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

4:30 P.M.
Thursday, May 23, 2013
at
Police Substation
1501 1st Avenue SE, Cedar Rapids, Iowa

AGENDA

Call Meeting to Order
Public Comment
Each member of the public is welcome to speak and we ask that you keep your comments to 5 minutes or less. If the proceedings become lengthy, the Chair may ask that comments be focused on any new facts or evidence not already presented.

1. Approve Meeting Minutes
2. Action Items
   a) NEW Demolition Applications (5 minutes)
      i. 902 16th Avenue SE – Private Property
      ii. 345 27th Street Drive SE – Private Property
      iii. 931 16th Avenue SE – Private Property
      iv. 444 Fairway Terrace SE – Private Property
   b) COA Applications (10 minutes)
      i. 1726 Park Avenue SE – Replace porch windows
      ii. 1818 Ridgewood Terrace SE – Install fence at back of property
      iii. 1821 Ridgewood Terrace SE – Replace front porch
3. New Business
   a) HPC website and brochure examples (10 minutes)
   b) National Register of Historic Places Informational Update (5 minutes)
      i. B Avenue NE Historic District, B Avenue NE from 15th St on West to 21st St, on East including side streets to Alleys, Cedar Rapids
      ii. Best Oil & Refining Company Service Station, 624 12th Avenue SE, Cedar Rapids
4. Old Business
   a) Demo applications UNDER REVIEW (5 minutes)
      i. 1221 3rd Street SE – June 10, 2013
   b) Updates pertaining to public comments made at the May 9th meeting (15 minutes)
      i. Auto Row Historic District
      ii. 800 G Avenue NW
   c) MOA/LOA Updates
5. Adjournment

FUTURE MEETINGS
Items for future agendas:
   a) Replacement of Historic District Markers
   b) Potential Local Historic District Nomination
Call Meeting to Order
- Amanda McKnight-Grafton called the meeting to order at 4:30 p.m.
- Seven (7) Commissioners were present and two (2) absent.

Public Comment
- Tom Owen stated he just recently became aware of the potential Auto Row Historic District and wanted more information regarding the matter. Thomas Smith stated letters were sent to all property owners in the district informing them of a public meeting to discuss the topic. Another letter will be sent out to property owners letting them know the Auto Row Historic District will not be moving forward.
- Commissioners expressed concerns with what their decision to not pursue the Auto Row Historic District was based on. It was requested the Auto Row Historic District be on a future agenda to discuss steps to proceed and a notifications procedure. It was requested property owners of the potential Auto Row Historic District be invited to attend.
- Dick Green expressed concerns regarding unnecessary damage to a house scheduled for demolition at 1309 8th Street NW and the need to stop a scheduled demolition of a church at 800 G Avenue NW. Mr. Smith explained the property at 1309 8th Street NW had gone through the City’s Residential Property Disposition Program and there was no interest...
expressed for rehabilitating the property. However, there has been interest indicated in the lot and the property will be proceeding to go through the City’s ROOTs program.

- Commissioners expressed concerns that properties like this need to come to the HPC earlier in the process so the HPC can be proactive. Discussion included the fact that the ROOTs program is not for rehabilitation of properties but for using flood impacted lots for new construction. Discussion also included the need for the property at 1309 8th Street NW to be secured.

1. Approve Meeting Minutes

- Todd McNall made a motion to approve the minutes from April 11. Barbara Westercamp seconded the motion. The motion passed unanimously with none opposed.

2. Action Items

a. COA Applications
   i. 1726 Park Avenue SE – Replace porch windows
      - Thomas Smith stated the property owner would like to replace existing porch windows with metal windows. Currently, some of the windows on the porch are metal while some are wood. Mr. Smith stated he spoke with the property owner and suggested he meet with a liaison from the HPC to discuss options.
      - Bob Grafton volunteered to be the liaison for the property at 1726 Park Avenue SE.
   ii. 1836 Park Avenue SE – Replace porch stairs and flooring
      - Mr. Smith stated the front porch of the structure has rotting wood and the owner would like to replace the porch with pressure treated lumber.
      - Todd McNall made a motion to approve the replacement of porch stairs and flooring for the property at 1836 Park Avenue SE. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

3. New Business

a. Section 106 training workshop – September 20-21, 2013
   - Mr. Smith stated a training workshop will be held on September 21, 2013 that will focus on options available for historic preservation. The training is open to Historic Preservation Commissions from all over Iowa.

b. Preservation Showcase 2013 debrief
   - Ms. McKnight-Grafton thanked everyone for participating in the 2013 showcase and asked the commissioners to let her know of things they thought went well, things that need improvement and suggestions for future showcases.

4. Old Business

a. Demo applications UNDER REVIEW
   i. 1221 3rd Street SE – June 10, 2013
      - Ms. McKnight-Grafton stated the property owner is interested in restoring the property. Ms. McKnight-Grafton volunteered to reach out to the property owner.

b. Demolition Ordinance Update: Demolition Definition
   - Mr. Smith provided a revised memo to commissioners pertaining to the partial demolition definition and the four criteria involved.
   - Discussion included whether or not to include a criteria pertaining to the interior structural elements.
   - Tim Oberbroeckling made a motion to approve the partial demolition definition as recommended. Barbara Westercamp seconded the motion. The motion passed unanimously.
• It was requested “removal of roof, or rebuilding of the roof to a different pitch” be changed to “removal of a roof (for example, raising the overall height of a roof, rebuilding the roof to a different pitch, or adding another story to a building.”
• Tim Oberbroeckling rescinded his original motion and motioned to approve the partial demolition definition with the change made to the removal of the roof portion. Moira Blake seconded the motion. The motion passed unanimously.

c. 60 day demolition review signage
• Mr. Smith stated the proposed sign will be used for a trial period and will be placed on bright colored paper. The signs will be placed near the sidewalk or in a window if the structure is close to the sidewalk.

d. MOA/LOA Updates
• There were no MOA/LOA updates.

5. Adjournment
• Barbara Westercamp made a motion to adjourn the meeting at 6:06 p.m. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Alicia Abernathey, Administrative Assistant II
Community Development
ACTION ITEMS
# DEMOLITION PERMIT APPLICATION

**Address of Demolition:**
902 16th Avenue SE

**GPN:**
19272-83009

**Reason:** (optional)

**Future Plans:** (optional)

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**Property Owners Name:**
Carr, LLC

**Phone:**
319-347-7416

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**Property Owners Address:**
13407 McGinty Rd West
Wayzata, MN 55391

**City:**

**State:**

**Zip Code:**

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**Contractor’s Name:**
Dave Schm HCo, Inc.

**Phone:**
319-365-2667

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**Contractor’s Address:**
250 50th Avenue SE
Cedar Rapids, IA 52404

**City:**

**State:**

**Zip Code:**

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**Type of Building:**
- Single Family
- Multi Family

**Units:**

**Commercial**

**Accessory Building**

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**Size of Building:**
- Dimensions are: 704 SF
- Number of Stories: 1 1/2
- Height: 20'

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**Building has Basement:**
- Yes
- If Yes, What Dimensions: 704 SF

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**DISPOSAL OF DEMOLITION MATERIALS**

- City of Cedar Rapids Landfill
- Private Landfill – Contact:

**Address:**

**Phone #:**

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It is the Responsibility of the Permit Holder to adhere to all Local, State And Federal Regulations regarding proper Inspections and Removal of Asbestos prior to any Demolition.

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**UTILITIES INFORMATION**

All utilities shall be abandoned in accordance with City requirements and verified and/or inspected, before Demolition Permit is issued and demolition begins.

I hereby certify that I have read and examined this application and affirm the above information as true and correct and also agree to comply with the provisions of the City of Cedar Rapids Codes and any other applicable Federal & State laws concerning the demolition process and/or disposal of demolition debris. I also certify that I am authorized to demolish this building as owner or agent of the owner and agree to assume complete responsibility for any liability arising from demolition of the above building. I also agree that no burning or burying of materials shall be done within the Corporate City Limits of Cedar Rapids.

