MEETING NOTICE
The City of Cedar Rapids Historic Preservation Commission will meet at:

4:30 P.M.
Thursday, February 14, 2019
in the
Training Room, City Hall
101 First Street SE, Cedar Rapids, Iowa

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. Presentations
   a) Update on the Low Lift Building

4. Action Items
   a) Endorsement of 2019 Historic Preservation Showcase
   b) Local Historic Landmark Designation Application – Witwer Grocery Company Building (Bottleworks Loft Condominiums)
   c) Certificate of Appropriateness
      i. 1407 2nd Avenue SE – Window Replacement (vinyl)

5. Discussion Items
   a) Proactive Preservation

6. Announcements

7. Adjournment
MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, January 24, 2019 @ 4:30 p.m.
Training Room, City Hall, 101 First Street SE

Members Present:  Mark Stoffer Hunter - Chair
                  Tim Oberbroeckling – Vice Chair
                  Ronald Mussman
                  Ron Lower
                  Todd McNall
                  Diana Pagan

Members Absent:   Arthur Kim
                  Crystal Walter

City Staff:        Sylvia Bochner, Community Development Planner
                  Adam Lindenlaub, Community Development Planner
                  Lauren Freeman, Community Development Program Coordinator
                  Jillane Gilmour, Community Development Administrative Assistant

Call Meeting to Order
• Mark Stoffer Hunter called the meeting to order at 4:33 p.m.
• Six Commissioners were present. Two were absent.

1. Public Comment
   a) There were no public comments.

2. Approve Meeting Minutes – January 10, 2019
   Tim Oberbroeckling made a motion to approve the minutes. Seconded by Ron Lower. The motion passed unanimously.

3. Action Items
   a) CLG 2018 Annual Report
      • Ron Mussman motioned to approve the CLG 2018 Annual Report. Seconded by Todd McNall. The motion passed unanimously.
b) Certificate of Appropriateness
   i. 1738 3rd Avenue SE – Windows
      • Oberbroeckling made a motion to approve that the top, street facing windows may be replaced with vinyl to accommodate the applicant and keep a consistent look, as a permit was issued for the east vinyl windows in City staff error (see meeting minutes from December 27, 2018 regarding the east windows). Seconded by Ron Lower. The motion passed unanimously.

c) Demolition and Façade Structure Modification Reviews
   i. 1233 3rd Street NW – Accessory structure demolition
      • McNall motioned to approve the accessory structure demolition application for 1233 3rd Street NW. Seconded by Oberbroeckling. The motion passed unanimously.

d) Demolition Applications Under Hold
   i. 823 11th Ave SE – Expires 1/28/19
      • The demolition application will remain on hold.

5. Adjournment
   a) Oberbroeckling made a motion to adjourn the meeting. Seconded by McNall. The motion passed unanimously and the meeting adjourned at 6:05 p.m.

Respectfully Submitted,

Jillane Gilmour, Administrative Assistant
Community Development
Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date:  February 14, 2019

Property Location:  905 3rd Street SE
Property Owner:  Bottleworks’ Owners Association (BOA)
Representative:  Ron Lower, Bottleworks Condo Owner
Year Built:  1946

Description of Agenda Item:  ☐ Demolition Application  ☐ COA  ☑ Other – Local Historic Landmark Application

Background and Previous HPC Action:
This building, known historically as the Witwer Grocery Company Building and more recently as Bottleworks Loft Condominiums, was listed on the National Register of Historic Places in 1998. The property was listed on the National Register for meeting the requirements of Criteria A, which states that the “property is associated with events that have made a significant contribution to the broad patterns of our history.”

The Witwer Grocery Company Building is significant locally under National Register Criterion A within the historic context of industrial corridor development. It was the last multi-story factory/warehouse built along any of the Cedar Rapids’ railroad industrial corridors. The building was built at the end of World War II and became the most important locally-owned grocery wholesaler in Cedar Rapids. It housed many different modern food processing operations, as well as packaging facilities, cold storage areas, a bottling works, and general warehousing space.

More information about this property can be found in the application materials attached, which include a brief narrative about the building and its history, a map indicating its exact location, pictures, and the National Register of Historic Places registration form.

Historic Eligibility Status:  Eligible ☑ Not Eligible ☐ Unknown ☐ N/A ☐
Explanation (if necessary):  This property was listed on the National Register of Historic Places under Criteria A.

If eligible, which criteria is met:
☑ Associated with significant historical events
☐ Associated with significant lives of person
☐ Signifies distinctive architectural character/era
☐ Archaeologically significant

Other Action by City:  Yes ☑ No ☐ N/A ☐
Explanation (if necessary):
City Code Section 18.05 requires a recommendation by the HPC and review by SHPO. City Planning Commission will receive recommendation from HPC and SHPO then make recommendation to City Council. City Council will have the final determination as to whether or not the property is granted local historic landmark status.
Recommendation: Advancement of the application to the State Historical Preservation Office for their review.

Attachments: Local Landmark Designation application.
LOCAL HISTORIC LANDMARK DESIGNATION
Cedar Rapids Municipal Code, Section 18.05

Local historic landmarks are subject to Chapter 18 - Historic Preservation of the Cedar Rapids Municipal Code and the Cedar Rapids Guidelines for Historic Districts. Exterior changes to a local historic landmark that require a building permit (e.g. roofing, siding, window replacement) require a review by either the City of Cedar Rapids Community Development Department or the Cedar Rapids Historic Preservation Commission. A review is also required for exterior modifications that impact architectural detailing (e.g. trim, moldings, cornices), even when a building permit is not required. Demolition, new construction, and additions require the approval of the Historic Preservation Commission.

Proposed Local Historic Landmark
Use the name as provided in historic surveys, if possible. Otherwise use a name which best describes the landmark.

