
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.

Tuesday, November 25, 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. Action Items

- a) DEMOLITION Applications *(5 Minutes)*
 - i. 1020 30th Street NE – *Private Property*

3. Good of the Group, comments only *(2 minutes)*

4. Adjournment

MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, November 13, 2014 @ 4:30 p.m.
Collins Conference Room, City Hall, 101 First Street SE

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

City Staff: Jeff Hintz, Planner
Anne Russett, Planner
Anne Kroll, Administrative Assistant
Kevin Ciabatti, Building Services Director
Jennifer Pratt, Community Development Director

Guests: Cindy Hadish, Matt Shaver, Beth DeBoom, Camilla Deiber

Call Meeting to Order

- Amanda McKnight Grafton called the meeting to order at 4:36 p.m.
- Ten (10) Commissioners were present with zero (0) absent.

1. Approve Meeting Minutes

- One amendment was requested for 4b on page 2 changing Quaker Oats to Alliant Energy.
- One amendment was requested for 2b changing Bard to Barb.
- Ron Mussman made a motion to approve the minutes from October 23, 2014 as amended. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

Mark Stoffer Hunter arrived at 4:40.

2. Action Items

a. DEMOLITION Applications

i. 2705 E Avenue NW – Private Property

- Jeff Hintz stated that the property was built in 1946 and is not eligible for the National Register. This property has had multiple floods and does not have any historical features. There will be a new home on the site that would meet the current

flood plain requirements, so for those reasons, the commission is urged to release the property for demolition so that work can commence.

- Todd McNall made a motion to approve demolition of 2705 E Avenue NW. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

ii. 1414 33rd Street NE – Private Property

- Jeff Hintz stated that the property was built in 1947 and is not recommended for further study in the Citywide Survey. There are two homes on the same lot. This house subject to demolition is in significantly worse condition than the other house on the lot. There are termites present and no defining or historical features on this property. Staff recommends immediate release of this home. The other home has a separate address that will be left on the lot.
- Barb Westercamp made a motion to approve demolition of 1414 33rd Street NE. Todd McNall seconded the motion. The motion passed unanimously.

iii. 521 12th Street SE – Private Property

- Jeff Hintz stated that the property was built in 1902 and was surveyed as part of the Citywide Survey and was not indicated to be historic. This property is not eligible National Register. Staff recommends immediate release.
- This property is owned by the Cedar Rapids School District, but there are not any impending plans for the property. The house to the right has been torn down, too. Mark Stoffer Hunter noted that the Commission previously approved a couple other demolitions around the property as well.
- Tim Oberbroeckling made a motion to approve demolition of 521 12th Street SE. Ron Mussman seconded the motion. The motion passed unanimously.

iv. 1026 12th Street NE – Private Property

- Jeff Hintz stated that the property was built in 1914 and is in an area not recommended for further study in the Citywide Survey. Staff recommends immediate release. The applicant indicated that the property is structurally unsound and they plan to build a new house and garage on the lot.
- Bob Grafton and Amanda McKnight-Grafton abstained.
- Mark Stoffer Hunter made a motion to approve demolition of 1026 12th Street NE. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

2.b) Certificate of Appropriateness (COA)

i. 1721 Blake Blvd. SE

- Jeff Hintz stated that the applicant is looking to replace the two attic windows. They originally wanted to do all vinyl windows, but after showing them the guidelines and some discussion, the applicant proposed a wooden window in front and vinyl window in the back. Both are the exact dimensions of the existing windows.
- Amanda McKnight-Grafton noted that this house was the award winner for exterior paint in the 2008 Historic Preservation awards.
- Todd McNall made a motion to approve the COA for 1721 Blake Blvd. SE. Barb Westercamp seconded the motion. The motion passed unanimously.

2.c) Citywide Survey

- Anne Russett stated that the Citywide Survey has been before the Commission in the past and it is related to one of the MOAs with FEMA, SHPO, and Iowa Homeland Security. Staff originally presented the Citywide Survey to the Commission on October 9 and the Commission requested more time for review of the document. On October 23, the Commission provided recommended edits and requested that these changes be incorporated into the Citywide Survey. These recommended edits have been incorporated and they are in the survey dated November 2014. SHPO agreed with the changes. Staff recommended that the Commission approve the corrected version of the Citywide Survey.
- Mark Stoffer Hunter made a motion to approve the corrected version of the Citywide Survey. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