---

**APPLICANT’S SIGNATURE:**

**DATE:**

---

**OFFICE USE ONLY**

**UTILITIES DISCONNECTION INFORMATION & APPROVALS**

- **Water:**
  - Alliant Energy:

- **Sewer:**
  - Mid-American Energy:

- **Public Works:**
  - MediaCom:

- **CED:**
  - Other:

- **Zoning:**
  - Other:

---

**PERMITTING INFORMATION**

- **Demolition Permit Number:**
- **Date Issued:**
- **Demolition Permit Fee:**
- **Date Paid:**
- **Zoning District:**
  - Date All Utilities Were Disconnected:
- **Permit Issued by:**
  - Date Signed:

---

**Revised 09/2010 dcf**
Appraisal Summary - GPN: 14272-8209-00000

Property Address: 902 16TH AVE SE
Cedar Rapids, IA

Class: Residential
PDF: Res Permit Region 7
Plat Map: 2423

Deed Holder: CARGILL INC
Mailing Address: 421 16TH ST NE
CEDAR RAPIDS IA 52402-5134

Legal Description: HULL'S 2ND STR/LB 1 3

Homestead: Military:

Click map to see neighbor's summary p
View complete GIS map.
Neighborhood map

LOT INFORMATION

SEGMENT #1
Front  Rear  Side 1  Side 2
49  58  207  207

SEGMENT #2: 0.00 Acres; 0 SF

RESIDENTIAL DWELLING

Occupancy: Single-Family
Style: Salvage
Year Built: 1890
Exterior Material: Vinyl
Above-Grade Living Area: 704 SF
Number Rooms: 6 above, 0 below
Number Bedrooms: 3 above, 0 below
Basement Area Type: Full
Basement Finished Area: 0 SF
Number of Baths: 1 No Bathroom
Central Air: No
Heat: No
Number of Fireplaces: None
Garage: 288 SF - Det Frame (Built 1950)
Porches and Decks: Wood Deck-Med (232 SF); 1S Frame Enclosed (184 SF); Stoop W/ Railing (15 SF)
Yard Extras: Sheds

NOTES:
PRE RVAL: FuncDesc: EC.

PRE RVAL: BT OFF KITCHEN 7/2/01 . BT-REMODELED ADDN TO REAR DECK DP


1-2009 FLOOD ADJUSTED PROPERTY C-2010

1-2009 LAND VALUE LESS ESTIMATED DEMOLITION COST FOR 2009 C-2010. 12/23/08 JC

1-2010 LAND VALUE LESS ESTIMATED DEMOLITION COST FOR 2010 C-2011 3/2/10 RK

1-2013 6YR CYCLE. SEVERE FIRE DAMAGE TO DWLG. APPARENTLY BEYOND RESTORATION. DET GAR HAS MELTED VINYL SIDING. 8/14/2012 AE

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Sketch

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

Property photos or data incorrect? Click Here
# Demolition Permit Application

**Address of Demolition:** 345 27th Street NE Cedar Rapids, IA 52403  
**Approximate Age of Structure**  
**Year Built:** 1939

**GPN:** 19141-04002-00000  
**Reason:** (optional)  
**Future Plans:** (optional)

**Property Owner’s Name:** Cedar Rapids Country Club  
**Phone:** NA

**Property Owner’s Address:** 550 27th Street NE Cedar Rapids, IA 52403

**Contractor’s Name:** D.W. Dinsen Company  
**Phone:** 319-846-9361

**Contractor’s Address:** 1775 Commercial Ave Walcott, IA 52351

**Type of Building:** Single Family  
**Multi Family #**

**Units**

**Commercial**  
**Accessory Building**

**Size of Building:** Dimensions are: 22 x 28

**Number of Stories:** Height: 17'

**Building has Basement:** Yes  
**No**

**If Yes, What Dimensions:** 22 x 28

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## Disposal of Demolition Materials

It is the Responsibility of the Permit Holder to adhere to all Local, State And Federal Regulations regarding proper Inspections and Removal of Asbestos prior to any Demolition.

---

## Utilities Information

All utilities shall be abandoned in accordance with City requirements and verified and/or inspected before Demolition Permit is issued and demolition begins.

I hereby certify that I have read and examined this application and affirm the above information as true and correct and also agree to comply with the provisions of the City of Cedar Rapids Codes and any other applicable Federal & State laws concerning the demolition process and/or disposal of demolition debris. I also certify that I am authorized to demolish this building as owner or agent of the owner and agree to assume complete responsibility for any liability arising from demolition of the above building. I also agree that no burning or burying of materials shall be done within the Corporate City Limits of Cedar Rapids.

**Applicant’s Signature:**  
**Date:** 5-22-13

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## Office Use Only

**Utilities Disconnection Information & Approvals**

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## Permitting Information

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</table>
Appraisal Summary - GPN: 14142-04002-00000

Property Address: 345 27TH ST DR SE
Cedar Rapids, IA

Class: Residential  Tax District: 201
PDF: Res Permit Region 5  Neighborhood: 203
Plat Map: 2021
Deed Holder: CEDAR RAPIDS COUNTRY CLUB
Mailing Address: 550 27TH ST DR SE
CEDAR RAPIDS IA 52403

Legal Description: COUNTRY CLUB HEIGHTS STR/LB 16

LOT INFORMATION

Disclaimer: Assessor's lot sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to GIS maps, plat maps, or legal documents.

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RESIDENTIAL DWELLING

Occupancy: Single-Family
Style: 2 Story Frame
Year Built: 1939
Exterior Material: Wd Lap
Above-Grade Living Area: 1,452 SF
Number Rooms: 6 above, 0 below
Number Bedrooms: 3 above, 0 below
Basement Area Type: Full
Basement Finished Area: 0 SF
Number of Baths: 1 Full Bath
Central Air: Yes
Heat: FHA - Gas
Number of Fireplaces: 1 (2 Story, Masonry)
Garage: 400 SF - Att Frame (Built 1939)
Porches and Decks: 1S Frame Enclosed (238 SF); Stoop W/ Railing (32 SF)

Yard Extras: None

NOTES:
PRE RVAL: 1 3/4S PRICED AS 2S. EXT=NDX WORK. INT WALLS=NDX PAINT. TILE=BTL, BTTA. FRPL. KIT=ORIG.
COVED CEIL IN DIN RM.
05/17/2004-BSMT-DAMP. NORMAL COSMETICS & INTERIOR, FLRS NEED REFINISHED. BELOW NORMAL EXTERIOR,

1-2012 MAP FACTOR ADJUSTED DUE TO MARKET CONDITION

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<td>Dwelling $86,639</td>
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<td><strong>Total $128,219</strong></td>
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Property photos or data incorrect? Click Here
# DEMOLITION PERMIT APPLICATION

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<th>Address of Demolition:</th>
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<td>GPN:</td>
<td>19272-83002-000000</td>
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<td>Demo</td>
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<td>Future Plans: (optional)</td>
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<td>Property Owners Name:</td>
<td>Bassem Haddad</td>
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<tr>
<td>Property Owners Address:</td>
<td>931 16th Ave SE Cedar Rapids IA 52401</td>
</tr>
<tr>
<td>Contractor's Name:</td>
<td>BW Zimmerman Co</td>
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<tr>
<td>Contractor's Address:</td>
<td>1975 Commercial Dr, Marion, IA 52301</td>
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<tr>
<td>City / State / Zip Code</td>
<td>City / State / Zip Code</td>
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<tr>
<td>Type of Building:</td>
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<td>DISPOSAL OF DEMOLITION MATERIALS</td>
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<tr>
<td>[x] City of Cedar Rapids Landfill</td>
<td>Private Landfill – Contact:</td>
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<tr>
<td>Address:</td>
<td>Phone: 319-896-8090</td>
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<tr>
<td>It is the Responsibility of the Permit Holder to adhere to all Local, State And Federal Regulations regarding proper Inspections and Removal of Asbestos prior to any Demolition.</td>
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<tr>
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<td>5-22-13</td>
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Revised 09/2010 dkf
Appraisal Summary - GPN: 14272-83002-00000

(142728300200000)
Property Address: 931 16TH AVE SE
Cedar Rapids, IA

Class: Residential Tax District: 285 CR-RIVERSIDE/OAKHILL
PDF: Res Permit Neighborhood: SE 237
Region 7
Plat Map: 2523
Deed Holder: HERZ BASSEM
Mailing Address: 909 16TH AVE SE
CEDAR RAPIDS IA 52401-0000

Legal Description: HULL'S 2ND W 30' STR/LB 7 5
Homestead: Military:

LOT INFORMATION
Scroll down for sketch.

