MEETING NOTICE
The City of Cedar Rapids Historic Preservation Commission will meet at:
4:30 P.M.
Thursday, May 24, 2018
in the
City Hall Training Room (Lower Level), City Hall
101 First Street SE, Cedar Rapids, Iowa

AGENDA

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. Presentations
   a) Open Meetings Law

4. Action Items
   a) Certificate of Appropriateness
      i. 221 15th St SE – Front porch
      ii. 347 18th St SE – Fence
      iii. 1812 2nd Ave SE - Fence
      iv. 1638 3rd Ave SE – New construction primary and accessory
   
   b) Demolition and Façade Structure Modification Reviews
      i. 2435 Bever Ave SE – Accessory Structure Demolition
      ii. 2218 1st Ave NE – Primary Structure Demolition
      iii. 203 16th Ave SE – Primary Structure Façade Modification

   c) Demolition Applications Under Hold
      i. 1408 1st Ave NE – Primary Structure – expires 7/10/2018

5. Discussion Items
   a) 1403 3rd Ave SE

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.
6. Announcements

7. Adjournment
Call Meeting to Order

- Mark Stoffer-Hunter called the meeting to order at 4:30 p.m.
- Five Commissioners were present. Three were absent.

1. Public Comment
   a) Public comments were heard.

2. Approve Meeting Minutes
   a) Amanda McKnight-Grafton made a motion to approve the minutes with a correction from April 24, 2018. Ron Mussman seconded the motion. The motion passed unanimously.

3. Action Items (30 minutes)
   a) Certificate of Appropriateness
      i. 221 15th St SE – Front Porch
         • McKnight Grafton made a motion to table for more information. Commission wants to know when this was constructed and how it was approved (was it approved prior to District creation?). Request applicant is present. Tim Oberbroeckling seconded the motion. Motion passed unanimously.
      ii. 347 18th St SE – Window & Door replacements
         • McKnight Grafton made a motion that the following windows be replaced with vinyl: 5,6,7,8,9,12,13,14,16,17 and that windows 1,3,4,15 are to be replaced with wood. And that the Commission would work with the owner to determine if window 2 (attic) can be fixed and if not the best type of wood
window to replace it with. And that all proposed new doors be approved as proposed and that vinyl siding be used restore side where door will be removed. Oberbroeckling seconded the motion. Motion passed unanimously.

b) Demolition and Façade Structure Modification Reviews
   i. 2000 4th Ave SE – Accessory structure
      • McKnight Grafton made a motion to approve application. Seconded by Oberbroeckling. Motion passed with a 3-2 vote, Sundermann and Hunter opposed.
   ii. 386 25th St SE – Accessory structure
       • Oberbroeckling made a motion to approve application. McKnight Grafton seconded the motion. Motion passed with a 4-1 vote, Sundermann opposed.
   iii. 1404 1st Ave NE – Primary Structure
       • Oberbroeckling made a motion to approve. McKnight Grafton seconded the motion. The motion passed unanimously.
   iv. 1408 1st Ave NE – Primary structure
       • Oberbroeckling made a motion to place a 60-day hold. McKnight Grafton seconded the motion. The motion passed unanimously.
   v. 110 14th St NE – Primary Structure
       • Oberbroeckling made a motion to approve. Sundermann seconded the motion. The motion passed unanimously.

c) Historic Preservation Markers
   i. McKnight Grafton made a motion to add to the list. Sundermann seconded the motion. The motion passed unanimously.
   ii. McKnight Grafton made a motion to add to the list. Oberbroeckling seconded the motion. Motion passed unanimously.

4. Announcements
   a) Announcements were heard.

5. Adjournment
   a) Oberbroeckling made a motion to adjourn the meeting. Mussman seconded the motion. The motion passed unanimously and the meeting adjourned at 6:15 p.m.

Respectfully Submitted,

Iván Gonzalez, Planner
Community Development
To: Historic Preservation Commission Members
From: Iván Gonzalez, Planner II
Subject: COA Request at 221 15th St SE
Date: May 24, 2018

Applicant Name(s): Laura DeBuhr

Local Historic District: 2nd & 3rd Avenue

Year Built: Primary structure - 1900

Description of Project: Replace decking, railing and steps on existing porch. A composite wood material will be used for the full project.

