MEETING NOTICE
The City of Cedar Rapids Historic Preservation Commission will meet at:
4:30 P.M.
Thursday, February 12, 2015
in the
Training Room, City Hall
101 First Street SE, Cedar Rapids, Iowa

AGENDA

Call Meeting to Order

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

1. Approve Meeting Minutes
2. Action Items
   a) DEMOLITION Applications (5 minutes)
      i. 818 A Avenue NW - Private property
      ii. 820 A Avenue NW – Private Property
      iii. 822 A Avenue NW – Private Property
   b) Certificate of Appropriateness (COA) (30 minutes)
      i. 1837 Blake Boulevard SE – Installation of new garage door.
      ii. 217 Park Court SE – Replacement of windows.
      iii. 1515 2nd Avenue SE – Installation of front yard fence.
      iv. 1810 Park Avenue SE – Replacement of 19 windows, three entry doors and soffit/fascia work.

3. New Business
   a) Farmstead Foods Collection Public Collection Event (10 minutes)

4. Old Business
   a) Preservation Showcase Subcommittee Updates (if necessary) (15 minutes)
   b) Demolition Applications UNDER REVIEW (5 minutes)
      i. 1311 C Street SW – Private Property – March 9, 2015
      ii. 1319 C Street SW - Private Property – March 9, 2015
      iii. 115 2nd Street SW – City Owned Property – March 24, 2015

5. MOA/LOA Project Updates – (if necessary) (5 minutes)
6. Good of the Group, comments only (5 minutes)
7. Adjournment
Call Meeting to Order

- Amanda McKnight-Grafton called the meeting to order at 4:34 p.m.
- Eight (8) Commissioners were present with three (3) absent.

1. Approve Meeting Minutes

- Ron Mussman made a motion to approve the minutes from January 8, 2015. Barb Westercamp seconded the motion. The motion passed unanimously.

2. Action Items

   a. DEMOLITION Applications

      i. 868 12th Street NE - Private Property

- Jeff Hintz stated that this property was constructed in 1918. Based on the Citywide Survey, it is not eligible for designation as a district or individual landmark. Staff recommends immediate release. This house was damaged in the flash flooding in the summer of 2014. Exterior documentation is possible. The City will be demolishing this
property because the owners are not financially able to fix it or demolish it themselves. The structure has shifted a foot since the summer.

- Kevin Ciabatti stated that this house is really falling apart. Mark Stoffer Hunter commented that architecturally there are a few dozen houses that look a lot like this one on 12th Street.
- Tim Oberbroeckling made a motion to approve the demolition of 868 12th Street NE. Barb Westercamp seconded the motion. The motion passed unanimously.

ii. 4531 C Avenue NE – City Owned Property
- Jeff Hintz stated that the Commission approved demolition for surrounding properties located at 4524, 4519, and 4523 in May 2014 to make way for a Capital Improvement Project in the area. This structure is offered for sale, but the land is not. No one has approached the City to purchase this house. Exterior documentation is permissible. Staff recommends immediate release.
- Mark Stoffer Hunter stated that he will do exterior documentation on all of the demolition properties on this agenda.
- Barb Westercamp made a motion to approve the demolition of 4531 C Avenue NE. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

iii. 1337 4th Street NW – City Owned Property
- Jeff Hintz stated that this property was constructed in 1900 and is located within the Greenway area and the Northwest Flood Mitigation Overlay District. This property has not been cleaned out since it flooded in 2008, so interior documentation cannot be done, but exterior documentation is permissible. Staff recommends immediate release.
- B.J. Hobart made a motion to approve demolition of 1337 4th Street NW. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

iv. 201 1st Avenue SW – City Owned Property
- Jeff Hintz stated that this structure was constructed in 1954. It was flooded in 2008 and has been surveyed in the Citywide Survey as well as in the 2009 Louis Berger survey and the structure is not eligible. This property is part of a catalyst site and the City does not yet have plans for this area. Staff recommends immediate release.
- Mark Stoffer Hunter stated that this property was used as a gas station, so the City needs to be aware because of the concern of underground gas storage tanks.
- Tim Oberbroeckling made a motion to approve the demolition of 201 1st Avenue SW. Barb Westercamp seconded the motion. The motion passed unanimously.

v. 128 2nd Avenue SW – City Owned Property
- Jeff Hintz stated that this structure was constructed in 1959. It was surveyed in the Citywide Survey as well as in the 2009 Louis Berger survey and the structure is not eligible. It was damaged in the 2008 flood. This property is within the Kingston Village Overlay. SHPO did not note any defining features. This structure has been modified a few times. Staff recommends immediate release.
- The Commission discussed land use after this property, 201 1st Avenue SW, and 155 2nd Street SW have been torn down. The City does not yet have plans for this area as this was the proposed property for the casino. This area will remain empty until a plan has been made to develop it.
• The Commission discussed demolishing this building versus leaving it as is and/or selling it. Ultimately, it is Council’s call as to what happens with this building.
• Tim Oberbroeckling made a motion to approve the demolition of 128 2nd Avenue SW. Ron Mussman seconded the motion. The motion passed unanimously.

vi. 115 2nd Street SW - City Owned Property
• Jeff Hintz stated that this structure was constructed in 1898. It was surveyed in the Citywide Survey as well as in the 2009 Louis Berger survey and the structure is not eligible. It is within the Kingston Village Overlay and is on a catalyst site. Jeff Hintz was able to go on the property and see that all of the windows have been replaced and all of the siding is vinyl and not wood. Exterior documentation is possible. This property has been altered significantly and is not historic, but if someone wanted to move it that could be a possibility.
• Amanda McKnight Grafton stated that this house was flooded and remodeled and wondered if there was ever a sale on the structure, but not the land. Jeff Hintz stated that he was not aware of a sale on the structure. The Commission discussed the possibility of selling and moving the structure and the funding source. Anne Russett stated that staff would need to check with Public Works to see if that was even an option.
• Tim Oberbroeckling made a motion to hold the demolition of 115 2nd Street SW to see if it is possible to sell the structure. B.J. Hobart seconded the motion. The motion passed unanimously. Staff will report back to the Commission at the February 12th meeting.