Proposed Local Historic Landmark Name: Witwer Grocery Company Building
Property Address: 905 3rd Street SE, Cedar Rapids, Iowa 52401

Project Manager & Contact
This person is the primary point of contact and correspondence.

Name: Ron Lower Organization: Bottleworks' Owner
Address: 905 3rd Street SE, Unit 508, Cedar Rapids, Iowa 52401
Phone: (319)202-6238 Email: ronlower2666@gmail.com

Additional Materials Required for Nomination:
Electronic versions of these files may be sent to hpreview@cedar-rapids.org.

The following materials must be submitted with this application or the application will not be accepted by the City of Cedar Rapids Community Development Department:

1. A narrative and justification describing how the proposed landmark is historically significant as defined by 18.02.T of the Cedar Rapids Municipal Code.
   Historically significant is defined as any structure, building, site, property, object or item which is determined by the Cedar Rapids Historic Preservation Commission, National Park Service or State of Iowa Historic Preservation Office to possess integrity and meet one or more of the following:
   1. Associated with events that have made a significant contribution to the broad patterns of our history; or
   2. Associated with the lives of significant persons in our past; or
   3. Embody the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
   4. Yielded, or may be likely to yield, information important in history or prehistory.

2. A map indicating the exact location of the proposed local historic landmark.

3. An inventory of the buildings, structures or historically important sites located on the property.

4. A listing of all the owners of the property subject to the local historic landmark request.
Property Owner(s) Signature(s):
Signatures of all owners are required with this application. Please use additional pages, if necessary.

By signing below the property owner(s) authorize the pursuit of the proposed local historic landmark nomination and understand that local historic landmarks are subject to Chapter 18 – Historic Preservation of the Municipal Code and the Cedar Rapids Guidelines for Historic Districts.

Property Owner
Name: Tom Petersen, President Organization: Bottleworks’ Owners Association (BOA)
Address: 905 3rd Street SE, Unit 205, Cedar Rapids, Iowa 52401
Phone: (319)364-2538 Email: tompetersenwrite@aol.com
Date: Jan 30, 2019

Owner Signature

Property Owner
Name: __________________________ Organization: __________________________
Address: __________________________
Phone: __________________________ Email: __________________________
Date: __________________________

Owner Signature

Property Owner
Name: __________________________ Organization: __________________________
Address: __________________________
Phone: __________________________ Email: __________________________
Date: __________________________

Owner Signature

Property Owner
Name: __________________________ Organization: __________________________
Address: __________________________
Phone: __________________________ Email: __________________________
Date: __________________________

Owner Signature

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

Revised 1/2019
Application and Documentation for the Local Historic Landmark Designation for:

Witwer Grocery Company Building (a.k.a. Bottleworks Loft Condominiums)
SUMMARY:

Weaver and Frank Witwer started the Witwer Grocery Company in 1921. Over time, the Witwer company expanded its business operations, the company bought and managed farmland for the production of goods to support its grocery business. The company also acquired land on the current 3rd Street SE to expand its production capabilities as it expanded its market share locally and further afield with the property’s railroad access along the North side of Lots 3, 4 and 5. So in 1945 plans were drawn up by Blahnik and Berger for the construction of of the 5 story brick building to be known as the Witwer Grocery Company Building.

HISTORICAL CONTEXT

The basis for the application as defined in Cedar Rapids Municipal Code, Section 18.02.T.1; “Associated with events that have made a significant contribution to the broad patterns of our history.” As noted in the original HRHP application, the Witwer Grocery Company Building contributed to significant events of the industrial railroad corridor in the 40s and 50s. Witwer Grocery was a locally owned grocery wholesaler who built the building in 1946 to house modern food processing operations as well as packaging facilities, cold storage areas, a bottling works and general warehouse space, the building utilized the railroad siding at the north side of the building to transport and distribute its finished products.

In 1997 the Metro Area Housing Project (MAHP) submitted an application to have the Witwer Grocery Company Building listed on the United States Bureau of the Interior’s National Register of Historical Places. On May 1st, 1998, that application was approved. The building now proudly displays a brass plaque at its entrance attesting to its inclusion on the National Registry of Historic Places. Since then, the MAHP’s OSADA (Czech for community) low income housing project has ended and the Witwer Grocery Building has evolved into Bottleworks Loft Condominiums developed by BPI-GRR LLC.

In 2008 the Witwer Grocery Company Building began its transformation into the privately owned Bottleworks Loft Condominiums. The developers remained consistent with the National Register of Historic Places guidelines to retain the building listing on the registry. In 2012 the developer
handed over the governance of the building to the Bottleworks Owners’ Association (BOA). As part of the long tradition of maintaining the historical integrity of the building the BOA has moved to take the next step and request a Local Landmark Designation from the City of Cedar Rapids.

The site is located at the intersection of 3rd Street SE and 9th Avenue SE on Lots 3, 4 and 5 of Block 13 of the Carpenter’s 2nd Addition (see Exhibit A - Current Google Earth Map and Appendix 1 pages 4-7 1913 - 1996 Plats). There is a single 5 story multi wythe brick building with a footprint of 120 feet by 158 feet. The building is constructed with an exposed steel frame with 12” brick curtain walls laid in a running bond, a concrete foundation and concrete floors set on steel decks. (For additional architectural details see Exhibit B pages 6-8 and also Appendix 1 pages 1-3).