Information from Historic Surveys on property: The 1995 Site Inventory Form from the District Nomination survey lists the integrity of the primary housing structure as “good.” The defining features are: front-gable roof with no dormers & wide, decorative bargeboard; narrow clapboard siding-body and square-cut shingles in gable end; clapboards flare at belt course level; 2-story flat-roof projecting addition on left side of front; windows are double-hung with entrance off-center; two 12/1 windows in gable peak; simple pediment over entrance supported by triangular brackets. The home contributes to the historic district but is not individually eligible for the National Register of Historic Places.

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

Criteria* for Commission decision on application:
1. If any defining features of the building or structure as indicated, but not limited to those included on the Site Inventory Form(s) are proposed to be modified as a result of the proposal indicated on the application for Certificate.
2. If the proposal is consistent with the Guidelines for Cedar Rapids Historic Districts and/or the most recent edition of the Secretary of Interior's Standards for Rehabilitating Historic Buildings.
iii. If the proposal mitigates adverse effects on the aesthetic, historic, or architectural significance of either the building or structure or of the local historic district or local historic landmark.

*See 18.08.C.2.a of the Cedar Rapids Municipal Code

Excerpt(s) from Design Guidelines Applicable to Project:

Porches and Other Entrances
The majority of homes in the historic districts have front porches or balconies. These were used for socializing with company or the neighbors. The porches traditionally had tongue and groove flooring and a beaded board ceiling. Each home, depending on who built it, had distinctive columns, brackets, spindles, railings, and/or skirting.

**Recommended:**
- Opening an enclosed porch
- Repairing the existing porch or balcony
- Replacing wood elements (wood elements should be painted)
- Replacing masonry elements with masonry elements
- Rebuilding a porch with original materials
- Screening
- Painted, not treated wood

**Not Recommended:**
- Enclosing porches visible from the street
- Modern straight-edged railings
- Columns made of modern materials (fiberglass for an example)
- Plywood panel flooring on entrances facing the street
- Carpeted flooring on entrances facing the street
- Concrete steps that are visible from the street
- Unpainted treated lumber elements (recommended for hidden supports)

**Staff Recommendation:** This proposal is to replace an existing front porch structure with a composite front porch. City Staff recommends approval of the project.

The existing front porch is not original to the house and was added after 1995/before 2005. The original entrance was a concrete step approach. As per the property owner the current structure is in poor condition and deteriorating. A new composite front porch will solve a code violation and also be less maintenance in the long term.

The project is not consistent with the guidelines because material is unstainable but it is consistent with the nature of the historic district and having an outdoor living space. In addition, due to the fact that the porch is not original to the structure, there is no historic materials that could be preserved.

**Attachments:** Completed application from applicant and images.
LOCAL HISTORIC DISTRICT/LANDMARK EXTERIOR WORK APPLICATION

Cedar Rapids Municipal Code, Section 18.08

The following information is necessary for all requests for exterior modifications to local historic landmarks or buildings within a designated local historic district as per Chapter 18, Historic Preservation in the Cedar Rapids Municipal Code. Please answer all questions. Failure to provide accurate and complete information will delay review.

<table>
<thead>
<tr>
<th>Owner Information</th>
<th>Applicant Information (skip if owner)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name Laura DeBuhr</td>
<td>Name/Company</td>
</tr>
<tr>
<td>Address 704 Park Ave</td>
<td>Email</td>
</tr>
<tr>
<td>City Little Chute</td>
<td>Address</td>
</tr>
<tr>
<td>State WI Zip 54140</td>
<td>City</td>
</tr>
<tr>
<td>Phone 920-422-1071</td>
<td>State</td>
</tr>
<tr>
<td>Email <a href="mailto:lauradebuhr2@gmail.com">lauradebuhr2@gmail.com</a></td>
<td>Zip</td>
</tr>
<tr>
<td></td>
<td>Phone</td>
</tr>
</tbody>
</table>

Address of Property where work will occur: 221 15th St SE Cedar Rapids

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

Project Description and Location on the property/structure (please be as detailed as possible):
replace decking, railing and steps on existing porch

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

Description of proposed materials (e.g. wood, metal, asphalt shingles):
composite decking

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

If Yes, describe what architectural detailing/ornamentation you are removing and why:-
Description of how project meets the Guidelines for Cedar Rapids Historic Districts or rationale for why the project is not consistent with the Guidelines for Cedar Rapids Historic Districts:


Supplemental Materials Required:

For all projects, include at least one of the following applicable materials:
- Physical Material(s) Sample
- Product Catalog, indicating chosen product
- Photo of exact product which will be installed

For new construction only, include at least one of the following:
- Sketches
- Renderings
- Construction Drawings

I, the owner or designated representative of the property, have read the application and acknowledge the Guidelines for Cedar Rapids Historic Districts, as they relate to my project will be used to determine if my project is approved. If the area where the work on the project is not readily visible from a public right-of-way (alley or street), I also authorize a staff member of the Community Development Department to come onto the property to obtain photo(s) of the area where the work will occur.