2.b) Certificate of Appropriateness (COA)
i. 217 Park Court SE – Replacement of windows
• Amanda McKnight stated that the homeowner was instructed to come back to this meeting with bids and photos to see if he would comply with the HPC’s recommendation. Since he is not here we need a motion to table this discussion until the next meeting.
• Jeff Hintz stated that the homeowner sent him bids, but there were no photos. The homeowner was unable to get the photos/brochure to show what the windows would look like before this meeting, so he will come back to the next meeting.
• Barb Westercamp made a motion to table the item of the COA on 217 Park Court SE until the HPC meeting on February 12, 2015 provided that the appropriate materials are presented to the Commission. Mark Stoffer Hunter seconded the motion. The motion passed unanimously.
• Mark Stoffer Hunter was able to find some historic pictures of this property so that the HPC could see what the windows looked like in 1970 and 1974.

ii. 1600 2nd Avenue SE – Various repair requests
• Amanda McKnight Grafton stated that the homeowner would like to work with a liaison.
• Jeff Hintz stated that the homeowner contacted him and indicated that he would like to do some work on the property but wanted to see what the Commission would recommend. He would like to get some bids based on what he hears from the liaison. He is looking for someone who would be able to work with City staff as well as someone from the
Commission. He would like to work on the corners of the house, the windows, the chimney, and the porch.
- Bob Grafton offered to be the HPC liaison for the project and Mark Stoffer Hunter offered to assist.

3. New Business
   a. EnvisionCR, the City’s draft Comprehensive Plan
      - Anne Russett stated that this is the City’s foundational policy document. It was before the City Planning Commission earlier in the day and they recommended that City Council adopt EnvisionCR. It will be on the Council agenda next Tuesday. Anne Russett reviewed the document and discussed the points that highlight historic preservation.

   Kevin Ciabatti left the meeting at 5:28 p.m.

   - Anne Russett stated that the EnvisionCR draft is online and the final document will be sent out after City Council has approved it.
   - The Commission discussed demolition by neglect, zoning issues, and making changes to Chapter 18.

   3.b) Annual CLG Report – Commissioner’s Portion
      - Anne Russett stated that this is a report that Certified Local Governments have to submit annually. In the HPC packet there is a draft of the report that staff filled out, but staff needs the training section filled out with help from the Commission. Please send information about any training you attended last year to staff.

4. Old Business

4a. was moved down on the agenda.

4.b) Demolition Applications UNDER REVIEW
   i. 1311 C Street SW – Private Property – March 9, 2015
   ii. 1319 C Street SW – Private Property – March 9, 2015
      - Mark Stoffer Hunter stated that he spoke with Penford today and there is mostly interest in 1311. The contact at Penford said that he has agreed to meet with anyone who would like to look at the two properties next week. He is fine with the 60 day hold because they would like to tear down all the properties at one time.
      - Bob Grafton stated that Beth DeBoom is the developer interested in 1311.
      - Jeff Hintz stated that Joe Mailander is going to reach out to Beth DeBoom about 1311.
      - Mark Stoffer Hunter received permission to do exterior documentation on the properties.

5. MOA/LOA Project Updates
   - Anne Russett stated that she wanted to get back to the Commission with some answers to the questions about the Central Fire Station kiosk. Council member Poe requested a press lease or media event related to the kiosk once it goes live. Our communication staff and Greg from the Fire Station are working on that. There was a question about the kiosk material being available online and Greg is also working in that. It is a very large file, so it may not be feasible. There was also a question about making future changes to the
document. The Fire Department will keep it on file and we will have access to that
document in case anything needs to be updated.

- Anne Russett stated that some of the MOAs are going to expire soon. Staff is seeking
extensions with FEMA because more time is needed to complete the mitigation
measures. The most recent one is the Sinclair MOA. It expires in February and staff is
seeking an extension through August. This will go before Council next Tuesday. There
should not be a problem in getting this extension granted. FEMA has already signed off
on it. The Sinclair MOA includes the kiosk on 3rd and that is the main reason for the
extension because the kiosk cannot be installed in the winter.

- Mark Stoffer Hunter has an update on the Sinclair Stone. It has been moved to 800 2nd
Avenue SE in the last week because that is where the History Center will be long term.

- Anne Russett wanted to let the Commission know that staff updated the Development
Committee on the National Register Nominations and they support those nominations
and recommended that the City Council also support those.

- Jeff Hintz stated that one of the mitigation measures is the Adaptive Reuse and Structure
Reports. Staff had a list of properties to pursue reports on. There are seven on the list that
the Commission approved and one person is not interested. The address that is not
interested is 219 16th Ave SE which is the former Smid Hardware Building. The next
property on the list is the Czech School at 2nd and 10th. Staff will have to amend the
agreement with the State IEDA. The Commission expressed support for a structure report
on the Czech School, if the other recommendation is no longer feasible.

