

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