I acknowledge that the information provided in this application, including all attachments, are accurate and correct, and that an incomplete application will not be accepted.

I have included the required applicable attachments with this application: ☑ Yes ☐ No

Owner/applicant signature: [Signature]

For staff use only:

Date and time completed application received: ____________________________

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

Revised 3/2017
MoistureShield Vantage 16-ft Mahogany Grooved Composite Deck Board

Have an opinion? Help others decide. Write a Review

No Reviews

Community Q&A View Now

$52.51

- DURABLE: So durable it can be installed on the ground, in the ground or even...
- EASY TO INSTALL: As easy as wood to install, but does not require any staining, ...
- HIGH PERFORMANCE: Unique encapsulation process means the boards a...

Actual Length (Feet)

16

Edge Profile

Grooved

Shipment

Real-time tracking via your
Est 05/27/2023

CHAT NOW

Lifestyle/in-use images - accessories not included

Prices, promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.
Product Information

1. Description

- DURABLE: So durable it can be installed on the ground, in the ground or even underwater, allowing contractors and consumers a wide variety of application options
- EASY TO INSTALL: As easy as wood to install, but does not require any staining, painting or sealing and resists rot, decay and termite damage
- HIGH PERFORMANCE: Unique encapsulation process means the boards are protected to the core and backed by the industry's leading Lifetime Warranty
- REPUTATION: MoistureShield decks have provided a unique combination of rich beauty and proven performance for more than 25 years without a field failure
- BUILT TO LAST: With our premium composite boards and lifetime warranty you can relax knowing you've got a deck that is built to last

2. Specifications

<table>
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<tr>
<th>Series Name</th>
<th>Vantage</th>
<th>Manufacturer Color/Finish</th>
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<td>Warranty</td>
<td>Limited lifetime</td>
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<td>Finish</td>
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<td>Grade</td>
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<td>Dressing</td>
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<td>Edge Profile</td>
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<td>Green or Kiln-Dried</td>
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<td>Color/Finish Family</td>
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</table>
To: Historic Preservation Commission Members
From: Iván Gonzalez, Planner II
Subject: COA Request at 347 18th St
Date: May 24, 2018

Applicant Name(s): Vincent Bigirimana

Local Historic District: Redmond Park – Grande Ave

Year Built: Primary structure - 1915
Description of Project: Construction of a new 4 ft. chain link fence between the primary structure and garage as well as on the north side property line.

Information from Historic Surveys on property: The 1995 Site Inventory Form from the District Nomination survey lists the integrity of the primary housing structure as “fair.” The defining features are: hipped roof with shed attic dormers; vinyl siding; hipped roof porch across full front with battered piers extending to deck; balustrade has 1”x4” balusters narrowly spaced with matching vertical board design in porch skirting; windows are double-hung with entrance off-center; multi-light stained window in front dormer and pair of windows side dormer. The home contributes to the historic district but is not individually eligible for the National Register of Historic Places.

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

Criteria* for Commission decision on application:

i. If any defining features of the building or structure as indicated, but not limited to those included on the Site Inventory Form(s) are proposed to be modified as a result of the proposal indicated on the application for Certificate.

ii. If the proposal is consistent with the Guidelines for Cedar Rapids Historic Districts and/or the most recent edition of the Secretary of Interior's Standards for Rehabilitating Historic Buildings.
iii. If the proposal mitigates adverse effects on the aesthetic, historic, or architectural significance of either the building or structure or of the local historic district or local historic landmark.

*See 18.08.C.2.a of the Cedar Rapids Municipal Code*

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

**Fences**

Robert Frost once wrote, “good fences make good neighbors.”. Fences that retain their property’s historic feel certainly do, too. In Cedar Rapids Historic Districts, traditional fences were wooden pickets used in the rear, side, and sometimes front yards.

**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:** This proposal is to install a chain link fence on the rear and side elevations of the primary structure. Staff recommends approval of this project.