4a.) Preservation Showcase Subcommittee Updates

- Amanda McKnight Grafton stated that she has a bid from the Region Arts CSPS. Three
location bids were needed. Amanda McKnight Grafton reached out to Theatre Cedar
Rapids, Paramount Theatre, Veteran’s Memorial, and Museum of Art. Paramount is
booked that day. Please meet with your subcommittee group as soon as possible to keep
this moving along. The next meeting will focus on the subcommittees giving an update to
the group.

6. Good of the Group

- Jeff Hintz stated that Tim’s landmark will be on the January 27 City Council agenda as a
public hearing and introduction of an ordinance. On consent will be the two National
Register Nominations: the Grant Vocational School and Avril House.

- Bob Grafton stated that Cindy Hadish wrote a very nice article about John Jelinek’s new
project. It is on the SaveCR Heritage website. He is restoring the last intact theatre
building in New Bohemia, the Ideal Theatre.

7. Adjournment

- Barb Westercamp made a motion to adjourn the meeting at 5:59 PM. Tim Oberbroeckling
seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Anne Kroll, Administrative Assistant II
Community Development
Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: February 12, 2015

Property Location: 818 A Avenue NW
Property Owner/Representative: Ed & Barbara Holmes
Owner Number(s): 303-427-2566 Demolition Contact: DW Zinser 319-846-8090
Year Built: 1890
Description of Agenda Item: ☒ Demolition Application ☐ COA ☐ Other

Background and Previous HPC Action: This property is one of three which is proposed for an expansion of the nearby business the north. An option to purchase currently exists on this property for the proposed business expansion. The applicant has also indicated a desire to do salvage prior to demolition in working with a church group.

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

Historic Eligibility Status: Eligible ☐ Not Eligible ☒ Unknown ☐ N/A ☐
Explanation (if necessary): The 2014 Cedar Rapids Citywide Historic and Architectural Reconnaissance Survey does not indicate this property to be historic, or located within a potentially historic neighborhood recommended for further study.

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

If eligible, which criteria is met:
☐ Associated with significant historical events (Criteria A)
☐ Associated with significant lives of person (Criteria B)
☐ Signifies distinctive architectural character/era (Criteria C)
☐ Archaeologically significant (Criteria D)

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

Recommendation: Immediate release.

Rationale: Lack of defining features and no eligibility for listing on National or State Historic Registers. Staff does not find this property to be a good candidate for local landmarking.
Appraisal Summary - GPN: 14291-52002-00000

(142915200200000)

Property Address: 818 A AVE NW
Cedar Rapids, IA

Class: RESIDENTIAL

Tax District: 288

Neighborhood: NW 311

PDF: Res Permit Region 11

Plat Map: 2426

Deed Holder: HOLMES
EDWARD E & BARBARA J

Mailing Address:
818 A AVE NW
CEDAR RAPIDS IA
52405

Legal Description: DEAN'S 1ST NE 42' SW 80' STR/LB 1 1

Homestead: 1    Military: 1

If you have recently purchased your home, please click here to apply for the Residential Homestead Tax Credit.

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

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RESIDENTIAL DWELLING

Occupancy: Single-Family

Style: 1 Story Frame

Year Built: 1890

Exterior Material: Other

Above-Grade Living Area: 620 SF

Number Rooms: 5 above, 0 below

Number Bedrooms: 2 above, 0 below

Basement Area Type: Full

Basement Finished Area: 0 SF

Number of Baths: 1 Full Bath

Central Air: No

Heat: FHA - Gas
Number of Fireplaces: None
Garage: None
Porches and Decks: Wood Stoop (18 SF); 1S Frame Enclosed (60 SF); 1S Frame Enclosed (108 SF)
Yard Extras: None

NOTES:
PRE RVAL: Res: FE=EC+IL+LO. FuncDesc: FE. BATH OFF KITCHEN.

03/03/2003- DWLG SHOWS WEAR, MAINTAINED WITH PAINT, KITCHEN & BATH POOR COND. FURNACE 2002.

1-2009 FLOOD REPAIRS COMPLETE. 1-6-09 WK

1-2009 -- FLOOD ECONOMIC ADJUSTMENT 10%

1-2010 6 YR CYCLE - ESTIMATE FLOOD WATER (6/2008) AT LESS THAN 1 FT ON MAIN LEVEL. PER BLDG PERMITS ISSUED, REPLACED - ELECT SVC, WTR HTR, WTR CLOSET, FURNACE, DRYWALL ON MAIN FLOOR, SUB FLOOR IN KITCHEN & BATHROOM, 1 WINDOW & 2 EXTERIOR DOORS. ADJ COND TO NML FROM POOR, INFO PER OWNER. 12/17/09 WK

1-2011 REMOVED FLOOD ECONOMIC 2/17/2011 CLP

1-2012 REPLACED 4X5 WD STP WITH 4.5X4 WD STP; 9/8/2011 CLP

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| 2013 ASSESSMENT                        |                  |
| Date                                   | Description       |
|                                        |                  |
| LAND                                   | $9,324            |
| Dwelling                               | $35,593           |
| Improvements                           | $0                |
| Total                                  | $44,917           |

| 2012 ASSESSMENT                        |                  |
| Date                                   | Description       |
|                                        |                  |
| LAND                                   | $9,324            |
| Dwelling                               | $37,662           |
| Improvements                           | $0                |
| Total                                  | $46,986           |

| 2011 ASSESSMENT                        |                  |
| Date                                   | Description       |
|                                        |                  |
| LAND                                   | $9,324            |
| Dwelling                               | $37,678           |
| Improvements                           | $0                |
| Total                                  | $47,002           |

