City of Cedar Rapids  
Historic Preservation Commission

Call Meeting to Order

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

2. Approve Meeting Minutes

3. Preview of single-family new construction at 1638 3rd Avenue SE
   Habitat for Humanity

4. Action Items
   a) Historic Sites & Markers Project – Presentation from Coe College and Request to Add Sites Focusing on African American history to the Historic Sites project list
   b) Demolition Applications
      i. 909 16th Avenue SE – Private Property
      ii. 932 16th Avenue SE – Private Property
   c) Certificate of Appropriateness
      i. 344 16th Street SE – replacement of garage door
   d) Funding Consideration- Historic Rehab Program
      i. 1810 Ridgewood Terrace SE - Painting house and repair of rotted wood siding
      ii. 1818 Ridgewood Terrace SE - Painting house and repair of rotted wood siding
      iii. 344 16th Street SE - Replacement of garage door and interior storm windows
      iv. 1809 Ridgewood Terrace SE – Painting house

5. Announcements

6. Adjournment

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a City program, service, or activity, should contact the Community Development Department at (319) 286-5041 or email cd-plan@cedar-rapids.org as soon as possible, but no later than 48 hours before the event.
MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, February 9, 2017 @ 4:30 p.m.
Five Seasons Conference Room, City Services Center, 500 15th Avenue SW

Members Present: Amanda McKnight-Grafton  Chair
Bob Grafton
Ron Mussman
Tim Oberbroeckling
Mark Stoffer Hunter
Barb Westercamp
Sam Bergus

Members Absent: Caitlin Hartman
BJ Hobart
Todd McNall

City Staff: Jeff Hintz, Planner
Anne Russett, Planner
Anne Kroll, Administrative Assistant

Call Meeting to Order
• Amanda McKnight Grafton called the meeting to order at 4:32 p.m.
• Seven (7) Commissioners were present with three (3) absent.

1. Public Comment
• There was no public comment.

2. Approve Meeting Minutes
• Barb Westercamp made a motion to approve the minutes from January 12, 2017. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

3. Action Items
   a) Letter of Support Request
      i. Façade restoration to original appearance at 411 First Avenue SE
      • Jeff Hintz stated that Jennifer Pratt spoke with the owner of 411 First Avenue SE who is looking to restore the building to its original appearance. There is paneling on the building that was added in the 1950s. The owner has been communicating with SHPO for Historic Tax Credits to restore the building. SHPO stated that the paneling on the building is old enough that it would qualify as acquired significance. Mr. Hintz shared some historic photos of the building before the panels were added. The owner is asking for a letter of support from the Commission for removing the panels.
      • Mark Stoffer Hunter gave a brief history of the building that included the former depot in front of the building, the apartment on the roof of the building, and the original design at
the top of the building. Mr. Stoffer Hunter gave examples of other buildings downtown that had panels that were removed and the buildings restored and how much better they look now.

- Sam Bergus stated that for a majority of Cedar Rapids residents this building with the panels is what they remember growing up and would consider it historic the way it is.
- Tim Oberbroeckling stated that the brick work and construction was all done by hand and the people who worked on the building are a part of the history of the building and those panels cover that up.
- Jeff Hintz stated that there is some mention in the site inventory form about the metal paneling conflicting with architectural significance so perhaps by removing the panels it would become eligible on its own and not just as part of the National Historic District.
- Tim Oberbroeckling made a motion to approve the letter of support for the façade restoration to the original appearance at 411 First Avenue SE. Barb Westercamp seconded the motion. The motion passed unanimously.
- Amanda McKnight Grafton noted that the letter of support should include the following information: the fact that Josselyn and Taylor were the architects, the railroad connection and history of how there is no longer any representation of that, the historic significance of the train and how presidents came to Cedar Rapids on their whistle stop tours, how the paneling is available throughout the United States but the brickwork, labor, and materials are local, that this building contributes to the Downtown District but the current façade takes away from it being eligible by itself, the building is in jeopardy of being torn down, and three fourths (3/4) of the building is from the 1800s and just the front is from the 1950s. Jeff Hintz stated that staff will draft the letter and Amanda McKnight Grafton and Mark Stoffer Hunter will review it before it is sent.