The location of the project is in areas that afford the commission the most flexibility in terms of priority. The fence is mitigated by the general proximity of structures as well which is less visible from the right-of-way.

**Attachments:** Completed application from applicant and images.
CEDAR RAPIDS
HISTORIC DISTRICT APPLICATION
Community Development Department, 101 First Street SE, Cedar Rapids, IA 52401, Phone 319-286-5041

<table>
<thead>
<tr>
<th>Owner Information</th>
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</thead>
<tbody>
<tr>
<td>Name</td>
<td>Name</td>
</tr>
<tr>
<td></td>
<td>Biiximana Vincent</td>
</tr>
<tr>
<td>Address</td>
<td>Company</td>
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<tr>
<td>347 18th St SE</td>
<td></td>
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<td>City</td>
<td>Address</td>
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<tr>
<td>Cedar Rapids</td>
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<td>IA</td>
<td></td>
</tr>
<tr>
<td>Zip 52403</td>
<td>State</td>
</tr>
<tr>
<td>Phone 319-320-5225</td>
<td>Zip</td>
</tr>
</tbody>
</table>

Address of Property where work is to be done:

347 18th St SE

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

Project description:


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: Biiximana Vincent

For Community Development Department use only:

<table>
<thead>
<tr>
<th>Date Received:</th>
<th>Received by:</th>
<th>File No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Redmond Park-Grande Avenue ☐</td>
<td>Contributing structure? ☐ Yes ☐ No</td>
<td>CNME Issued? ☐ Yes ☐ No</td>
</tr>
<tr>
<td>Second and Third ☐</td>
<td>Key structure? ☐ Yes ☐ No</td>
<td>COA required? ☐ Yes ☐ No</td>
</tr>
</tbody>
</table>
This application and any permit issued to the applicant are subject to all Ordinances of the City of Cedar Rapids that may have a bearing on the project.

Plot Plans required on approved form. Barbwire fences, where permitted, shall be installed in compliance with provisions of Chapter 33C (Ordinance 45-89).

ATTENTION
Setbacks are measured from lot lines or proposed right-of-ways. NOT city sidewalks, streets, curbs, alleys or fences!
APPLICANT IS RESPONSIBLE FOR LOCATING LOT LINES!
Thank You
Alleyn
65
547
325
20
GARAGE

R3: Core Area

- Install a new 1'-6" high chain link fence on west side of garage.
- Install new walk-in door on west side of garage.
- Install new SFD.
- Relocate door to west side.
- Relocate door to west side. 

SFD
To: Historic Preservation Commission Members
From: Iván Gonzalez, Planner II
Subject: COA Request at 1812 2nd Ave SE
Date: May 24, 2018

Applicant Name(s): Steve Hill

Local Historic District: 2nd and 3rd Avenue

Year Built: Primary structure - 1910
Description of Project: Construction of a new vinyl semi-privacy fence with old English lattice on top and 3” boards below. This would be a 6ft. fence in the rear yard and 5 ft. across the drive using a gate for car access.

Information from Historic Surveys on property:
The 1995 Site Inventory Form from the District Nomination survey lists the integrity of the primary housing structure as “excellent.” The defining features are: clipped front-gable roof with shed roofed sleeping porch/solarium; medium width clapboard siding, lower and square-cut shingles, upper (upper level projects over lower level along front façade); 3/1 double-hung windows (vertical upper lights), four narrow 2/2 windows in a projecting box bay beneath the clipped-gable end, & cottage window with 1/1 narrow double-hung to the right of the entrance; wide eaves supported by bracketed purloins; brick faced deck with balustrade extends across entire front (no roof); pediment with a curved underside supported by over-size triangular knee brackets over the entrance; multi-light windows and French doors in solarium opening into masonry deck. The home contributes to the historic district but 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.

Criteria* for Commission decision on application:
   i. If any defining features of the building or structure as indicated, but not limited to those included on the Site Inventory Form(s) are proposed to be modified as a result of the proposal indicated on the application for Certificate.
ii. If the proposal is consistent with the Guidelines for Cedar Rapids Historic Districts and/or the most recent edition of the Secretary of Interior's Standards for Rehabilitating Historic Buildings.

iii. If the proposal mitigates adverse effects on the aesthetic, historic, or architectural significance of either the building or structure or of the local historic district or local historic landmark.

