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

4:30 P.M.
Thursday, June 27, 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 five (5) minutes or less. If the proceedings become lengthy, the Chair may ask that comments be focused on any new facts or evidence not already presented.

1. Approve Meeting Minutes

2. Action Items
   a) NEW Demolition Applications (5 minutes)
      i. 3601 Rogers Road NW – Private Property
      ii. 1132 Ellis Boulevard NW – City-Owned Property
      iii. 1408 4th Avenue SE – Private Property
      iv. Other demolition applications as received

3. New Business
   a) Wellington Heights Neighborhood DRAFT Plan Discussion (10 minutes)
   b) Recognition of Departing Members and Update on New Memberships (5 minutes)

4. Old Business
   a) Demo applications UNDER REVIEW (5 minutes)
      i. 345 27th Street Drive SE – Private Property – July 22, 2013
   b) COA applications UNDER REVIEW (10 minutes)
      i. 1726 Park Avenue SE – Replace Porch Windows – July 22, 2013
      ii. 1527 2nd Avenue SE – Private Property – WITHIN LOCAL HISTORIC DISTRICT

5. Adjournment

FUTURE MEETINGS
Items for future agendas:
   a) Replacement of Historic District Markers
   b) Potential Local Historic District Nomination
   c) HPC Website and Brochure
MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, May 23, 2013 @ 4:30 p.m.

Police Substation, 1501 1st Avenue SE

Members Present: Amanda McKnight-Grafton Chair
Todd McNall Vice-Chair
Patricia Cargin
Bob Grafton
Tim Oberbroeckling
Jon Thompson
Barbara Westercamp

Members Absent: Moira Blake
Candy Nanke

HPC City Staff: Thomas Smith, Planner
Alex Sharpe, Planner
Alicia Abernathey, Administrative Assistant

Guests: Kevin Ciabatti, Beth DeBoom, Tim Klima, Cindy Hadish, Tom Owen,
Terry Pesek, Robin Kash

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
• Members of the public introduced themselves and gave reasons for attending the meeting.

1. Approve Meeting Minutes
• Todd McNall made a motion to approve the minutes from May 9th. Jon Thompson seconded the motion. The motion passed unanimously with none opposed.

2. Action Items
   a. NEW Demolition Applications
      i. 902 16th Avenue SE – Private Property
         • Todd McNall made a motion to approve demolition of 902 16th Avenue SE. Jon Thompson seconded the motion. The motion passed unanimously with none opposed.
      ii. 345 27th Street Drive SE – Private Property
iv. 444 Fairway Terrace SE – Private Property
- Thomas Smith stated the properties are owned by the Cedar Rapids County Club and were previously used to house County Club employees. The properties have been vacant for the previous three to five years. The property owner feels the cost to rehabilitate the properties is too significant and would like to demolish them and incorporate the properties in the County Club’s Master Plan. The property owner does not feel there is any salvage value but is willing to allow salvage opportunities.
- Todd McNall made a motion to place the properties at 345 27th Street Drive SE and 444 Fairway Terrace SE on a 60 day review with the intent to contact the property owner to allow ReStore to salvage the properties. Tim Oberbroeckling seconded the motion. The motion was passed unanimously with Bob Grafton and Amanda McKnight-Grafton abstaining.

iii. 931 16th Avenue SE – Private Property
- Todd McNall made a motion to approve demolition of 931 16th Avenue SE. Jon Thompson seconded the motion. The motion passed unanimously with none opposed.

b. COA Applications
i. 1726 Park Avenue SE – Replace porch windows
- Bob Grafton stated the property owner currently has a combination of wood windows and aluminum windows on the porch of his rental property. The owner would like to replace all porch windows with aluminum windows.
- Discussion took place pertaining to details of the Historic District Guidelines and the fact aluminum windows are against the guidelines. Discussion also included the fact the property owner is allowed to replace the current aluminum windows with other aluminum windows but he may not replace the wood windows with aluminum.
- It was suggested the property owner look through salvage inventories to locate wood windows. It was determined Bob Grafton would remain the liaison and continue to work with the property owner to locate windows.
- Todd McNall made a motion to revisit the COA after 60 days to allow time for helping the property owner locate windows. Jon Thompson seconded the motion. The motion passed unanimously with Tim Oberbroeckling abstaining.

