

MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, October 10, 2013 @ 4:30 p.m.

Collins Conference Room, City Hall, 101 First Street SE

Members Present: Amanda McKnight-Grafton Chair
 Todd McNall Vice-Chair
 Moira Blake
 Pat Cargin
 Bob Grafton
 Ron Mussman
 Tim Oberbroeckling
 Mark Stoffer Hunter
 Barbara Westercamp

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

Guests: Ann Poe, Cindy Hadish, Kevin Ciabatti, Sol Maikon, Teresa Davis,
 Jeff Fitzpatrick, Susan Forinash, Mary Meisterling, Jeff Johnson,
 Joanne Mauck

Call Meeting to Order

- Amanda McKnight-Grafton called the meeting to order at 4:35 p.m.
- Nine (9) Commissioners were present.

1. Approve Meeting Minutes

- Barbara Westercamp made a motion to approve the minutes from September 26th. Todd McNall seconded the motion. The motion passed unanimously.

Bob Grafton and Mark Stoffer Hunter joined the meeting at 4:36 p.m.

2. New Business

a. Demolition Applications

i. 1203 2nd Avenue SE – Private Property

- Sol Maikon, property owner, stated the property was damaged in a fire.
- Thomas Smith stated the property was included in an area survey and it is not in a historic district, nor is it individually eligible for nomination. Mr. Smith pointed out the property is considered a total loss due to the fire.
- It was pointed out the property had no historic value.

- Tim Oberbroeckling made a motion to approve demolition of 1203 2nd Avenue SE. Barbara Westercamp seconded the motion. The motion passed unanimously.

ii. 382 16th Street SE – Private Property

- Mr. Smith stated the demolition was discussed at the September 26th meeting and there were requests for additional information. The property was included in a 1994 survey and it was determined to be part of the potential Huston Park – Bever Avenue Historic District. The property is contributing to the historic district but is not individually eligible for nomination. Mr. Smith pointed out because the structure was surveyed approximately 20 years ago it may have lost some historical integrity.
- Discussion included how the house on the corner of the block has historic value.
- Jeff Fitzpatrick stated the house has vinyl siding, the basement walls are collapsing and the property has been vacant for three years.
- It was pointed out the property would be used to expand the yard of a neighboring property. It was pointed out there have been several recent demolitions in the area.
- Mark Stoffer Hunter made a motion to approve demolition of 382 16th Street SE. Tim Oberbroeckling seconded the motion. The motion passed with a vote of eight (8) to one (1).

iii. 716 A Avenue NE – Private Property

- Mr. Smith stated the property is currently owned by the Knights of Columbus and the University of Iowa Community Credit Union is planning to construct a new facility at the location. The Knights of Columbus building was built in 1955 and will be demolished to make way for the new credit union.
- Mr. Stoffer Hunter stated the property previously contained a high school. There is a possibility the high school may have been demolished and buried on the site. Mr. Stoffer Hunter stated photo documentation of the building is complete and the property owners have completed their own salvage.
- Tim Oberbroeckling made a motion to approve demolition of 716 A Avenue NE with the understanding a verbal agreement was made that any artifacts discovered on the site from the former school would be shared with the History Center. Barbara Westercamp seconded the motion. The motion passed unanimously.

b. Preview of Proposed Demolitions

i. Casino Project

- A. 115 2nd Street SW
- B. 128 2nd Avenue SW
- C. 201 1st Avenue SW

- Amanda McKnight-Grafton and Moira Blake abstained from discussion.
- Mr. Smith stated the properties were surveyed in 2009 and it was determined they are not eligible for nomination and are not part of a historic district. The timeline for demolition is currently unknown. Mr. Smith stated he will check into the possibility of salvage and photo documentation.
- It was pointed out the Iowa Racing and Gaming Commission announced it will be spring of 2014 before approval of the casino is granted or not.