*See 18.08.C.2.a of the Cedar Rapids Municipal Code

Excerpt(s) from Design Guidelines Applicable to Project:

**Fences**

Robert Frost once wrote, “good fences make good neighbors.” Fences that retain their property’s historic feel certainly do, too. In Cedar Rapids Historic Districts, traditional fences were wooden pickets used in the rear, side, and sometimes front yards.

**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:** This proposal is to install a vinyl fence on the rear and side elevations of the primary structure. Staff recommends approval of this project.

The location of the project is in areas that afford the commission the most flexibility in terms of priority. The fence is mitigated by the general proximity of structures as well which is less visible from the right-of-way.

**Attachments:** Completed application from applicant and images.
BUILDING PERMIT APPLICATION
Cedar Rapids Building Services Department
500 15th Ave SW, Cedar Rapids, IA 52404  Phone: (319) 286-5831
Fax: (319) 286-5830
Email: residential@cedar-rapids.org

Location of Project
1812 2nd Ave SE

This project is a:  ☑ Single Family Dwelling  ☐ Multiple Dwelling  ☐ Multi-Unit  ☐ Commercial
☐ Detached Garage  ☐ Accessory Structure  ☐ Other:

This project is:  ☑ New  ☐ Remodel  ☐ Addition  ☐ Repair  ☐ Re-siding  ☐ Free-standing Deck  ☐ Change of Use

Description of Work To Be Done
Install 190 feet of fencing in the back yard area and across driveway towards rear of house, installing a gate system(s). The product that is requested is a vinyl material. Please see informational attachments. www.illusionsfence.com, V521530E-6L105, semi-privacy fence with old english lattice on top and 3" boards below. This would be a 6 foot fence in the rear yard and 5 foot across the drive using a gate for car access. Also a driveway gate at the alley exit/entry. This is a wood grain, flat finish with no gloss or reflection. The style of fence is of a craftsman which is the house style. The style is of the current approved design within the guidelines of the historic districts but not of the material recommended. St. Paul’s Church used this vinyl material along their alley per HPC approval.

Owner of Property
Steve Hill  Address
1812 2nd Ave SE Cedar Rapids, Iowa 52403

Contractor
Advanced Home & Property Services  Address
1806 2nd Ave SE Cedar Rapids, Iowa 52403

Architect/Engineer  Address

Valuation
+/- $6000?  Permit Fee

Applicant hereby certifies under penalty of perjury that he/she is the owner; or that he/she is authorized and empowered to make this application on behalf of the owner. Applicant also certifies under penalty of perjury that the application and any related plat, plans and specifications are true and contain a correct description of the proposed work, lot, structure, and use to which structure is to be placed. Applicant further acknowledges that all applications are subject to deed restrictions and any other codes, ordinances, laws or government regulations that apply.

Signature of Applicant:  Date: 5/18/18

E-Mail Address:  grafton11@yahoo.com  Phone: 241-0567

This application and any permit that may be granted in response thereto are subject to all the laws of the State of Iowa and all ordinances for the City of Cedar Rapids, Iowa, that may have a bearing on the same.

Building Approval:  Approved Date:

Zoning Approval:  Approved Date:

rev. 1/2018
Illusions Vinyl Fence is manufactured in state-of-the-art facilities by a company that has been manufacturing and distributing fence products for over 40 years. All of your vinyl products are made with only 100% Pure Virgin Vinyl and meet or exceed ASTM F964 specifications.

Color Vinyl Fence and Woodgrain Vinyl fence are now available through the amazing new Grand Illusions Series. View the Gallery or try out the Illusions Fence Designer App to create your own colorful landscape!

The Grand Illusions Color Spectrum Color Vinyl fence colors have been specifically chosen to match other household accents such as shutters, trim, doorways, siding, etc. Grand Illusions Vinyl WoodBond series of wood grain vinyl fence is probably one of the most amazing products to hit the fence industry since vinyl fence itself. The phrase used most often by people seeing it in person is “game changer.”

The grains look real, even up close and personal.

WHERE CAN I PURCHASE ILLUSIONS VINYL FENCE?

Simply search “Illusions Vinyl Fence” and your town on Google. Look for businesses that are selling Illusions Vinyl Fence. Don’t see your town? CONTACT US on the website and we’ll help you out.

Many authorized dealers will have this logo their website: Illusions

Please Check Out the Product Website for Photos, Brochures, Tech Specs, Product Updates, New Releases, and General Product Information:

www.illusionsfence.com
The Most Authentic Vinyl Woodgrain in the Fence Industry!