ii. 1818 Ridgewood Terrace SE – Install fence at back of property
- Mr. Smith stated the property owner would like to install a 6 foot fence in the backyard of the property to allow for more security for the property.
- Jon Thompson made a motion to approve the installation of a fence at the back of the property at 1818 Ridgewood Terrace SE. Barbara Westercamp seconded the motion. The motion passed unanimously.

iii. 1821 Ridgewood Terrace SE – Replace front porch
- Mr. Grafton stated he did a site review and spoke with the contractor and the intent is to jack the porch up and build identical columns and replace the porch.
- Tim Oberbroeckling made a motion to approve the replacement of the front porch with the columns matching the existing columns for property at 1821 Ridgewood Terrace SE. Todd McNall seconded the motion. The motion passed unanimously.

3. New Business
a. HPC website and brochure examples
- Ms. McKnight-Grafton stated questions have been received regarding the HPC roles and there are cities, such as Dubuque, that have tri-fold brochures explaining the HPC roles. The HPC website also needs to be more user-friendly.
• Discussion included different ideas for the HPC website and ways to make the HPC roles known. Discussion also included the possibility of using LOA/MOA funding for creation of brochures.

b. National Register of Historic Places Informational Update
   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

   • Mr. Smith stated the City received a letter informing staff of a meeting on June 14th to consider National Register of Historic Places nominations. The HPC was invited to attend and given instructions on how to share comments in writing if unable to attend.

4. Old Business
   a. Demo applications UNDER REVIEW
      i. 1221 3rd Street SE – June 10, 2013
         • Mr. McNall stated attempts were made to contact the property owner to discuss the possibility of rehabilitating the structure but were unsuccessful.
         • Discussion included how some members of the HPC were opposed to approving demolition of a contributing structure to a historic district.
   
   b. Updates pertaining to public comment made at the May 9th Meeting
      i. Auto Row Historic District
         • Mr. Smith stated staff discovered five properties were missed in the original mailing which is why some residents did not receive a letter pertaining to the informational meeting on the Auto Row Historic District. FEMA is currently drafting an amendment to the MOA to remove the Auto Row Historic District nomination and replace it with the Kirkwood Historic Preservation curriculum. The HPC, Cedar Rapids City Council Development Committee and Cedar Rapids City Council will review the draft amendment upon completion.
         • Discussion included the fact Save CR Heritage will be contacting property owners to potentially pursue the historic district nomination.
   
      ii. 800 G Avenue NW
         • Mr. Smith stated the property is on the demolition list but City Council has requested it be last on the list. The property will be demolished in July or August unless a letter of interest is received. Other options can be discussed with demolition staff.
         • Discussion included the request to place the property information on the City Website and other ideas for promoting the property.
   
   c. MOA/LOA Updates
      • Mr. Smith stated a status will be provided at a future meeting regarding the 1st Street Parkade future plans.

5. Adjournment
   • Barbara Westercamp made a motion to adjourn the meeting at 5:53 p.m. Todd McNall seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Alicia Abernathey, Administrative Assistant II
Community Development
MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, June 13, 2013 @ 4:30 p.m.

Police Substation, 1501 1st Avenue SE

Members Present: Amanda McKnight-Grafton  Chair
Todd McNall  Vice-Chair
Moira Blake
Bob Grafton
Candy Nanke
Tim Oberbroeckling
Barbara Westercamp

Members Absent: Patricia Cargin
Jon Thompson

HPC City Staff: Thomas Smith, Planner
Alex Sharpe, Planner
Alicia Abernathey, Administrative Assistant

Guests: Kevin Ciabatti, Tim Klima, Cindy Hadish, Tom Owen, Maura Pilcher,
Dave O’Clair, Tim Bickel, Mark Stoffer Hunter, Jon Rouse, Chris
Huberty, Wade Wamre, Richard Held

Call Meeting to Order
- Amanda McKnight-Grafton called the meeting to order at 4:31 p.m.
- Seven (7) Commissioners were present and two (2) absent.

Public Comment
- Members of the public introduced themselves and gave reasons for attending the meeting.