4. Discussion Items
   a) Prioritization of Historic Resources

- Anne Russett stated that, in November 2015, City Council requested information that prioritizes the community’s buildings of historic significance and identifies the historic resources that should be preserved. The purpose of prioritization is to help in decision making and identify potential local historic landmarks. Ms. Russett stated that the focus is on individual buildings and is separate from the effort to prioritize areas identified for intensive surveys. At the last meeting, staff outlined the example methodology and the Commission gave feedback. Staff used GIS to identify forty-one (41) properties for the review of the Commission. Jeff Hintz shared pictures of the properties and discussed how GIS was used to narrow down the list.
- The Commission discussed how important the condition of the property is and if it should be considered in the criteria for the list. The Commission feels that the story behind the property is more important than the condition although it is harder to filter for the criteria. Mark Stoffer Hunter stated that redevelopment pressure is also important criteria as well as whether or not changes done to a building are reversible.
- The Commission discussed the intensive surveys that were done in the downtown area and adding properties outside of that area to the list.
- Anne Russett provided a summary of data that was not included in the list of forty-one (41). Staff found that using only one (1) or two (2) variables for criteria with GIS yields too large of a list. Staff would like the Commission to go over this list of properties and decide which ones should be included on the prioritization list.
- Amanda McKnight Grafton asked that Commissioners send to staff a list of four (4) to five (5) properties that they would like to see on the list that are not on the list of forty-
one (41) reviewed today before the February 23, 2017 HPC meeting. Mark Stoffer Hunter has sent a list of properties to staff.

b) Historic Rehabilitation Program
- Jeff Hintz stated that staff received four (4) completed applications at this time and three (3) of those are for painting. Staff will present the completed applications at the February 23, 2016. The Commission will only see eligible applications. There were some applications submitted that were not complete and staff has followed up with those applicants. There were also applications for projects that are not eligible for funding. One of the applications will require a COA, so the COA will be considered first and the funding will be considered second on the next agenda.
- Bob Grafton asked if there were any applications for windows. Jeff Hintz stated that there were a few inquiries for replacing windows, but after looking into it realized it was very expensive and are now looking into restoring the windows. There is one person getting a second bid for interior storm windows.

5. Announcements
- Anne Russett stated that on Tuesday, February 14, 2017, staff is requesting that City Council set a public hearing for Chapter 18 for February 28, 2017.

6. Adjournment
- Barb Westercamp made a motion to adjourn the meeting at 5:51 p.m. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Anne Kroll, Administrative Assistant II
Community Development
To: Historic Preservation Commission (HPC) Members  
From: Anne Russett, Planner III  
Subject: Historic Sites & Markers Project – Presentation from Coe College and Request to Add Sites Focusing on African American History to the Historic Sites Project List  
Date: February 23, 2017

Background

At the Commission’s June 23, 2016 meeting Nic Roberts, the City’s Information Technology Director, presented a historical walking tours concept that utilized historical markers to link users to information on historic resources. On September 8, 2016, the HPC approved a list of around 175 sites from across the city that are historically significant to Cedar Rapids due to architecture, events, and/or people [Attachment A]. Since the HPC approved the list in September, City staff has been moving forward with implementing the program. This includes working with historians to develop content for the sites and working on fabricating the materials for the physical markers. This project will utilize the remainder of the funds from an Iowa Economic Development Authority Section 106 Planning Grant, which expires June 30, 2017.