The Witwer Grocery Company ceased its wholesale grocery operations in 1967. The building remained empty through most of the 1970s and 1980s with only a few short term tenants. In the 1990s a group of local residents along with MAHP began plans to repurpose the building as affordable housing for low income residents. The vision was also to support the artistic legacy of Grant Wood by also providing affordable housing for artists coming into the area and utilizing studio space in the old Cherry Building in the block across 3rd Street. The project was named OSADA and the project worked within the National Parks Guidelines for Historic Places so the exterior of the building conformed with those requirement to support their application for listing Local Historic Landmark Designation, Cedar Rapids Municipal Code, Section 18.05
on NRHP. The interior was redesigned to provide 67 affordable apartments to address housing needs for the low income families within the community. One of the significant architectural changes to the interior of the building was to create a five story atrium with four large skylights letting natural lighting into the whole building. This was accomplished by removing a portion of each floor while maintaining the integrity of the structural steel framing of the original building. The project was completed in 1998 and continued until the property was sold to the BPI-GRR LLC in 2008.

BPI-GRR redesigned the interior layout of the first floor to include new commercial spaces and a first floor parking garage. Also redesigning the floor plans from the original 67 apartments to 59 individually owned condominiums and one large commercial space. A rooftop space was also added to provide new owners with private outside access and a wonderful view of Downtown Cedar Rapids.
With the official handoff from the developer to the association in 2012 a new chapter started for the building. The BOA was sensitive to the historical legacy of the building both as a bottling operation and as a community housing project in the historic New Bo district. The BOA added new features to the atrium to highlight the bottleworks operation and the idea of tying the artistic spirit of the neighborhood, bringing full circle the vision of community and historic preservation. Large photographic reproductions of the bottleworks process in the basement and first floor of the Witwer Grocery Company Building were hung in the common spaces and entry way for the building. A metal sculpture was commissioned for the centerpiece of the first floor atrium. The work was made by a local woman artist within the district. Several residents enjoy the opportunities within the district to hone their artistic abilities also. The 1946 building has undergone a successful repurposing to add back to the Cedar Rapids Community.

Local Historic Landmark Designation, Cedar Rapids Municipal Code, Section 18.05
Exhibit A

Bottleworks Loft Condominiums
Coordinates:
+41.97250, -91.66056
41°58'21" N, 91°39'38" W

Local Historic Landmark Designation, Cedar Rapids Municipal Code, Section 18.05
Exhibit B

South Facing Exterior View

Northeast Facing Exterior View

Local Historic Landmark Designation, Cedar Rapids Municipal Code, Section 18.05
Front Entrance (South exterior)

Back Garage Entrance (North exterior)
Example of brick detail around upper perimeter of the building (South exterior)

Example of open steel framing with brick infill (First floor garage interior)
Appendix 1

National Register of Historical Places
(approved May 1, 1998)
Reference number 98000386
United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions at Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Witwer Grocery Company Building
other names/site number OSADA

2. Location

street & number 905 3rd Street, SE N/A [] not for publication

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [] locally. ([] see continuation sheet for additional comments).

Signature of certifying official/Title Date

STATE HISTORICAL SOCIETY OF IOWA

In my opinion, the property [] meets [] does not meet the National Register criteria. ([] see continuation sheet for additional comments.)

Signature of certifying official/Title Date

STATE HISTORICAL SOCIETY OF IOWA

4. National Park Service Certification

I hereby certify that the property is:

[] entered in the National Register. [] determined eligible for the National Register. [] determined not eligible for the National Register. [] removed from the National Register. [] other, (explain:)

Signature of the Keeper Date of Action

[Signature] [Date]
**Witwer Grocery Company Building**

**Name of Property**

**Linn County, IA**

**County and State**

### 5. Classification

**Ownership of Property**  
(_check as many boxes as apply)

- [x] private
- [ ] public-local
- [ ] public-State
- [ ] public-Federal

**Category of Property**  
( Check only one box)

- [x] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

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<thead>
<tr>
<th>Contributing</th>
<th>Noncontributing</th>
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**Number of contributing resources previously listed in the National Register**

| Commercial & Industrial Development of Cedar Rapids, Iowa, c.1865-c.1945 | N/A |

### 6. Function or Use

**Historic Functions**  
(Enter categories from instructions)

- INDUSTRY: manufacturing facility
- COMMERCE: warehouse

**Current Functions**  
(Enter categories from instructions)

- DOMESTIC: multiple dwelling

### 7. Description

**Architectural Classification**  
(Enter categories from instructions)

- No Style

**Materials**  
(Enter categories from instructions)

- foundation: CONCRETE
- walls: BRICK
- roof: SYNTHETICS: rubber
- other

**Narrative Description**  
(Describe the historic and current condition of the property on one or more continuation sheets.)
Witwer Grocery Company Building
Linn County, IA

8. Statement of Significance
Applicable National Register Criteria
(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

| [X] A Property is associated with events that have made a significant contribution to the broad patterns of our history. |
| [] B Property is associated with the lives of persons significant in our past. |
| [] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction. |
| [] D Property has yielded, or is likely to yield, information important in prehistory or history. |

Areas of Significance
(Enter categories from instructions)

| INDUSTRY |
| COMMERCE |

Period of Significance
1946

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

| [] A owned by a religious institution or used for religious purposes. |
| [] B removed from its original location. |
| [] C a birthplace or grave. |
| [] D a cemetery. |
| [] E a reconstructed building, object, or structure. |
| [] F a commemoratory property. |
| [] G less than 50 years of age or achieved significance within the past 50 years. |

Significant Dates
1946

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder
Blahnik & Berger

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References
Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):
 [] preliminary determination of individual listing
(36 CFR 67) has been requested
 [] previously listed in the National Register
 [] previously determined eligible by the National Register
 [] designated a National Historic Landmark
 [] recorded by Historic American Buildings Survey #
 [] recorded by Historic American Engineering Record #

Primary location of additional data:
[X] State Historic Preservation Office
 [] Other State agency
 [] Federal agency
 [] Local government
 [] University
 [] Other
Name of repository:
10. Geographical Data

Acreage of Property  less than 1 acre

UTM References
(Place additional UTM references on a continuation sheet.)