1. Approve Meeting Minutes
- The minutes were not discussed and will be addressed at the June 27th meeting.

2. Action Items
   a. NEW Demolition Applications
      i. 1508 6th Avenue SE – Private Property
         - Dave O’Clair stated the property has been unoccupied for three years and they would like to demolish it but currently have no plans for future use of the property. Mr. O’Clair stated they are willing to work with ReStore for salvage opportunities.
• Todd McNall made a motion to approve demolition of 1508 6th Avenue SE. Candy Nanke seconded the motion. The motion passed with a vote of four (4) to one (1) with Bob Grafton and Amanda McKnight-Grafton abstaining.

ii. 1527 2nd Avenue SE–Private Property – WITHIN LOCAL HISTORIC DISTRICT
• Ms. McKnight-Grafton stated the property is a contributing structure to a local historic district and the Historic Preservation Commission should not set a precedent for demolishing structures in local historic districts.
• Discussion also included options for selling the property, salvaging the materials if the structure will be demolished and the potential for having someone rehabilitate the structure. Discussion also included the fact several homes have been in poor condition but have been restored.
• A statement identified in the Guidelines for Cedar Rapids Historic Districts was discussed, “The Historic Preservation Commission will approve the demolition of a contributing structure if it is proved to be structurally unsound and irretrievably lost, and that the denial of a demolition permit would create a significant economic hardship for the applicant.”
• The commission did not feel the structure was irretrievably lost and suggested assigning a liaison to work with the property owner to identify other options. Mr. Smith stated a COA is necessary for demolition and if the HPC denies the issuance of a COA it can go before the City Council for review. In the interim of going before City Council a liaison can contact the owner to discuss other options. The property will remain on upcoming agendas until options have been exhausted at which point the HPC will revisit the COA for demolition. The property owner can at any time request this property go before the City Council.
• Bob Grafton volunteered to serve as the liaison for 1527 2nd Avenue SE.
• Todd McNall made a motion to deny the COA of demolition for 1527 2nd Avenue SE and designate a liaison. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

iii. 902 17th Street NE – Private Property
• Wade Wamre stated some of the Terex building would be demolished and a portion would remain. The demolished portions will be used for athletic fields and the CEMAR Trail will run through the property.
• Todd McNall made a motion to approve demolition of 902 17th Street NE. Tim Oberbroeckling seconded the motion. The motion passed unanimously with Moira Blake abstaining.

b. COA Applications
i. 1829 Grande Avenue SE – Replace Fence
• Thomas Smith stated the property owner would like to replace the current chain link fence with a 6’ dog eared wooden fence and it would only be in the backyard.
• Tim Oberbroeckling made a motion to approve the installation of a fence at the back of the property at 1829 Grande Avenue SE. Barbara Westercamp seconded the motion. The motion passed unanimously.

ii. 1720 3rd Avenue SE – Replace Fence
• Mr. Smith stated the property owner would like to replace the current chain link fence with a 6’ dog eared wooden fence.
• Tim Oberbroeckling made a motion to approve the installation of a fence at the back of the property at 1720 3rd Avenue SE. Todd McNall seconded the motion. The motion passed unanimously.

iii. 1707 2nd Avenue SE – Replace front porch
• Chris Huberty stated he would like to replace the front porch of the property with wood materials and it will look like the original porch.
• Tim Oberbroeckling made a motion to approve the replacement of the front porch for property at 1707 2nd Avenue SE. Barbara Westercamp seconded the motion. The motion passed unanimously.

3. New Business
a. Endorsement of B Avenue National Register Historic District Nomination
• Mr. Smith stated the State Nominations Review Committee will meet on June 14th for consideration of a B Avenue National Register Historic District Nomination. Mr. Smith provided a letter for the commission to consider for submission to the review committee.
• Tim Oberbroeckling moved to endorse the B Avenue National Register Historic District Nomination. Todd McNall seconded the motion. The motion passed unanimously.

b. Wellington Heights Neighborhood Plan DRAFT Review
• Mr. Smith provided a draft Wellington Heights Neighborhood plan and asked the commission to review the plan before the next meeting for discussion.
• Discussion included the fact little notice was given to the neighborhood residents that neighborhood plan meetings were taking place.

