
City of Cedar Rapids

Historic Preservation Commission

Community Development & Planning Department, City Hall, 101 First Street SE, Cedar Rapids, IA 52401, 319-286-5041

MEETING NOTICE

The City of Cedar Rapids Historic Preservation Commission will meet at:

4:30 P.M.

Thursday, June 26, 2014

in the

Collins Conference Room, City Hall

101 First Street SE, Cedar Rapids, Iowa

AGENDA

Call Meeting to Order

Public Comment

Each member of the public is welcome to speak and we ask that you keep your comments to five (5) minutes or less. If the proceedings become lengthy, the Chair may ask that comments be focused on any new facts or evidence not already presented.

1. Approve Meeting Minutes

2. New Business

- a) Affordable Housing Network Initiative Wellington Heights Update (20 minutes)
- b) Section 106 Review – 740 American Drive SW (10 minutes)
- c) Historic District Signage (10 minutes)
- d) Selection of Structures for Historic Structure Reports (20 minutes)

3. Old Business

- a) COA Applications UNDER REVIEW (5 minutes)
 - i. 1527 2nd Avenue SE – DEMOLITION WITHIN LOCAL HISTORIC DISTRICT
- b) Demolition Applications UNDER REVIEW (5 minutes)
 - i. 4001-4009 Blairs Ferry Road NE – Private Property – August 18, 2014

4. Adjournment

FUTURE MEETINGS

Items for future agendas:

- a) Summit reception planning committee
- b) Ordinance updates: Accessory structures, ornamentation, historic district guidelines

MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, May 22, 2014 @ 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 (Via phone)
Bob Grafton
Ron Mussman
Barbara Westercamp

Members Absent: Tim Oberbroeckling
Mary Elizabeth Spreitzer
Mark Stoffer Hunter

City Staff: Thomas Smith, Planner
Jeff Hintz, Planner
Alicia Abernathy, Administrative Assistant

Guests: Cindy Hadish, Beth DeBoom

Call Meeting to Order

- Amanda McKnight Grafton called the meeting to order at 4:33 p.m.
- Five (5) Commissioners were present in person, one (1) Commissioner was present via conference call and three (3) were absent.

1. Approve Meeting Minutes

- Ron Mussman made a motion to approve the minutes from May 8, 2014. Todd McNall seconded the motion. The motion passed unanimously.

2. Action Items

a) Certificates of Appropriateness (COAs)

i. 1806 Grande Avenue SE – Wood Fence Installation

- Jeff Hintz stated the property owner would like to place a wood fence from the corner of the garage to the west property line to enclose the rear of the property. The proposed materials, height and location of the fence are consistent with the historic district guidelines and staff would recommend approval.
- Todd McNall made a motion to approve the COA Application for installing a wood fence at 1806 Grande Avenue SE. Ron Mussman seconded the motion. The motion passed unanimously.

3. New Business

a) Local Landmark and Historic District Nomination Updates

- Thomas Smith interest was expressed at the previous meeting of forming a local historic district in the 1300 block of 3rd Street. Beth DeBoom stated there are a total of 13 parcels on the block and six signatures have been received so far. Ms. DeBoom stated a suggestion was made to broaden the proposed district.

Barbara Westercamp arrived at 4:50 p.m.

- Discussion included the fact Main Street, Oak Hill Jackson Neighborhood Association, Southside Investment Board, SaveCR Heritage, Historic Preservation Commission and the Czech Bohemia Design Review Technical Advisory Committee (DRTAC) should all be included in the discussions regarding a historic district.
- Ms. McKnight-Grafton stated an application was received to begin the process of registering the Ausadie Building as a local landmark.

4. Old Business

a) COA Applications UNDER REVIEW

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

- This item was not discussed.

b) Demolition Applications UNDER REVIEW

i. 1228 3rd Street SE – Private Property – June 23, 2014

ii. 231 10th Street NW – Private Property – July 7, 2014

- These items were not discussed.

