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**MINUTES**  
**HISTORIC PRESERVATION COMMISSION REGULAR MEETING,**  
**Thursday, August 22, 2013 @ 4:30 p.m.**  
**Police Substation, 1501 First Avenue SE**

Members Present: Amanda McKnight-Grafton Chair  
Moir Blake  
Pat Cargin  
Bob Grafton  
Tim Oberbroeckling  
Mark Stoffer Hunter  
Barbara Westercamp

Members Absent: Todd McNall Vice-Chair  
Candy Nanke

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

Guests: Cindy Hadish, Kevin Ciabatti, Jennifer Pratt, Dale Todd, Bob Gowin,  
Sandi Fowler, Ron Mussman, Osman Abdi Omar

**Call Meeting to Order**

- Amanda McKnight-Grafton called the meeting to order at 4:30 p.m.
- Seven (7) Commissioners were present with two (2) absent.

**1. Approve Meeting Minutes**

- Pat Cargin made a motion to approve the minutes from August 8<sup>th</sup>. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

**2. New Business**

**a. Demolition Applications**

**i. 1318 2<sup>nd</sup> Street SE – Private Property**

- Thomas Smith stated demolition of the property was previewed at the previous meeting. City staff has had discussions with the property owner regarding options for relocating or selling the structure. It has been determined the property owner wants to keep the parcel but not the structure.
- Discussion included the fact the property owner is not willing to allow salvage as the property is unsafe to enter and the property owner will not pay for the structure to be relocated. The question was raised if salvage could be completed on the exterior of

the property as there is a sign of interest. Discussion also included how the structure is a contributing structure for Main Street and is a gateway to the area.

- Tim Oberbroeckling made a motion to place 1318 2<sup>nd</sup> Street SE on a 60-day review period for exterior salvage and pursuing options for relocation of the structure. Barbara Westercamp seconded the motion.
- It was pointed out there is interest to purchase and rehabilitate the property but the property owner will not sell. The foundation of the structure is not in good condition and the property has been gutted out.
- Members of the public suggested the HPC work to find funding sources that will allow rehabilitation of structures such as this one. It was also suggested the HPC look into creating a local historic district in this area.
- Following a vote, the motion passed unanimously.

**ii. 1337 4<sup>th</sup> Street NW – Private Property**

- Mr. Smith stated the property was impacted by the 2008 flood and is within the 100 year flood plain. If the property owner were to rehabilitate the property there are certain guidelines that would need to be met and the costs are greater than the property owner can afford. The property owner gutted the structure following the flood and termite damage has been discovered.
- Tim Oberbroeckling made a motion to approve demolition of 1337 4<sup>th</sup> Street NW. Barbara Westercamp seconded the motion. The motion passed unanimously.

**iii. 1201 6<sup>th</sup> Street SW – City-Owned Property**

- Moira Blake, Amanda McKnight-Grafton, Bob Grafton and Tim Oberbroeckling abstained from discussion.
- Mr. Smith stated the property is currently the Cedar Rapids Public Works facility and was impacted by the 2008 flood. Following the flood it was determined the facility would be demolished which lead to the creation of a Memorandum of Agreement (MOA) to make up for the loss of the structure. The stone at the front corner of the building will be reused as a gateway to the new facility.
- Bob Gowin stated September is the anticipated timeframe for moving from the current facility to the new facility which will then be named the City Services Center.
- Discussion included if there would be an opportunity for photo documentation. It was pointed out MultiVista has taken photographs of the interior and exterior of the structure and they can be made available.
- It was pointed out the HPC previewed this demolition in November 2011 and tours were provided to HPC members.
- Mark Stoffer Hunter made a motion to approve demolition of 1201 6<sup>th</sup> Street SW. Pat Cargin seconded the motion. The motion passed unanimously.

**b. COA Applications**

**i. 1514 3<sup>rd</sup> Avenue SE – Install wood privacy fence**

- Mr. Smith stated the property owner would like to place a privacy fence in the backyard of the property. The fence would be wood dog eared style fence.
- Tim Oberbroeckling made a motion to approve the COA application for 1514 3<sup>rd</sup> Avenue SE with the condition the finished portion of the fence face the alleyway. Mark Stoffer Hunter seconded the motion. The motion passed unanimously.

**ii. 1734 Park Avenue SE – Install railings on upper-level back porch**

- Mr. Smith stated the property owner would like to install a railing on the back porch of the property that sits on the upper-level. A railing is a requirement by the property owner's insurance company as a door leads to the porch. The property owner has agreed to use similar materials as the front porch railing.

- Tim Oberbroeckling made a motion to approve the COA application for 1734 Park Avenue SE. Barbara Westercamp seconded the motion. The motion passed unanimously.

### **3. Old Business**

#### **a. COA Applications UNDER REVIEW**

##### **i. 1625 2<sup>nd</sup> Avenue SE – Replace Front Porch – Previously reviewed on July 25<sup>th</sup>**

- Bob Grafton presented an elevation of a porch from Bruggeman Design Group. If the applicant were to work with Bruggeman Design Group, addendums will need to be made to the plan to match the needs of the porch.
- Kevin Ciabatti stated Building Services would honor the request for the railing height to match what was previously in place.
- Property owner, Osman Abdi Omar, stated he was in agreement with working with Bruggeman Design Group.
- Tim Oberbroeckling made a motion to approve the COA for 1625 2<sup>nd</sup> Avenue SE with the understanding the plans will be used and addendums will be made in order for the porch to appear as it did in 1969. Barbara Westercamp seconded the motion. The motion passed unanimously.

##### **ii. 1527 2<sup>nd</sup> Avenue SE – DEMOLITION WITHIN LOCAL HISTORIC DISTRICT**

- Mr. Smith stated discussions are still taking place with the attorney to resolve lien issues in order for an interested party to purchase the property.
- Mr. Grafton stated he is anticipating a phone call Monday to determine if the lien can be waived or not.

#### **b. Demolition Applications UNDER REVIEW**

##### **i. 1132 Ellis Boulevard NW – City-Owned Property – August 26, 2013**

- Mr. Smith stated the property is the former A & W and the A & W sign will be donated to the History Center.

##### **ii. 1408 4<sup>th</sup> Avenue SE – Private Property – August 26, 2013**

- Mr. Grafton stated he spoke with the property owner and access to the property will be granted for photo documentation and salvage opportunities.

##### **iii. 2006 Wilson Avenue SW – Private Property – October 8, 2013**

- Mr. Smith stated the property was placed on a 60-day review period for salvage and photo documentation opportunities.
- Mr. Grafton stated there has been no opportunity for salvage or photo documentation.

#### **c. MOA/LOA project update**

- Mr. Smith went through an MOA/LOA project spreadsheet identifying the various MOA's and LOA's and their status for completion.

Tim Oberbroeckling left the meeting at 5:48 p.m.

### **4. Adjournment**

- Barbara Westercamp made a motion to adjourn the meeting at 5:53 p.m. Moira Blake seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Alicia Abernathy, Administrative Assistant II  
Community Development