
MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, January 31, 2013 @ 4:30 p.m.
Police Substation, 1501 1st Avenue SE

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

City Staff: Thomas Smith, Planner
 Alex Sharpe, Planner

Guests: Richard Luther, Richard Sova, Mark Stoffer Hunter, Tim Klima

Call Meeting to Order

- Amanda McKnight-Grafton called the meeting to order at 4:30 p.m.
- Nine (9) Commissioners were present and none absent.

1. Approve Meeting Minutes

- Todd McNall made a motion to approve the minutes from October 11, October 25, December 13, 2012 and January 10, 2013. Barbara Westercamp seconded the motion. The motion passed unanimously with none opposed.

2. Action Items

a. NEW Demolition applications

i. 207 7th Street SE – Private Property

- Thomas Smith stated the owner wishes to demolish the structure to provide parking for the Gazette redevelopment. The property is a contributing structure to the Auto Row Historic District.
- Discussion included whether or not a property could be placed on hold or if it could be denied of the demolition after the 60-day hold is complete. Discussion included whether the property owner was Steve Emerson and if it was possible to table the item until the HPC is presented with more information on how it would affect the Auto Row Historic District. It was determined the 60-day hold is the only hold the HPC is able to place and Mr. Emerson is the property owner.

- Jon Thompson made a motion to table the application. Todd McNall seconded the motion. The motion passed unanimously.
 - Following the meeting, staff determined tabling the item has the same effect as placing a 60-day hold, and does not stop the hold from expiring after 60 days.
- ii. **512 3rd Avenue SE – Private Property**
- Pat Cargin asked for clarification on what part of the property is being demolished.
 - Mr. Smith clarified the older existing structure would not be demolished but the new addition would be.
 - Todd McNall made a motion to approve the demolition application. Jon Thompson seconded the motion. The motion passed unanimously, with Tim Oberbroeckling abstaining.

Bob Grafton joined the meeting at 5:14 p.m.

iii. **519 4th Avenue SE, – Private Property**

iv. **411 6th Street SE– Private Property**

- Todd McNall made a motion to approve the demolition application. Jon Thompson seconded the motion.
- Discussion took place on whether the Copacabana was also within this demolition permit. It was determined that the Copacabana and 411 6th street SE are attached. It was determined the Copacabana should find new ownership and the HPC wished to place this property on the 60-day hold.
- Mr. McNall rescinded his motion.
- Discussion included whether the building was surveyed and whether the building was eligible to be classified as historic. The HPC also requested a liaison meet with the property owner/representative. It was determined the building has not been surveyed and Candy Nanke would be the liaison for this case.
- Jon Thompson made a motion to place a 60-day hold on 519 4th Avenue SE and 411 6th Street SE. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

v. **34 43rd Avenue SW – Private Property**

- Jon Thompson made a motion to approve the demolition application. Todd McNall seconded the motion. The motion passed unanimously, with Tim Oberbroeckling abstaining.

vi. **2316 Bowling Street SW – Private Property – Previewed on 10/11/12**

- Amanda McKnight-Grafton asked Mark Stoffer Hunter whether the structure had any historic significance. Mr. Stoffer Hunter stated he felt there was none.
- Todd McNall made a motion to approve the demolition application. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

3. New Business

a. **Modifications to National Register Property – 1120 2nd Avenue SE**

- Ms. McKnight-Grafton asked Richard Luther to present the building plans.
- Mr. Luther presented a plan for rehabilitation of the existing Carriage House, and development of a restaurant and Victorian Courtyard at the A.T. Averill property.
- Discussion included where parking would be located and whether the roofline would need to be adjusted to install an elevator. It was determined parking would be shared between several local properties in the area, and the elevator would be internal, thus not changing the existing roofline.

- Discussion occurred between HPC members on the benefits of rehabilitation of the property and the ability to maintain the historic character. An agreement was reached that this development has great potential. HPC thanked Mr. Luther for his presentation.

b. Future Demolitions/Developments

- i. 518 2nd Street SW – Landover Corporation**
- ii. 521 3rd Street SW – Landover Corporation**
- iii. 202, 206, 208, 220, 222 and 224 6th Avenue SW – Landover Corporation**
 - Richard Sova presented a potential plan for the property, explaining Bob Vancura and he wished to apply for Multi-Family Round 5 funds. The current plan would require acquiring two additional properties on the block and all structures on the properties would be demolished. Multi-family housing would be constructed, if all properties are acquired, and the complex would have 45-48 units. Mr. Vancura explained the site is not within the 100-year flood plain, and not within a historic district. Mr. Vancura also expressed that the structures on these properties were in a state of extreme disrepair, as were the sites themselves. Mr. Sova noted, based on the location of the site, it was a key entry to Cedar Rapids when exiting I-380. Mr. Sova's desire is to create esthetically pleasing multi-family housing as an entryway to Cedar Rapids.
 - Discussion included whether the site would be assisted living, whether there would be any green space on premises and where parking would be located. Discussion also included that the property would be managed locally, and what the timeline would be. It was determined the project is set to happen as soon as the Multi-Family Round 5 funds are available. It was also determined the project would not be for assisted living, but would include income restrictions on a percentage of the units. The current plans include maintaining the existing green space and potentially enhancing it and parking would be on-site surface parking.
- iv. 902 17th Street NE – Mount Mercy University**
 - Mr. Smith stated review of this property has been removed due to the property owner no longer wishing to demolish the property at this time.

4. Old Business

a. Demo applications UNDER REVIEW

- i. 1505 B Street SW – City-owned property – 60-day hold ends 2/11/13**
 - Mr. Smith gave a brief history on the property reminding HPC they reviewed this on December 11, 2012 and placed it on a 60-day hold. Mr. Smith pointed out City Council will release the property for demolition on or after February 11, 2013.
 - Discussion took place on whether the HPC needed to sign off on the demolition permit and asked City Council be informed of their decision to keep the property on the 60-day hold.
- ii. 1432 Mt Vernon Road – Private property – 60-day hold ends 2/11/13**
 - Amanda McKnight-Grafton and Bob Grafton recused themselves from discussion.
 - Discussion included whether John Jelinek was considering purchasing and moving the structure to another location. Mr. McNall agreed to follow up with Mr. Jelinek before February 11, 2013 when the 60-day hold expires.
 - The commission decided to keep the property on the 60-day hold.
- iii. 117 28th Street Drive SE – Private property – 60-day hold ends 3/11/13**
121 28th Street Drive SE – Private property – 60-day hold ends 3/11/13
2739 1st Avenue SE – Private property – 60-day hold ends 3/11/13

- Amanda McKnight-Grafton and Bob Grafton recused themselves from discussion.
- The commission decided to keep the property on the 60-day hold.

b. Preservation Showcase

- Discussion on the status included a volunteer list for the different speakers, and other portions of the showcase. It was also noted that HPC should reach out to the other historical associations as quickly as possible as they have agreed to help. HPC would also like the City to post the event to the City Council Weekly and begin the press release with the City. HPC would like to create a Facebook page as quickly as possible as the 2012 event did not have adequate advertising.

c. Council Development Committee Comments on Work Plan

- Staff noted that the Development Committee would like the HPC to recommend locations for local historic districts.
- HPC requested staff compile the criteria on how to establish a historic district and also include the definitions of the separate districts. Mr. Smith agreed to place these definitions on a future agenda to better explain them.

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,

Alex Sharpe, Planner I
Community Development