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: February 12, 2015

Property Location: 820 A Avenue NW
Property Owner/Representative: Jakobsen Enterprises (John Jakobsen)
Owner Number(s): 319-329-0690  Demolition Contact: DW Zinser 319-846-8090
Year Built: 1890
Description of Agenda Item: ☒ Demolition Application ☐ COA ☐ Other

Background and Previous HPC Action: This property is one of three which is proposed for an expansion of the nearby business the north. An option to purchase currently exists on this property for the proposed business expansion. The applicant has also indicated a desire to do salvage prior to demolition in working with a church group.

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

Historic Eligibility Status: Eligible ☐ Not Eligible ☒ Unknown ☐ N/A ☐
Explanation (if necessary):
The 2014 Cedar Rapids Citywide Historic and Architectural Reconnaissance Survey does not indicate this property to be historic, or located within a potentially historic neighborhood recommended for further study.

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

If eligible, which criteria is met:
☐ Associated with significant historical events (Criteria A)
☐ Associated with significant lives of person (Criteria B)
☐ Signifies distinctive architectural character/era (Criteria C)
☐ Archaeologically significant (Criteria D)

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

Recommendation: Immediate release.

Rationale: Lack of defining features and no eligibility for listing on National or State Historic Registers. Staff does not find this property to be a good candidate for local landmarking.
Appraisal Summary - GPN: 14291-52003-00000

Property Address: 820 A AVE NW
Cedar Rapids, IA

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

PDF: Res Permit  Neighborhood: NW 311
Region 11

Plat Map: 2426

Deed Holder: JAKOBSEN ENTERPRISES LLC

Mailing Address:
1406 JACKSON
WOODS CT NW
CEDAR RAPIDS
IA 52405-0000

Legal Description: DEAN'S 1ST W 38' STR/LB 1 1

Homestead: Military:

If you have recently purchased your home, please click here to apply for the Residential Homestead Tax Credit.

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  Front  Rear  Side 1  Side 2
            38   38  104     86

RESIDENTIAL DWELLING

Occupancy: Single-Family
Style: 1 Story Frame
Year Built: 1890
Exterior Material: Alum
Above-Grade Living Area: 776 SF
Number Rooms: 4 above, 0 below
Number Bedrooms: 2 above, 0 below
Basement Area Type: Full
Basement Finished Area: 0 SF
Number of Baths: 1 Full Bath
Central Air: No
Heat: FHA - Gas
Number of Fireplaces: None
Garage: 200 SF - Det Frame (Built 1925)
Porches and Decks: 1S Frame Open (24 SF)
Yard Extras: None

NOTES:
PRE RVAL: FuncDesc: EC.

03/03/2003 - DWLG VACANT AT TIME OF LISTING.

1-2009 FLOOD REPAIRS COMPLETE. 1-6-09 WK

1-2009 -- FLOOD ECONOMIC ADJUSTMENT 10%

1-2010 6 YR CYCLE - ESTIMATE FLOOD WATER (6/2008) AT LESS THAN 1 FT ON MAIN LEVEL. PER BLDG PERMITS ISSUED - REPLACED, FURNACE, DRYWALL FLOOR TO 4 FT ON MAIN LEVEL, 1 EXTERIOR DOOR, WTR HTR, BATH TUB, ELECT SVC & REWIRE KITCHEN. ADJ COND TO NML FROM BL NML, LDH. 12/17/09 WK

1-2010 - HOMEOWNERS QUESTIONNAIRE MAILED 3/12/2010

1-2011 REMOVED FLOOD ECONOMIC 2/17/2011 CLP

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SALES

PERMITS

Date | Description
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6/16/2010 | REPAIR
3/25/2009 | REPAIR
11/3/2008 | REPAIR
9/10/2008 | REPAIR
8/11/2008 | PERMIT CANCELED/VOID

Sketch
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Property photos or data incorrect? Click Here
Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: February 12, 2015

Property Location: 822 A Avenue NW
Property Owner/Representative: James & Joan Hale
Owner Number(s): 319-721-2702  Demolition Contact: DW Zinser 319-846-8090
Year Built: 1890
Description of Agenda Item: ☑ Demolition Application ☐ COA  ☐ Other

Background and Previous HPC Action: This property is one of three which is proposed for an expansion of the nearby business the north. An option to purchase currently exists on this property for the proposed business expansion. The applicant has also indicated a desire to do salvage prior to demolition in working with a church group.

While the fish-scale exterior material is not common on housing any longer, it is not exclusive to this property in the community either. The original porch does not exist and the windows on the structure are vinyl replacements. While the structure is old, there is nothing solely unique to this structure overall making it historic.

The purchaser of the property would allow an exterior and interior documentation of this property should the HPC desire documentation. Salvage will occur prior to demolition.

Historic Eligibility Status: Eligible ☑ Not Eligible ☒ Unknown ☐ N/A ☐
Explanation (if necessary): The 2014 Cedar Rapids Citywide Historic and Architectural Reconnaissance Survey does not indicate this property to be historic, or located within a potentially historic neighborhood recommended for further study.