Opportunity for Collaboration

In December, Brie Swenson Arnold, an Associate Professor of History at Coe College reached out to City staff upon learning of this program. For several months she has been working with student research assistants, as well as the African American Museum of Iowa, on a self-guided historical walking tour of sites that focus on early African American history in Cedar Rapids:

1. Oak Hill Neighborhood. Near the 3-way intersection of 6th Street and 12th & 15th Avenues SE
2. Thomas & Anna Oliphant Resident. 520 10th Avenue SE (original structure no longer standing)
3. Thomas & Mary Lowery Residence. Near the intersection of 9th Avenue & 8th Street SE (original structure no longer standing)
4. Mount Zion Baptist Church. 824 8th Street SE (church is presently located at 6621 C Avenue NE)
5. William & Hattie Raspberry Residence. Near the intersection of 10th Street & 9th Avenue SE (original structure no longer standing)
6. Oak Hill Cemetery. 1705 Mt. Vernon Road SE
7. Coe College. 1220 1st Avenue NE
8. Barber & Beauty Shops. 200 1st Avenue NE
   a. Marshall & Louisa Perkins Residence. 118 2nd Street SE  
   b. Marshall’s Restaurant. 205 2nd Street SE
11. Lyon Roller Skating Rink. 5th Avenue & 5th Street SE
12. Adams School. Intersection of 7th Avenue & 5th Street SE
13. Bethel AME Church. 512 6th Street SE
14. Liddle & Carter Garment Factory. 1 7th Avenue SW.
15. Riverside Park. C Street & 13th Avenue SW
16. African American Museum of Iowa. 55 12th Avenue SE

City staff met with Professor Arnold in January 2017 to learn more about her project and discuss opportunities for collaboration. Professor Arnold noted that one missing piece to her project are the physical markers. Staff identified an opportunity, as well. Professor Arnold has already developed content for these sites, which may allow for the markers to be funded under the Section 106 Planning Grant.

Conclusion
At your meeting on February 23, 2017 Professor Swenson and her student research assistants will share their work and request that the Commission add the sites they identified to the 175 sites previously approved by the HPC in September 2016.

Recommendation: Community Development Staff recommends adding the sites identified by Coe College to the list of historic sites approved on September 8, 2016.

Attachments:
A. Map of historic sites approved by the HPC in September 2016.
Map created by City of Cedar Rapids
Community Development Department
Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: February 23, 2017

Property Location: 909 16th Avenue SE
Property Owner/Representative: Cargill INC
Owner Number(s): 319-239-3252
Demolition Contact: Dave Schmitt Construction 319-365-8669 (Josh Plein)
Year Built: 1890
Description of Agenda Item: ☒ Demolition Application ☐ COA ☐ Other

Background and Previous HPC Action: The City Assessor information indicates the property to be assessed at $31,000. The current owner does not have immediate construction plans, the lot will be grass. Any new development would comply with the current zoning or go through the land development process.

City Assessor Information on the parcel:

Historic Eligibility Status: Eligible ☒ Not Eligible ☐ Unknown ☐ N/A ☐
Explanation (if necessary):
This property was looked at in 2006 as part of the Architectural History Survey and Update by the 106 Group. This survey took an in depth look at many of the properties originally identified in the 1994 Historical and Architectural Reconnaissance Survey Report for CDBG Neighborhoods in Cedar Rapids.

The 1994 survey recommended taking a look at the 900-1500 blocks of 16th and 17th Avenues SE. The 2006 survey took an in-depth look at the area and the property subject to this request was not eligible for any national register criteria; page 36 of the PDF document from the 2006 106 Group survey shows the property of 909 16th Avenue SE as not eligible.

The State Historic Preservation Office has reviewed and concurred with both of these surveys.

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: Poor candidate for local landmarking, single-family residence not in future plans, property was not deemed historic before the flood by an intensive level survey.
Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: February 23, 2017

Property Location: 932 16th Avenue SE
Property Owner/Representative: Cargill INC
Owner Number(s): 319-239-3252  Demolition Contact: Dave Schmitt Construction
                        319-365-8669 (Josh Plein)
Year Built: 1880
Description of Agenda Item: ☑ Demolition Application  ☐ COA  ☐ Other

Background and Previous HPC Action: The current owner recently acquired this property and
has indicated a single family dwelling is not in their future plans. The current owner does not
have immediate construction plans, the lot will be grass. Any new development would comply
with the current zoning or go through the land development process.