5. Adjournment

- Todd McNall made a motion to adjourn the meeting at 5:21 p.m. Barbara Westercamp seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Alicia Abernathey, Administrative Assistant II
Community Development



**MINUTES
HISTORIC PRESERVATION COMMISSION SPECIAL MEETING,
Thursday, June 19, 2014 @ 4:30 p.m.**

Collins Conference Room, City Hall, 101 First Street SE

Members Present: Amanda McKnight-Grafton Chair
Mark Stoffer Hunter
Bob Grafton
Ron Mussman
Barbara Westercamp
Tim Oberbroeckling

Members Absent: Mary Elizabeth Spreitzer
Todd McNall
Pat Cargin

City Staff: Thomas Smith, Planner
Jeff Hintz, Planner

Guests: Cindy Hadish

Call Meeting to Order

- Amanda McKnight Grafton called the meeting to order at 4:32 p.m.
- Six (6) Commissioners were present and three (3) were absent.

1. Action Items

- a) DEMOLITION Applications
 - i. 329 H Avenue NW – Private Property
 - Thomas Smith, Planner gave a background and brief summation of the request to the commission members. The owner of the property had communicated to Community Development Staff that photo documentation of the property would be acceptable. The plan is to use the property for storage of some kind in the future after the appropriate approvals in the development process were obtained. This property has been surveyed and is not eligible for nomination to the National Register of Historic Places. Some general discussion was held on the location of the property, its current state of repair and about the area as a whole.
 - Motion to approve the demolition was made by Ron Mussman and seconded by Barbara Westercamp. The motion passed unanimously.

- ii. 4001 Blairs Ferry Road NE – Private Property – Previewed on 11/26/13
- iii. 4009 Blairs Ferry Road NE – Private Property – Previewed on 11/26/13

- Items 1.a.ii and 1.a.iii were presented and voted on together given the owner was the same and the properties were adjacent to one another, being used for the same project. Thomas Smith, Planner gave general background on the properties, stating they were not eligible for nomination on the National Register of Historic Places. These properties were previewed by the Commission at the November 26, 2013 meeting and some photo documentation had already taken place. Salvage has already occurred on the property and the church has removed what they could. A brief history of the area was given and discussed by the Commission.
- Motion to place a 60 day hold on the properties, (with the intent to release it at the June 26, 2014 meeting after full photo documentation) was made by Tim Oberbroeckling and seconded by Barb Westercamp. The motion passed unanimously.

2. Old Business

- a) COA Applications UNDER REVIEW (*5 minutes*)
 - i. 1527 2nd Avenue SE – DEMOLITION WITHIN LOCAL HISTORIC DISTRICT
- b) Demolition Applications UNDER REVIEW (*5 minutes*)
 - i. 1228 3rd Street SE – Private Property – June 23, 2014

- There were no updates on these items

3. Announcements

- Thomas Smith gave an update about newly appointed members joining the Commission
- Amanda McKnight-Grafton provided the Commission with an update on the Local Historic Structures Sub-Committee
- Tim Oberbroeckling gave an update about discussions he had regarding the Knutson Building and local historic district landmark status
- Cindy Hadish invited the Commission members to an upcoming event with Save CR Heritage

4. Adjournment

- Bard Westercamp made a motion to adjourn the meeting at 5:18 p.m. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Jeff Hintz, Planner
Community Development



Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: June 26, 2014

Property Location: 740 American Drive SW

Property Owner/Representative: Trileaf Environmental & Property Consultants

Year Built: N/A

Description of Agenda Item: Demolition Application COA Other: Section 106

Background and Previous HPC Action: N/A

Historic Status: Eligible Not Eligible Unknown N/A

Explanation (if necessary):

This property was included in a 2013 Citywide Reconnaissance Survey performed by Summit Envirosolutions (currently in revised draft form) and found to be non-eligible for listing on the National Register of Historic Places.

