
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, September 18, 2014

in the

Training 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. Action Items

- a) DEMOLITION Applications (*5 Minutes*)
 - i. 1257 3rd Avenue SE – Private Property

3. Old Business

- a) Historic Preservation Plan Update (*90 Minutes*)

4. Adjournment

FUTURE MEETINGS

Items for future agendas:

- a) 2015 Work Plan
- b) Plaque on NW corner of 1st Avenue Bridge
- c) Ordinance updates: Partial Demolition, Accessory structures, ornamentation, historic district guidelines

MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, August 28, 2014 @ 4:30 p.m.

Collins Conference Room, City Hall, 101 First Street SE

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

Members Absent: Todd McNall
Pat Cargin

City Staff: Jeff Hintz, Planner
Anne Russett, Planner
Kevin Ciabatti, Building Services Director
Alicia Abernathy, Administrative Assistant

Guests: Rick Wink, Cindy Hadish, Mary Chesebro

Call Meeting to Order

- Amanda McKnight Grafton called the meeting to order at 4:31 p.m.
- Eight (8) Commissioners were present with two (2) absent.

1. Approve Meeting Minutes

- Tim Oberbroeckling made a motion to approve the minutes from August 14, 2014. Barbara Westercamp seconded the motion. The motion passed unanimously.

Mark Stoffer Hunter arrived at 4:36 p.m.

2. Action Items

a. DEMOLITION Applications

i. 273 28th Avenue SW – Private Property

- Jeff Hintz stated the house was constructed in 1900 and the property owner would like to construct a new house on the property and demolish the existing house. There will be ample time for documentation or salvage and a citywide survey indicates the house is not historical.

- Tim Oberbroeckling made a motion to approve demolition of 273 28th Avenue SW. Barbara Westercamp seconded the motion. The motion passed unanimously.

b. Certificates of Appropriateness (COA)

i. 1803 Ridgewood Terrace SE – Replace screen porch

- Mr. Hintz stated the property contains an existing partially enclosed porch and the property owner would like to replace the damaged wood with new wood with the addition of window inserts. The window inserts would replace the existing screen and is not available in a wood frame but only vinyl. The porch was partially enclosed at the time of inclusion in the historic district and a historic survey identifies the closed porch as a defining feature.
- Mary Chesebro stated she has discussed the project with many different lumberyards and the proposed window insert is not made in wood. The current windows on the rest of the house have aluminum casings.
- Discussion included the fact the windows will appear recessed.
- Tim Oberbroeckling made a motion to approve the COA application for replacement of an enclosed screen porch with wood framing and aluminum windows with wood features added to the windows to create a recessed look at 1803 Ridgewood Terrace SE. Barbara Westercamp seconded the motion. The motion passed unanimously.

ii. 1815 3rd Avenue SE – Replace windows, door and siding (Continuation from 8/14)

- Mr. Hintz stated the original proposed project included replacing the front door of the house with a fiberglass simulation of wood, replacing front wood windows with vinyl windows and replacing aluminum siding with vinyl siding. After working with staff and the liaison the applicant has now proposed a revised project including refinishing the original wood door, replacing the wood windows with wood windows with the exact grille pattern and no modifications to the siding at this time.
- Barbara Westercamp made a motion to approve the COA application with modifications to include refinishing the original wood door, replacement of five front windows with wood windows and exact grille pattern and no changes to the exterior siding. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

Non Agenda Item Discussion:

- The commission discussed the 2014 Preserve Iowa Summit providing an update to HPC members who couldn't attend and providing feedback on the event.

Amanda McKnight-Grafton left the meeting at 5:27 p.m.

3. New Business

a) 2015 Historic Preservation Commission Work Plan

- Anne Russett reviewed the five current goals of the work plan and identified tasks associated with each goal. A revised work plan will be presented to the commission in September for approval.

Mark Stoffer Hunter left the meeting at 5:45 p.m.