City Assessor Information on the parcel:

Historic Eligibility Status: Eligible ☑  Not Eligible ☐  Unknown ☐  N/A ☐
Explanation (if necessary):
This property was looked at in 2006 as part of the Architectural History Survey and Update
by the 106 Group. This survey took an in depth look at many of the properties originally identified in
the 1994 Historical and Architectural Reconnaissance Survey Report for CDBG Neighborhoods
in Cedar Rapids.

The 1994 survey recommended taking a look at the 900-1500 blocks of 16th and 17th Avenues
SE. The 2006 survey took an in-depth look at the area and the property subject to this request
was not eligible for any national register criteria; page 36 of the PDF document from the 2006
106 Group survey shows the property of 932 16th Avenue SE as not eligible.

The State Historic Preservation Office has reviewed and concurred with both of these surveys.

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: Poor candidate for local landmarking, residential not in future plans, property was
not deemed historic before the flood by an intensive level survey.
To: Historic Preservation Commission Members
From: Jeff Hintz, Planner II
Subject: COA Request at 344 16th Street SE
Date: February 23, 2017

Applicant Name(s): Bob Bembenek
Local Historic District: Redmond Park Grande Avenue Historic District
Year Built: 1919

Description of Project:
Replacement of rotted wood overhead door, with a new similar style, insulated door on the attached garage.

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: hipped roof with 2-story projecting hipped wall dormer at left side of front & low hipped dormers on front and alley side; medium width clapboard siding; shallow hipped roof entrance hood supported by knee-brace brackets adjacent to projecting wall dormer; windows are double-hung with entrance off-center; raised brick foundation on front facade. The home contributes to the historic district and is individually eligible for the National Register of Historic Places.

Options for the Commission:
1. Approve the application as submitted; or
2. Modify, then Approve the application – only if applicant agrees to modifications made; or
3. Disapprove the application; or
4. 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
Analysis: This proposal is to replace a deteriorating garage door. Given the nature of the request, staff finds this proposal to be in line with dozens of other garages within the Local Historic Districts. While the guidelines recommend a doublewide door if accessed off an alleyway, the garage is only big enough for a single door. The City Assessor indicates this garage to be original to the home in 1919. The Site inventory form does not specifically mention the attached garage and it is believed to be original to the home.

Modernizing the garage door is neither recommended, nor is it not recommended within the Guidelines for Cedar Rapids Historic Districts. The garage is recessed from the south elevation, disguising it from those passing by on the street. For those entering the alleyway from the west (heading east), the garage is not visible until one has travelled past the south elevation of the house. Those entering the alleyway in the opposite direction are not able to see the garage until directly in front of it; this is due to the presence of an adjacent accessory structure.

The applicant has submitted a door with windows similar to the existing wood door which has rotted. The new door is of a similar style and also includes windows. The windows are on the top panel as opposed to the second panel from the top as it exists now. This door is not a defining feature on the home, nor is readily visible to those passing by. The defining elements of the home will be unaltered and this door will only be seen by those actually travelling through the alleyway, past this particular garage.

Staff Recommendation: Approve as submitted.

Note: The application is included as an attachment under Item 4.d.iii as a funding consideration for the Historic Rehab Program.
To: Historic Preservation Commission
From: Jeff Hintz, Planner II
Subject: Historic Rehab Program Application – 1810 Ridgewood Terrace SE
Date: February 23, 2017

Applicant Name(s): Diana Pagan
Owner Name: Craig and Leslie Schmidt
Address: 1810 Ridgewood Terrace SE
Local Historic District: Redmond Park – Grande Avenue Historic District
Year Built: 1910

Description of Project: Painting the exterior of the home, including the trim and repair or replacement when necessary of rotted boards around windows. Any replacement boards would be wood to match the existing material on the home.

Removing Architectural Detailing: ☐ Yes ☑ No

Eligible Project under the Historic Rehabilitation Program: ☑ Yes ☐ No

Consistency with Historic District Guidelines: While painting does not have its own section within the Guidelines for Cedar Rapids Historic Districts, painting is mentioned throughout as a way to protect and preserve surfaces. The Walls and Exteriors section on page 25 does discuss importance of paint to keep wood surfaces in good repair.