Disclaimer: Assessor's lot sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to GIS maps, plat maps, or legal documents.

SEGMENT #1
Front  Rear  Side 1  Side 2
30     30  140    140

RESIDENTIAL DWELLING

Occupancy: Single-Family Style: Salvage
Year Built: 1900 Exterior Material: Wd Lap
Above-Grade Living Area: 800 SF Plus Attic Area: 208 SF
Number Rooms: 6 above, 0 below Number Bedrooms: 3 above, 0 below
Basement Area Type: Full Basement Finished Area: 0 SF
Number of Baths: 1 No Bathroom Central Air: No
Heat: No Number of Fireplaces: None

Garage: None  
Porches and Decks: Concrete Stoop (10 SF)  
Yard Extras: None  

NOTES:  
PRE RVAL: Res: FE=EC(20)+LO(10); LO=NEXT TO COMM. FuncDesc: FE.  
1-2009 FLOOD ADJUSTED PROPERTY C-2010  
1-2009 LAND VALUE LESS ESTIMATED DEMOLITION COST FOR 2009 C-2010. 12/23/08 JC  
1-2013 6YR CYCLE. GUTTED INT 8/14/2012 AE  

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Sketch
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Property photos or data incorrect? [Click Here]
City of Cedar Rapids
Code Enforcement Division
1201 6th St SW  Cedar Rapids, IA 52404
Main Phone: (319) 286-5831  Fax: (319) 286 5830

DEMOLITION PERMIT APPLICATION

Address of Demolition: 4744 Falconway Terrace SE  Cedar Rapids, IA
GPN: 14142 - 04015 - 00000
Reason: (optional) Demo
Approximate Age of Structure Year Built: 1940
Future Plans: (optional) N/A

Property Owners Name: CEDAR RAPIDS COUNTY CIV
Property Owners Address: 580 27th St Dr SE
City / State / Zip Code: Cedar Rapids IA 52403

Contractor’s Name: D.W. ZEISEL CO
Contractor’s Address: 1775 Commercial AR
City / State / Zip Code: Waterloo IA 52146

Type of Building: ☑ Single Family  ☑ Multi Family #  Units: Commercial ☑ Accessory Building
Size of Building: Dimensions are: 20 x 30  Number of Stories: 1  Height: 12
Building has Basement: ☑ Yes  ☑ No  If Yes, What Dimensions: 20 x 30

DISPOSAL OF DEMOLITION MATERIALS
☑ City of Cedar Rapids Landfill  ☑ Private Landfill – Contact: Phone #:
Address:

It is the Responsibility of the Permit Holder to adhere to all Local, State And Federal Regulations regarding proper Inspections and Removal of Asbestos prior to any Demolition.

UTILITIES INFORMATION

All utilities shall be abandoned in accordance with City requirements and verified and/or inspected before Demolition Permit is issued and demolition begins.

I hereby certify that I have read and examined this application and affirm the above information as true and correct and also agree to comply with the provisions of the City of Cedar Rapids Codes and any other applicable Federal & State laws concerning the demolition process and/or disposal of demolition debris. I also certify that I am authorized to demolish this building as owner or agent of the owner and agree to assume complete responsibility for any liability arising from demolition of the above building. I also agree that no burning or burying of materials shall be done within the Corporate City Limits of Cedar Rapids.

APPLICANT’S SIGNATURE: [Signature]
DATE: 5/22/13

OFFICE USE ONLY

UTILITIES DISCONNECTION INFORMATION & APPROVALS

Water: Alliant Energy:
Sewer: Mid-American Energy:
Public Works: MediaCom:
CED: Other:
Zoning: Other:

PERMITTING INFORMATION

Demolition Permit Number:  Date Issued:
Demolition Permit Fee: $  Date Paid:
Zoning District:  Date All Utilities Were Disconnected:
Permit Issued by:  Date Signed:

Revised 09/2010 dkf
## Appraisal Summary - GPN: 14142-04015-00000

(141420401500000)

**Property Address:** 444 FAIRWAY TER SE
Cedar Rapids, IA

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<td>Deed Holder:</td>
<td>COUNTRY CLUB THE</td>
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</table>
| Mailing Address:| 550 27TH ST DR SE
CEDAR RAPIDS IA 52403 |
| Legal Description: | COUNTRY CLUB HEIGHTS (LESS N 10')
LOT 2 & NE 10' STR/LB 3 1 |
| Homestead:      | Military: |

### LOT INFORMATION

**Disclaimer:** Assessor's lot sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to GIS maps, plat maps, or legal documents.

<table>
<thead>
<tr>
<th>SEGMENT #1</th>
<th>Front</th>
<th>Rear</th>
<th>Side 1</th>
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### RESIDENTIAL DWELLING

- **Occupancy:** Single-Family
- **Style:** 1 Story Frame
- **Year Built:** 1940
- **Exterior Material:** Vinyl
- **Above-Grade Living Area:** 1,345 SF
- **Plus Attic Area:** 444 SF
- **Number Rooms:** 7 above, 0 below
- **Number Bedrooms:** 3 above, 0 below
- **Basement Area Type:** Full
- **Basement Finished Area:** 0 SF
- **Number of Baths:** 1 Full Bath; 1 Shower Stall Bath; 1 Fbgls Service Sink
- **Central Air:** Yes
- **Heat:** FHA - Gas
- **Number of Fireplaces:** 1 (1 Story, Masonry)
- **Garage:** 240 SF - Det Frame (Built 1940)

Click map to see neighbor's summary page. [View complete GIS map](http://www.cedar-rapids.info/assessor/pmc/appraisal_report.asp?pid=141420401500000)
Porches and Decks: Wood Deck-Med (353 SF); 1S Frame Enclosed (189 SF); 1S Brick Open (45 SF)

Yard Extras: Sheds

NOTES:
PRE RVAL: Res: PORT HTB N/C.
PRE RVAL: SKYLIGHT IN ATTIC. ATTIC=NO FLR COVERING. X-PLMB=L. TILE=BTFL. FRPL. BI=GD, DW. 2003 BOARD OF REVIEW PETITION #1011 NO CHANGE

1-2012 MAP FACTOR ADJUSTED DUE TO MARKET CONDITION

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Sketch
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# Cedar Rapids
## Historic District Application

**Owner Information**
- **Name:** Terrence + Deborah Pesek
- **Address:** 200 Lincoln Hts Dr S.E.
- **City:** Cedar Rapids
- **State:** Iowa
- **Phone:** 319-762-3426

**Applicant Information**
- **Name:** Terrence + Deborah Pesek
- **Address:** 200 Lincoln Hts Dr S.E.
- **City:** Cedar Rapids
- **State:** Iowa
- **Phone:** 319-762-3426
- **Home Ph:** 319-762-3426
- **Work Ph:** 522-3965

<table>
<thead>
<tr>
<th>Address of property where work is to be done:</th>
<th>1726 Park Ave S.E. C.P.</th>
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**Project type:** House □, Garage □, Shed □, Fence □, Addition □, other Porch Windows

**Project description:** Replace windows of what kind are some wood, some metal combination windows

**Location:** Describe where (what part of building, or where on property) work will be done
- Front Porch

**Materials:** Type and design to be used Metal Combination

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

**Plans/Illustrations:** If major elements such as windows and doors are proposed for replacement, then drawings, photographs, or product literature for the proposed new elements must be submitted with the application. Large projects, such as building additions and new garages, require plans and elevations.