1 [1]5 [6][1][0][9][8][0] [4][6][4][7][3][7][0] 2 [ ] [ ] [ ] [ ] [ ] [ ] [ ]
3 [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] 4 [ ] [ ] [ ] [ ] [ ] [ ] [ ]

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title  Marlys A. Svendsen, Svendsen Tyler, Inc.

organization  for Metro Area Housing Program, Inc.  date  9/97

street & number  N3834 Deep Lake Road  telephone  (715) 469-3300

city or town  Sarona  state  WI  zip code  54870

Additional Documentation
Submit the following items with the complete form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items
(Check with the SHPO or FPO for any additional items)

Property Owner
(Complete this item at the request of SHPO or FPO.)

name  Metro Area Housing Program, Inc.

street & number  701 Center Point Rd., NE  telephone  (319) 362-3297

city or town  Cedar Rapids  state  IA  zip code  52402

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.
Witwer Grocery Company Building, Linn County, Iowa

Narrative Description

Site: The Witwer Grocery Company Building is located on Lots 3, 4 and 5 of Block 13 of Carpenter's 2nd Addition. This parcel comprises a level lot measuring 140 feet by 162 feet located at the southwest corner of the intersection of 3rd Street SE and 9th Avenue SE. It is adjacent to the Chicago, Milwaukee & St. Paul Railroad corridor that follows the alignment of 9th Avenue as it approaches the railroad bridge that crosses the Cedar River connecting east and west Cedar Rapids. An abandoned railroad spur line is immediately adjacent to the building. The Milwaukee Railroad corridor is south of the central business district in a section of the city containing commercial and industrial structures dating from the 1880s through the 1970s. Across the railroad tracks to the north is the yard of the former Chicago, Rock Island and Pacific RR and several one-story automobile repair garages. To the west is a six-story masonry building erected as a wholesale drug warehouse in 1925. An abandoned railroad siding extends along the south edge of the Witwer Grocery Company Building with the half-block to the south containing a parking lot and open space. This area formerly contained Monroe School which was adapted for use as the Witwer Grocery Company's first warehouse in 1923. Across Third Street to the east are a series of one and two-story storage buildings and the diagonal right-of-way of the Rock Island RR connecting the Fourth Street railroad corridor to the former Rock Island RR yard north of the Witwer Grocery Company Building.

Third Street is a two-lane, two-way street with concrete sidewalks, standard curbs and gutters, parallel parking spaces along both sides of the street. It provides the principal access route between the downtown and the Bohemian business district located between 11th Avenue SE and 14th Avenue SE along 3rd Street. Cedar Rapids' central business district lies to the north between 1st Avenue and 6th Avenue SE and between the riverfront and 5th Street SE. The neighborhood is more completely described in Chapter E-ii. ("Industrial Corridors in Cedar Rapids, 1865 - 1945: Chicago, Milwaukee and St. Paul Railroad Corridor," p.39) in Section E of the Multiple Property Documentation Form for "Commercial and Industrial Development of Cedar Rapids, Iowa, c 1865-c.1945."

Building: This 5-story building has an exposed steel frame with 12" brick curtain walls laid in a running bond, a concrete foundation, and concrete floors set on steel decks. The rectangular floor plan is 120 feet by 158 feet. A simple cast stone or concrete beltcourse separates the first floor from the upper levels and five rows of projecting brick above a course of soldier bricks set off the cornice. Brick pilasters divide the 3rd Street facade into six bays and 9th Avenue facade into eight bays. Along the east facade (3rd Street), the first floor has four-light plate glass windows topped by two-light transoms in the three bays south of the entrance. A horizontal glass block transom extends above the entrance for the full width of the bay. Immediately north of the entrance, is a single opening containing a metal window with 8 lights. The next two bays to the north contain pairs of 32-light metal sash. All of the sash of the first floor are replacement sash matching the design of the original windows. In the upper levels, matching replacement sash are of two types. Along the second floor facing 3rd Street are wood 1/1 double-hung windows with transoms above. The other windows have metal frames with metal muntins and contain 32, 28, 24 or 20 lights depending on which level they are located (32-lights - first floor; 28-lights - second floor; 24-lights - third floor; and 20-lights - fourth and fifth floors). The bottom two rows of lights are grouped into awning windows with the balance of the lights fixed. All of the
windows were installed as a part of the Certified Rehabilitation of the property completed during 1996 and 1997.

The south facade contains the new entrances for the building. They are located to the left and right of the original elevator shaft in former window openings with transoms above the plate glass doors similar in configuration to the original window sash. Openings that formerly served as railroad freight loading doors along this facade have been retained with fixed corrugated metal panels installed in place of the movable doors. One of the new doors enters the atrium near the center of the wall and the second opens into the community room. Separate corrugated metal shed roofs extend above each of the openings and the windows to either side. A ramped concrete deck extends along approximately one-half of the building providing handicapped access to both the atrium entrance and the community room entrance. A simple painted steel pipe balustrade extends along the concrete ramp. Like the east facade, multi-light windows fill all of the upper levels except the bay containing the freight elevator and the south bay of the fifth floor.\(^1\)

The north facade faces 9th Avenue, the Milwaukee Railroad corridor, and the railroad spur built to the building's original eight freight loading doors. Each of these openings originally contained overhead wood plank doors. These have been filled with a fixed panel containing four lights (upper lights taller than the lower lights). A low profile, corrugated metal shed roof extends over the rail freight loading doors along the right half of the north facade. Three metal window sash containing 16 lights (2x8) provide light for the rail loading area. Horizontal four-light windows provide light to the basement level in this area as well.