Todd McNall left the meeting at 5:49 p.m.

c. Demolition ordinance update: Accessory structure review
• Mr. Smith stated based on past discussions there was interest for the commission to start reviewing accessory structure demolition applications. The applications would include garages, carriage houses, sheds, etc. If the commission would like to review accessory structure applicants the ordinance would need to be changed to include the language pertaining to accessory structures.
• Tim Oberbroeckling made a motion for the commission to review demolition applications for accessory structures. Barbara Westercamp seconded the motion. The motion passed unanimously.

4. Old Business
a. Demo applications UNDER REVIEW
   i. 345 27th Street Drive SE – Private Property – July 22, 2013
   • Mr. Grafton stated he met with the General Manager of the country club to tour the 345 27th Street Drive SE property and there would salvage opportunities.

b. COA applications UNDER REVIEW
   i. 1726 Park Avenue SE – Replace Porch Windows – July 22, 2013
   • Mr. Grafton stated he is still working to locate windows for the property.
c. 800 G Avenue NW Walkthrough Update
   • Mr. Smith stated nine people toured 800 G Avenue NW on June 6th and of the nine people no one was interested in the property.

d. Auto Row Historic District Update
   • Maura Pilcher identified a series of events that took place pertaining to the Auto Row Historic District. Ms. Pilcher pointed out the majority of the property owners in the potential Auto Row Historic District are interested in pursuing the district.
   • Discussion included the fact the property owners that attended an informational meeting were not interested in the district. Discussion also included the potential demolition of properties in the district and how the nomination would not prevent the properties from being demolished.
   • Mr. Smith pointed out the Auto Row Historic District was meant to make up for the loss of the 1st Street Parkade. After a series of events and discussions it was determined the Kirkwood Preservation Curriculum was better suited for the MOA as it benefits more of the community. The property owners of the potential Auto Row Historic District can still pursue the district with the support of the Historic Preservation Commission but it would not be through the MOA.

5. Adjournment
   • Barbara Westercamp made a motion to adjourn the meeting at 6:15 p.m. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Alicia Abernathey, Administrative Assistant II
Community Development
ACTION ITEMS
Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: June 27, 2013

Property Location: 3601 Rogers Road NW
Property Owner/Representative: Dave Brousard
Year Built: 1927

Description of Agenda Item: ☒ Demolition Application ☐ COA ☐ Other

Background and Previous HPC Action: None.

Historic Status: Contributing ☒ Not Contributing ☐ Unknown ☒ N/A ☐
Explanation (if necessary):
This property is not located within one of the City’s recognized local or National Register historic districts.

If contributing, which criteria is met:
☐ Associated with significant historical events
☐ Associated with significant lives of person
☐ Signifies distinctive architectural character/era
☐ Associated with lives of persons significant in our past
☐ Archaeologically significant

Other Action by City: ☒ Yes ☐ No ☒ N/A ☐
Explanation (if necessary):

Reason and Future Plans:
- The property has been vacant for several years and was not maintained after the previous owner passed away. There is a hole in the roof, which has led to the ceiling collapsing in various places. Mice, raccoons and other animals are currently living within the walls and rooms of the house.
- A friend of the owner who specializes in carpentry and creative restoration has plans to re-use the doors and trim work for other projects. There is nothing else of salvage value in the property.
- Following demolition, the intent is to rebuild a new home on the lot.

Time Sensitivity:
**DEMOlITION PERMIT APPLICATION**

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<th>Property Owners Name:</th>
<th>Approximate Age of Structure Year Built:</th>
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| Building has Basement: | Yes | No if Yes, What Dimensions: |

**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 burning of materials shall be done within the Corporate City Limits of Cedar Rapids.

**APPLICANT'S SIGNATURE:**

**DATE:** 6-21-12

**OFFICE USE ONLY**

**UTILITIES DISCONNECTION INFORMATION & APPROVALS**

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**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 dhf
Appraisal Summary - GPN: 13241-52002-00000

(132415200200000)
Property Address: 3601 ROGERS RD NW
Cedar Rapids, IA

Class: Residential  Tax District: 201 CR
PDF: Res Permit Region  Neighborhood: NW 309
Plat Map: 2230

Deed Holder: BROUSARD DAVID L & KELLY
Mailing Address: 4615 BLACK OAK CT NE
CEDAR RAPIDS IA 52411-0000

Legal Description: LANDS S OF RD E 340.9' W 491.6' NE SW NE STR/LB 24 83 8

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.