"No other product even comes close..."

With the unmatched detail of real wood and the low maintenance advantage of vinyl, you are sure to fall in love with Grand Illusions Vinyl WoodBond woodgrain vinyl fence. It looks just like 5 gorgeous flavors of pre-stained wood fence with a low gloss matte finish. Your friends will be knocking on it asking if it's real.

You can even Mix 'n Match™ Grand Illusions Vinyl WoodBond with any other Grand Illusions colors or woodgrains to create your own unique fencing creations. No other product even comes close to this versatility.

All Grand Illusions Vinyl WoodBond Grains Are Available in V300-6 QuickShip

ALL COLOR SWATCHES SHOWN ARE APPROXIMATE. SEE PHYSICAL SAMPLE FOR ACTUAL COLOR.
The Best Gates in the Business

Uni-Weld™ Illusions Vinyl Gates feature welded corners that perfectly match the look of your fence. What's more, every Illusions gate has an internal truss system to add strength, stability, and longevity. As an added bonus, all gates over 4' wide have an extra layer of protection with the addition of an X-Brace.

CHECK OUT MORE IMAGES AT WWW.ILLUSIONSFENCE.COM
ATTENTION

Setbacks are measured from lot lines or proposed right-of-ways; not city sidewalks, streets, curbs, alleys or fences.

APPLICANT IS RESPONSIBLE FOR LOCATING LOT LINES.

THANKS

R.3
CORE AREA
Historical District

Install new 6' high solid (Not Type) fence approx 150' total length.
To: Historic Preservation Commission Members  
From: Iván Gonzalez, Planner II  
Subject: COA Request at 1638 3rd Avenue SE  
Date: May 24, 2018

Applicant Name(s): Cedar Valley Habitat for Humanity  
Local Historic District: Second and Third Avenue Historic District  
Address: 1638 3rd Avenue SE  
Year Built: Not applicable.

Description of Project: The applicant is proposing to construct a new single-family home with a detached garage [Attachment 1]. The proposed project is located on an infill lot that has been vacant since the previous historic structure was demolished in 2012 after being destroyed by a fire. In terms of materials, the applicant proposes LP Smart Side on the home and garage, premium vinyl windows, and a wood entrance door.

Information from Historic Surveys on property: Not Applicable.

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.

Background: The proposed project was denied with the Historic Preservation Commission at the March 23, 2017 meeting. At this meeting the Commission:
1. Expressed concern regarding the lack of information on LP Smart Siding;
2. Supported the detached garage design; and
3. Noted the importance of contextual front-yard setbacks.

The proposed project was resubmitted on April 26, 2018 and was tabled for additional elevation views but there was a consensus on materials proposed. Commission came to a consensus regarding using LP Smart siding, premium vinyl windows, and a wood entrance door.
Excerpts from the *Guidelines for Cedar Rapids Historic Districts*: The following excerpts related to streetscape and accessory structures are applicable to the proposed project.

### Streetscapes

**Recommended:**
- New construction that matches the style of the neighborhood
- Flexibility in contemporary building materials and technologies

**Not Recommended:**
- Blank facades
- Uneven setbacks
- Contemporary designs
- Not retaining components of the original structure (a porch or dormers for example)

### Accessory Structures

**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

In addition, the section related to Walls & Exteriors notes on page 26 that: “Synthetic siding is allowed in the rear of homes and on accessory buildings, although the paneling patterns must be maintained.”

**Guidance from the Secretary of the Interior’s Standards for Rehabilitation:** The Secretary of the Interior's (SOI) Standards for Rehabilitation are not geared for new, infill construction. Instead, they focus on preserving and maintaining existing historic resources. That being said, there is some guidance that can be taken from standards nine and ten that are applicable to the proposed project.

> “9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

> 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”

**Analysis:** Staff analyzed the proposed project and considered the massing, form, and design of the building, as well as the materials. Since the proposed project will not contribute to the historic district the staff review focused on the proposed project’s fit within the historic neighborhood.

**Massing, Form, & Site Design**

The single-family home is a two-story design similar to the adjacent homes. The home also features a front porch, which is a common feature throughout the historic districts. In addition, the garage is detached from the main housing unit and placed at the rear of the property. This is
consistent with adjacent properties, which all have alley access. The proposed project also incorporates a contextual front-yard setback, which is consistent with the adjacent homes. In addition, the proposed project fills in a gap and creates an intact block. All of these features help the home fit into the surrounding historic context and match the style of the neighborhood, which is recommended by the Guidelines related to streetscape.