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

If eligible, which criteria is met:
☐ Associated with significant historical events (Criteria A)
☐ Associated with significant lives of person (Criteria B)
☐ Signifies distinctive architectural character/era (Criteria C)
☐ Archaeologically significant (Criteria D)

Other Action by City: Yes ☐ No ☐ N/A ☑
Explanation (if necessary):
Recommendation: Immediate release.

Rationale: Not eligible for listing on National or State Historic Registers. Other homes of this style, with similar construction materials exist within Cedar Rapids.
Appraisal Summary - GPN: 14291-52004-00000

Property Address: 822 A AVE NW
Cedar Rapids, IA

Class: RESIDENTIAL
Tax District: 288 CR-TIME CK/ST PATS TIF
PDF: Res Permit Region 11
Plat Map: 2426

Neighborhood: NW 311
Deed Holder: HALE JAMES M & JOAN E
Mailing Address: 322 CHERRY HILL RD SW CEDAR RAPIDS IA 52404-0000

Legal Description: DEAN'S 1ST STR/LB 2 1

Homestead: Military:

If you have recently purchased your home, please click here to apply for the Residential Homestead Tax Credit.

LOT INFORMATION

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SEGMENT #1

Front Rear Side 1 Side 2
40 40 122 104

RESIDENTIAL DWELLING

Occupancy: Single-Family
Style: 1 1/2 Story Frame
Year Built: 1890
Exterior Material: Vinyl
Above-Grade Living Area: 1,162 SF
Number Rooms: 7 above, 0 below
Number Bedrooms: 2 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: None
Garage: None
Porches and Decks: Wood Stoop (25 SF); 1S Frame Open (50 SF)
Yard Extras: Sheds

NOTES:
PRE RVAL:FuncDesc: EC. X-PLMB=SSBM. Bl=GD, O.


1-2009 FLOOD ADJUSTED PROPERTY C-2010. 1-6-09 WK

1-2009 -- FLOOD ECONOMIC ADJUSTMENT 10%

1-2010 FLOOD ADJUSTED PROPERTY - C-2011. REDUCE INCOMPLETE STATUS TO 14%, STILL NEED FLOOR COVERING, KITCHEN CABINETS, PLUMBING FIXTURES. ADD FHA-GAS HEAT & AC, ADJ COND TO NML FROM V POOR. INFO PER OWNER. 12/18/09 WK

1-2011 FLOOD RESTORATION COMPLETE. REMOVED 14% OTHER OBSOL. RAISED CEILING IN MASTER BEDROOM 3" 10/7/10 AE

1-2011 REMOVED FLOOD ECONOMIC 2/17/2011 CLP

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<tr>
<td>Land $11,160</td>
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<tr>
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| 2011 ASSESSMENT        |   |                     |      |        |             |          |
|------------------------|---|---------------------|      |        |             |          |
| Land $11,160           |   |                     |      |        |             |          |
| Dwelling $53,840       |   |                     |      |        |             |          |
| Improvements $0        |   |                     |      |        |             |          |
| Total $65,000          |   |                     |      |        |             |          |

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
To: Historic Preservation Commission Members
From: Jeff Hintz, Planner II
Subject: COA Request at 1837 Blake Boulevard SE
Date: February 12, 2015

Applicant Name(s): John & Autumn Bierbaum
Local Historic District: Redmond Park Grande Avenue Historic District
Legal Description: GRANDE AVENUE PLACE N 90' STR/LB 1 4
Year Built: 1915

Description of Project:
Replacement of out swinging shed style doors on the garage, with a new aluminum overhead garage door with automatic opener.

Information from Historic Surveys on property:
The 1995 Site Inventory Form from the District Nomination survey lists the primary housing structure as “good.” The defining features are double hung windows, front gable roof with no dormers, narrow and clapboard siding; one alteration noted was the screened in porch. The primary contributes to the historic district and is individually eligible for the National Register of Historic Places.

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

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

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

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

**Not Recommended:**
- Metal siding
- Sheet siding
- Paneled siding
- Disproportionate roof pitch
- Disproportionate building mass
**Staff Recommendation:**
This proposal is to update a deteriorating garage; along with the request for a new, modern functioning automatic door, a Certificate of No Material Effect was issued to stabilize and replace rotting wood on the structure on January 30, 2015. Given the nature of the request, staff finds this proposal to be in line with dozens of other garages within the Local Historic Districts.

The mass and form of the garage, in comparison to that of the primary structure, is being preserved through repairing the structure. Modernizing the garage door is neither recommended, nor is it not recommended within the approved guidelines in the historic districts. With the proportional relationship between the primary and subordinate structures preserved, staff would find a modern door appropriate in this instance.

The applicant has submitted two aluminum doors for the project. Staff finds door two to be more decorative and in harmony with the district as a whole due to the windows on the door. The image shown here is an illustration of style only, the finish would be aluminum and look like door one, but with windows in the top panel. The white color actually is a great choice for the door because white is the trim color of the house; the white door will be a nice accent color on this accessory structure and help show relationship to the primary structure and thus tying the two together on the lot.