Three truck loading bays were originally built at the east end of this facade. The original paneled overhead doors have been restored and maintained as operable. The wood and glass panels are configured in seven rows with the middle three rows glass and the balance wood. Each door is eight panels wide. The truck loading bays have glass block transoms extending their full width. Together the transoms and door lights provide considerable interior light in the loading bays when the doors are closed. A fourth bay near the center of the building was altered during the period of ownership by the Witwer Grocery Co. but has now been partially restored. The bottom two rows of wood panels are not installed in this opening leaving the raised concrete floor level exposed. The fourth bay's transom has been restored to match the three intact bays. On the upper levels of the north facade multi-light windows fill the bays with dimensions matching those described earlier. The only exception is the bay containing the stairwell.

The west facade faces an adjacent 6-story warehouse. Window openings are the same size and located in the same spots as on the other three walls. Penthouses located midway along the west and east sides house elevator equipment and on the west side, a stair case to the roof. The flat roof is

\(^1\)At the time the Witwer Grocery Company Building was constructed, it faced the 1-story warehouse built around the former Monroe School to the south. An opening between the two buildings once provided a corridor for a rail spur connected to the main line of the Rock Island Railroad which followed 4th Street one block away.
Witwer Grocery Company Building, Linn County, Iowa

covered with a tar and aggregate stone finish with four multi-light hipped skylights in the center above the building's atrium. This is an added feature of the 1996-1997 rehabilitation.

Prior to its closure as a food factory and warehouse the interior floor plan of the building had bottling, storage and loading areas located on the first floor; office areas and processing space on the second floor; and cold storage and processing spaces on the upper floors (see "How the Building Operated" in Section 8 below). On the first floor, interior loading bays were at ground level with one bay walled off from the other three for inclement weather delivery. Entrance to the building was by a door off 3rd Street located mid-way along the wall. Two freight elevators were located mid-way along the east and west walls and stairs were located mid-way along the south wall and set in about 20' midway along the east wall (3rd Street).

The building was originally designed to have floor-to-ceiling height reduced for each of the five levels in the building beginning with the first floor - 16'; second floor - 14'; third floor - 12'; fourth & fifth floors - 10'. A compressor for the cooling system was located on the fifth floor which provided a chilling system for storage of perishable food products in cold storage rooms located on the fourth floor. The bottling works operation was originally located on the first floor. No equipment from any of the food products factory operation remained prior to the commencement of the current rehabilitation. Interior room spaces were created on the first and fifth floors along the 3rd Street side. Except for these rooms, the cold storage spaces, restrooms, elevators, and stairwells, the floors consisted of open areas interrupted only by the structural steel support system.

In the early 1990s plans began for the redevelopment of the Witwer Grocery Company Building as low and moderate income apartments. Work was completed in 1997 with the current floor plan creating 67 efficiency, one, two and three-bedroom apartments of various configurations including 11 two-level units on the first floor and mezzanine level. The center of the building now has an atrium extending from the first floor to the fifth floor with a skylight above. Other spaces provided in the building include a triangular shaped entrance vestibule facing south, a public rest room and elevator nearby, laundry rooms on each floor, a maintenance room in the northeast corner of the first floor, and a community room occupying the southeast corner of the first floor and mezzanine level facing Third Street. Architects for the project were Brown, Healey, Stone & Sauer of Cedar Rapids with Rinderknecht Associates, Inc. of Cedar Rapids as general contractor.

The overall condition of the Witwer Grocery Company Building following rehabilitation is excellent. The total cost of the rehabilitation was $7,256,549 (excluding site development) with the project creating much needed housing in Cedar Rapids' commercial core. All work was completed in conformance with The Secretary of the Interior's Guidelines for Historic Buildings and reviewed by the Iowa State Historic Preservation Office and the National Park Service.
Witwer Grocery Company Building, Linn County, Iowa

1913 Plat Map View, Sanborn Map Company, Cedar Rapids.
Witwer Grocery Company Building, Linn County, Iowa

1949 Plat Map View, Sanborn Map Company, Cedar Rapids.
Witwer Grocery Company Building, Linn County, Iowa

Witwer Grocery Company Building, Linn County, Iowa

Witwer Grocery Company Building, Linn County, Iowa

First Floor, Apartment Building Adaptive Reuse Plan
Mezzanine Level, Apartment Building Adaptive Reuse Plan
Typical Floor, Levels 2-5, Apartment Building Adaptive Reuse Plan
Witwer Grocery Company Building, Linn County, Iowa

Site Plan, Apartment Building Adaptive Reuse Plan

Witwer Grocery Co. Building/OSADA

- OPEN SPACE -
Monroe School Site
Witwer Grocery Company Building, Linn County, Iowa

Statement of Significance

Summary: The Witwer Grocery Company Building is significant locally under National Register Criterion A within the historic context of industrial railroad corridor development discussed in Chapter E-i. ("Industrial Corridors in Cedar Rapids, 1865 - 1945: Chicago, Milwaukee and St. Paul Railroad Corridor") in Section E of the Multiple Property Documentation Form for "Commercial and Industrial Development of Cedar Rapids, Iowa, c 1865-c.1945."

Under Criterion A, the Witwer Grocery Company Building is significant as the last multi-story factory/warehouse built along any of Cedar Rapids' railroad industrial corridors. Built at the end of World War II under the direction of Weaver Witwer, the most important locally-owned grocery wholesaler in Cedar Rapids, it housed a variety of modern food processing operations as well as packaging facilities, cold storage areas, a bottling works and general warehousing space. Unlike other wholesale grocery operations in the city, this building integrated Witwer's farm production and retail supermarkets in the decades that followed its construction.