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

**Applicant’s signature:** Terrence Pesek

---

For Development Department use only:

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<td>CNME Issued? □ Yes □ No</td>
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<td>Second and Third □</td>
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Hist Dist Application.wpd, October 6, 2005
Appraisal Summary - GPN: 14221-55021-00000

Property Address: 1726 PARK AVE SE
Cedar Rapids, IA
WITHIN LOCAL HISTORIC DISTRICT

Class: Residential
Tax District: 286 CR-COE/MT-CUTIF

PDF: Res Permit
Region 7
Neighborhood: SE 217

Plat Map: 2222
Deed Holder: PESEK
TERRENCE J & DEBORA F

Mailing Address: 200 LINCOLN HEIGHTS DR SE
CEDAR RAPIDS IA 52403

Legal Description: BEVER PARK 3RD E 40' STR/LB 11 19

Homestead: Military:

LOT INFORMATION

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<table>
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RESIDENTIAL DWELLING

Occupancy: Single-Family
Style: 2 Story Frame
Year Built: 1912
Exterior Material: Wd Lap
Above-Grade Living Area: 1,358 SF
Number Rooms: 5 above, 0 below
Number Bedrooms: 3 above, 0 below
Basement Area Type: Full
Basement Finished Area: 0 SF
Number of Baths: 2 Full Bath
Central Air: Yes
Heat: FHA - Gas

Additional Photos...

Click map to see neighbor's summary page.
View complete GIS map.
Neighborhood map

Click map to see neighbor's summary page.

Scroll down for sketch.
Number of Fireplaces: None
Garage: 960 SF - Det Frame (Built 1947)
Porches and Decks: 1S Frame Enclosed (72 SF); Frame Encl 2nd Floor (99 SF); 1S Frame Enclosed (200 SF)
Yard Extras: None

NOTES:
PRE RVAL: 2 Story Plus. FuncDesc: EC.
PRE RVAL: GAR = OVERSIZED DRS (10' HIGH), X-PLMB = 1BT. BATH OFF LIV RM.
12/04/2003-FENCED YARD.
1-2011 REPLACED GRAVITY HEAT WITH FHA AND ADD AC. 7/20/10 JA
1-2013 6YR CYCLE. NO CHANGES PER TENANT 4/17/2012 AE

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Sketch

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Property photos or data incorrect? Click Here
# CEDAR RAPIDS
## HISTORIC DISTRICT APPLICATION
Community Development Department, 101 First Street SE, Cedar Rapids, IA 52401, Phone 319-286-5041

<table>
<thead>
<tr>
<th>Owner Information</th>
<th>Applicant Information</th>
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</thead>
<tbody>
<tr>
<td><strong>Name</strong></td>
<td><strong>Name</strong></td>
</tr>
<tr>
<td>Ely-Ann Bajet</td>
<td></td>
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<tr>
<td><strong>Address</strong></td>
<td><strong>Company</strong></td>
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<tr>
<td>1818 Ridge Wood Terr SE</td>
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<td><strong>State</strong></td>
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**Address of Property where work is to be done:**
SAME

**Project type:** House ☐, Garage ☐, Shed ☐, Fence ☑, Addition ☐, other ______

**Project description:**
Install 6' CEDAR FENCE ON BACK OF PROPERTY, REPLACING RUSTED, BROKEN CHAIN LINK FENCE.

**Location:** Describe where (what part of building, or where on property) work will be done:
Back yard

**Materials:** Type and design to be used Cedar / Gothic Style

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

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

**Applicant's signature:** Ely-Ann Bajet

---

For Community Development Department use only:

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<td>CNME Issued? ☐ Yes ☐ No</td>
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<td>COA required? ☐ Yes ☐ No</td>
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Appraisal Summary - GPN: 14221-29007-00000

Property Address: 1818 RIDGEWOOD TER SE
Cedar Rapids, IA WITHIN LOCAL HISTORIC DISTRICT

Class: Residential
PDF: Res Permit Region 7
Plat Map: 2222
Deed Holder: BAJET EVY-ANN
Mailing Address: 1818 RIDGEWOOD TER SE
CEDAR RAPIDS IA 52403-0000

Legal Description: GRANDE AVENUE PLACE E 40' LOT 5 & W 18' STR/LB 66

Homestead: 1 Military:

LOT INFORMATION

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For more accurate, complete data refer to GIS maps, plat maps, or legal documents.

SEGMENT #1 Front Rear Side 1 Side 2
58 58 140 140

RESIDENTIAL DWELLING

Occupancy: Single-Family
Style: 1 Story Frame
Year Built: 1939
Exterior Material: Wd Lap
Above-Grade Living Area: 1,185 SF
Plus Attic Area: 542 SF
Number Rooms: 7 above, 1 below
Number Bedrooms: 4 above, 0 below
Basement Area Type: Full
Basement Finished Area: 228 SF
Number of Baths: 2 Full Bath; 1 Water Closet; 1 Fbgls Service Sink
Central Air: Yes
Heat: FHA - Gas
Number of Fireplaces: 1 (1 Story, Masonry w/Gas Insert)

Additional Photos...
Garage: 400 SF - Det Frame (Built 1940)
Porches and Decks: Stoop W/ Railing (32 SF); 1S Frame Screen (124 SF)
Yard Extras: None

NOTES:
PRE RVAL: X-PLMB=1BT, WC-B.. FRPL. BI=GD, DW.

1-2013 6YR CYCLE. NO CHANGES PER OWNER 4/9/2012 AE

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

Property photos or data incorrect? Click Here
**CEDAR RAPIDS**  
**HISTORIC DISTRICT APPLICATION**  
Community Development Department, 101 First Street SE, Cedar Rapids, IA 52401, Phone 319-286-5041

<table>
<thead>
<tr>
<th>Owner Information</th>
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<tr>
<td>Name: Jean Perkins</td>
<td>Name: Tim Huberty</td>
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<tr>
<td>Address: 1821 Ridgewood Terrace SE</td>
<td>Company</td>
</tr>
<tr>
<td>City: Cedar Rapids</td>
<td>Address: 612 Racheal St</td>
</tr>
<tr>
<td>State: IA</td>
<td>City: North Liberty</td>
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<td>Phone</td>
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<tr>
<td>Work Ph.</td>
<td>Home Ph.</td>
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<tr>
<td>319-936-8682</td>
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**Address of Property where work is to be done:**  
1821 Ridgewood Terrace

**Project type:** House ☑, Garage ☐, Shed ☐, Fence ☐, Addition ☐, other ☐

**Project description:** Porch roof is sagging. Replace decorative iron supports to right and left of front steps with 8' x 8' picture-framed posts to match existing columns at end of porch. Replace porch roof if needed, to same design as existing with asphalt shingles. Replace hidden porch footings.

**Location:** Describe where (what part of building, or where on property) work will be done:  
Front porch

**Materials:** Type and design to be used  
- Columns: wood, painted.  
- Roof: asphalt.  
- Shingles.  
- Footings: concrete.

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

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

**Applicant’s signature:**

---

**For Community Development Department use only:**

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Appraisal Summary - GPN: 14221-33005-00000

(142213300500000)
Property Address: 1821 RIDGEWOOD TER SE
Cedar Rapids, IA
WITHIN LOCAL HISTORIC DISTRICT

Class: Residential
Tax District: 286 CR-COE/MT VER C TIF
PDF: Res Permit
Region 7 Plat Map: 2222
Neighborhood: SE 217 Deed Holder: PERKINS JEAN A & JAMES C
Mailing Address: 1500 BERTRAM RD SE
CEDAR RAPIDS IA 52403

Legal Description: GRANDE AVENUE PLACE W 40' STR/LB 4 5
Homestead: Military:

LOT INFORMATION

SEGMENT #1
Front  Rear  Side 1  Side 2
40     40     140    140

Click map to see neighbor's summary page.
View complete GIS map.
Neighborhood map

Disclaimer: Assessor's lot sizes are for assessment purposes only and may NOT represent actual dimensions.
For more accurate, complete data refer to GIS maps, plat maps, or legal documents.