**Attachments:** Application from applicant.
CEedar Rapids
Historic District Application
Community Development Department, 101 First Street SE, Cedar Rapids, IA 52401, Phone 319-286-5041

Owner Information
Name: Autumn Birchbaum
Address: 1835 Blake Blvd SE
City: Cedar Rapids
State: IA
Phone: 319-651-8860 - Cell/John

Applicant Information
Name: Autumn Birchbaum
Company:
Address: 1835 Blake Blvd SE
City: Cedar Rapids
State: IA
Zip: 52403
Home Ph.:
Cell: John 651-8860
Work Ph.:

Address of Property: where work is to be done:

Project Type: House [ ], Garage [ ], Shed [ ], Fence [ ], Addition [ ], Other [ ]

Project Description: Replace garage doors with new overhead aluminum doors that open automatically

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

Materials: Type and design to be used

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: Autumn Birchbaum

For Community Development Department use only:

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<th>File No.</th>
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<td>CNME Issued? [ ] Yes [ ] No</td>
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<td>Second and Third [ ]</td>
<td>Key structure? [ ] Yes [ ] No</td>
<td>COA required? [ ] Yes [ ] No</td>
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</table>
To: Historic Preservation Commission Members  
From: Jeff Hintz, Planner II  
Subject: COA Request at 1515 Second Avenue SE  
Date: February 12, 2015

Applicant Name(s): Anthony Burrier of Fount LLC
Local Historic District: Second and Third Avenue Historic District
Legal Description: BEVER PARK 1ST SW 30' STR/LB 6 7
Year Built: 1906

Description of Project: Installation of a three foot tall fence in the front yard of the property. The applicant has indicated to staff people cutting through the front of the property is an issue and this would help to eliminate the problem. The fence would be wrought iron or opaque wood based upon the recommendation of the HPC.

Information from Historic Surveys on property: The 1995 Site Inventory Form from the District Nomination survey lists the property as “fair.” The defining features are listed as hipped roof with no dormers and the multi-light cottage window. The property contributes to the historic district, but is not individually eligible for the National Register of Historic Places.

Options for the Commission:
1. Approve the application as submitted (and already installed on the house); or
2. Modify, then Approve the application – only if applicant agrees to modifications made; or
3. Disapprove the application; or
4. Continue the item to a future, specified meeting date in order to receive additional information.

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

Recommended:
- Wooden picket fence
- Opaque privacy fence
- Maximum of 6 feet high in the rear and side yards
- Maximum of 3 feet high in the front yards

Not Recommended:
- Chain link fence
- Metal fence
Staff Recommendation: Originally, the applicant has inquired about the possibility of a metal fence, staff had recommended a wooden one, per the Historic District Guidelines, but did let the applicant know a decorative wrought iron fence is a higher quality of metal fence if metal is desirable. An opaque wood fence in the front yard is the applicant’s other choice for the project.

Option 1 – Wrought Iron
Option 2 – Opaque Wood

The applicant is agreeable to either option, but given the guideline recommendations, coupled with the styles of fencing submitted, staff would recommend approval of the opaque wood fence. The fence will be 3 feet in height and the applicant is aware of the recommendation and zoning requirements.

Attachments: Application from applicant and site plan.
# CEDAR RAPIDS
## HISTORIC DISTRICT APPLICATION
Community Development Department, 101 First Street SE, Cedar Rapids, IA 52401, Phone 319-286-5041

<table>
<thead>
<tr>
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<th>Applicant Information</th>
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</thead>
<tbody>
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<td>Name</td>
</tr>
<tr>
<td>Fount, LLC - Anthony Buerger</td>
<td>Anthony Buerger</td>
</tr>
<tr>
<td>Address</td>
<td>Company</td>
</tr>
<tr>
<td>1515 2nd Ave SE</td>
<td>Fount, LLC</td>
</tr>
<tr>
<td>City</td>
<td>Address</td>
</tr>
<tr>
<td>Cedar Rapids</td>
<td>650 Community Dr Ste A</td>
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<tr>
<td>State</td>
<td>City</td>
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<tr>
<td>IA</td>
<td>North Liberty</td>
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<tr>
<td>52403</td>
<td>IA</td>
</tr>
<tr>
<td>Phone</td>
<td>Zip</td>
</tr>
<tr>
<td>(319) 402-2357</td>
<td>52317</td>
</tr>
</tbody>
</table>

Address of Property where work is to be done:

1515 2nd Ave SE

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

Project description: wrought iron or opaque wood

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

Front yard

Materials: Type and design to be used

Based on rec of commi

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: [Signature]

For Community Development Department use only:

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<td>CNME Issued? ☐ Yes ☐ No</td>
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<td>Second and Third ☐</td>
<td>Key structure? ☐ Yes ☐ No</td>
<td>COA required? ☐ Yes ☐ No</td>
</tr>
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</table>
To: Historic Preservation Commission Members
From: Jeff Hintz, Planner II
Subject: COA Request at 1810 Park Avenue SE
Date: February 12, 2015

Applicant Name(s): Kendall Hepker and Jeanne McElroy – Window World of Cedar Rapids

Property Owner(s): Jason & Kymm Smith

Local Historic District: Redmond Park Grande Avenue Historic District

Legal Description: BEVER PARK 3RD E 40' STR/LB 9 20

Year Built: 1914

Description of Project:
Prior to receiving any approvals, including building permits, the property owner had installed 19 double hung vinyl replacement windows, 3 fiberglass entry doors, and replaced the soffit and fascia.

Information from Historic Surveys on property:
The 1995 Site Inventory Form from the District Nomination survey lists the property as “fair.” The defining features are listed as hipped roof with hipped attic dormer; gable roof porch across front enclosed with windows and siding; porch skirting panels closed; double hung windows. The property contributes to the historic district, but is not individually eligible for the National Register of Historic Places.