ii. New Pentecostal Church – 2773 East Robins Road NE

- Susan Forinash, Hall & Hall Engineers, stated 2773 East Robins Road NE will be demolished in order to build a new church at the location.
- Mr. Smith stated the property is surrounded by new subdivisions and there have been no surveys of historic nature done on the property.
- Ms. Forinash stated the church would probably allow photo documentation.

iii. New Fareway Store – 3611 1st Avenue SE (North end of shopping center)

- Joanne Mauck, property manager, stated the portion of the shopping center proposed to be demolished requires a lot of upgrades. By removing this portion and adding a Fareway store it will make the Town and Country Shopping Center viable and it will provide a new Fareway location.
- Discussion included the fact the lower level of the building will be filled in. Discussion also included the fact the Fareway Store would be larger than other Cedar Rapids Fareway stores. Discussion also included the potential for photo documentation and it was determined it would be allowed.

iv. New Office Building – 127 28th Street Drive SE

- An Ahmann Properties representative stated the structure is the last standing structure on the parcels of land owned by Ahmann Properties. Ahmann Properties would like to use the land to develop an office building. The demolition would take place in early spring. Photo documentation will be allowed once the structure becomes vacant. Ahmann Properties plans to donate salvageable materials to Habitat for Humanity.

v. Alliant Energy – 2123 and 2135 Mt. Vernon Road SE, 509 6th Street NE

- Tim Oberbroeckling, Ron Mussman and Amanda McKnight-Grafton abstained from discussion.
- Mr. Smith stated 2123 and 2135 Mt. Vernon Road SE would be demolished to make way for a proposed substation.
- Teresa Davis, Alliant Energy, stated the lots would be used to accommodate an access road to the substation and allow more space for buffering. The access road would have a decorative gate and the buffering would include berms, trees and plants. The lots would remain zoned residential. If this substation were put up it would allow three other substations in the area to be retired. The three sites would have all the equipment cleared and they would be restored as residential lots for purchase. An open house was held at McKinley Middle School and staff is working to address concerns expressed at the open house.
- Ms. Davis stated the new substation would not be complete until 2016 and it will not depreciate property values of the neighborhood. Demolition would take place in the spring of 2014 and salvage and photo documentation would be allowed.
- Mr. Smith stated 509 6th Street NE is a former generating station and is an industrial use. The site was damaged in the 2008 flood and currently has standing water.
- An Alliant Energy representative stated the current standing water is from the flooding that took place in the spring of 2013. However, the foundation of the structure did shift due to the 2008 flood. The area is industrial and the facility has not been used since 2008. Discussions are currently taking place to determine a future use. Asbestos has been removed from the building and the structure can be made available for salvage and possibly photo documentation.

vi. ROOTs program home – 1791 Mallory Street SW – City-owned property

- Mr. Smith stated the property has been identified as a ROOTs lot. An interested seller and buyer have been identified. The property is not eligible for nomination and is not part of a historic district.

c. 2014 Work Plan

- Mr. Smith reviewed the goals of the Commission’s current work plan and it was determined the goals would be used again for the 2014 work plan. Mr. Smith identified tasks the Commission has expressed interest in completing and it was determined they would be included in the 2014 work plan.

Moira Blake left the meeting at 6:05 p.m.

3. Old Business

a. COA Applications UNDER REVIEW

i. 1527 2nd Avenue SE – DEMOLITION WITHIN LOCAL HISTORIC DISTRICT

- Discussions are currently underway regarding the current lien on the property.

b. Demolition Applications UNDER REVIEW

i. 1318 2nd Street SE – Private Property – October 21, 2013

- Discussion included an unconfirmed statement that the property owner has now given a price for which he would be willing to sell the property in place.

Tim Oberbroeckling left the meeting at 6:08 p.m.

A request was made that an update on the 2014 Preserve Iowa Summit and an update on Greene Square Park be provided at the next Historic Preservation Commission meeting.

4. Adjournment

- Barbara Westercamp made a motion to adjourn the meeting at 6:15 p.m. Todd McNall seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Alicia Abernathey, Administrative Assistant II
Community Development