Bid Summary:
Bid 1: CertaPro Painters - $9,009.40
Bid 2: Roscoe Painting - $9,945.00
Bid 3: Wow 1 Day Painting - $10,767.00

Options for the Commission:
1. Approve the application for funding; or
2. Deny the application for funding.

Staff Recommendation: Approval of funding for the project.

Attachments: Application from applicant.
CEDAR RAPIDS
Historic Rehabilitation Program Application
Community Development Department, 101 First Street SE, Cedar Rapids, IA 52401, Phone 319-286-5041

The following information is necessary for all those interested in participating in the Historic Rehabilitation Program. Please answer all questions and provide all attachments. Incomplete applications will not be accepted. Sections beginning with □ may be skipped if a Certificate of Appropriateness has previously been obtained for the work AND the work has not begun.

<table>
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<tr>
<th>Owner Information</th>
<th>Applicant Information (skip if owner)</th>
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<tbody>
<tr>
<td>Name: Craig + Leslie Schmidt</td>
<td>Name/Company: Diana Pabon</td>
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<tr>
<td>Address: 205 4th Ave SE</td>
<td>Email: Getmusic1 &amp; GO! Gm</td>
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<tr>
<td>City: Cedar Rapids</td>
<td>Address: 1910 Ridgewood Ter. SE</td>
</tr>
<tr>
<td>State: Iowa Zip: 52403</td>
<td>City: Cedar Rapids</td>
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<tr>
<td>Phone: 319-897-7715</td>
<td>State: Iowa Zip: 52403</td>
</tr>
<tr>
<td>Email</td>
<td>Phone: 845-329-9625</td>
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Address of Property where work will occur: 1810 Ridgewood Ter. SE.

Project type: [ ] House [ ] Garage [ ] Shed [ ] Fence [ ] Other [ ]

Project description: Paint exterior and trim. Repair rotted wood around a few windows with wood materials.

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

Exterior of house all sides.

Existing Material(s): Shingles (shakes)


Will you be permanently removing architectural detailing/ornamentation? [ ] Yes [ ] No [ ]
If Yes, please explain why:

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

Desire to maintain deteriorating exterior in a historically accurate manner contemporary to the time of building.
To: Historic Preservation Commission
From: Jeff Hintz, Planner II
Subject: Historic Rehab Program Application – 1818 Ridgewood Terrace SE
Date: February 23, 2017

Owner Name: Evy-Ann Bajet
Address: 1818 Ridgewood Terrace SE
Local Historic District: Redmond Park – Grande Avenue Historic District
Year Built: 1939

Description of Project: Painting the exterior of the home and garage, including the trim. Painting project includes preparation work: scraping and priming the structure prior to painting.

Removing Architectural Detailing: □ Yes ☒ No

Eligible Project under the Historic Rehabilitation Program: ☒ Yes □ No

Consistency with Historic District Guidelines: While painting does not have its own section within the Guidelines for Cedar Rapids Historic Districts, painting is mentioned throughout as a way to protect and preserve surfaces. The Walls and Exteriors section on page 25 does discuss importance of paint to keep wood surfaces in good repair.

Bid Summary:
   Bid 1: Beck’s Painting LLC - $4,850.00
   Bid 2: Roscoe Painting - $4,950.00

Options for the Commission:
   1. Approve the application for funding; or
   2. Deny the application for funding.

Staff Recommendation: Approval of funding for the project.

Attachments: Application from applicant.
CEDAR RAPIDS
Historic Rehabilitation Program Application FY 2017
Community Development Department, 101 First Street SE, Cedar Rapids, IA 52401, Phone 319-286-5041

The following information is necessary for all those interested in participating in the Historic Rehabilitation Program. Please answer all questions and provide all attachments. Incomplete applications will not be accepted. Sections beginning with ▲ may be skipped if a Certificate of Appropriateness has previously been obtained for the work AND the work has not begun.