If eligible, which criteria is met:

- Associated with significant historical events
- Associated with significant lives of person
- Signifies distinctive architectural character/era
- Associated with lives of persons significant in our past
- Archaeologically significant

Other Action by City: Yes No N/A

Explanation (if necessary):

Building permit required.

Additional Information:

- Verizon Wireless proposes to construct a 125-foot monopole communications tower on the site, which is currently an agricultural field.
- The majority of surrounding structures are relatively new commercial and light industrial uses, including restaurants, offices and warehousing. No historic structures are located within a 1 mile radius of the proposed site.
- The location of the tower in an agricultural setting surrounded by predominantly large commercial and industrial buildings would not negatively affect any viewsheds.

Staff Recommendation: Based on the location of the proposed structure in an agricultural field in an area transitioning to commercial/industrial uses, staff recommends that the HPC not provide comment on this Section 106 review process.



10845 Olive Boulevard, Suite 260, Saint Louis, Missouri 63141 • 314.997.6111 www.trileaf.com

June 19, 2014

City of Cedar Rapids
Historic Preservation Commission
Attn: Amanda McKnight-Grafton-Chair
101 First Street SE
Cedar Rapids, IA 52401
Phone: 319-286-5041
Email: crpreservation@cedar-rapids.org

RE: **Celco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) – CED Western / EnSite #19697 – Trileaf Project #611579**
740 American Dr SW, Cedar Rapids, IA 52404
Linn County, Cedar Rapids South Quadrangle (DeLorme)
Latitude: 41° 53' 39.242" N, Longitude: 91° 40' 44.675" W

Dear Ms. McKnight-Grafton:

Trileaf Corporation is in the process of completing a NEPA Review at the referenced property. Our client proposes to construct a 125-foot tall monopole communications tower and associated equipment within a 75-foot by 75-foot (5,625 square feet) equipment lease area at the above property. The project also includes a 20-foot wide access easement and adjacent 10-foot wide utility right of way that extend approximately 725 feet south from the proposed lease area, before connecting with Atlantic Drive SW. Currently, the site is an agricultural field. The antennas will be licensed by the Federal Communications Commission (FCC).

Our investigation includes determining if the site is contained in, on or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archeology, engineering or culture, that is listed, or eligible for listing on the State or National Registers of Historic Places, or located in or on an Indian Religious Site.

Trileaf is requesting information regarding this tower's potential effect on Historic Properties. All information received will be forwarded to the State Historic Preservation Office (SHPO) as part of the Section 106 review process. Additionally, this invitation to comment is separate from any local planning/zoning process that may apply to this project.