4. Old Business

a) Public Works Monument Sign

- Ms. Russett stated the previous Public Works sign will be used on the site of the new City Services Center but it will not be placed in its original location as that location is

now an employee access drive. The sign will be placed near the intersection of 15th Avenue and 6th Street SW.

b) Update on MOA and LOA projects

- Ms. Russett identified recent accomplishments in regards to MOA's and LOA's. Ms. Russett also identified ongoing projects and provided estimated completion dates.

5. Adjournment

- Barbara Westercamp made a motion to adjourn the meeting at 5:54 p.m. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Alicia Abernathey, Administrative Assistant II
Community Development

DRAFT



Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: September 18, 2014

Property Location: 1257 3rd Avenue SE

Property Owner/Representative: Westminster Presbyterian Church

Year Built: 1895 (approximate)

Description of Agenda Item: Demolition Application COA Other

Background and Previous HPC Action: The applicant had a group from Matthew 25 cleaning out the property this summer which led to a member becoming ill from the interior conditions of the structure. Interior asbestos removal is taking place shortly and as a result, interior documentation is not permissible. Exterior documentation is acceptable to the applicant, but the interior of the property is not fit for entrance. The applicant is working with ReStore to salvage interior items prior to demolition and asbestos removal.

This property is adjacent to the Second and Third Avenue Historic District. Initially the church had looked into rehab, cleanup and use of the structure, but that is not a viable option due to the amount of work required and associated cost. Due to costs associated with rehabbing the property into something sanitary and safe, the church seeks to demolish the structure.

Historic Eligibility Status: Eligible Not Eligible Unknown N/A

Explanation (if necessary):

The June 2006 Architectural History Survey and Update Report by the 106 Group, indicates this property was Eligible under Criteria A, but NOT Criteria B, C or D for the National Register.

It should also be noted the recently completed Citywide Reconnaissance Survey does not indicate the possibility of a district or an expansion of the existing Second and Third Avenue Historic District in this area either.

If eligible, which criteria is met:

- Associated with significant historical events (Criteria A)
- Associated with significant lives of person (Criteria B)
- Signifies distinctive architectural character/era (Criteria C)
- Archaeologically significant (Criteria D)

Other Action by City: Yes No N/A

Explanation (if necessary):

Recommendation: Hold on the demolition until exterior photo documentation can be completed, at which time the hold shall be automatically released. If photo documentation occurs prior to the meeting, staff recommends immediate release.

Rationale: Efforts done by applicant to rehab the structure, salvage opportunities made available and desires of the applicant.

August 26, 2014

To: Cedar Rapids Building Services Department

Westminster Presbyterian Church requests permission to demolish the house at 1257 3rd Ave. S.E.

This property has been empty for the last two years and has been vandalized (copper piping has been torn out) and is falling into disrepair. In an effort to put the house to use, the church had the ANSI organization (which has been doing home rebuilding in Wellington Heights) provide an estimate to bring the house back up to usable condition. This estimate was for \$65,000, far beyond the church's financial means and nearly the value of the house.

The church also has had Habitat's Restore walk through the house and they said they would take some interior doors and the bathtub.

To prevent further deterioration and the house becoming even more of an eyesore, WPC would like to tear down the house and create green space. This would also eliminate costs for the church and keep us in good standing with our neighbors.

Respectfully Submitted,

Janalee Kosowski and Maggie York

Westminster Presbyterian Church

Property Committee Co-Moderators

Home Phone: 364-3896

Sent to Historical 9-2-14



City of Cedar Rapids
Code Enforcement Division
1201 6th St SW Cedar Rapids, IA 52404
Main Phone: (319) 286-5831 Fax: (319) 286 5830