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<tr>
<td>Name: Evy Ann Baset</td>
<td>Name/Company:</td>
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<tr>
<td>Address: 1818 Ridgewood Terr SE</td>
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<td>Phone: 319-389-3898</td>
<td>Zip:</td>
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<tr>
<td>Email: <a href="mailto:evy-annb@hotmail.com">evy-annb@hotmail.com</a></td>
<td>Phone:</td>
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Address of Property where work will occur: 1818 Ridgewood Terr SE

Project type: House □ Garage □ Shed □ Fence □ Other □

Project description (please be as detailed as possible): Replace wood siding as needed, scrape, caulk, prime & paint house, garage & trim.

▲Location: Describe where (what part of building, or where on property) work will be done:
Exterior of house and garage

▲Existing Material(s): Wood

▲Material(s) Proposed: Same

Will you be permanently removing architectural detailing/ornamentation? Yes □ No x
If Yes, please explain what you are removing and why:

Description of how project meets the Guidelines for Cedar Rapids Historic Districts or rationale for why the project is not consistent with the Guidelines for Cedar Rapids Historic Districts:
The project falls into under #7 "Repair of any exterior wall consisting of wood..." and #5 "Painting of wood or stucco exterior including trim around windows." under Eligible Activities.
January 16, 2017

City of Cedar Rapids
Community Development Department
101 First Street SE
Cedar Rapids, IA 52401

Subject: Historic Rehabilitation Program Application FY 2017

Historic Preservation Commission:

Enclosed is my application for assistance with the historic restoration of the exterior of my home in the Redmond Park and Grande Avenue Historical District along with two estimates and pictures. I am including this letter so I can provide details as to why my home requires painting after only four years. I purchased my home in 2011 and have been working on it ever since.

In the spring of 2013, the home and garage were painted by a contractor from Marion. I applied for assistance from the City and was awarded $1,200.00. The cost to wash, scrape, prime and paint the house, garage and windows was $7,700.00. I also paid the contractor to replace some broken window panes on the original windows and replace some rotted wood. This amounted to an additional $1,000.00 for a total bill of $8,700.00 minus your award of $1,200.00. I had numerous problems with the contractor and had him come back a few times to try to fix some issues to no avail.

After only a couple of years, the paint started fading and then eventually bubbling and peeling off in many spots. I contacted Sherwin Williams this past fall and asked for assistance. They recently agreed that the house might not have been prepped correctly or the paint failed for some unknown reason so they are going to provide all the paint for the body of the house and garage. My two estimates are for materials for wood replacement, trim paint, caulk, etc. and labor. The paint color is going to be very similar but a little darker shade. Sherwin Williams is going to meet with the painter that is chosen and talk to them about how to prepare an older home to accept the paint. There are some boards that should have been replaced the first time but were not so that issue will be addressed this time. I can’t afford to replace every board on the house, but will work on this gradually over time.

My to do list is a little long as I still have a chimney to repair and clean (had some visitors this winter), a leaky bathroom upstairs, a roof issue on the garage, some electrical outlets, a broken lead glass window in my front dormer, replace the storm window on the front of the house and work on the screen porch on the back and I should be good to go!

Even with all of these issues, I still love my house and am glad I moved from a newer home on the other side of the river to my new old neighborhood. The houses are absolutely beautiful and there is nothing cookie cutter about any of them. I discovered this house was built by McKay Construction Company in 1939. I’ve read that McKay worked with Grant Wood on some homes in the area.

Thank you,

Evy-Ann Bajet
To: Historic Preservation Commission
From: Jeff Hintz, Planner II
Subject: Historic Rehab Program Application – 344 16th Street SE
Date: February 23, 2017

Owner Name: Bob Bembenek
Address: 344 16th Street SE
Local Historic District: Redmond Park – Grande Avenue Historic District
Year Built: 1919

Description of Project 1: Installation of interior storm windows on 20 locations on the dwelling unit. Interior storm windows will help to provide energy efficiency without detracting from original look of the structure.

