
MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, January 10, 2013 @ 4:30 p.m.
Police Substation, 1501 1st Avenue SE

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

Members Absent: Moira Blake
Leslie Charipar
Barbara Westercamp

City Staff: Thomas Smith, Planner
Alicia Abernathey, Administrative Assistant

Guests: Cindy Hadish, Tim Klima, Craig McCormick, Robin Kash

Call Meeting to Order

- Amanda McKnight-Grafton called the meeting to order at 4:30 p.m.
- Seven (7) Commissioners were present and three (3) absent.

1. Public Comments

- Robin Kash shared concerns about the Historic Preservation Commission (HPC) not being in the City's Comprehensive Plan. Mr. Kash also suggested creating a Historic Preservation Ordinance and volunteered to help with creating a model ordinance.
- Thomas Smith clarified staff is working to include the HPC in the Comprehensive Plan.
- Amanda McKnight-Grafton stated the commission has been working with Mr. Smith on ordinance changes.
- Mr. Kash stated the ordinance should include powers for the HPC and allow the HPC to determine the future of historic structures. Mr. Kash stated the HPC should have more powers than just putting a property on a 60-day hold.

2. Approve Meeting Minutes

- The minutes were not discussed and will be addressed at the January 31, 2013 meeting.

3. Action Items

a. NEW Demolition applications

i. 1424 2nd Street SE – Private Property

- Mr. Smith stated the house was impacted by the 2008 flood and has not been mucked out. There is very little salvage value in the structure and the majority of the neighborhood has been cleared out with only a few structures remaining.
- Jon Thompson made a motion to approve the demolition application. Todd McNall seconded the motion. The motion passed unanimously.

ii. 2740 2nd Avenue SE – Private Property – Previewed with HPC 6/28/12

iii. 117 28th Street Drive SE – Private Property – Previewed with HPC 6/28/12

iv. 121 28th Street Drive SE – Private Property – Previewed with HPC 6/28/12

v. 2739 1st Avenue SE – Private Property – Previewed with HPC 6/28/12

- Mr. Smith stated the properties came through the HPC in June 2012 and are related to the Corner House Gallery. A three story office building is proposed for the site and the owner has agreed to work with ReStore and has gone through the process.
- Discussion took place on whether the commission could put the properties on a 60-day hold and have them released once ReStore is finished. It was mentioned by putting several properties on a hold to work with Restore it could potentially discourage others from working with ReStore. If put on hold, the progress would be reviewed at the next meeting and the properties could potentially be released early. It was pointed out, 2740 2nd Avenue SE has been completely gutted and there would be nothing to salvage.
- Todd McNall made a motion to approve the demolition application for 2740 2nd Avenue SE and place 117 28th Street Drive SE, 121 28th Street Drive SE and 2739 1st Avenue SE on a 60-day hold to allow time for salvage and to review the salvage operation at the next meeting. Jon Thompson seconded the motion. The motion passed unanimously with Amanda McKnight-Grafton and Bob Grafton abstaining.

b. New National Register Nominations

i. Sokol Gymnasium, 417 3rd Street SE

- Mr. Smith stated the correct address is 415 3rd Street SE. The State was contacted to make them aware the nomination form has the incorrect address and they asked a note be put on the signed document pointing out the incorrect address. The incorrect address on the document will not interfere with the nomination process.
- Discussion included the fact the future plans for the building are unknown, Sokol may sell the property in the near future and after the 2008 flood a representative of Sokol came before the HPC asking for help with restoration funding.
- Mr. Smith stated all three nominations will be reviewed by the State Nominations Review Committee on February 8, 2013. As part of the Certified Local Government Program, the HPC has to review and sign-off on any nominations.
- Todd McNall made a motion to approve nomination recommendation for Sokol Gymnasium, 417 3rd Street SE. Candy Nanke seconded the motion. The motion passed unanimously.

ii. Automobile Related Historic and Architectural Resources of Cedar Rapids, 1900-1960 MPD

- Mr. Smith stated the historian who worked on these nominations was unable to attend the meeting but prepared a two-page summary. This nomination includes various properties located throughout the City. The historian looked at properties in four different categories including automobile filling stations, automobile service parts and supplies dealers, automobile sales and services businesses and businesses that were adapted to appeal more to the automobile group. The historian found a

potential historic district on 14th Avenue SE but because they are already covered under the Bohemian Commercial Historic District they will not be nominated again.