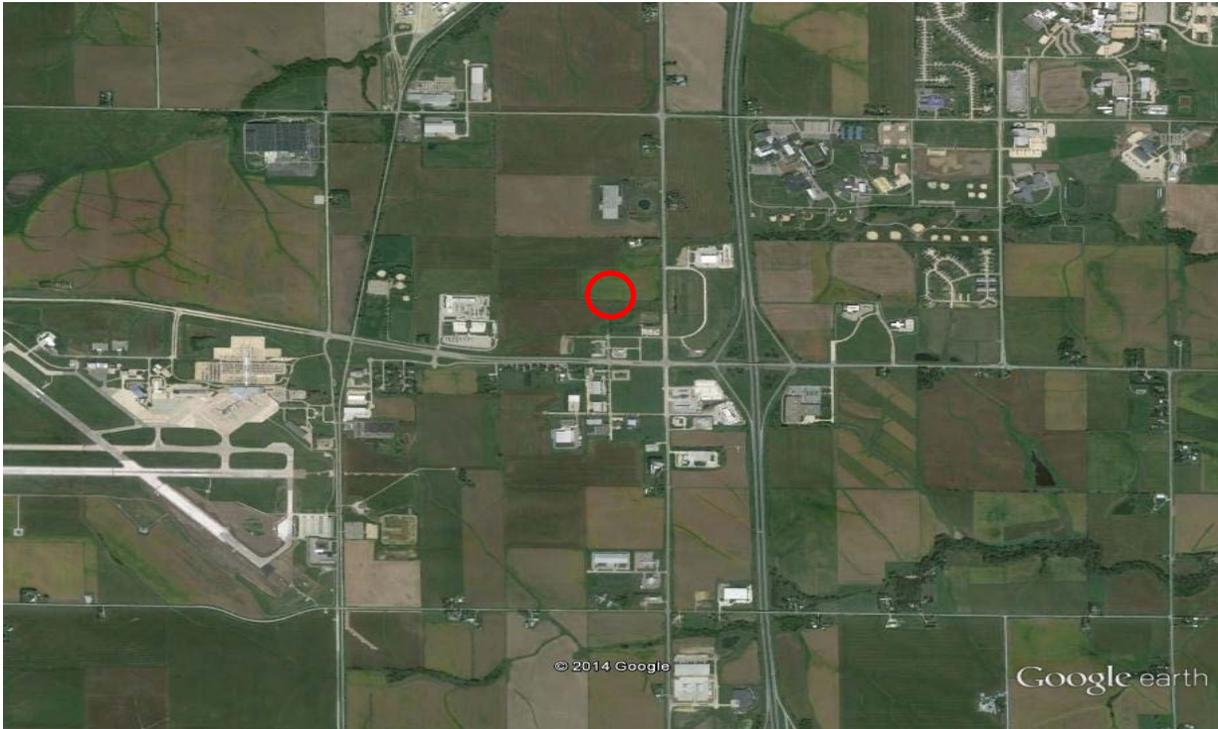
If you wish to comment or be considered a consulting party, please respond within thirty (30) days of the date of this letter. If a response is not received within thirty (30) days, it will be assumed that you have no objections to this undertaking. A site topography map and an aerial photograph are enclosed for your reference.

Please call me at (314) 997-6111 or email miles.walz-salvador@trileaf.com if you need additional information or have any questions. Thank you for your assistance in this regard.