Options for the Commission:
1. **Approve** the application as submitted (and already installed on the house); or
2. **Modify, then Approve** the application – only if applicant agrees to modifications made; or
3. **Disapprove** the application; or
4. **Continue the item to a future, specified meeting date** in order to receive additional information.
Excerpt(s) from *Guidelines for Cedar Rapids Historic Districts Applicable to Project:*

**Windows:**

<table>
<thead>
<tr>
<th>Recommended</th>
<th>Not Recommended</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retain and repair historic window sashes and frames</td>
<td>Windows constructed of modern building materials, such as vinyl or aluminum on the front and side of homes</td>
</tr>
<tr>
<td>Replace windows with the home’s original window material (e.g. wood for wood)</td>
<td>Decreasing the size of the window opening</td>
</tr>
<tr>
<td>Replacement windows should match the originals as closely as possible</td>
<td></td>
</tr>
<tr>
<td>Repair or install new storm windows</td>
<td></td>
</tr>
<tr>
<td>Vinyl or aluminum products are allowed only at the rear of a house</td>
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</table>

**Doors:**

<table>
<thead>
<tr>
<th>Recommended</th>
<th>Not Recommended</th>
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</thead>
<tbody>
<tr>
<td>Repairing the original wood door</td>
<td>Replacing doors visible from the street with doors made of modern materials</td>
</tr>
<tr>
<td>Replacing doors visible from the street with wood doors</td>
<td>Unusual shaped glass panes (such as star bursts)</td>
</tr>
<tr>
<td>Storm or screen doors</td>
<td>Increasing or decreasing the original door size.</td>
</tr>
<tr>
<td>Retaining the same door size</td>
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</tr>
<tr>
<td>Retaining historic trim around doors</td>
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**Roof and Roof Elements:**

<table>
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<tr>
<th>Recommended</th>
<th>Not Recommended</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asphalt shingles or composition shingles</td>
<td>Roll roofing, metal roofing, or clay shingles</td>
</tr>
<tr>
<td>Replacing oval gutters with a modern equivalent</td>
<td>Covering cornices, eaves, soffits or fascia with vinyl or metal elements</td>
</tr>
<tr>
<td></td>
<td>Removal of dormers</td>
</tr>
<tr>
<td></td>
<td>Removal of non-functioning chimneys</td>
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</table>

**Staff Recommendations:**

**Doors:** Given the nature of the property with fencing and the enclosed porch, none of the doors to the house are actually visible from the street. So long as the front porch remains enclosed and a porch door exists, it is not possible to view the main entry door to the house from the street. The fencing on the property also masks the appearance of all other doors from the street. Staff would recommend approval of the door portion of the application for the aforementioned reasons.

**Windows:** The work that took place on the property is not consistent with what the Historic District Guidelines recommend. From looking at past photos of the property it appears muntins were present in the upper sash of the windows, dividing them; no patterns have been replicated
on the replacement windows. Staff would recommend modifying the application if changes in line with the guidelines (listed above) and/or agreeable to the Commission can be made, and those modifications are agreeable to the applicant.

If no agreement can be made, staff would recommend the Historic Preservation Commission deny this aspect of the application because the materials used are not consistent with what the guidelines recommend.

**Soffit/Fascia:** Metal elements are not consistent with what the guidelines recommend, however a dull finish on the metal may help reduce the reflectiveness. Staff would recommend modifying the application if changes in line with the guidelines (listed above) and/or agreeable to the Commission can be made, and those modifications are agreeable to the applicant.

If no agreement can be made, staff would recommend the Historic Preservation Commission deny this aspect of the application because the materials used are not consistent with what the guidelines recommend.

**Attachments:** Application from applicant.
# Cedar Rapids

## Historic District Application

Department of Development, 3851 River Ridge Dr NE, Cedar Rapids, IA 52402, Phone 319-286-5041, Fax 319-286-5130

<table>
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<tr>
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**Address of property where work is to be done:**

1810 Park Ave SE Cedar Rapids Iowa 52403

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

**Project description:**

Replacement windows, 3 Entry Doors - Soffit

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

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

Double Hung Vinyl Windows, Soffit - Entry Doors - Fiberglass

**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:**

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<td>Key structure? ☐ Yes ☐ No</td>
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Hist Dist Application wpd, October 6, 2005
To: Historic Preservation Commission  
From: Anne Russett, Community Development  
Subject: Digitization of Farmstead Food Collection  
Date: February 12, 2015

Introduction
In January 2012, the City of Cedar Rapids entered into a memorandum of agreement (MOA) with the Federal Emergency Management Agency (FEMA), the State Historical Society of Iowa, and the Iowa Homeland Security & Emergency Management Division regarding the demolition of historic properties at the former T.M. Sinclair & Co. Packing House/Wilson & Co. Packing House site that resulted from the 2008 flood.

The MOA outlines four mitigation measures to address the adverse impact on historic properties. One of these mitigation measures is to develop sustainable access to the Farmstead Foods Collection through digitization and web hosting of the archival resources that are currently housed at Brucemore.

Public Collection Event
One of the requirements of the MOA is to hold a public event to identify additional materials to be scanned into the collection. On January 6, 2015, the City, the Cedar Rapids Historic Preservation Commission, and Brucemore collaborated on a public collection event. Members of the public were invited to bring in personal historic items during a walk-in collection period that was held at City Hall. Around 20 individuals attended the event and approximately 75 additional historic resources were obtained through the event including blueprints, aerial photographs of the site, architectural drawings of the smokestacks, and photographs of workers on the kill floor [Attachment 1].