Removing Architectural Detailing: ☐ Yes ☒ No

Eligible Project under the Historic Rehabilitation Program: ☒ Yes ☐ No

Consistency with Historic District Guidelines: Windows are discussed on page 27 of the Guidelines for Cedar Rapids Historic Districts. Repairing or installing new storm windows is listed as a recommended action. The proposal for interior storm windows would allow the home to retain the original look from the street. Interior storm windows will help to provide energy efficiency without detracting from original look of the structure that a replacement window might.

Interior Storm Window Bid Summary:
   Bid 1: Indo - $3,771.00
   Bid 2: Environmental Window Solutions – $4,496.60

Description of Project 2: Installation of a new garage door on the attached accessory garage structure on the rear of the home, accessed off the alleyway.

Removing Architectural Detailing: ☐ Yes ☒ No

Eligible Project under the Historic Rehabilitation Program: ☒ Yes ☐ No

Consistency with Historic District Guidelines: Accessory structures are discussed on page 10 of the Guidelines. This proposal is consistent with past approvals by the HPC, door material isn’t directly discussed within the Guidelines.
Garage Door Bid Summary:
   Bid 1: Lowe’s - $580.57
   Bid 2: Home Depot - $871.00

Options for the Commission (on each project):
   1. Approve the application for funding; or
   2. Deny the application for funding.

Staff Recommendation: Approval of funding for both projects.

Attachments: Application from applicant.
The following information is necessary for all those interested in participating in the Historic Rehabilitation Program. Please answer all questions and provide all attachments. Incomplete applications will not be accepted. Sections beginning with \( \wedge \) may be skipped if a Certificate of Appropriateness has previously been obtained for the work AND the work has not begun.

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Address of Property where work will occur: 344 16th St SE

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

Project description (please be as detailed as possible): Install Interior Storm Windows to front of home only. 2 levels. 20 total windows. Replace Rotted Garage Door

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

\( \wedge \) Existing Material(s): n/a

\( \wedge \) Material(s) Proposed: Window Inserts. See InDow information attached New similiar looking garage over head door with insulated one and auto door opener.

Will you be permanently removing architectural detailing/ornamentation? Yes ☐ No ☒ If Yes, please explain what you are removing and why:

Description of how project meets the Guidelines for Cedar Rapids Historic Districts or rationale for why the project is not consistent with the Guidelines for Cedar Rapids Historic Districts: Interior windows will keep ALL existing windows intact, but will provide now lacking in energy efficiency. New OHD replaces existing rotting one.
**Product Data**

**COMPATIBILITY**
In order for Indow window inserts to fit properly there must be an unobstructed flat surface perpendicular to the window pane with a depth of at least 5/8" that runs the entire perimeter of the window. We call this Frame Depth.

**Common Obstructions** are inset window treatments (blinds), hardware, hooks, locks and hinges.

**Solutions for less than 5/8" Frame Depth** In some cases, where there is less than 5/8", removing or replacing molding or installing a jamb extension can create room for the Indow inserts to fit.

If the frame depth is just under 5/8" clear clips can be attached to the window frame to hold the Indow insert in place (see right). For complete solutions see our Frame Fit Kit.

**INDOW WINDOW INSERT PRODUCT FEATURES**

A. **Acrylic Glazing** A custom cut pane of acrylic forms the main component of an Indow insert and is available in a variety of grades to meet performance needs.

B. **Air Space** An insulating layer of air between the existing window pane and the Indow insert. The ideal space is 1-3", but can be greater for maximum acoustic performance.

C. **Compression Tube** Silicone edging around the acrylic glazing creates a tight seal and holds the Indow insert firmly in place. It is impervious to heat, cold, UV radiation and maintains its spring indefinitely.

D. **D-Ring** A pull-ring is attached 4" above the lower left corner of the insert to aid in removal.

Silver d-ring used for white tubing and black d-ring used for brown and black tubing.

**Acrylic Weight (Approximate)**

1/8" = 1 lb./sq. ft.  
1/4" = 1.75 lb./sq. ft.