DEMOLITION PERMIT APPLICATION

119 years old

Address of Demolition: 1257 3rd Ave SE Cedar Rapids, IA 52403		Approximate Age of Structure Year Built: 1895	
GPN: 142232600300000	Reason: (optional) DEMO	Future Plans: (optional) DEMO	
Property Owners Name: Westminster Presbyterian Church		Phone: 319-366-7185	
Property Owners Address: 1257 3rd Ave S.E. Cedar Rapids		City / State / Zip Code IOWA 52402	
Contractor's Name: D.W. ZINSER CO		Phone: 319-846-8090	
Contractor's Address: 1775 Commercial Dr Walford		City / State / Zip Code IOWA 52351	
Type of Building:	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi Family #	Units
			Commercial
			Accessory Building
Size of Building: Dimensions are: 54x27		Number of Stories: 2 Height: 20'	
Building has Basement: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No if Yes, What Dimensions:			
DISPOSAL OF DEMOLITION MATERIALS			
<input checked="" type="checkbox"/> City of Cedar Rapids Landfill		<input type="checkbox"/> Private Landfill - Contact: Phone #::	
		Address:	
It is the Responsibility of the <u>Permit Holder</u> to adhere to all Local, State And Federal Regulations regarding proper Inspections and Removal of Asbestos prior to any Demolition.			
UTILITIES INFORMATION			
All utilities shall be abandoned in accordance with City requirements and verified and/or inspected before Demolition Permit is issued and demolition begins.			
I hereby certify that I have read and examined this application and affirm the above information as true and correct and also agree to comply with the provisions of the City of Cedar Rapids Codes and any other applicable Federal & State laws concerning the demolition process and/or disposal of demolition debris. I also certify that I am authorized to demolish this building as owner or agent of the owner and agree to assume complete responsibility for any liability arising from demolition of the above building. I also agree that no burning or burying of materials shall be done within the Corporate City Limits of Cedar Rapids.			
APPLICANT'S SIGNATURE: <i>Abraham Carlson</i>		DATE: 9-2-14	
OFFICE USE ONLY			
UTILITIES DISCONNECTION INFORMATION & APPROVALS			
Water:	Alliant Energy:		
Sewer:	Mid-American Energy:		
Public Works:	MediaCom:		
CED:	Other:		
Zoning:	Other:		
PERMITTING INFORMATION			
Demolition Permit Number:		Date Issued:	
Demolition Permit Fee: \$		Date Paid:	
Zoning District:		Date All Utilities Were Disconnected:	
Permit Issued by:		Date Signed:	

Appraisal Summary - GPN: 14223-26003-00000

(142232600300000)

Property Address: 1257 3RD AVE SE
Cedar Rapids, IA



[Additional Photos...](#)

Class: EXEMPT

Tax District: 286 CR-
COE/MT
VER C TIF

PDF: Exempt

Neighborhood: SE 232

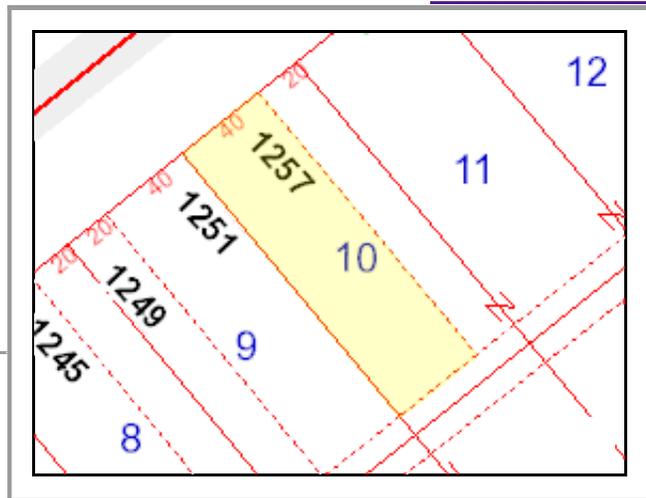
Plat Map: 2323

Owner Name: WESTMINSTER
PRESBYTERIAN CHURCH

Mailing Address:
1285 3RD AVE SE
CEDAR RAPIDS IA 52403

Legal Description: OUT LOT 16 (LESS REAR 10') SW 40' STR/LB 10

Homestead: **Military:**



If you have recently purchased your home, please [click here to apply for the Residential Homestead Tax Credit](#).