SEGMENT #1: 1.00 Acres; 43,560 SF
SEGMENT #2: 2.59 Acres; 112,820 SF

RESIDENTIAL DWELLING

Occupancy: Single-Family
Style: 1 1/2 Story Frame
Year Built: 1927
Exterior Material: Wd Lap
Above-Grade Living Area: 1,014 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 Lavatory; 1 Water Closet; 1 No Bathroom
Central Air: No
Heat: Steam
Number of Fireplaces: None
Garage: None
Porches and Decks: Concrete Patio-Med (120 SF); 1S Frame Open (162 SF)
Yard Extras: Sheds

NOTES:

PRE RVAL: 12/11/01 FRT OP REPLACED(NAV). TH 5/31/02 (2) DET SHEDS AT NV WERE REMOVED(NAV). TH

06/16/2003-POOR EXTERIOR MAINTENANCE. GARAGE SHOULD BE TORN DOWN. NV 8 X 14 FR SHED. FUNC OBSOL PLUMBING. 1-2006 REMOVED DET GAR - 11/22/05 TL

1-2012 6YR CYCLE. EST. NO CHANGES 10/28/2011 AE

1-2012 - HOMEOWNERS QUESTIONNAIRE MAILED 2/14/2012

1-2012 MAP FACTOR ADJUSTED DUE TO MARKET CONDITION

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

Property photos or data incorrect? Click Here

Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: June 27, 2013

Property Location: 1132 Ellis Boulevard NW
Property Owner/Representative: City of Cedar Rapids
Year Built: 1962

Description of Agenda Item: ☒ Demolition Application  ☐ COA  ☐ Other

Background and Previous HPC Action: None.

Historic Status: Contributing ☐ Not Contributing ☐ Unknown ☒ N/A ☐

Explanation (if necessary):
This property is not located within one of the City’s recognized local or National Register historic districts.

If contributing, which criteria is met:
☐ Associated with significant historical events
☐ Associated with significant lives of person
☐ Signifies distinctive architectural character/era
☐ Associated with lives of persons significant in our past
☐ Archaeologically significant

Other Action by City: Yes ☒ No ☐ N/A ☐

Explanation (if necessary):

Reason and Future Plans:
- The property was flood affected and has been vacant since 2008. Originally, it was scheduled for demolition, but was pulled from the list in September 2011 to pursue redevelopment.
- In January 2012, the City Council directed staff to execute a development agreement for the property with Stark Real Estate Holdings, who was the sole proposer for redevelopment of the property.
- In October 2012, a notice of default was issued to the developer based upon the inability to secure project financing and close on the property. A 30 day period was permitted to allow him to remedy the default.
- In December 2012, the Council Development Committee amended the development agreement with the developer to allow an additional two months to secure financing and close on the property. However, the developer was unable to meet the amended development agreement.
- In March 2013, Council terminated the development agreement, but provided an additional 30 days for the developer to demonstrate that work was being performed and
the project was moving forward. The developer missed the deadline.

- In May 2013, a second call for redevelopment and a meeting with potential proposers was held. No one submitted a proposal for redevelopment, except for the original proposer who defaulted.
- On June 19, 2013, the Council Flood Recovery Committee recommended that staff decline the proposal and demolish the property.
- On June 25, Council voted to demolish the structure.