RESIDENTIAL DWELLING
Occupancy: Single-Family
Style: 2 Story Frame
Year Built: 1910
Exterior Material: Wd Lap
Above-Grade Living Area: 1,323 SF
Number Rooms: 6 above, 1 below
Number Bedrooms: 3 above, 0 below
Basement Area Type: Full
Basement Finished Area: 300 SF
Number of Baths: 1 Full Bath; 1 Prefab Stall Shower
Central Air: Yes
Heat: FHA - Gas

http://www.cedar-rapids.info/assessor/pmc/appraisal_report.asp?pid=142213300500000
5/23/2013
Number of Fireplaces: None

Garage: 200 SF - Det Frame (Built 1915)

Porches and Decks: Wood Deck-Med (112 SF); 1S Frame Enclosed (42 SF); 1S Frame Open (176 SF)

Yard Extras: CONC PATIO; WD DK LOW

NOTES:
PRE RVAL: FuncDesc: UT.
PRE RVAL: 1 3/4S PRICED AS 2S. FRPL=SEALED OFF WITH CEMENT...X-PLMB=BT=B.


1-2013 6YR CYCLE. ADJUSTED PLUMBING CT FROM FULL BATH TO PREFAB SHOWER ST. ADDED 8X14 DET WD DK. NO OTHER CHANGES PER TENANT 4/10/2012 AE 1-2013 - HOMEOWNERS QUESTIONNAIRE MAILED 12/7/12 NO CHANGES PER OWNER 1/7/2013 AE

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Sketch
Estimate Taxes  Tax History  Pay Taxes

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Property photos or data incorrect? Click Here
NEW BUSINESS
Researching Your Aurora Home

A Guide To Uncovering The Past

Why Would You Want To Research Your Home?

The process of uncovering your home’s past can be a fun and worthwhile project. This guide has been developed to help direct you through the research process and allow you to make the most of the resources discussed here. Hopefully, you will be able to answer these questions about your home:

- When was your house built?
- Who built your house?
- Who were the previous residents?
- What was the original appearance?
- What was the neighborhood or city like when the house was built?

When conducting your research it is important to understand that at times, research can be challenging and frustrating since you may not be able to find all the information you are looking for. Sometimes you can exhaust every resource and still not find what you are looking for, but don’t be discouraged. The process of researching can be interesting and rewarding in itself. Good Luck!

How Do You Get Started?

What Do You Already Know?

- Information from the purchase of your home.
- Clues from previous owners and neighbors. Do they remember any alterations made to the house? Do they have any old photographs with your house included?

What Information Do You Need To Begin Your Search?

**Example:** 411 Oak Avenue

**Pre-1929 Address:** 179 Oak Avenue

**PIN:** 15-22-104-018

**Legal Description:** The north 51 feet of lots 31 and 32 in Block 4 of JR and JC Hanna’s Addition to Aurora, in the City of Aurora, Kane County, Illinois.

- The current and pre-1929 street address—the conversion table can be found in the 1929 Aurora City Directory. The city directories can be found at the Aurora Historical Society (appointments needed) or at the Aurora Public Library. Up until the 1960s, some of the major east-west streets had different names on each side of Stolp Avenue. For example,
Downer Place was Fox on the east side, Galena was Main Street on the east side, and New York was Walnut on the west side.

- The Property Identification Number (also called the PIN or parcel number)—this 10-digit number is unique to your property and is determined by County, section, parcel, and lot. If you own your property, you should be able to find it in your closing documents or own your property tax bill. You can also get your PIN number from your township office or the City of Aurora.
- The legal description of your property—located in your legal documents, or attainable from your county recorder or township tax assessor’s office. This is the key to researching your home if it is in Kane County.

Step One: Visual Assessment Of Your Home

Before you begin actual research, you can use clues from the appearance and building materials of your home to determine an approximate age of the house. One of the first things you can determine about your home is the ‘style.’ Different styles of homes were fashionable during different periods of time and by determining what the style is you can sometimes estimate the age of your house within 20 years. Listed below are some of the architectural styles found in Aurora. Other historic styles found in Aurora include: Second Empire, Gothic Revival, Italian Renaissance Revival, Romanesque Revival, Neoclassical, Eastlake, Modern, and Ranch. Check out the books listed below for more information on architectural styles and elements. Most of these books can be found at the Aurora Public Library.

### National Style (1840-1930)

- 1 or 2 stories, front or side gabled
- Usually square or rectangular in shape
- May have 1 or 2 story wing

### Greek Revival (1840-1870)

- Low pitched gable or hipped roof, often with “returns”
- Cornice line emphasized with wide band of trim
- Elements of Greek architecture—fluted columns, multi-paned windows
- Most have porches
- Entry sidelights or transoms

### Italianate (1855-1885)

- Square or rectangular in shape, 2 or 3 stories
- Brick, wood, masonry
- Brackets under wide, overhanging leaves
- Decorative window hoods
- Tall first floor windows
- Some have cupolas atop the low pitch roof

### Stick Style (1870-1890)

- Steep pitched roofs with cross gables
- Decorative roof truss work at peak of gable ends
- Pattern of wood boards (vertical, horizontal, sometimes diagonal) breaking up clapboard into sections
- Decorative millwork (brackets, rafter tails, porch details)

**Queen Anne** (1880-1905)
- Steeply pitched, compound roof
- Irregular plan, asymmetrical facade
- Variety of materials and textures, elaborate detailing
- One story porch—sometimes wraps around facade
- Towers, turrets, projecting bays are common

**Shingle** (1880-1900)
- Large scale massing, asymmetrical forms, and irregular and steeply pitched roofline
- Continuous simple wood shingle cladding on walls and roof
- Extensive porches

**Late Queen Anne** (1895-1915)
- Transition between Queen Anne and Four Square
- Square with front gable
- Patterned shingles in the 3rd story

**Four Square** (1900-1930)
- Simple 2 story box form with low pitched hipped roof (sometimes with a clipped peak)
- One story porch on front facade
- Symmetrical front facade, entry may be off center
- Hipped dormers are common

**Prairie Style** (1905-1925)
- Low pitched hipped roof, wide overhanging eaves
- 2 stories with 1 story wings or porches
- Horizontal detailing
- Massive square porch supports
- Windows grouped in horizontal bands
- Brick or stucco with decorative banding

**Bungalow** (1905-1925)
• Low pitched roof, wide overhanging eaves
• Exposed brackets
• Tapered porch columns, often resting on brick or stone piers
• Roof dormers, exposed rafters
• Double hung windows with 3 or more lights in upper sash and 1 in lower sash

**Colonial/Dutch Colonial Revival (1890-1945)**

• Side gable or gambrel roof (Dutch Colonial)
• Symmetrical windows, double hung with multiple panes in upper or both sashes
• Dormers and window shutters
• Smaller entry porches with classical columns or pilasters

**English Cottage/Tudor Revival (1920-1940)**

• Stucco, brick, or masonry veneers
• Many arched features
• Steep rooflines, one or more front facing asymmetrical gables
• Half-timbering detailing (Tudor Revival)
• Double hung or casement windows with multiple panes
• Shed dormers

**Other Visual Clues**

**Types Of Foundation**

- Limestone Block
- Rusticated Concrete Block
- Poured Concrete
After you’ve determined the style, try investigating around your home to find if any original conditions exist that could also help date your home. The foundation of your home if unaltered can be a fairly good determinant of age. Limestone block foundations are found on the earliest homes in Aurora and are often “parge’d” or covered with cement or another material. Concrete block foundations were first used around the turn of the 20th century. Both plain and rusticated concrete blocks were used. Poured concrete foundations are often found on masonry structures and, since they lie below ground level are usually not visible from the exterior of building. Original lighting, heating, cooling, and water systems as well as interior paint, wall coverings, and floor coverings can also offer clues to when the home was built.

Step Two: Beginning Your Research

Now that you have a general idea of the time period of your home, you will be better prepared to start your research. Organize your information that you already have to maximize your time, and use the following helpful hints to minimize trips to each place of research. The Aurora Public Library’s Main Branch is probably the best place to begin.