Click map to see neighbor's summary page.

- [Preview new GIS map](#)
- [View complete GIS map.](#)
- [Estimate Taxes](#)
- [Neighborhood map](#)

LOT INFORMATION

[Scroll down for sketch.](#)

Disclaimer: Assessor's lot sizes are for assessment purposes only and may NOT represent actual dimensions.
For more accurate, complete data refer to GIS maps, plat maps, or legal documents.

SEGMENT #1	Front	Rear	Side 1	Side 2
	40	40	140	140

RESIDENTIAL DWELLING

Occupancy: Single-Family

Style: 1 1/2 Story Frame

Year Built: 1895

Exterior Material: Wd Lap

Above-Grade Living Area: 1,462 SF

Number Rooms: 5 above, 0 below

Number Bedrooms: 2 above, 0 below

Basement Area Type: Full

Basement Finished Area: 0 SF

Number of Baths: 1 Full Bath; 1 Shower Stall Bath

Central Air: No

Heat: FHA - Gas

Number of Fireplaces: None

Garage: None

Porches and Decks: Wood Stoop (11 SF); 1S Frame Open (80 SF); 1S Frame Open (200 SF)

Yard Extras: Sheds

NOTES:

PRE RVAL:FuncDesc: EC. Land: RETURN TO TAXATION 4-97. Detached:METAL.

PRE RVAL: X-PLMB=SSB.

PRE RVAL:.

08/28/2002-EXTERIOR LACKS UPKEEP, NEEDS PAINT. FENCED YARD.

1-2011 REPLACED FHAWTR HTR - NAV. 12/27/10 JA

1-2012 CHANGE CLASS FROM RES TO EXEMPT 2/3/12 TL

1-2012 CHARITABLE CHILDRENS CLOTHING DISTRIBUTION CENTER - 02/03/12 TL

1-2012 CHANGE CLASS TO EXEMPT 2/7/12 SAM

1-2014 EXEMPT REVAL - 08/15/13 TL

2014 ASSESSMENT

Land \$10,000
Dwelling \$0
Improvements \$34,745
Total \$44,745

SALES

Date	Type	Volume/Page	\$ Amount
2/28/2012	Deed	8213/1	\$0
8/13/2004	Deed	5748-345	\$62,420
6/13/2002	Deed	4727-127	\$0
11/26/1996	Deed	3419/398	\$53,300

2013 ASSESSMENT

Land \$9,800
Dwelling \$0
Improvements \$46,842
Total \$56,642

PERMITS

Date	Description
12/26/2013	MISC
1/31/2012	MISC
11/17/2010	REPAIR
6/1/1998	FENCE

2012 ASSESSMENT

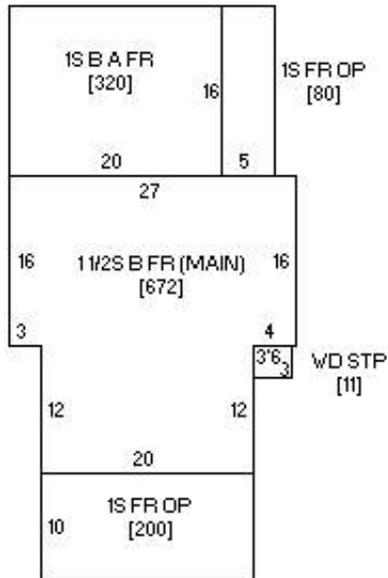
Land \$9,800
Dwelling \$0
Improvements \$46,842
Total \$56,642

2011 ASSESSMENT

Land \$10,000
Dwelling \$34,663
Improvements \$0
Total \$44,663

Sketch

ADD'N ATTIC SF 176



[Tax History](#) [Pay Taxes](#)

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Property photos or data incorrect? [Click Here](#)