3. Old Business

a. Religious Buildings Survey

- Anne Russett stated that this is one of the projects related to the MOA with FEMA, SHPO and Iowa Homeland Security that resulted from the flood of 2008. The City contracted the Louis Berger Group for the development of this survey. The consultant provided a preliminary draft of the multiple property documentation form and the site inventory forms for eligible properties. One of the religious properties must be selected to move forward with nomination to the National Register of Historic Places. Staff would like a recommendation from the Commission of which religious building to move forward with nomination to the National Register.
- The Commission discussed the three religious buildings being considered for nomination: St. James Methodist Church, Hus Memorial Presbyterian Church, and First Presbyterian Church, with Camilla Deiber from the Louis Berger Group.
- The Committee agreed that no matter which church is chosen the Commission would like to put in a nomination for the other two churches to become local landmarks.
- Since St. James Methodist Church tried, on their own, to be listed in the National Register, is an example of post-World War II architecture, and had flood damage in 2008 the Commission agreed that they might benefit the most from this nomination.
- Todd McNall made a motion to nominate St. James Methodist Church to the National Register. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

3.b) Sinclair Booklet

- Anne Russett stated that this project is related to the MOA regarding the demolition of historic properties at the former T.M. Sinclair & Co. Packing House. Louis Berger Group is the consultant for this project and they have provided a draft of the booklet text. The draft was sent to FEMA and SHPO. SHPO has reviewed and approved the draft and FEMA has provided comments. FEMA requested that the Commission have an opportunity to review the draft text and provide any comments. Once staff receives all the comments they will be working on a final draft of the booklet and will be printing up to 1200 copies that will eventually be distributed to various organizations.
- The Commission will need more time to review the booklet. Any comments can be sent to Anne Russett by Friday, November 21. The final draft needs to be done by the end of the month.

3.c) Link-Belt Speeder Booklet

- Anne Russett stated that this is a very similar process and timeline as the Sinclair Booklet. This is one of the projects identified through the MOA regarding the

demolition of the Link-Belt Speeder Corporation and Public Works Building. Louis Berger Group is the consultant. Draft text has been sent to SHPO and FEMA. SHPO has approved the content and FEMA and Homeland Security provided some comments and edits.

- The Commission will review the content and send any comments to Anne Russett by Friday, November 21. The Commission would like to see each other's comments so that there is no duplication.

3.d) Demolitions under review – 1257 3rd Avenue SE – Private Property – November 17, 2014

- Beth DeBoom stated that the church owns the property and is very eager to get the house moved. The church would like a timeline of when the house will be moved. Discussion followed on clarifying details with the church and finding a new lot for the house.
- The hold on the property will expire on November 17 and if the church comes in to apply for the demolition permit and they meet the conditions that the permit needs to have on it then Building Services will have to issue it.
- This discussion will be on the December agenda.

Jeff Hintz stated that a demolition came in and the Commission will have to meet before Thanksgiving. The demolition will be the only item on the agenda. The Commission will meet on Tuesday, November 25 via conference call.

3.e) Preservation Showcase Subcommittee Update

- Amanda McKnight-Grafton reminded everyone to meet with their subcommittees and stated that she will send out the financial information to everyone.
- Amanda McKnight-Grafton handed out a draft work plan to the Commission.

3.f) Downtown Survey Draft Multiple Property Documentation Form

- Anne Russett showed an updated map of the proposed downtown national historic district from the draft survey that was sent to the Commission for their review. Staff is asking for any comments on the survey before it goes forward to SHPO on December 1. Comments can be sent to Anne Russett by Tuesday, November 18.

Todd McNall brought up an issue that was discussed in the previous meeting about broken tile in front of the Chrome Horse. Tim Oberbroeckling noted that these same concerns were brought up by the Commission at the previous meeting. Staff will reach out to Public Works again to see if a positive solution can be identified.

Jennifer Pratt arrived at 5:45 p.m.

Mark Stoffer Hunter and Barb Westercamp left the meeting at 5:47 p.m.

4. MOA/LOA Project Updates

Anne Russett provided an update on the following MOA projects:

- Religious Building Survey, Industrial Survey, Downtown Survey - 12/1/15 SHPO Deadline
- Historic Preservation Plan - Draft Plan 1/31/15
- Kiosk 3rd St & 12th Ave SE – Design & Location 12/31/15

- Signage for historical districts – The signs are scheduled to be up in the spring.
- GIS Database – Staff will be able to get a sneak peak.
- Digitization of Farmstead Food Collection - Executed contract with Summit Envirosolutions 11/14

5. Good of the Group

- Jeff Hintz congratulated Tim Oberbroeckling and the Commission for the local landmark designation of Tim's property. It will need to be added to the City Council agenda public hearing and consideration of an ordinance that would make it the first local landmark in Cedar Rapids.