Historical Background: Weaver and Frank Witwer started the Witwer Grocery Company, a wholesale grocery business in ca. 1921. The first location for the Witwer Grocery Company was in the former Monroe School located south of the nominated building. In 1923 following the closure of Monroe School, the School Board made the decision to sell the building and quarter-block site to the Witwer Grocery Company. The Witwers paid $43,500 for the property. The company used the Monroe School building for warehousing a wide range of food stuffs including cold storage. The building's former class rooms were sub-divided, ceilings lowered and walls insulated in cold storage areas, the bell-tower removed, and door and window openings closed on the lower level. By the 1940s a new one-story quarter block addition was added on the west side to house the expanding business. After three decades of vacancy and serious deterioration, the half-block Monroe School complex was razed in 1996.

The Witwer Grocery Company was eventually involved in a wide range of food processing operations, wholesaling and retailing under the direction of Weaver Witwer as president. He invested extensively in Iowa farmland during the 1920s and 30s with his holdings totaling more than 7,000 acres and 32 farms in Linn and Benton Counties. After his brother Frank's death in 1933, Weaver took over exclusive operation of the business.

During World War II plans were made to construct a modern food processing factory and warehouse on land adjacent to the former Monroe School site. In March 1945, the Witwer Grocery Company announced plans for construction of a new $500,000 food factory. The building was to be completed as soon as war building restrictions were lifted. The nameplate on plans drawn for the building by the construction firm of Blahnik and Berger in January 1946 shows the building as "I.O.A. Foods."

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2 An earlier unrelated grocery wholesale and retail business had been operated in Cedar Rapids by three uncles of Weaver and Frank under the name "Witwer Brothers Grocery."
Construction on the building began by summer.³

When the five-story factory/warehouse was built next door to the former Monroe School, connecting access was provided through an addition erected along the front facade of the school facing 3rd Street, SE. A railroad spur was maintained between the two buildings and a doorway was placed in the north end of the addition opposite an entrance on the south side of the new Witwer Grocery Company Building. The school continued in use as a warehouse as long as the grocery company was in operation.

In 1932 Weaver Witwer opened the first of a chain of "Me Too Stores" - a series of supermarkets operated in partnership with W.A. Drake and located in Cedar Rapids and Marion. The company became involved in all aspects of the food business from raising cattle and meat processing to bottling and packaging in the 3rd Street building. The company thrived from its new location with their distribution system extending into adjacent states. As many as forty employees worked from the plant with additional salesmen and truck delivery men transporting Witwer goods throughout Iowa and the surrounding states. In 1963, Witwer sold his interest in seven "Me Too" supermarkets while continuing to head Witwer Grocery Co.'s wholesale operations. The stores continued under the "Me Too" name for a number of years. The wholesale grocery company operations ceased in 1967.

The Witwer Grocery Company Building alternated between short term tenants and a vacant state during the 1970s and 1980s. By the early 1990s a group of local residents along with the Metro Area Housing Program (MAHP) began plans for the development of an apartment complex that would address the growing residential needs of residents of the Cedar Rapids' city center, especially low income families and artists. The name "Osada" was chosen for the project because it is a contemporary translation of a traditional Czech word for "village" or "community." Project planners hope that OSADA will serve as a gateway to the cultural corridor extending between the downtown and the Czech Village some ten blocks to the south.

How the Building Operated: The Witwer Grocery Company Building operated as a full-service food processing plant and materials warehouse.⁴ Shipments were received along both the Rock Island RR spur on the south side and the Milwaukee RR spur on the north side of the first floor. A freight elevator located midway along the south wall (Room 119) served all five levels and the basement. A pipe in the southwest corner of the building drained corn oil directly from tanker cars into a holding tank in the basement.⁵ From here the oil was conveyed to the fifth floor where potato chips were processed.

³One set of Blahnik and Berger plans are dated January 16, 1946 and the permits for the building were dated in October, 1946.

⁴Information contained in subsequent paragraphs regarding the building's operations was provided by interviews conducted by Martha Aldridge with Harold Fortner and Glen Florence, former employees of the Witwer Grocery Company. The interviews were conducted prior to October, 1997.

⁵In 1997, this area was adapted to hold the pumping system for the building's ground loop heating and cooling system.
Witwer Grocery Company Building, Linn County, Iowa

the opposite side of the first floor, finished products were shipped to Me Too Grocery Stores through a series of truck loading docks. A second elevator located in this area was used for conveying reprocessed food products from the upper floors to the shipping area.

A variety of bulky foods were off loaded from both rail cars and trucks and processed on the first floor. Milk from the Witwer Farm and other dairies was pasteurized and converted into a variety of dairy products in the northwest corner of the building (Apartments 105 and 106) while vinegar was stored and rebottled for retail sale along the west wall (Apartments 103 and 104). The brick floors in this section were planned to survive the deteriorating effect of the stored vinegar. The company’s well-known carbonated beverage, “Life Soda Pop,” was produced in the southeast corner of the building (Community Room, 114) and stored in the southwest corner of the first floor (Apartments 101 and 102) before being shipped.

The second floor held the company offices staffed by two secretaries and a manager were located along the 3rd Street side (Apartment 212). The ladies rest room and the break room were adjacent (Apartment 210) and the company’s test kitchen where brands were developed and refined, occupied the northeast corner of the building (Apartment 213). In the northwest corner, Witwer workers produced griddle mix and packaged it in 3-pound bags for resale. The second floor was also where coffee was put into vacuum packed tins and where cherries (received in pre-packaged tins) was given the company's “Me Too” label.

The balance of the second floor (Apartments 201, 202 and 203) was where piston driven pumps and conveyor systems operated to fill glass jars with the company’s warm fruit preserves, honey, peanut butter, salad dressing or mustard. Workers joked that this was where peanut butter and jelly sandwiches were invented one day when someone forgot to clean the machine thoroughly after the peanut butter line was switched to a jelly line.