**Time Sensitivity:**
# Demolition Permit Application

**Address of Demolition:**
1132 Ellis Blvd NW (formerly known as The A & W Restaurant)

**Approximate Age of Structure Year Built:**
1962

**GPN:**
14204-30019-00000

**Reason:** (optional)
CDBG Voluntary Acquisition

**Future Plans:** (optional)

**Property Owner's Name:**
City of Cedar Rapids

**Phone:**
319-286-5831

**Property Owner's Address:**
101 First Street SE
Cedar Rapids, Iowa 52401

**Contractor's Name:**

**Phone:**

**Contractor's Address:**
City / State / Zip Code

**Type of Building:** [X] Commercial - Includes 2,592 SF Canopy

**Parking Lot:** 4,800 SF

**Size of Building:** Dimensions are:
1,408 SF

**Number of Stories:** 1

**Height:**

**Building has Basement:** [X] Yes [ ] No

**If Yes, What Dimensions:** Unknown

### Disposal of Demolition Materials

- [X] 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:**

**Date:** 6/26/13

### Utilities Disconnection Information & Approvals

<table>
<thead>
<tr>
<th>Utility</th>
<th>Company</th>
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<tr>
<td>Water</td>
<td>Alliant Energy</td>
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<td>Sewer</td>
<td>Mid-American Energy</td>
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<tr>
<td>Public Works</td>
<td>MediaCom</td>
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<tr>
<td>BSD</td>
<td>CenturyLink</td>
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<tr>
<td>Zoning</td>
<td>Other</td>
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### Permitting Information

<table>
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<th>Value</th>
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<tr>
<td>Demolition Permit Number</td>
<td>Date Issued</td>
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<tr>
<td>Demolition Permit Fee</td>
<td>No Fee</td>
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<tr>
<td>Zoning District</td>
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<td>Permit Issued by</td>
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Revised 01/2012 dxr
Appraisal Summary - GPN: 14204-30019-00000

(142043001900000)
Property Address:  1132 ELLIS BLVD NW
Cedar Rapids, IA

Class:  Exempt  Tax District:  288 CR-TIME CK/ST PATS TIF CITY PROPERTY
PDF:  Non-Taxable  Neighborhood:  CITY PROPERTY
 Plat Map:  2326
 Deed Holder:  CEDAR RAPIDS CITY OF
 Mailing Address:  101 1ST ST SE
CEDAR RAPIDS IA 52401-0000

Legal Description:  HULL’S 3RD STR/LB 15 21

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.

SEGMENT #1
<table>
<thead>
<tr>
<th>Sq. Ft. W/Dimensions</th>
<th>Front</th>
<th>Rear</th>
<th>Side 1</th>
<th>Side 2</th>
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<tr>
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<td>50</td>
<td>128</td>
<td>128</td>
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</tbody>
</table>

COMMERCIAL BUILDINGS
Restaurant - Fast Food: 1,408 SF (Built 1962)

YARD ITEMS
Canopy - Lighted: 2,592 SF, Steel, Low Pricing (blt-1962)
Paving: 4,800 SF, Asphalt Parking, Low Pricing, Lighting: No (blt-1962)
Sign Poles (Wood and Steel): 15 LF, 15' Steel, 4 Diameter (blt-1962)

NOTES:
1050 SF BSMT-GOOD STORAGE, DRY.***MAIN FLR-FAIR COND AND QUALITY.
OWNER OCC-SINGLE TENANT.***LAND SF=6400. BUILDING SF=1408. L TO B RATIO=4.55.***RESTAURANT SEATING CAPACITY=38***SEATING/SERVING=1068 SF(76%). FOOD PREP=340 SF(24%).
1/1/2008 REMODEL DINING AREA W CERAMIC TILE, NEW CEILING TILE & WAINS COATING- CHANGE GRADE FROM

POOR TO BELOW NORMAL-10/9/2007 SP
1-2009 FLOOD ADJUSTED PROPERTY C-2009
1-2009 FLOOD FORM COMPLETED AND RETURNED
1-2009 FLOOD ECONOMIC ADJUSTMENT -50%
1-2010 NO APPARENT CHANGE TO INTERIOR OR EXTERIOR - NAV - 01/06/10 TL
1/1/2010 REVIEW/ EST @ LAND LESS DEMO-SP
1-2011 CHANGE CLASS FROM COMM TO EXEMPT PDF 18 TO 26 11/31/10 SM

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<thead>
<tr>
<th>2013 ASSESSMENT</th>
<th>SALES</th>
<th>PERMITS</th>
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<tr>
<td>Land $0</td>
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<tr>
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<td>Improvements $0</td>
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<th>Volume/Page</th>
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<tbody>
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<td>Land $0</td>
<td>11/30/2010</td>
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<td>7761/622</td>
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<td>WORK ORDER</td>
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<td>1896/636</td>
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<td>Improvements $0</td>
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<td>Total $10,368</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
Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: June 27, 2013

Property Location: 1408 4th Avenue SE
Property Owner/Representative: Affordable Housing Network
Year Built: 1895

Description of Agenda Item: ☑ Demolition Application ☐ COA ☐ Other

Background and Previous HPC Action: None.