**City Directories** - These are very similar to phone books but include much more information. The earliest directories include general information about Aurora citizens, businesses, churches, schools, and organizations. You will need the general date you have for your home and the current and pre-1929 addresses. The 1929 City Directory includes this conversion chart in the street guide section. Prior to 1895, residents were not listed according to street address. To find the resident of your home before 1895, try looking up the name of the resident listed at your address in the 1895 directory. You will need to take the same approach to find the listing before 1886 because the addresses were changed in that year and there is no conversion table. The earliest city directory dates back to 1858. It is also important to note that several of the street names also changed in the 1960’s when the west and east sides of Aurora were integrated by bridges over the Fox River. For example, Downer Place and Fox became known as just Downer and Walnut and New York became just New York. The 1868, 1876, and 1886 city directories have maps in the front that shows the old street names.

**Census Records** - (1840-1910) these records are indexed by name only, and they can be hard to read since they are handwritten. It should be noted that records from the 1840-1860 censuses have a high error rate. In some cases, the census records indicate the number of people residing in each household, and sometimes the birthplace of the occupants.

**Prominent Citizens Obituaries** - Scrapbook of newspaper obituaries from 1900-1945, listed alphabetically. If you the exact date of death, try looking up the obituary in the Aurora Beacon News on microfilm.

**Now and Then clippings** - Biographical sketches from the 1920-1980 Aurora Beacon columns by “Putt” and later Bob Barclay. The file is alphabetically indexed in a small wooden card catalog outside the genealogical room.

**Newspapers** - Several local newspapers can be accessed on microfilm. The Beacon News is indexed back to the 1940s.

**Plat Maps** - These can be helpful in determining when your property was developed.

- Thompson and Everts 1872 Combination Atlas map of Kane County.
- D.W. Ensign’s 1892 Atlas of Kane County

**Local History, Reference, and Genealogical Resource** - Look here for further information about your home and past residents.

**Aurora Historical Society**

If you are in search of more information about your building and its previous residents, try the [Aurora Historical Society](http://www.aurora-il.org/development_services/planning_and_zoning/historicpreservation/research_h...). They also have a complete set of city directories and have various other historical sources. Some of the most helpful are listed below.

**Sanborn Fire Insurance Maps** - These maps were published for communities all across the United States beginning in 1867. They are very detailed and can help you determine the size, shape, and building material of a building. Sanborn Maps for Aurora were conducted in 1885, 1897, 1907, and 1957.

**Probate Inventories** - Probates can be helpful to see descriptions of property, who inherited property, and how much it was worth at that time. An index for the probates can also be found at the Aurora Public Library.
Aerial Maps - Drawn in 1867 and 1882, these maps show a birds-eye view of Aurora. They can also be found online at [http://memory.loc.gov/ammem/gmdhtml/cityhome.html](http://memory.loc.gov/ammem/gmdhtml/cityhome.html). Conduct a search for Aurora, Illinois and you will find the 1867 and 1882 maps and a zoom capability.

**Aurora Preservation Commission**

The Aurora Preservation Commission is another important place to check for information, even if your home is not located in a historic district. Please call and set up an appointment to look at our resources or to inquire if we have any additional information.

**Building permits** - Records from 1913 to 1980 provide information about date, cost, contractor, owner, and often times the type of construction.

Sanborn Fire Insurance Maps - Collection includes maps from 1888, 1897, and 1907.

**County Recorder’s Office**

At your county’s Recorder’s office, you can find deed and mortgage transactions for the land your house is on. You will need the legal description or parcel number in order to locate your house’s information. Each county’s records are slightly different and some helpful tips are included below.

**Kane County** - Information for records before about 1980 are found in the Tract Book section, off to the right when you enter the office. The Aurora books are grouped together alphabetically by subdivision. (This is found in the legal description) The subdivision’s entries are in order by Block and Lot in chronological order. These books are guides to the documents that have been recorded on the property, so all of the information may not be of interest to you. The type of transaction is abbreviated, and some of the abbreviations are listed to the right. Look for large increases in the purchase price between 2 consecutive sales. This could indicate the owner constructed a new building or added to an existing one. You may view the original documents on microfilm or make copies for a fee. Any questions can be directed to the staff in the Tracts section.

**DuPage County** - The records here are not organized by legal description and you will need to know specific property owners’ names and approximate dates of residence in order to search for deeds and mortgages. Please ask the staff in the Archives Department for further assistance.

The Kane County Clerk’s Office has property tax records since 1881. Substantial increases in taxes or mortgages between years can indicate if construction occurred on the property. If needed, the old tax ID number can be obtained from the Supervisor of Assessments Office in the Mapping Department.

**City Of Aurora Water And Sewer Department**

The Water and Sewer Department has recorded water taps since about 1884. These records show when the house line was tapped to the city’s main water line in the street. They often show the materials that were used and the name of the plumber.

**Township Assessor**

In addition to the legal description and PIN number, you can find property tax records that indicate if a property is ‘improved’ or ‘unimproved.’ The township assessor’s record can show when an assessed value changed noticeably which can indicate when a structure or an addition was built. The Aurora Township assessor’s records date back only to 1899. Most of this information can be found on the Township’s website, but beware, some of it can be misleading, especially the date of construction which is often times only an estimate.

**Step Three: Compiling Your Research**

Now that you’ve invested the time and effort to research your home, you should make your information accessible to others. Put all known facts in writing with your sources noted. Include hearsay and educated guesses, but identify them as such. Create a chain of ownership chart, write a biographical sketch of previous owners, or write the architectural history of your home.

**You’re Finished! Now What?**

Here are some suggestions to make sure your hard work will be appreciated in the future.
• Keep copies of your deed and mortgage papers with instructions to pass on to any new owners in the future.
• Keep a copy in a secure, permanent place in the house itself such as a metal box attached to a main beam in the basement or in a niche in the foundation.
• Place copies in your permanent files. Take them with you when you move and give copies to your children and heirs.
• Give a copy to the Aurora Historical Society and the Aurora Preservation Commission to keep in their files.
• If the original building date has been determined, it might be a good idea to have the information inscribed on a metal plate that can be attached to the foundation or a main beam.

City of Aurora
Historic Preservation
1 South Broadway
Aurora, Illinois 60505
Phone: (630) 256-3080
Fax: (630) 256-3089
Office Hours
Monday - Friday
8 a.m. - 5 p.m.

Get Your City News

Research Guides

How Old is Your House? A Skeleton Key to Dating & Identifying 3 Centuries of American Houses, Hugh Howard (1989)

Reference Books


American Vernacular Design 1870 to 1940, Herbert Gottfried and Jan Jennings (1985)

Local History Books
The Aurora Story, Vernon Derry (1976)

Hill's Reference Guide to Aurora, Thomas E. Hill (1907)


Currently, there are five Historic Preservation Districts which include: Jackson Park, W. 11th Street, Cathedral, Old Main and Langworthy.

**What is the role of the Historic Preservation Commission (HPC)?**

Commissioners are residents appointed by the City Council. They volunteer their time to review exterior alterations that will impact the historic integrity of a building or district. The Commission also serves as a resource to help inform the community on historic preservation issues and help preserve and enhance the historical characteristics of a property. The Commission recognizes that historic properties and neighborhoods are not frozen in time. They need to honor the past and make preservation part of the future. The Commission welcomes investment in historic neighborhoods and serves to help manage change so the historic character of a property or district is respected while accommodating compatible improvements.

**What items require Commission or staff review?**

Not every alteration to a building in a historic district requires review by the HPC. City Planning Services Staff can approve changes to a building that result in "no material effect" to the appearance of the building. In other words, if a property owner is simply replacing or repairing a portion of a building and using the same construction materials that do not change the visual appearance of the feature or building, city staff can approve the required building permit. Items that require Commission review include those items where there is a proposed change in materials and/or design.

**What happens at a Historic Preservation Commission Meeting?**

If a proposed alteration requires HPC design review, the Commission will discuss the project application with the applicant. The Commission will decide whether the proposed work complies with historic standards and guidelines and whether the proposed work will have an adverse impact on the aesthetic, historic or architectural significance of the property and neighborhood.
What is a Historic District?
Historic Districts are neighborhoods or areas within the city that contain historically significant buildings and cultural resources that are important to the community. Dubuque has 5 historic districts. Please see the back panel for a map of Dubuque’s historic districts.