Next Steps
Members of the Commission were in attendance at the event and helped the Brucemore staff to review the documents collected; however, prior to including these items into the collection, the City staff would like feedback from the full Commission. Both FEMA and SHPO have reviewed and approved of the list of items collected at the public event and recommend inclusion in the collection.

Attachments:
1. Documents from Farmstead Foods Outreach Event
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<td>C.R.I. &amp; P.Ry - Trackage &amp; Wilton &amp; Co. Plant - 1941</td>
<td>Blueprint map of RR Trackage &amp; Buildings from Office: Dixon Engineer, Cedar Rapids, IA</td>
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<td>0 1</td>
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<td>#_0E_20150106_001_009 Jim Piersall 1/6/2015 Circa 1975</td>
<td>Photo-Print, Photographic</td>
<td>Photo of woman and child in grocery store with Wilson products</td>
<td>0 1</td>
<td>8&quot;x10&quot;</td>
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<tr>
<td>#_0E_20150106_001_010 Jim Piersall 1/6/2015 Circa 1980</td>
<td>Photo-Print, Photographic</td>
<td>Assembly Line Workers Photo Collection</td>
<td>0 1</td>
<td>8&quot;x10&quot;</td>
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<tr>
<td>#_0E_20150106_002_001 Jessie Taken 1/6/2015 1990</td>
<td>Photo-Print, Photographic</td>
<td>P&amp;J Union at ZCBJ Park on July 4th, 1990</td>
<td>0 1</td>
<td>5.5&quot;x8.5&quot;</td>
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<td>#_0E_20150106_002_002 Jessie Taken 1/6/2015 Circa 1948</td>
<td>Photo-Print, Photographic</td>
<td>Maxine Strauss strolling with P&amp;J c. 1948</td>
<td>0 1</td>
<td>3.5&quot;x5.5&quot;</td>
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<td>#_0E_20150106_002_003 Jessie Taken 1/6/2015 Circa 1990s</td>
<td>Photo-Album, Photographic</td>
<td>Photographs of Wilson &amp; Co. Employees</td>
<td>0 7</td>
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<tr>
<td>#_0E_20150106_002_004 Jessie Taken 1/6/2015 1926</td>
<td>Photo-Print, Photographic</td>
<td>Wilson's Athletic Equipment Fall 1926 and Winter 1927</td>
<td>0 1</td>
<td>3&quot;x5&quot;</td>
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<td>#_0E_20150106_003_001 Beverly Mumm 1/6/2015 9/11/1892</td>
<td>Archives-Postcard</td>
<td>Black &amp; White Photo Card of Sydney Sinclair, September 11, 1892 - Labeled &quot;with best wishes, yours sincerely, Sydney Sinclair&quot;</td>
<td>0 1</td>
<td>3&quot;x5&quot;</td>
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<tr>
<td>#_0E_20150106_005_001 Jim Piersall 1/6/2015 Circa 1980</td>
<td>Photo-Print, Photographic</td>
<td>Hogs about to be dropped into dehairing machine - approximately 180 degree water.</td>
<td>0 1</td>
<td>3&quot;x5&quot;</td>
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<td>#_0E_20150106_005_002 Jim Piersall 1/6/2015 Circa 1980</td>
<td>Photo-Print, Photographic</td>
<td>Hog hair pile in the alley way - the 'Hog hotel' along main drive, half way between beef hill and smoke stack.</td>
<td>0 1</td>
<td>3&quot;x5&quot;</td>
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<td>#_0E_20150106_005_003 Jim Piersall 1/6/2015 Circa 1980</td>
<td>Photo-Print, Photographic</td>
<td>Hogs being thrown into the hog hill - usually approximately 100 at a time.</td>
<td>0 1</td>
<td>3&quot;x5&quot;</td>
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<td>#_0E_20150106_005_004 Jim Piersall 1/6/2015 Circa 1980</td>
<td>Photo-Print, Photographic</td>
<td>Stunner at bottom, followed by shackle, then the other - photo shows hogs being shackled</td>
<td>0 1</td>
<td>3&quot;x5&quot;</td>
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<td>#_0E_20150106_005_005 Jim Piersall 1/6/2015 Circa 1980</td>
<td>Photo-Print, Photographic</td>
<td>African-American man putting shackles on hog</td>
<td>0 1</td>
<td>3&quot;x5&quot;</td>
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<tr>
<td>#_0E_20150106_005_006 Jim Piersall 1/6/2015 Circa 1980</td>
<td>Photo-Print, Photographic</td>
<td>Hogs on shackle, being tied out.</td>
<td>0 1</td>
<td>3&quot;x5&quot;</td>
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<tr>
<td>#_0E_20150106_005_007 Jim Piersall 1/6/2015 Circa 1980</td>
<td>Photo-Print, Photographic</td>
<td>Hog about to be dropped into the dehairing machine</td>
<td>0 1</td>
<td>3&quot;x5&quot;</td>
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<tr>
<td>#_0E_20150106_007_001 Arlene Day 1/6/2015 1966-1967</td>
<td>Photo-Print, Photographic</td>
<td>Black and White Photographic of Robert K. Salzbrenner's 25th Anniversary with Wilson &amp; Co.</td>
<td>0 1</td>
<td>4&quot;x6&quot;</td>
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<tr>
<td>#_0E_20150106_008_001 Gale Bloomquist 1/1/2015 Circa 1940</td>
<td>Library - Newspaper</td>
<td>Cedar Rapids Girls Enjoy Party</td>
<td>0 1</td>
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**TOTALS** 76