6. Adjournment

- Tim Oberbroeckling made a motion to adjourn the meeting at 5:57 PM. Todd McNall seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Anne Kroll, Administrative Assistant
Community Development

DRAFT



Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: November 25, 2014

Property Location: 1020 30th Street NE

Property Owner/Representative: Dale and Gail Nordby

Year Built: 1910

Description of Agenda Item: Demolition Application COA Other

Background and Previous HPC Action: The applicant has indicated on the application a new house will be built on the property in 2015. This structure is one of the oldest on the block, evidenced by the much larger setback it has compared to other developments which occurred in the 1950's. The exterior elements of this house are certainly not original, as the exterior looks much like neighboring properties developed at a much later time.

No information was provided for further contact, however in 2004 the property was classified as functionally obsolete; in 2002 the property was in need of maintenance and in poor condition with a 1990's roof. Assessor's records **do not** indicate this work or any other repair/update work has occurred on the property.

Historic Eligibility Status: Eligible Not Eligible Unknown N/A

Explanation (if necessary):

The 2014 Cedar Rapids Citywide Historic and Architectural Reconnaissance Survey **does not** indicate this property to be historic, or located within a potentially historic neighborhood recommended for further study.

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: Immediate release.

Rationale: Lack of historical or defining features on the property and plans for infill redevelopment of the property in 2015.



City of Cedar Rapids
 Building Services Department
 500 15th Avenue SW, Cedar Rapids, IA 52404
 Main Phone: (319) 286-5831 Fax: (319) 286-5830

DEMOLITION PERMIT APPLICATION

Permit is valid for 30 days from date of issue

Address of Demolition: <u>1020 30th St NE</u>		Approximate Age of Structure/Year Built: <u>1910</u>
GPN: <u>14103-80002-00000</u>	Reason: (optional) <u>To rebuild on site</u>	Future Plans: (optional) <u>Build new home in 2015</u>
Property Owner's Name: <u>Dele M. and Gail Nordby</u> Phone: _____		
Property Owner's Address: <u>1237 32nd St NE</u> City / State / Zip Code <u>Cedar Rapids Iowa 52402</u>		
Contractor's Name: _____ Phone: _____		
Contractor's Address: _____ City / State / Zip Code _____		
Type of Building: <input type="checkbox"/> Single Family <input type="checkbox"/> Multi Family # _____ Units <input type="checkbox"/> Commercial <input type="checkbox"/> Accessory Building	Size of Building: Dimensions are: _____	Height: _____
Building has Basement: <input type="checkbox"/> Yes <input type="checkbox"/> No if Yes, What Dimensions: _____		
DISPOSAL OF DEMOLITION MATERIALS		
<input type="checkbox"/> City of Cedar Rapids Landfill Address: _____ Phone #: _____		
<input type="checkbox"/> Private Landfill – Contact: _____		
It is the Responsibility of the Permit Holder 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.		
CONTRACTOR'S SIGNATURE: _____		DATE: _____
OFFICE USE ONLY		
UTILITIES DISCONNECTION INFORMATION & APPROVALS		
Water:	Alliant Energy:	
Sewer:	Mid-American Energy:	
CED:	MediaCom:	
Zoning:	CenturyLink:	
	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:	

Print report.

[Search](#)

Appraisal Summary - GPN: 14103-80002-00000

(141038000200000)

Property Address: 1020 30TH ST NE
Cedar Rapids, IA



[Additional Photos...](#)

Class: RESIDENTIAL Tax District: 201 CR

PDF: Res Permit Region 4 Neighborhood: NE 143

Plat Map: 1923

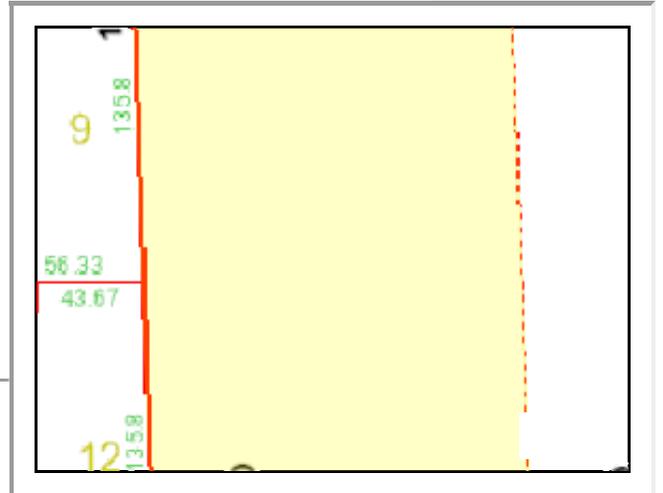
Deed Holder: FEDERAL HOME
LOAN MORTGAGE
CORP

Mailing Address:
8200 JONES BRANCH
DR
MCLEAN VA 22102-
0000

Legal Description: LANDS (LESS STS) & (LESS W 180') S 2AC
W 1/2 NE SE SW STR/LB 10 83 7

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.