Why does the community care about what happens to my property?
Historic buildings are one of the top reasons people visit Dubuque. Preserving historic buildings preserves the stability of neighborhoods and the community. The removal of a historic feature such as a porch, trim boards, brackets, chimneys or other character defining features are not easily reversed and usually means they are lost forever. The building’s historic integrity is significantly damaged and, little by little, the integrity of the entire historic neighborhood and community is altered over time.

What are the benefits of being in a Historic District?
The benefits of preserving local historic resources go beyond the lot line of an individual building. Some benefits include: 1) increased property values; 2) enhanced quality of life, sense of neighborhood and community pride; 3) private investment is stimulated; 4) areas of deterioration reversed; 5) new jobs created; 6) new businesses formed; 7) stimulated tourism, and 8) financial incentives for property improvements.

Preservation ensures that future generations will have a past to appreciate. Preservation is more than just saving buildings. It’s about creating and enhancing environments that support, inform, and enrich the lives of all Americans.

Richard Moe, National Trust President, Forum 2000

Financial Incentives for Properties Located In Historic Districts:

**Historic Preservation Revolving Loan Fund:**
A low interest loan offered to property owners in historic districts for exterior improvements that meet the Secretary of the Interior’s Standards and Guidelines for Rehabilitation. Qualified property owners can receive up to $25,000 at a 3% interest rate amortized over 10 years.

**Historic Preservation Housing Grant:**
Grants (in the form of a forgivable loan up to $5,000) are available on a competitive basis to income-qualifying owner-occupants and qualified non-profit organizations in any local historic district or City-designated Landmark for specific rehabilitation projects that preserve the original building materials and character-defining features of the home.

**Urban Revitalization Program:**
This program offers a property tax exemption to qualified residential properties and limited commercial properties. Owners who upgrade their residential properties located within a designated Urban Revitalization district may receive a 10-year exemption from the property tax liability that would normally accompany numerous property improvements. All 5 Historic Districts participate in the Urban Revitalization Program.

“The above financial incentives are subject to change. Additional financial incentives to assist with historic properties may be available through federal, state, and other local agencies.”
April 25, 2013

The Honorable Ron Corbett
Mayor
3851 River Ridge Drive NE
Cedar Rapids, IA 52402

RE: B Avenue NE Historic District, B Avenue NE from 15th St on West to 21st St, on East including side streets to Alleys, Cedar Rapids, Linn County
Best Oil & Refining Company Service Station, 624 12th Avenue SE, Cedar Rapids, Linn County

Dear Mayor Corbett:

We are pleased to inform you that the above named property will be considered by the State National Register Nominations Review Committee for nomination to the National Register of Historic Places on June 14, 2013. The National Register is the Federal Government’s official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our Nation’s heritage. Listing of the property provides recognition of the community’s historic importance and assures protective review of Federal projects that might adversely affect the character of the historic property. Listing in the National Register does not mean that limitations will be placed on the properties by the Federal government. Public visitation rights are not required of owners. The Federal government will not attach restrictive covenants to the properties or seek to acquire them.

Listing in the National Register results in:

- Consideration in the planning for Federal, federally licensed, and federally assisted projects. Section 106 of the National Historic Preservation Act of 1966 requires Federal agencies allow the Advisory Council on Historic Preservation an opportunity to comment on projects affecting historic properties listed in the National Register. For further information please refer to 36 CFR 800.

- Eligibility for Federal tax provisions. If a property is listed in the National Register, certain Federal tax provisions may apply. The Tax Reform Act of 1986 revised the historic preservation tax incentives authorized by Congress in the Tax Reform Act of 1976, the Revenue Act of 1978, the Tax Treatment Extension Act of 1980, the Economic Recovery Tax Act of 1981, and Tax Reform Act of 1984, and as of January 1, 1987, provides for a 20 percent investment tax credit with a full adjustment to basis for rehabilitating historic commercial, industrial, and rental residential buildings. The former 15 percent and 20 percent Investment Tax Credits (ITCs) for rehabilitation of older commercial buildings are combined into a single 10 percent ITC for commercial or industrial buildings built before 1936. The Tax Treatment Extension Act of 1980 provided Federal tax deductions for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. Whether these provisions are advantageous to a property owner is dependent upon the particular circumstances of the property and the owner. Because tax aspects outlined above are complex, individuals should consult legal counsel or the appropriate local Internal Revenue Service office for assistance in determining the tax consequences of the above provisions. For further information please refer to 36 CFR 67 and Treasury Regulation Sections 1.48-12 (ITCs) and 1.170A-14 (charitable contributions).

- Consideration of historic values in the decision to issue a surface coal mining permit where coal is located, in accord with the Surface Mining and Control Act of 1977. For further information please refer to 30 CFR 700 et seq.

- Qualification for Federal and State grants for historic preservation when funds are available.
Eligibility for State Tax Credits for rehabilitation. Properties listed on the National Register, eligible for listing on the National Register or Barns constructed before 1937 are eligible to apply for a 25 percent state tax credit for rehabilitation. The cost of a 24-month qualified rehabilitation project would exceed either $25,000 or 25 percent of the fair market value for a residential property or barn less the land before rehabilitation. For commercial properties, the rehabilitation project would exceed 50 percent of the assessed value of the property less the land before rehabilitation - whichever is less. The State Historic Preservation office must approve the rehabilitation work before an amount of tax credits will be reserved for your project. There are limited credits available each year, so let us know if you want the application information.

Owners of private properties nominated to the National Register of Historic Places have an opportunity to concur in or object to listing in accord with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing is required to submit to the State Historic Preservation Officer a notarized statement certifying that the party is the sole or partial owner of the private property and objects to the listing. Each owner or partial owner of private property has one vote regardless of what part of the property that party owns. If a majority of private property owners object, a property will not be listed; however, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register for a determination of the eligibility of the property for listing in the National Register. If the property is then determined eligible for listing, although not formally listed, Federal agencies will be required to allow the Advisory Council on Historic Preservation an opportunity to comment before the agency may fund, license, or assist a project which will affect the property. If you choose to object to the listing of your property, the notarized objection must be submitted to the State Historical Society of Iowa, 600 E. Locust, Des Moines, IA 50313 not more than 75 days from the date of this notice.

If you wish to comment on the nomination of the property to the National Register, please send your comments to the State Historical Society of Iowa before the State Nomination Review Committee meets on June 14, 2013. A copy of the nomination and information on the National Register and the Federal tax provisions are available from the above address upon request.

You are invited to attend the State Nomination Review Committee meeting at which the nomination will be considered. The meeting will take place at Primebank, 371st Ave NW, lower level, Le Mars, IA 51031. A meeting agenda is enclosed.

Should you have any questions about the National Register of Historic Places, Tax Incentives or about this nomination in particular, please feel free to contact me by telephone at 515-281-4137 or by e-mail at beth.foster@iowa.gov. You may enjoy visiting the National Register website at http://www.cr.nps.gov/nr/index.htm.

Sincerely,

[Signature]

for

Berry Bennett
Interim Deputy State Historic Preservation Officer
STATE NATIONAL REGISTER NOMINATION REVIEW COMMITTEE  
June 14, 2013 - AGENDA

The State Nomination Review Committee (SNRC) will meet at the Primebank, 37 1st Ave NW, lower level, Le Mars, IA 51031. If you are representing a property being nominated, please arrive one half-hour prior to the time the nomination is scheduled on the agenda. Times on the agenda often fluctuate due to unpredictable review lengths.

Preparers keep presentation time to 5 minutes – give a very brief lead in summary and describe the view shown on each of the slides. The remaining time scheduled for each nomination is intended for the Committee’s use. The SNRC members may ask questions of the presenter and discuss the nomination with the other committee members. The Committee can determine to nominate, to defer judgment or to reject any nomination.

