
MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, August 8, 2013 @ 4:30 p.m.
Police Station, 505 First Street SW

Members Present: Amanda McKnight-Grafton Chair
Todd McNall Vice-Chair
Moirra Blake
Patricia Cargin
Bob Grafton
Candy Nanke
Tim Oberbroeckling
Mark Stoffer Hunter
Barbara Westercamp

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

Guests: Ann Poe, Cindy Hadish, Kevin Ciabatti, Jennifer Pratt, Melissa Kopf,
Sara Lunsford, Maura Pilcher, Mike Tertinger, Tim Klima, Berry Bennett,
Mike Easley, Tom Owen, Robin Tucker, John Albert, Bruce Nesmith,
Terry Pesek, Lance LeTellier, Teri Toye, Doug Jones, Sarika Bhakta,
Janet Mahatt, Corey Houchins-Witt, Dave O'Clair, Richard Held

Call Meeting to Order

- Amanda McKnight-Grafton called the meeting to order at 4:33 p.m.
- Nine (9) Commissioners were present with none absent.

1. Approve Meeting Minutes

- One amendment was requested for the July 11th meeting minutes and one amendment was requested for the July 25th meeting minutes.
- Todd McNall moved to approve the minutes from July 11th and July 25th as amended. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

2. New Business

a. Demolition Applications

i. 3637 E Avenue NW – Private Property

- Ms. McKnight-Grafton stated the item will be pulled from the agenda as it was determined the property was previously reviewed by the HPC.
- Thomas Smith stated the property was reviewed in 2010 and was approved for demolition by the Historic Preservation Commission (HPC).

ii. 2006 Wilson Avenue SW – Private Property

- Moira Blake, Amanda McKnight-Grafton, Bob Grafton and Tim Oberbroeckling abstained from discussion.
- Mr. Smith stated the structure was built in 1912 and is not in a local historic district. The owner would like to complete his own salvage of the property before allowing additional salvage. The owner considered relocating or selling the structure but is not interested in pursuing either option. There are currently no plans for the property after demolition of the structure.
- Discussion included the possibility of photo documentation.
- Todd McNall made a motion to place 2006 Wilson Avenue SW on a 60-day review period for photo documentation and salvage. Barbara Westercamp seconded the motion. The motion passed unanimously.

b. COA Applications

i. Rose Apartments – 1407 3rd Avenue SE

- Corey Houchins-Witt provided background of the work Affordable Housing Network Inc. (AHNI) has done in the Wellington Heights Neighborhood in the past 18 months. Mr. Houchins-Witt explained the Rose Apartments have been associated with high crime and AHNI is working to rehabilitate the building. The estimated investment in the building is approximately \$1,250,000.
- Dave O’Clair stated AHNI will remove the vinyl siding and work to restore the exterior walls to their original appearance. All of the windows are wood windows and will be reworked.
- Discussion included the fact the apartments must be affordable rents for 15 years.
- Todd McNall made a motion to approve the COA application for 1407 3rd Avenue SE. Mark Stoffer Hunter seconded the motion. The motion passed unanimously.

c. Update on B Avenue National Register Historic District and Local Historic District Potential

- Mr. Smith stated there is intent to create a historic district on B Avenue and it will be discussed further at the next meeting. Mr. Smith stated the criteria for establishing a historic district will be provided to HPC members to assist in discussion.

3. Old Business

a. Update on Memorandum of Agreement (MOA) Regarding First Street Parkade Demolition

- Teri Toye provided background of the MOA stating the First Street Parkade was damaged in the 2008 flood and was eligible for the National Register of Historic Places. Because the First Street Parkade was demolished, a MOA was executed in March 2011 to make-up for the loss of the parkade. Within the MOA were two projects and one was the potential Automobile Row Historic District. Ms. Toye provided background on the Automobile Row Historic District explaining where the boundaries were and how the boundaries were established.
- Ms. Toye explained events that took place to change the MOA from the inclusion of an Automobile Row Historic District to a Kirkwood Historic Preservation curriculum. Ms. Toye provided details of the Kirkwood Historic Preservation curriculum and explained by pursuing the curriculum the MOA deadline would be met.
- Discussion included the need for a preservation curriculum in Cedar Rapids and the fact no Iowa city has a preservation curriculum. Discussion also included the possibility of a smaller Automobile Row Historic District and the financial options available to make a

historic district happen. Discussion also included the HPC would be in support of an Automobile Row Historic District nomination.

b. COA Applications UNDER REVIEW

i. 1726 Park Avenue SE—Replace Porch Windows—Previously reviewed on May 23rd

- Mr. Smith stated the porch at 1725 Park Avenue SE currently contains a combination of wood and metal windows. The property owner would like to replace all windows with metal, place wood trim around the windows to hide the metal and paint the windows white.
- Discussion included how it is difficult to distinguish the metal windows from the wood windows on the current porch. Discussion also included the fact there are only five wood windows remaining on the porch.
- Tim Oberbroeckling made a motion to approve the COA for 1725 Park Avenue SE with the understanding the homeowner will use white metal windows with wood trim. Todd McNall seconded the motion. The motion passed with a vote of 8 to 1.
- Ms. McKnight-Grafton made comment she was opposed to this decision as a precedent has now been set to permit changes to structures that do not comply with the historic district guidelines.

ii. 1625 2nd Avenue SE – Replace Front Porch – Previously reviewed on July 25th

- Bob Grafton stated a meeting is set for Monday August 12th with Code Enforcement staff, himself and the property owner to discuss the replacement of the porch. Mr. Grafton stated the property owner will be encouraged to use 1960's construction techniques.
- Kevin Ciabatti stated discussion will take place at the meeting regarding the height requirement of the railing.

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

- Mr. Smith stated discussions are still ongoing with the attorney of the estate and the potential buyer. Updates will be provided as they become available.

c. Demolition Applications UNDER REVIEW

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

- Mr. Smith stated prior to demolition of the former A&W building, the A&W sign will be removed and donated to the History Center.

ii. 1408 4th Avenue SE – Private Property – August 26, 2013

- Mr. Smith stated AHNI is still working to complete salvage.

4. Informational Items

a. 1318 2nd Street SE Notice and Order for Condemnation and Demolition

- Mr. Smith stated a Notice and Order for Condemnation was issued for the former Southside Tavern as the property has been deemed unsafe.
- Mr. Ciabatti stated the owners would be moving forward with demolition but no application has been filed yet.
- Tim Kilma stated Save CR Heritage has had discussions about the property as it is a contributing structure to the NewBo District. The homeowner is considering selling the property and two individuals have expressed interest in rehabilitating the structure.

b. 1627 D Avenue NE Demolition Agreement

- Mr. Smith stated there is an agreement for demolition and a demolition application will come before the HPC in the near future.

c. Potential City Property Acquisitions 50 Years or Older

- Mr. Smith provided photos of six properties that are currently under negotiation for purchase by the City. It is unknown if the properties will be demolished or sold for redevelopment. The HPC may see action items related to these properties if the properties complete the acquisition program and undergo a conditions assessment.

5. Adjournment

- Todd McNall made a motion to adjourn the meeting at 6:40 p.m. Candy Nanke seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Alicia Abernathey, Administrative Assistant II
Community Development