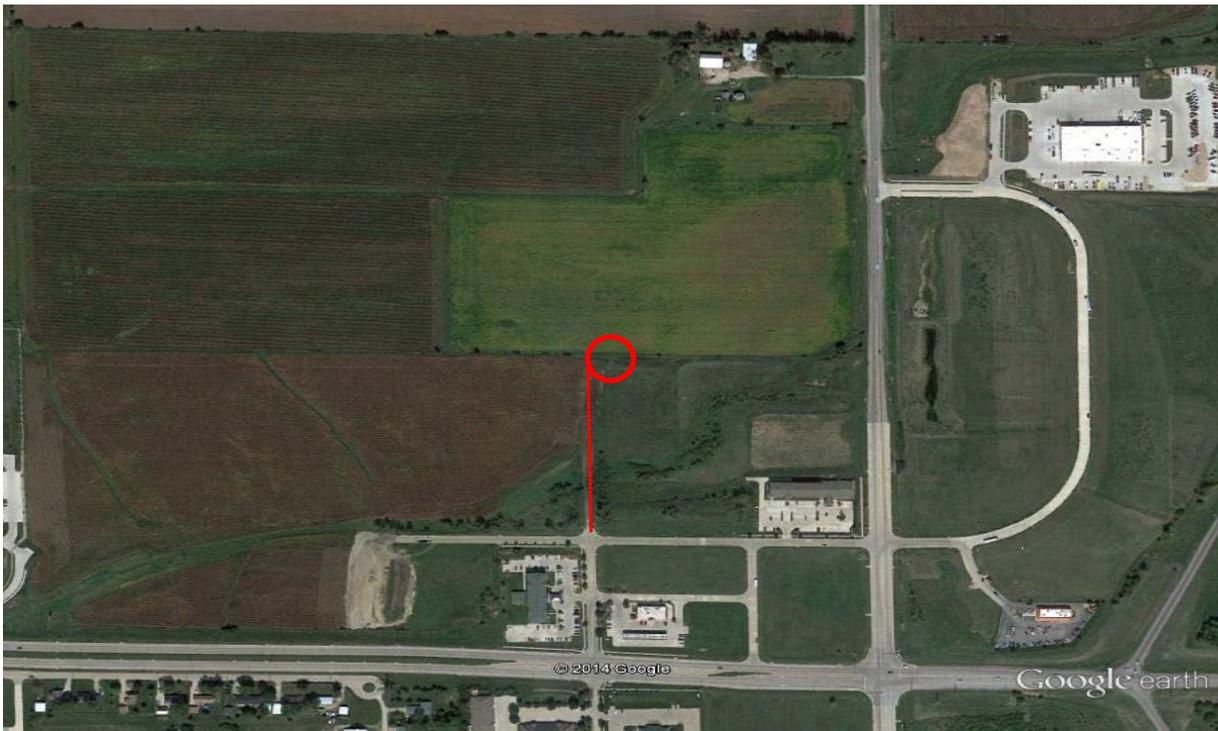
Sincerely,

A handwritten signature in black ink that reads "Miles Walz-Salvador". The signature is written in a cursive style and is positioned above a horizontal line.

Miles Walz-Salvador
Senior Project Scientist



Lease Area (Far)



Lease Area (Close)

Aerial Photographs
Verizon Wireless – CED Western
740 American Dr SW
Cedar Rapids, IA 52404

Aerial Photograph
2012



Cedar Rapids South Quadrangle, Iowa (DeLorme 1994)