Materials
The applicant has proposed LP Smart Side on the home and garage. The Guidelines related to streetscapes provide the Commission with flexibility related to the use of alternative types of materials. Specifically, the Guidelines recommend “flexibility in contemporary buildings materials and technology.” In addition, the materials proposed help to differentiate the new construction from the older, historic structure, which is recommended by the SOI standards.

Comprehensive Plan Consistency: Goal one of the GrowCR component of the City’s Comprehensive Plan, EnvisionCR, encourages infill and mixed use development. The proposed project is able to utilize existing infrastructure (water, sewer, utilities) and is in an area of the city serviced by the City (Fire protection, Police service, waste collection etc.). Infill development helps the city grow, while not requiring the removal of productive farmland and environmental resources. Furthermore, infill development does not require the construction of new roads or installation of new infrastructure to service a development. In other words, infill development is sustainable, which aligns with Goal 1 if the Historic Preservation Plan: A sustainable community supported by preservation efforts.

Conclusion: Overall, the proposed project is in line with the standards set forth by the SOI, as well as in the Guidelines for Cedar Rapids Historic Districts. The design, form, style, massing, and setbacks match that of the existing neighborhood. While this home is unlikely to add historical value to the neighborhood, it does not detract from the historical value of the neighborhood where it is built. Instead, it addresses a gap within an otherwise intact block and strengthens the historic streetscape.

Staff Recommendation: Approve as submitted.

Attachments:
   1. Application Packet
Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: May 24, 2018

Property Location: 2435 Bever Ave SE  
Property Owner/Representative: Nathan Whipple  
Owner Number(s): 616.212.9166  
Demolition Contact: Same as owner  
Year Built: 1920  
Description of Agenda Item: ☒ Demolition Application  ☐ COA  ☐ Other

Background and Previous HPC Action: The structure for demolition is an 16x18 accessory structure built in 1920. The accessory structure is in poor condition as per the current owner and has sustained heavy termite damage. 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):

The 2014 citywide reconnaissance survey identified Vernon Heights area as a recommended area for intensive survey. There is currently no city survey that provides individual survey data on the proposed demolition structure.

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: No data to support historic significance designation and is a poor candidate for local landmarking.
DEMOLITION PERMIT APPLICATION

**Permit is valid for 30 days from date of issuance**

<table>
<thead>
<tr>
<th>Address of Demolition:</th>
<th>2745 SEVER AV SE, CEDAR RAPIDS, IA 52403</th>
</tr>
</thead>
<tbody>
<tr>
<td>GPN:</td>
<td></td>
</tr>
<tr>
<td>Reason: (optional)</td>
<td></td>
</tr>
<tr>
<td>Future Plans: (optional)</td>
<td>BUILD NEW GARAGE - DETACHED</td>
</tr>
<tr>
<td>Property Owner's Name:</td>
<td>NATHAN WHAPPLE</td>
</tr>
<tr>
<td>Phone:</td>
<td>686-624-4166</td>
</tr>
<tr>
<td>Property Owner's Address:</td>
<td>2745 SEVER AV SE, CEDAR RAPIDS, IA 52403</td>
</tr>
<tr>
<td>Contractor's Name:</td>
<td>NATHAN WHAPPLE</td>
</tr>
<tr>
<td>Contractor's Address:</td>
<td></td>
</tr>
<tr>
<td>Type of Building:</td>
<td>Single Family</td>
</tr>
<tr>
<td>Size of Building:</td>
<td>16' x 18'</td>
</tr>
<tr>
<td>Building has Basement:</td>
<td>Yes</td>
</tr>
<tr>
<td>Any other structure on the parcel?</td>
<td>Yes</td>
</tr>
<tr>
<td>DISPOSAL OF DEMOLITION MATERIALS</td>
<td></td>
</tr>
<tr>
<td>City of Cedar Rapids Landfill</td>
<td>Phone: 686-624-4166</td>
</tr>
</tbody>
</table>

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 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 Limit of Cedar Rapids.