**EGRESS**
Indow window inserts comply with egress regulations. In an emergency, occupants should be able to quickly remove the Indow inserts. In a young child’s bedroom, we recommend leaving one window bare with no insert installed.

**LARGE WINDOW MODIFICATIONS**

F. **Top Spine** A 3/16" thick strip of 3/4" acrylic that spans the top to increase the rigidity of wide Indow inserts preventing sagging or bowing outward. Required if the W=+50" AND H=+42".

G. **Side Spines** A 3/16" thick strip of 1/2" acrylic that runs vertically down both sides to increase the rigidity of tall Indow inserts to prevent sagging or bowing outward. Required if the H=+72" AND W=+42".

Both spines are needed if the W=+50" AND H=+72".

H. **Safety Hardware** is used on windows larger than 8 sq. ft. to prevent the Indow insert from falling out of the window frame in the event of high wind pressure. The Safety Hardware is inconspicuously anchored to the window frame by one small screw.

**MAXIMUM SIZES**

4XB Sleep Panel, Privacy, Acoustic Commercial.

6XB Standard, Commercial, Museum, Acoustic. Call an Indow representative for availability of larger sizes and available Mullion Kits. See Mullion Kit Product Sheet for details.

**Note on Color:** Currently, the Compression Tube is available in brown, light linen white and black. Custom colors are available for large commercial orders. Call to inquire.

**MAXIMUM TEMPERATURE RANGE**
Indow inserts should not be exposed to temperatures above 160°F (71°C) for continuous service, or 180°F (82°C) for short, intermittent periods of time.

Indow® 2267 N. Interstate Avenue Portland, OR 97227  E: comfort@indowwindows.com  T: 503.284.2260
To: Historic Preservation Commission  
From: Jeff Hintz, Planner II  
Subject: Historic Rehab Program Application – 1809 Ridgewood Terrace SE  
Date: February 23, 2017

Owner Name: Bess Naujoks  
Address: 1809 Ridgewood Terrace SE  
Local Historic District: Redmond Park – Grande Avenue Historic District  
Year Built: 1929

Description of Project: Painting the exterior of the home, including the trim. Painting project includes preparation work: scraping and priming the structure prior to painting.

Removing Architectural Detailing: ☒ Yes ☐ No

Eligible Project under the Historic Rehabilitation Program: ☒ Yes ☐ No

Consistency with Historic District Guidelines: While painting does not have its own section within the Guidelines for Cedar Rapids Historic Districts, painting is mentioned throughout as a way to protect and preserve surfaces. The Walls and Exteriors section on page 25 does discuss importance of paint to keep wood surfaces in good repair.

Bid Summary:  
Bid 1: Jim Heskje Painting - $7,850.00  
Bid 2: Jim Hale Painting - $14,668.95

Options for the Commission:  
1. Approve the application for funding; or  
2. Deny the application for funding.

Staff Recommendation: Approval of funding for the project.

Attachments: Application from applicant.
CEDAR RAPIDS
Historic Rehabilitation Program Application
Community Development Department, 101 First Street SE, Cedar Rapids, IA 52401, Phone 319-286-5041

The following information is necessary for all those interested in participating in the Historic Rehabilitation Program. Please answer all questions and provide all attachments. Incomplete applications will not be accepted. Sections beginning with an asterisk (*) may be skipped if a Certificate of Appropriateness has previously been obtained for the work AND the work has not begun.

<table>
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<tr>
<th>Owner Information</th>
<th>Applicant Information (skip if owner)</th>
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<tr>
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Address of Property where work will occur: 1809 Ridgewood Ter SE

Project type: House [x] Garage [ ] Shed [ ] Fence [ ] Other [ ]

Project description: paint exterior of house

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

exterior of house

Existing Material(s): painted wood

Materials Proposed: repaint

Will you be permanently removing architectural detailing/ornamentation? Yes [ ] No [x]
If Yes, please explain why:

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

Eligible Activities #5 Painting of wood or stucco exterior, including trim around windows.

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FEB 7 2017
BY: __________________________