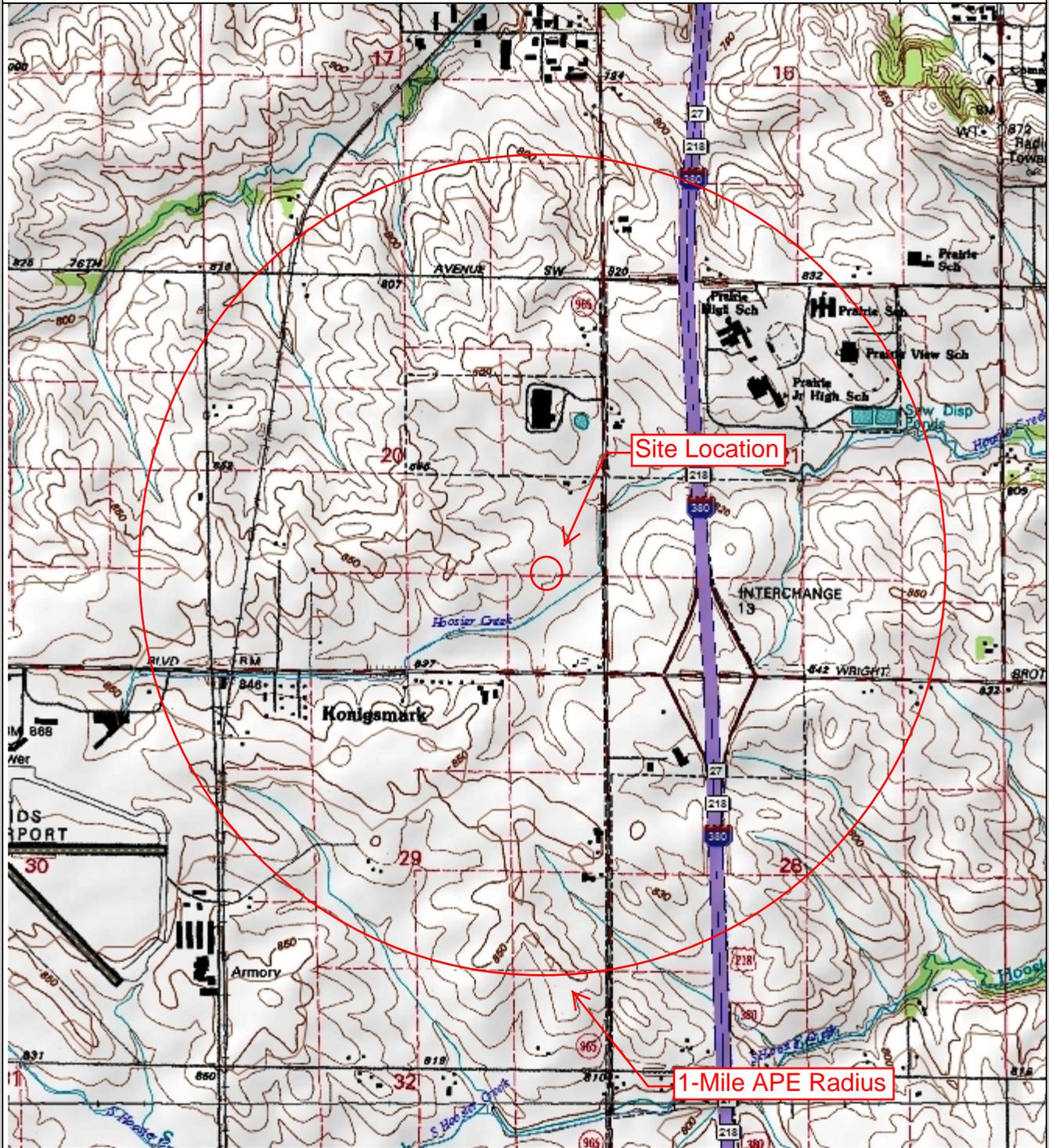
Contour Interval = 20 Feet

Scale 1 Inch = ~2,000 Feet

Latitude: 41° 53' 39.242" Longitude: 91° 40' 44.675"