- Mr. Smith pointed out this is in one of the FEMA MOAs. The MOA is related to the demolition of the First Street Parkade downtown and the also the Automobile Row Historic District on 2nd Avenue. It was also discussed that Linn County and the Lincoln Highway Association were interested in the potential district.
- Mr. Smith stated this is not a nomination to the National Register but more of a reconnaissance survey of the area. If there is interest in nominating the properties it could be done by the individual property owners.
- Jon Thompson made a motion to recommend National Register eligibility for the Automobile Related Historic and Architectural Resources. Todd McNall seconded the motion. The motion passed unanimously.

iii. Cedar Rapids 2nd Avenue SE Automobile Row Historic District

- Mr. Smith stated this is a nomination for Historic District designation along 2nd Avenue between 6th Street and 10th Street SE. The district would include 16 contributing structures and 9 non-contributing structures.
- Todd McNall made a motion to approve nomination recommendation for Cedar Rapids 2nd Avenue SE Automobile Row Historic District. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

4. Old Business

a. Demo applications UNDER REVIEW

i. 1505 B Street SW – City-owned Property

- Mrs. McKnight-Grafton stated the parcel contains a house that is in the historic district and a warehouse that is not part of the historic district. The demolition application was placed on hold and staff was asked to look into questions raised at the previous meeting, such as the possibility of dividing the property and if the property was divided would there be less funding for the MOA.
- Mr. Smith stated in order to split the lot it would have to go through a platting process that takes 3-4 months to complete. The cost would not be reimbursable by FEMA so there is question of who would pay for the platting process. The property was approved for demolition by the City Council Flood Recovery Committee on November 15 and was approved by the full City Council on November 27. Even though the property is included in the historic district there was assumption by FEMA the structure would be demolished. Mr. Smith stated the demolition of the structures would not impact the historic district in the sense of making it ineligible as a district. Part of the funding received from FEMA was given in the understanding the property would be demolished.
- Discussion took place including the fact an interested party could not make an agreement with the City because he was in default with the City on other projects. Discussion also included the fact a request for proposals (RFP) never went out because it was assumed the property would be demolished. Mr. Smith stated the City received one letter of interest and there were a lot of concerns about the nature of the property and the fact only part of the property is in the historic district.
- Discussion included reasons not to demolish the property including the fact the property is part of the historic district, there are very few houses with that architectural nature left on the block or in the district and a similar application of demolition to a historic district came through the HPC and was denied.

- Questions were asked including what fees the City would acquire if the property was re-platted and if the previous interested party would now be eligible for an agreement with the City due to being out of default on other projects. Questions also included whether CDBG funding would be available to tear down the warehouse only if the property was re-platted. It was also asked if another round of RFP's would be coming out and if so could this property be included. Mr. Smith stated he would look into all questions and provide answers at the next meeting.
- The commission decided to keep the property on the 60-day hold and Mr. McNall volunteered to be the liaison for the property.

b. 2012-2013 work plan discussion

- Mr. Smith stated the work plan from the 2011-2012 was updated with items that need to be accomplished through the MOA and LOA projects. All new items included in the 2012-2013 work plan were identified.
- Commission members suggested the following additions/changes:
 1. Adding to the Job Description the purpose and intent from the Ordinance.
 2. Instead of HPC members attending at least six Save CR Heritage meetings, it was recommended the wording remove Save CR Heritage and address historic preservation organizations in general.
- Discussion included the idea of compiling a list of properties that have been salvaged. It was pointed out this is part of the MOA requirements. The commission requested MOA/LOA updates are on all future HPC Agendas. Discussion also included providing flyers to residents and property owners of the historic district informing them of important information regarding to the district.
- Discussion took place regarding having another list of 11 most endangered properties for 2013. The content and naming of the list was included in the discussion, however, no consensus on content or a name was reached.

c. 2013 Preservation Showcase

- Mrs. McKnight-Grafton stated the 2013 Preservation Showcase will be the first Saturday in May at the CSPS Hall. The 2012 Preservation Showcase was put together quickly and there is a need for adequate planning time this year. Mrs. McKnight-Grafton stated commitment, in participating in the showcase, has been received from several entities. The types of workshops, tours, etc. included in the showcase were discussed. It was stressed there is a need for sub-committees to focus on certain aspects of the showcase. Questions were raised if left over money from 2012 could be used and also if commercials could be created for the advertisement of the showcase.

d. 1420 Mt Vernon Road SE – Private-Property

- Jon Thompson provided an update on the 60-day hold status for 1420 Mt. Vernon Road SE pointing out there are two parties interested in relocating the structure. The two parties are working with Jim Piersall regarding the relocation.

5. Adjournment

- Tim Oberbroeckling motioned to adjourn the meeting at 6:27 p.m. Candy Nanke seconded the motion. The motion passed unanimously with none opposed.

Respectfully Submitted,

Alicia Abernathey, Administrative Assistant II
Community Development