

MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, October 24, 2013 @ 4:30 p.m.

Collins Conference Room, City Hall, 101 First Street SE

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

Members Absent: Moira Blake

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

Guests: Mayor Ron Corbett, Ann Poe, Jennifer Pratt, Cindy Hadish, Richard Sova

Call Meeting to Order

- Amanda McKnight-Grafton called the meeting to order at 4:31 p.m.
- Eight (8) Commissioners were present with one (1) absent.

1. Approve Meeting Minutes

- Ann Poe requested she be added to the list of guests who attended on October 10th.
- Todd McNall made a motion to approve the minutes from October 10th with the addition of Ann Poe as a guest to the meeting. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

2. New Business

a. Demolition Applications

i. 1791 Mallory Street SW – City-Owned Property

- Thomas Smith stated the house will be demolished and the property will be used to develop a ROOTs home. A developer and buyer have already been identified for use of this lot as a ROOTs home. The property was surveyed and was determined as a noncontributing structure to any potential historic district.
- Todd McNall made a motion to approve demolition of 1791 Mallory Street SW. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

ii. 109 22nd Street NE – Private Property

- Mr. Smith stated the property was marketed for rehabilitation but was unsuccessful. Interest has been expressed for the lot to be used for new construction. The owner has indicated photo documentation will be allowed but salvage will not.
- Tim Oberbroeckling made a motion to approve demolition of 109 22nd Street NE. Barbara Westercamp seconded the motion. The motion passed unanimously.

iii. 837 44th Street SE – Private Property

- Todd McNall made a motion to approve demolition of 837 44th Street NE. Bob Grafton seconded the motion. The motion passed unanimously.

iv. 1310 3rd Street SE – Private Property

- Amanda McKnight-Grafton stated the property is located within a local historic district and is a contributing structure to the district.
- Mr. Smith stated he could not get in contact with the property owner but Main Street has offered to help contact the owner.
- Tim Oberbroeckling made a motion to place the demolition of 1310 3rd Street SE on a 60-day review period. Todd McNall seconded the motion. The motion passed unanimously.

v. 353 2nd Avenue SW – Private Property

- Mr. Smith stated the property is west of Interstate 380 on 2nd Avenue and was previously owned by the Cedar Rapids School District. The building has been gutted out and the site will be used for condominiums.
- Mark Stoffer Hunter made a motion to approve demolition of 353 2nd Avenue SW. Barbara Westercamp seconded the motion. The motion passed unanimously.

3. New Business

a. Discussion of HPC Process Improvements and Current Initiatives

- Ms. McKnight-Grafton pointed out accomplishments of the HPC including the preview process for demolition applications, assigning HPC liaisons for COAs and demolition holds, improved coordination between City departments, the paint rebate program in historic districts, Kirkwood historic preservation curriculum, etc.
- Ms. McKnight-Grafton also pointed out items that are currently in progress including exploring penalties for noncompliance, following up after COA issuance, ornamentation, HPC brochures, a Citywide historic survey, etc.
- Members of the commission expressed concerns with salvage rights going to the demolition contractor, photo documentation, penalties for noncompliance, the historic district guidelines not including ornamentation, the 10 day review period, etc.
- Staff pointed out, for City-owned properties, it would be acceptable to exclude specific items for salvage from the demolition bid. Salvage and photo documentation check boxes will be added to the demolition application to easily identify if the property owner is willing to allow them. City-owned demolitions will be previewed with the HPC prior to going before the City Council. Staff also pointed out work is being done to change the 10 day review period to a 15 day review period.

b. Review of Commonwealth Apartments

- Richard Sova explained the plans for the Commonwealth Apartments pointing out the number of apartments will go from 107 to approximately 84. The lobbies, hallways, common areas, etc. will be restored to their historic nature.
- Discussion included whether the apartments would be to ADA standards, parking, locations for new heating & cooling systems, use of current doors & trim, use of the current wood windows and whether the building would be on the national register.

- Tim Oberbroeckling made a motion to provide a letter of support for the rehabilitation of the Commonwealth Apartments with the understanding SHPO requirements will be followed. Todd McNall seconded the motion. The motion passed unanimously.

4. Old Business

a. COA Applications UNDER REVIEW

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

- Mr. Grafton stated a market analysis is underway and the lien on the property may be released based on the results.

5. Adjournment

- Tim Oberbroeckling made a motion to adjourn the meeting at 6:24 p.m. Barbara Westercamp seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Alicia Abernathey, Administrative Assistant II
Community Development