The third floor contained areas where various foods were processed before being piped to the second floor to be packaged. Apartments 301, 302 and 303 were where peanut butter, salad dressing and jelly were made. Apartment 313 contained the area where “Life Soda Pop” was mixed using sugar, carbonated water pumped up from storage tanks in the basement and various flavors. When mixed, the finished product was piped to the bottling plant on the first floor. Two dry mix products - angel food cakes and gelatin desserts - were also produced on this floor in what is now Apartment 305.

The third floor also contained the maintenance shop where anywhere from two to six workers kept the various machines in the building operating at peak performance. Two oil tanks that held heating oil were drained during the 1997 rehabilitation and filled with sand. Large circles were left in the ceilings of the living rooms of apartments 106, 206, 306, 406, and 506 where the furnace pipe ran up from the basement.

The fourth floor housed the bakery for the "Me Too" breads, donuts, rolls and cookies. Apartment 405 was where the cookie machine took in raw ingredients at one end and delivered uniform baked cookies at the other end. Apartments 408, 409 and 410 held other sections of the bakery while Apartment 402
Witwer Grocery Company Building, Linn County, Iowa

processed raw ingredients into pancake mix. Coolers for storage of dairy products used in the bakery were located in the four bays occupying what is now the atrium space in the center of the floor.

The balance of the fourth floor was used for other food processing. Peanuts were roasted in Apartment 403 and coffee beans were roasted in the adjacent Apartment 404. In Apartment 412 water was purified and then stored in tanks that extended to the fifth floor. The purified water used in making "Life Soda Pop" some of which was mixed in Apartment 413 and the balance directly below.

The fifth floor held the processing area for making "Me Too" potato chips. Conveyor belts took the fried chips through Apartment 510. The water purification tanks extended through the floor of what is now Apartment 513. The living room in Apartment 502 was used to sterilize flour for packaging or for use in the bakery below. The balance of the fifth floor held compressors that ran the coolers on the fourth floor and for storage of products awaiting shipment to various Me Too Grocery Stores.

The basement housed several critical functions in the food processing operation. Here empty bottles were returned for washing and sterilizing before being refilled with "Life Soda Pop." Carbonation tanks were located along the north wall with one of two wells and a storage tank abutting. A second well was located beneath the sidewalk in front of the former Monroe School. The balance of the basement housed bulk storage for vinegar along the west wall and corn oil in the southwest corner.

Neighborhood History: The neighborhood surrounding the Witwer Grocery Company Building saw a transition from a residential neighborhood to a factory and warehousing district in the years immediately following the turn-of-the-century. In 1900 many of the neighborhood's residents were first or second generation immigrants from Bohemia or the modern day Czech Republic and Slovakia. The first Bohemians arrived in Cedar Rapids in the early 1850s in the wake of revolutionary activities in central Europe. Even greater numbers arrived after the Civil War and the end of the Prussian War in Austria in 1880. By the end of the century, Bohemians were well-represented in elected positions in local government and the city's bustling economy.

Early Bohemian immigrants populated the city's southeast neighborhoods south of 5th Avenue, SE. Hundreds of small cottages and bungalows were built and occupied by Bohemian families who worked in nearby factories and packing plants or the businesses that grew up along 3rd Street and 12th Avenue, SE. Most of the houses were of modest frame construction with a handful made of brick.

Cedar Rapids' Bohemian commercial center was located along 3rd Street, SE with a series of related institutional buildings in this corridor as well. At the turn-of-the-century, the commercial area included three grocery stores, a butcher shop, a bakery, pharmacy, two shoe stores, a furniture store, print shop, two dry goods stores, a milk depot, the Czech Library, restaurants, two theaters, several saloons, a jewelry store, and the Bohemian-American Hose Company serving properties on the east side of the river from its 11th Avenue, SE and 3rd Street, SE location.

After 1900 proposals to redevelop the neighborhood as an industrial district were met with little resistance. Good railroad connections to and through the neighborhood enhanced the area for use as
manufacturing facilities and warehousing operations. The most favored sites were those with ready access to multiple lines for both north-south and east-west shippers. The Milwaukee Railroad corridor was one of five railroad corridors through Cedar Rapids which had multi-story warehouses and manufacturing plants line its tracks beginning in the late 1800s. This pattern of railroad corridor construction continued into the twentieth century with newer and larger facilities replacing some of the older ones. The last generation of multi-story buildings constructed along these corridors appeared at the end of World War II and included the Witwer Grocery Co. food factory/warehouse.

By the 1940s many of the residential blocks had been displaced by small to medium factory sites, warehouses, railroad tracks and sidings, and retail/wholesale commercial operations. By the time the Witwer Grocery Co. closed its operations in the late 1960s, trucking was replacing rail shipping and highway locations were becoming preferred locations for distribution facilities such as the Witwer building. Today, many of the buildings along Cedar Rapids' rail routes remain but with new occupants.

Period of Significance: The period of significance under Criterion A is 1946. The date marks the year the building was constructed and put in service by the Witwer Grocery Company doing business as I.O.A Foods. Planning for the project began during 1945 and, as a result, this resource is considered part of the period of significance for "Industrial Corridors in Cedar Rapids, 1865 - 1945: Chicago, Milwaukee and St. Paul Railroad Corridor" in Section E of the Multiple Property Documentation Form for "Commercial and Industrial Development of Cedar Rapids, Iowa, c 1865-c.1945."

Resources Nominated: The property contains one resource for this nomination. The archeological potential of buildings previously on this property have not been determined and are not been addressed in this nomination.

"I.O.A." is the colloquial pronunciation of "Iowa."
Witwer Grocery Company Building, Linn County, Iowa

Bibliography


City of Cedar Rapids Assessor's Records.


"Frank Witwer Dies Suddenly." *Cedar Rapids Gazette,* November 27, 1933.

*Historical and Architectural Survey Report for Community Development Block Grant Neighborhoods, Cedar Rapids Iowa,* City of Cedar Rapids, Department of Planning and Redevelopment, Cedar Rapids Historic Preservation Commission, September, 1995.