CONTRACTOR'S SIGNATURE: NATHAN WHAPPLE

DATE: 1/24/2018

PLEASE PROVIDE SIGNATURES FOR EACH FIELD BELOW

**UTILITIES DISCONNECTION INFORMATION & APPROVALS**

Water: Alliant Energy: 4/26/18

Sewer: Mid-American Energy: 4/26/18

Cable: CenturyLink: 4/26/18

PERMITTING INFORMATION

Demolition Permit Number: 11476-2018

Demolition Permit Fee: $ 0

Zoning District: D3

Date All Utilities Were Disconnected: 4/26/18

Permit Issued By: Nabuck

Data Issued: 4/24/18

Date Paid: 4/24/18

Data Signed: 4/24/18

Revised 11/14 dmh
Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: May 24, 2018

Property Location: 2218 1st Ave NE
Property Owner/Representative: Strategies Inc
Owner Number(s): Demolition Contact: Primus Companies, 319-393-4831
Year Built: 1916
Description of Agenda Item: ☒ Demolition Application ☐ COA ☐ Other

Background and Previous HPC Action: The proposed property to be demolished is a 53x34 single family structure. The structure condition is categorized as “below normal” as per the City Assessor.

City Assessor Information on the parcel:

Historic Eligibility Status: Eligible ☐ Not Eligible ☐ Unknown ☒ N/A ☐
Explanation (if necessary):
The 2014 Cedar Rapids Citywide Historic and Architectural Reconnaissance Survey looked at this area and did not recommend this property as part of the Northview First Addition recommended area for intensive survey.

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, and no historic data to corroborate historical significance.
**DESTRUCTION PERMIT APPLICATION**

**Permit is valid for 30 days from date of issue**

<table>
<thead>
<tr>
<th>Address of Demolition:</th>
<th>2218 1ST AVE NE</th>
</tr>
</thead>
<tbody>
<tr>
<td>GPN:</td>
<td>14413-28003-00600</td>
</tr>
<tr>
<td>Property Owner's Name:</td>
<td>STRATEGIES INC</td>
</tr>
<tr>
<td>Property Owner's Address:</td>
<td>2218 1ST AVE NE</td>
</tr>
<tr>
<td>Contractor's Name:</td>
<td>PRIMUS COMPANIES</td>
</tr>
<tr>
<td>Contractor's Address:</td>
<td>401 8TH AVE SE</td>
</tr>
<tr>
<td>Type of Building:</td>
<td>Single Family</td>
</tr>
<tr>
<td>Size of Building:</td>
<td>53' x 34'</td>
</tr>
<tr>
<td>Building has Basement:</td>
<td>Yes</td>
</tr>
<tr>
<td>Any other structure on the parcel?:</td>
<td>Yes</td>
</tr>
<tr>
<td>City of Cedar Rapids Landfill</td>
<td>City / State / Zip Code</td>
</tr>
</tbody>
</table>

**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**

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 SIGNATURE (Please print legibly):**

| DATE: | 5/11/2018 |

| APPLICANT PHONE NUMBER: | 319-393-4831 |
| CONTRACTOR PHONE NUMBER: | 319-393-4831 |

**CONTRACTOR SIGNATURE (Please print legibly):**

| DATE: | 5/11/2018 |

**PLEASE PROVIDE SIGNATURES FOR EACH FIELD BELOW**

**UTILITIES DISCONNECTION INFORMATION & APPROVALS**

<table>
<thead>
<tr>
<th>Water:</th>
<th>Alliant Energy:</th>
</tr>
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<tbody>
<tr>
<td>Sewer:</td>
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<td>HPC:</td>
<td>MediaCom:</td>
</tr>
<tr>
<td>Zoning:</td>
<td>CenturyLink:</td>
</tr>
<tr>
<td>BSD:</td>
<td>Mike Watkins 5-15-18</td>
</tr>
</tbody>
</table>

Revised 05/18 sat
Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: May 24, 2018

Property Location: 203 16th Ave. SE (aka 203 14th Ave. SE)
Property Owner/Representative: West Side Wolf Pack II LLC
Owner Number(s): 319-981-0622
Project Contact: Eric Oberbroeckling
Year Built: 1959
Description of Agenda Item: ☒ Demolition Application ☐ COA ☒ Façade Structure Modification

Background and Previous HPC Action: The structure subject to façade structure modification is the single story commercial building built in 1959 per the City Assessor. As per the City Assessor the structure is in “Excellent” condition. 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):
The 2002 National Register Nomination for the Bohemian Commercial Historic District deemed this property non-contributing to the integrity of the historic district.

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: No data to support it is a contributing structure to the National Historic District.