Historic Status: Contributing ☑ Not Contributing ☐ Unknown ☑ N/A ☐

Explanation (if necessary):
This property is not located within one of the City’s recognized local or National Register historic districts.

If contributing, which criteria is met:
☐ Associated with significant historical events
☐ Associated with significant lives of person
☐ Signifies distinctive architectural character/era
☐ Associated with lives of persons significant in our past
☐ Archaeologically significant

Other Action by City: Yes ☐ No ☑ N/A ☐

Explanation (if necessary):

Reason and Future Plans:
- One exterior wall, the foundation and the roof have structural issues.
- AHNI is open to salvage with ReStore for the property.
- Following demolition, the intent is to rebuild a new home on the lot or use as a side yard for a neighboring property.

Time Sensitivity:
# DEMOLITION PERMIT APPLICATION

**Address of Demolition:** 1408 4th Ave SE  
**GPN:** 14223-02020-00000  
**Property Owners Name:** AHNI Holdings  
**Property Owners Address:** 1408 4th Ave SE  
**Contractor's Name:** Kenway Excavating, Inc  
**Contractor's Address:** PO Box 218  
**City / State / Zip Code:** Cedar Rapids, IA 52403  
**City / State / Zip Code:** Walford, IA 52351  
**Phone:** 319-310-4861  
**Phone:** 319-366-3667  
**Type of Building:** Multi Family # 2  
**Type of Building:** Commercial  
**Type of Building:** Accessory Building  
**Size of Building:** Dimensions are: 37' X 42'  
**Number of Stories:** 1-3/4  
**Height:** 22'  
**Building has Basement:** Yes  
**City of Cedar Rapids Landfill:**  
**Private Landfill – Contact:**  
**Address:**  
**Phone #:**  

**DISPOSAL OF DEMOLITION MATERIALS**  
- City of Cedar Rapids Landfill  
- Private Landfill - Contact:  

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:** June 25, 2013

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

Revised 09/2010 dkf
Appraisal Summary - GPN: 14223-02020-00000

(142230202000000)
Property Address: 1408 4TH AVE
SE
Cedar Rapids, IA

Class: Residential

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

PDF: Res Permit
Region 7

Neighborhood: SE 231

Plat Map: 2323

Deed Holder: AHNI HOLDINGS

Mailing Address:
1408 4TH AVE
SE
CEDAR RAPIDS
IA 52403

Legal Description: WELLINGTON PLACE 1ST STR/LB 11 1

Homestead: Military: Click map to see neighbor's summary page.

View complete GIS map.
Neighborhood map

LOT INFORMATION

Disclaimer: Assessor's lot sizes are for assessment purposes only and may NOT represent actual dimensions.
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Scroll down for sketch.

SEGMENT #1
Front Rear Side 1 Side 2
60 60 140 140

RESIDENTIAL DWELLING

Occupancy: Two-Family Conversion

Style: 2 Story Frame

Year Built: 1895

Exterior Material: Wd Lap

Above-Grade Living Area: 2,007 SF

Number Rooms: 10 above, 0 below

Number Bedrooms: 4 above, 0 below

Basement Area Type: Full

Basement Finished Area: 0 SF

Number of Baths: 3 Full Bath; 1 Sink

Central Air: No

Heat: FHA - Gas

Number of Fireplaces: None

Garage: 920 SF - Det Frame (Built 1900)
Porches and Decks: 1S Frame Enclosed (28 SF); 1S Frame Enclosed (100 SF); 1S Frame Open (112 SF)
Yard Extras: None

NOTES:
PRE RVAL: FuncDesc: EC. Detached: C'BLK.
PRE RVAL: 1 3/4S PRICED AS 2S. 1ST FLR=5 RMS, 2 BR, BT. 2ND FLR=5 RMS, 2 BR, 2BT. X-PLMB=2 BT, 1 SK.
12/03/2003-SEPARATE GAS & ELECTRIC METERS. FENCED YARD.
1-2013 6YR CYCLE REPLACED FURNACE IN 2009. NAV NO OTHER CHANGES PER OWNER 10/30/2012 AE

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