"Hospital to Benefit from Will." *Cedar Rapids Gazette,* December 17, 1980.

Interviews with Harold Fortner and Glen Florence, former employees of the Witwer Grocery Company, Cedar Rapids, Iowa; conducted by Martha Aldridge, ca. October, 1997.


"School Houses May be Scrapped Before Very Long." *Cedar Rapids Gazette,* May 24, 1922.


For Additional Sources See: Section I, "Bibliography," Multiple Property Documentation Form, "Commercial and Industrial Development of Cedar Rapids, Iowa, c 1865-c.1945."
Witwer Grocery Company Building, Linn County, Iowa

Verbal Boundary Description

East 42.1 feet of Lot 3 and all of Lots 4 and 5 in Block 13 of Carpenter's 2nd Addition to the City of Cedar Rapids, Iowa.

Boundary Justification

This parcel includes the quarter block of land developed by Witwer Grocery Company for its new building in 1945.
Witwer Grocery Company Building, Linn County, Iowa

Photographs: Photographs taken November, 1997 by David Van Allen, Cedar Rapids, Iowa

Negatives stored with David Van Allen

1. Exterior, looking northwest
2. Exterior, Looking north
3. Exterior, looking west
4. Exterior, storefront at southeast corner of building, looking west
5. Exterior, looking southwest
6. Exterior, looking south
7. Exterior, truck loading bays, looking southwest
8. Exterior, window and cornice detail, east facade, fifth floor, looking west
9. Interior, former bottling works, now community room, looking northwest
10. Interior, first floor, atrium, looking south towards entrance vestibule
11. Interior, first floor, atrium, looking northwest
12. Interior, fourth and fifth floors, atrium, looking south
Appendix 2
Additional Photographs
Local Historic Landmark Designation, Cedar Rapids Municipal Code, Section 18.05
To: Historic Preservation Commission Members  
From: Lauren Freeman, Community Development Program Coordinator  
Subject: COA Request at 1407 2nd Ave SE  
Date: February 14, 2019  

Applicant Name(s): Brad Grimm, JZ Properties LLC  
Local Historic District: 2nd and 3rd Avenue Historic District  
Year Built: Primary structure – 1900  

Description of Project:  
This is a reapplication for COA for the window project at 1407 2nd Ave SE. The applicant replaced a broken window located on the southwest back corner of the house without a permit. The HPC reviewed and denied the COA January 10, 2019 because the applicant replaced the window with a window smaller than the original. The applicant has agreed to replace the window again, this time with a vinyl window of the correct size.  

Information from Historic Surveys on property:  
The 1995 Site Inventory Form from the District Nomination survey lists the integrity of the primary housing structure as “fair.” The defining features are: intersecting-gable roof with side-gable section extending over porch and featuring a curved dormer (roof removed); front-gable section has returing cornices and 2-story bowed front with narrower 1/1 double-hungs flanking center wider windows on each level; entrance is in ell with multi-light sidelights and 12-light transom; curved dormer has stained glass horizontal windows to either side of a 1/1 double-hung; garland details on cornice frieze.  
The home contributes to the historic district, but is not individually eligible for the National Register of Historic Places.  

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

**Excerpt(s) from Design Guidelines Applicable to Project:**

**Windows**

**Appropriate:**
- Replace windows with the home’s original window material (e.g. wood for wood)
- Windows should be repaired rather than replaced. If non-original or beyond repair and replacement is necessary, the replacement should be in-kind to match the original in material and design.
- Replacement windows should match the originals as closely as possible
- Vinyl or aluminum products may be allowed at the rear of the house
- Windows should be preserved in their original location, size, and design and with their original materials and glass pattern

**Not Appropriate:**
- Windows constructed of modern building materials, such as vinyl or aluminum on the front and sides of homes
- Decreasing the size of the window opening

**Staff Recommendation:** City Staff recommends approval of the Certificate of Appropriateness for this project because applicant has agreed to replace the window with the correct size window, which was why the HPC had denied the original COA. The applicant is requesting to use vinyl for this window which is not considered appropriate in the Design Guidelines, but staff recommends approval because it will be the correct size and not visible from the public right-of-way.
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.

<table>
<thead>
<tr>
<th>Owner Information</th>
<th>Applicant Information (skip if owner)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name</td>
<td>JZ Properties LLC</td>
</tr>
<tr>
<td>Address</td>
<td>PO Box 9247</td>
</tr>
<tr>
<td>City</td>
<td>Cedar Rapids</td>
</tr>
<tr>
<td>State</td>
<td>IA</td>
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<td>Zip</td>
<td>52409</td>
</tr>
<tr>
<td>Phone</td>
<td>319 721 1918</td>
</tr>
<tr>
<td>Email</td>
<td>JZ <a href="mailto:Properties@gmail.com">Properties@gmail.com</a></td>
</tr>
</tbody>
</table>

Address of Property where work will occur: 1407 2nd Ave SE

Project Type: ☑ House ☐ Garage ☐ Shed ☐ Fence ☐ Other

Project Description and Location on the property/structure (please be as detailed as possible):
- Change out broken window in the spring or summer after weather warms and time permits + tenant consents.

Description of existing materials (e.g. wood, metal, asphalt shingles):
- Wood

Description of proposed materials (e.g. wood, metal, asphalt shingles):
- Vinyl

Will you be permanently removing architectural detailing/ornamentation from the exterior of the structure (e.g. corbel(s), trim, molding, newel post caps)? Yes ☐ No ☒

If Yes, describe what architectural detailing/ornamentation you are removing and why:-

________________________________________________________________________

________________________________________________________________________
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:

Wood is not practical or efficient

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: [Signature]

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

Revised 3/2017