- [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: 1 Acres; 43560 SF

SEGMENT #2: 0.03 Acres; 1306.8 SF

RESIDENTIAL DWELLING

Occupancy: Single-Family
 Style: 1 Story Frame
 Year Built: 1910
 Exterior Material: Alum
 Above-Grade Living Area: 912 SF
 Number Rooms: 4 above, 0 below
 Number Bedrooms: 2 above, 0 below
 Basement Area Type: 3/4
 Basement Finished Area: 0 SF
 Number of Baths: 1 Full Bath
 Central Air: No

Heat: Gravity
 Number of Fireplaces: None
 Garage: 400 SF - Att Frame (Built 1910)
 Porches and Decks: Concrete Patio-Med (144 SF); 1S Frame Open (160 SF); 1S Frame Enclosed (80 SF)
 Yard Extras: Sheds

NOTES:

PRE RVAL:Inflnc1:EXCESS(50). FuncDesc:UT. FuncDesc:UT.

PRE RVAL:ALUM SIDING, WINDOWS & DOORS. WD DECK=AROUND POOL. BSMT=LOW CEIL (APPROX. 5'). HT=1960±. TILE=BTTA.

10/07/2002-BSMT-5' CLG. ORIGINAL PAINTED PINE CABINETS, NO CLOSET IN ONE BDRM, NO RECENT RENOVATIONS, NEEDS MAINTENANCE. EP POOR CONDITION. 1990'S ROOF.

2004 - FUNC OBSOL (VERY LOW BSMT CEIL).

1-2012 MAP FACTOR ADJUSTED DUE TO MARKET CONDITION

1-2013 6YR CYCLE - ESTIMATED NO CHANGES. 7/24/2012 AE

1-2013 - HOMEOWNERS QUESTIONNAIRE MAILED 12/7/12

1 - 2014 MAP FACTOR ADJUSTED DUE TO MARKET CONDITION

2014 ASSESSMENT

Land \$35,075
 Dwelling \$54,163
 Improvements \$0
 Total \$89,238

SALES

Date	Type	Volume/Page	\$ Amount
7/1/2014	Deed	9019/43	\$125,793
5/29/2007	Deed	6692/394	\$87,500
6/28/1990	Deed	1961/93	\$0

2013 ASSESSMENT

Land \$35,075
 Dwelling \$56,352
 Improvements \$0
 Total \$91,427

PERMITS

Date	Description
3/18/1998	WORK ORDER

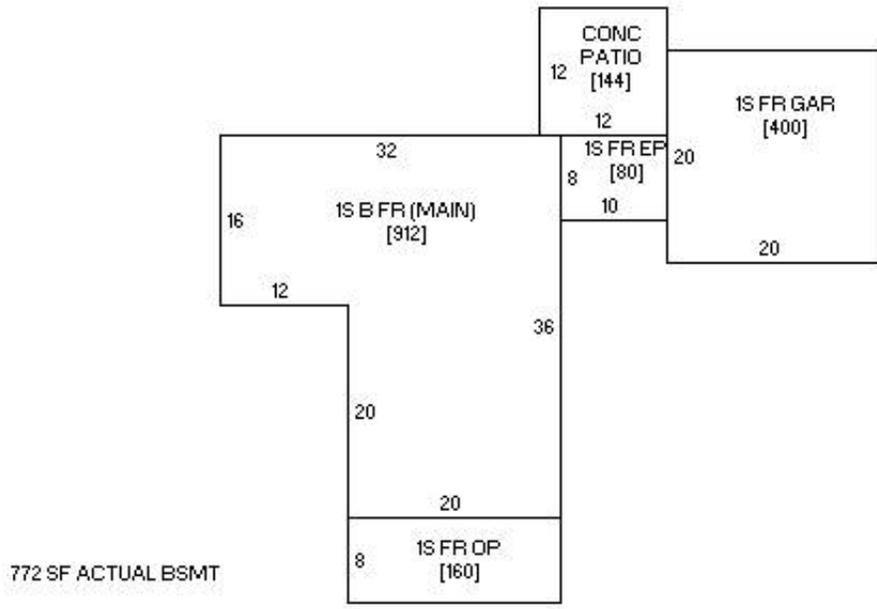
2012 ASSESSMENT

Land \$35,075
 Dwelling \$55,805
 Improvements \$0
 Total \$90,880

2011 ASSESSMENT

Land \$35,075
 Dwelling \$59,087
 Improvements \$0
 Total \$94,162

Sketch



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

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