Following the meeting, nomination preparers need to wait to make a submittal until they receive an outline of revisions the SNRC members have provided to the State Historic Preservation Office (SHPO) via email. Nominations will need to be revised by the preparer followed by submitting three (3) copies on draft paper to the SHPO for a post SNRC staff review. After the review, staff will email the preparer the details for advancing the nomination to the National Park Service (NPS) for probable listing.

9:00a Refreshments

OLD BUSINESS

9:30a Minutes/Announcements

NOMINATIONS

9:45a Lagomarcino-Grupe Company, 101-111 Valley Street, Burlington, Des Moines County

10:00a Forest Grove School No. 5, 24040 195th Street, Bettendorf vicinity, Scott County

10:15a John Deere Tractor Company C-2 Manufacturing Building, 360 West Field Avenue, Waterloo, Black Hawk County

10:30a Wehner, Roland and Marilyn, House, 3112 Highway 1 NE, Iowa City vicinity, Johnson County

10:45a Break

11:00a Bowery Grocery Store, 518 E. Bowery, Street, Iowa City Johnson County

11:15a Bregant, Jean and Inez (Lewis), Residence, 517 South 4th Street, Council Bluffs, Pottawattamie County

11:30a Hotel Chieftain, 38 Pearl Street, Council Bluffs, Pottawattamie County

11:45a Des Moines Fire Department Headquarters; Fire Station No. 1 and Shop Building, 900 Mulberry Street (and 100 Ninth Street for Shop), Des Moines, Polk County

12:00p Lunch – Catered

1:00p Old Fourth Ward SE Historic District, Area roughly by Cedar River, 2nd Ave. SE, 4th St SE and 4th Ave. SE, Waverly, Bremer County

1:30p B Avenue NE Historic District, B Avenue NE from 15th St on West to 21st St, on East including side streets to Alleys, Cedar Rapids, Linn County

2:00p Grinnell Historic Commercial District Boundary Increase, Roughly bounded by Main, Sixth, Broad, Park streets and railroad, Grinnell, Poweshiek County

2:30p Iowa Beta Chapter of Sigma Phi Epsilon, 228 Gray Avenue, Ames, Story County

2:45p Best Oil & Refining Company Service Station, 624 12th Avenue SE, Cedar Rapids, Linn County

3:00p Ten Mile Creek Bridge, FHWA #347800, (Moved Structure Amendment), Trout Run Trail, Decorah, Winneshiek County

3:15p Adjourn
OLD BUSINESS
# DEMOLITION PERMIT APPLICATION

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<tr>
<th>Address of Demolition:</th>
<th>1021 3rd St SE</th>
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<tr>
<td>GPN:</td>
<td>14284-04000-0000</td>
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<td>Reason: (optional)</td>
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<td>Future Plans: (optional)</td>
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<tr>
<td>Property Owners Name:</td>
<td>VONDRAZER PROPERTIES LC - SERIES 911</td>
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<tr>
<td>Phone:</td>
<td>319- 560 - 6898 CELL</td>
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<td>Property Owners Address:</td>
<td>City / State / Zip Code</td>
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<td>Contractor’s Name:</td>
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<tr>
<td>Contractor’s Address:</td>
<td>City / State / Zip Code</td>
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<td>Type of Building:</td>
<td>Single Family</td>
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<tr>
<td>Units:</td>
<td>Commercial</td>
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<tr>
<td>Building has Basement:</td>
<td>Yes</td>
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<tr>
<td>Size of Building: Dimensions are:</td>
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<tr>
<td>Number of Stories:</td>
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<tr>
<td>Height:</td>
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## DISPOSAL OF DEMOLITION MATERIALS

- [ ] City of Cedar Rapids Landfill
- [ ] Private Landfill – Contact: Phone #:

It is the Responsibility of the Permit Holder to adhere to all Local, State and Federal Regulations regarding proper Inspections and Removal of Asbestos prior to any Demolition.

## UTILITIES INFORMATION

All utilities shall be abandoned in accordance with City requirements and verified and/or inspected before Demolition Permit is issued and demolition begins.

I hereby certify that I have read and examined this application and affirm the above information as true and correct and also agree to comply with the provisions of the City of Cedar Rapids Codes and any other applicable Federal & State laws concerning the demolition process and/or disposal of demolition debris. I also certify that I am authorized to demolish this building as owner or agent of the owner and agree to assume complete responsibility for any liability arising from demolition of the above building. I also agree that no burning or burying of materials shall be done within the Corporate City Limits of Cedar Rapids.

**APPLICANT’S SIGNATURE:**

**DATE:**

## OFFICE USE ONLY

### UTILITIES DISCONNECTION INFORMATION & APPROVALS

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<th>Water:</th>
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<td>Public Works:</td>
<td>MediaCom:</td>
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<td>CED:</td>
<td>Other:</td>
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<td>Zoning:</td>
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## PERMITTING INFORMATION

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<td>Zoning District:</td>
<td>Date All Utilities Were Disconnected:</td>
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<td>Permit Issued by:</td>
<td>Date Signed:</td>
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Revised 09/2010 dlcf
Appraisal Summary - GPN: 14284-04008-00000

(142840400800000)

**Property Address:** 1221 3RD ST SE
Cedar Rapids, IA

**Class:** Commercial
**PDF:** Warehouse/Storage
**Plat Map:** 2524

**Deed Holder:** VONDRACEK PROPERTIES LC-
SERIES 9
**% JEAN**

**Mailing Address:**
VONDRACEK,
OPERATING MGR
1228 3RD ST SE
CEDAR RAPIDS IA
52401

**Legal Description:** CARPENTER'S 3RD STR/LB 7 31

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<td>Last Chg:</td>
<td>Plat Year:</td>
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Click map to see neighbor's summary
View complete GIS map. Neighborhood map

LOT INFORMATION

**Disclaimer:** Assessor's lot sizes are for assessment purposes only and may NOT represent actual dimensions.
For more accurate, complete data refer to GIS maps, plat maps, or legal documents.

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<tr>
<th>SEGMENT #1</th>
<th>Front</th>
<th>Rear</th>
<th>Side 1</th>
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<tr>
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COMMERCIAL BUILDINGS

Store - Retail Small: 2,205 SF (Built 1910)
Metal Warehouse - Pole Frame: 2,904 SF (Built 1980)

YARD ITEMS

Sheds: 200 SF, Metal, Low Pricing (blt-1960)

NOTES:

FuncDesc:UT.

05/21/2002 ROOF REPAIRED ON 1680 SF BLDG. NO OTHER UPDATES. FRONT PART OF BLDG USED AS WOODWORKING SHOP. BALANCE OF BLDG IS RETAIL AREA. INTERIOR IS DATED-70'S. LOW COST. NOT VERY WELL MAINTAINED. POOR CONDITION.

525 SF WAREHOUSE IS USED FOR STORAGE. NORMAL CONDITION. 2904 SF WAREHOUSE-NO RECENT UPDATES.
INTERIOR NORMAL CONDITION. MTL SHED WAS OLD COOLER. BLDG 2 GIVEN LOCATION OBSOL DUE TO ALLEY ACCESS.

DWELLING LISTING WAS ESTIMATED ON REVIEW. MEASUREMENTS AT REAR ESTIMATED DUE TO DOG. DWELLING HAS NEW ROOF AND SIDING, BUT INTERIOR APPEARS TO BE IN VERY POOR COND. CK -1-2004 FOR INTERIOR REMOD.

OWNER OCCUPIED-SINGLE TENANT. LAND SF=8400. BUILDING SF=6081. L TO B RATIO=138. RETAIL AREA=1488 SF (29.13%). STORAGE AREA=192 SF(3.75%). WAREHOUSE AREA=3429 SF(67.12%). 52764 CF

1-2009 FLOOD ADJUSTED PROPERTY C-2010 ADJUST FOR FLOOD DAMAGE AND REMOVE/WRECK RESIDENTIAL DWLG/SP

1-2009 FLOOD ECONOMIC ADJUSTMENT -35%

1/1/2010-NO CHANGE-SP

1-2013 COMM REVAL 11/26/2012 SP

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<th>2013 ASSESSMENT</th>
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<td>2012 ASSESSMENT</td>
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Sketch

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

Property photos or data incorrect? Click Here