is valid for 30 days from date of issue****

Address of Demolition:		Approximate Age of Structure/Year Built:
GPN:	Reason: (optional)	Future Plans: (optional)
Property Owner's Name:		Phone:
Property Owner's Address:		City / State / Zip Code
Contractor's Name:		Phone:
Contractor's Address:		City / State / Zip Code
Type of Building: <input type="checkbox"/> Single Family <input type="checkbox"/> Multi Family # Units <input type="checkbox"/> Commercial <input type="checkbox"/> Accessory Building		
Size of Building: Dimensions are: _____ Number of Stories: _____ Height: _____		
Building has Basement: <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, What Dimensions: _____		
Any other structure on the parcel? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe: _____		
DISPOSAL OF DEMOLITION MATERIALS		
<input type="checkbox"/> City of Cedar Rapids Landfill	<input type="checkbox"/> Private Landfill – Contact: _____ Address: _____	Phone #:: _____
It is the Responsibility of the <u>Permit Holder</u> to adhere to all local, state and federal regulations regarding proper inspections and removal of asbestos prior to any demolition.		
UTILITIES INFORMATION		
All utilities shall be abandoned in accordance with City requirements and verified and/or inspected before Demolition Permit is issued and demolition begins.		
<i>I hereby certify that I have read and examined this application and affirm the above information as true and correct and also agree to comply with the provisions of the City of Cedar Rapids Codes and any other applicable Federal & State laws concerning the demolition process and/or disposal of demolition debris. I also certify that I am authorized to demolish this building as owner or agent of the owner and agree to assume complete responsibility for any liability arising from demolition of the above building. I also agree that no burning or burying of materials shall be done within the Corporate City Limits of Cedar Rapids.</i>		
APPLICANT SIGNATURE (Please print legibly):		DATE:
APPLICANT PHONE NUMBER:		CONTRACTOR PHONE NUMBER:
CONTRACTOR SIGNATURE (Please print legibly):		DATE:
PLEASE PROVIDE SIGNATURES FOR EACH FIELD BELOW		
UTILITIES DISCONNECTION INFORMATION & APPROVALS		
Water:	Alliant Energy:	
Sewer:	Mid-American Energy:	
HPC:	MediaCom:	
Zoning:	CenturyLink:	
BSD:		

Return application to:
 Applicants: residential@cedar-rapids.org
 Utilities: demo@cedar-rapids.org



**City of Cedar Rapids
Building Services Department**

500 15th Avenue SW, Cedar Rapids, IA 52404
Main Phone: (319) 286-5831 Fax: (319) 286-5830

DEMOLITION PERMIT APPLICATION

****Permit is valid for 30 days from date of issue****

Address of Demolition:		Approximate Age of Structure/Year Built:
GPN:	Reason: (optional)	Future Plans: (optional)
Property Owner's Name:		Phone:
Property Owner's Address:		City / State / Zip Code
Contractor's Name:		Phone:
Contractor's Address:		City / State / Zip Code
Type of Building: <input type="checkbox"/> Single Family <input type="checkbox"/> Multi Family # Units <input type="checkbox"/> Commercial <input type="checkbox"/> Accessory Building		
Size of Building: Dimensions are:		Number of Stories: Height:
Building has Basement: <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, What Dimensions:		
Any other structure on the parcel? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe:		
DISPOSAL OF DEMOLITION MATERIALS		
<input type="checkbox"/> City of Cedar Rapids Landfill	<input type="checkbox"/> Private Landfill – Contact: Address:	Phone #::
It is the Responsibility of the <u>Permit Holder</u> to adhere to all local, state and federal regulations regarding proper inspections and removal of asbestos prior to any demolition.		
UTILITIES INFORMATION		
All utilities shall be abandoned in accordance with City requirements and verified and/or inspected before Demolition Permit is issued and demolition begins.		
<i>I hereby certify that I have read and examined this application and affirm the above information as true and correct and also agree to comply with the provisions of the City of Cedar Rapids Codes and any other applicable Federal & State laws concerning the demolition process and/or disposal of demolition debris. I also certify that I am authorized to demolish this building as owner or agent of the owner and agree to assume complete responsibility for any liability arising from demolition of the above building. I also agree that no burning or burying of materials shall be done within the Corporate City Limits of Cedar Rapids.</i>		
APPLICANT SIGNATURE (Please print legibly):		DATE:
APPLICANT PHONE NUMBER:		CONTRACTOR PHONE NUMBER:
CONTRACTOR SIGNATURE (Please print legibly):		DATE:
PLEASE PROVIDE SIGNATURES FOR EACH FIELD BELOW		
UTILITIES DISCONNECTION INFORMATION & APPROVALS		
Water:	Alliant Energy:	
Sewer:	Mid-American Energy:	
HPC:	MediaCom:	
Zoning:	CenturyLink:	
BSD:		

Return application to:

Applicants: residential@cedar-rapids.org

Utilities: demo@cedar-rapids.org