North



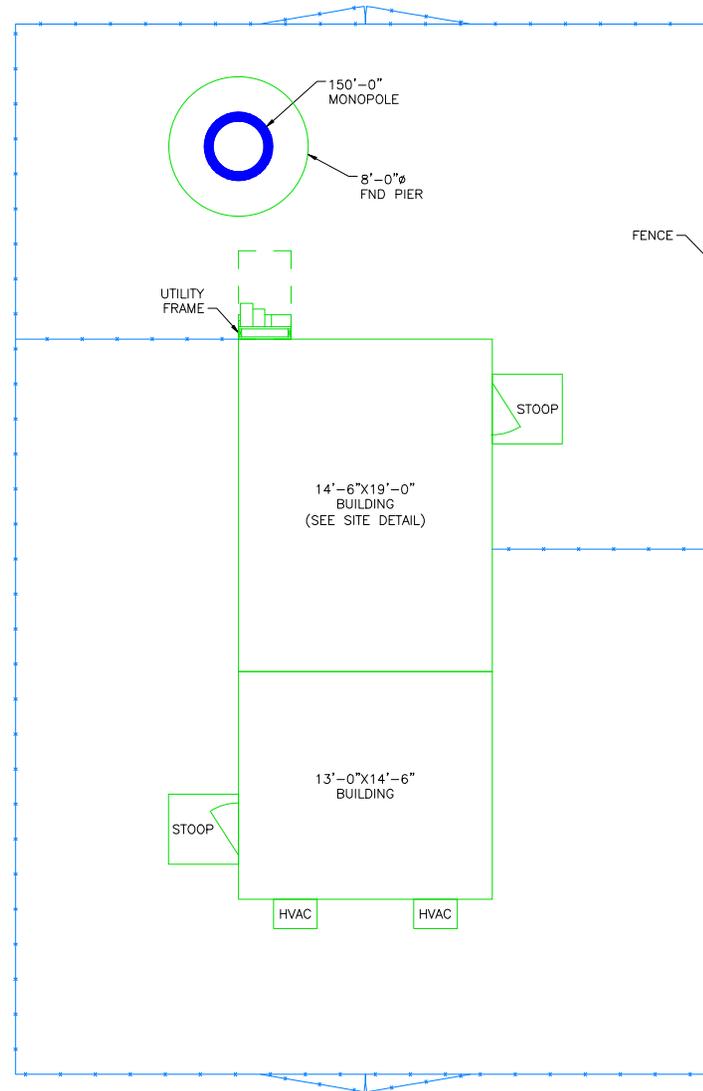
SGS Topographic Map – Location Map

Verizon Wireless – CED Western

740 American Dr SW

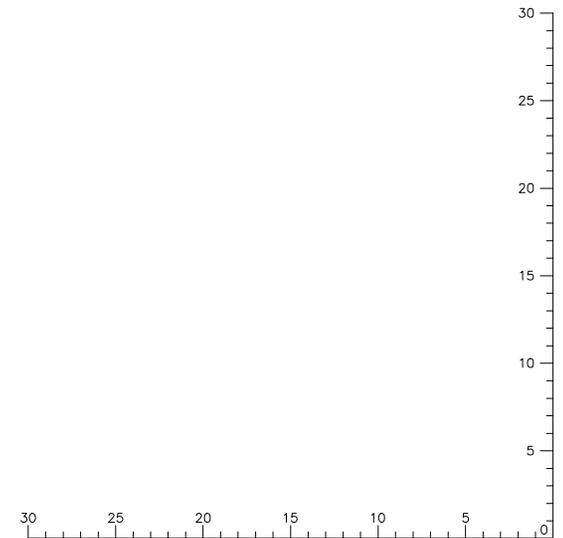
Cedar Rapids, IA 52404





**NOTE: SITEPLAN DIMENSIONS
NEED FIELD VERIFIED**

BUSINESS UNIT: 818879





Community Development and Planning Department
City Hall
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5041

To: Historic Preservation Committee
From: Jeff Hintz, Planner
Subject: Historic District Signage Survey Results
Date: June 26, 2014

Background: On May 30, 2014 the results from a visual preference survey were compiled and shortly thereafter the results were discussed with Public Works to determine feasibility.

Survey Results: Respondents to the visual preference survey selected the street sign pictured at right, unanimously. It was selected by HPC members due to the large font, logo, readability, shape and compatibility. Other aspects to consider in the design of our signage include a different font and background color; burgundy or brown was suggested as a color. The color of the street signage will match the color of the district entryway signage to demonstrate a linkage between the two.



The choice for district entryway signage was nearly unanimous; the resounding winner of the district entryway signage is pictured on the left. Respondents picked this signage due to the ability to have large font, the room for a district logo, flexibility with existing sign posts, bold border and overall shape of the sign. Some aspects to be modified included the color, font and border graphics. Again, staff would recommend that the historic element of the entryway signage match up in color, symbol and font to that of the street signage's historic element.

Next Steps: Staff is currently working on having renderings produced for cost estimation purposes on the signage and getting those estimates. At a future meeting, staff will present the renderings and ask for any final input. Installation is anticipated to occur late in the fall or early winter depending upon city crew availability, weather and other commitments.

Recommendation: After discussing these results from the HPC member survey with the City's Public Works Department, some important design considerations were brought forth.

- The burgundy color suggested is problematic due to fading and customization quality controls; in addition when it fades, it appears red which mimics traffic control signage.
- The more unique fonts blend when read from a distance making the signage more difficult to discern; faster driving speeds and mounting height reduce the readability.
- Brown is a standard historic district or landmark color both nationally and internationally.
- Signage will need to utilize both uppercase and lowercase lettering to comply with current national standards.