

MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, August 14, 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
 Bob Grafton
 Caitlin Hartman
 Ron Mussman
 Tim Oberbroeckling
 Mark Stoffer Hunter
 Barbara Westercamp

Members Absent: Sam Bergus

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

Guests: Richard Held, Dave O'Clair, Rick Wink, Richard Luther, Jason Rogers,
 Cindy Hadish, Derrick Eberle, Sheree Ramm

Call Meeting to Order

- Amanda McKnight Grafton called the meeting to order at 4:30 p.m.
- Nine (9) Commissioners were present with one (1) absent.

1. Approve Meeting Minutes

- Tim Oberbroeckling made a motion to approve the minutes from July 24, 2014. Ron Mussman seconded the motion. The motion passed unanimously.

Pat Cargin arrived at 4:34 p.m.

2. Action Items

a. DEMOLITION Applications

i. 315 23rd Street NE – Private Property

- Jeff Hintz stated the property was built in 1936 and had a fire this past winter. The house is not individually eligible for the National Register of Historic Places.

- Todd McNall made a motion to approve demolition of 315 23rd Street NE. Barbara Westercamp seconded the motion. The motion passed unanimously.
- ii. 2709 O Avenue NW – Private Property**
- Mr. Hintz stated the property has had multiple alterations over the years and has been vacant since 2009. The owner lives in Texas and would like to sell the land and feels it would be easier to sell a vacant land.
 - Tim Oberbroeckling made a motion to approve demolition of 2709 O Avenue NW following the completion of exterior photo documentation. Todd McNall seconded the motion. The motion passed unanimously.
- iii. 5549 6th Street SW (Back Warehouse) – Private Property**
- Mr. Hintz stated the demolition application is for a warehouse located on the back portion of the property. The warehouse has been gutted out and the space will be used for future expansion.
 - Todd McNall made a motion to approve demolition of the back warehouse at 5549 6th Street SW. Tim Oberbroeckling seconded the motion. The motion passed unanimously.
- iv. 2040 D Street SW – Private Property**
- Mr. Hintz stated the property was damaged in the 2008 flood and is structurally unsafe. The property has been vacant for several years.
 - Tim Oberbroeckling made a motion to approve demolition of 2040 D Street SW. Ron Mussman seconded the motion. The motion passed unanimously.
- v. 4524 C Avenue NE – City-owned Property**
- Mr. Hintz stated City staff has reached out to the public to have the building relocated and no interest was expressed. The property will be removed to realign traffic flow in the area and is part of a capital improvement project.
 - Ron Mussman made a motion to approve demolition of 4524 C Avenue NE. Tim Oberbroeckling seconded the motion. The motion passed unanimously.
- vi. 504 2nd Street SW – City-owned Property**
- Mr. Hintz stated the City attempted to dispose of the property and no interest was expressed.
 - Tim Oberbroeckling made a motion to approve demolition of 504 2nd Street SW. Mark Stoffer Hunter seconded the motion. The motion passed unanimously.
- b. Certificates of Appropriateness (COA)**
- i. 335 18th Street SE – Replace porch stairs**
- Mr. Hintz stated the property owner would like to replace concrete steps leading to the porch with wood steps. The guidelines recommend use of wood steps.
 - Derrick Eberle stated the stairs would be replaced with treated wood and the wood would be painted next spring. The columns of the porch would also be replaced with wood columns.
 - Todd McNall made a motion to approve the COA Application for replacement of porch stairs with wood stairs and replacement of columns with wood columns at 335 18th Street SE. Tim Oberbroeckling seconded the motion. The motion passed unanimously.
- ii. 1815 3rd Avenue SE – Replace windows, door and siding.**
- Mr. Hintz stated the property owner would like to replace the front door, front windows and siding. The owner is proposing the existing storm door be removed and the wood door would be replaced with a wood stained fiberglass door. The owner is proposing aluminum siding be removed and replaced with vinyl siding. The owner is

also proposing to remove three windows on the front of the house and either replace with vinyl or wood windows.

- Discussion included the use of a liaison to assist with siding options as vinyl is not a preferred material in the historic district. Discussion also included how the pattern on the front door matches the patterns on the windows and how it is a historic pattern. It was recommended the HPC assign a liaison to work with the property owner. Bob Grafton volunteered to serve as the liaison.
- No action was taken and the property owner will return at a future meeting with new proposals after working with the liaison.

3. New Business

a) Demolition Previews

i. 1505 6th Street SW

- Mr. Hintz stated the property is zoned commercial and was built in 1931. The property is not eligible for the National Register of Historic Places and there are currently no plans for the property.
- The commission expressed interest in photo documentation and salvage of the property prior to demolition.

ii. 360 15th Street SE

- Dave O'Clair stated Affordable Housing Network, Incorporated (AHNI) owns the duplex at 360 15th Street SE and acquired the property due to numerous police calls. AHNI is trying to clean up the neighborhood and after purchasing the property discovered the property does not have a good layout to easily be converted to a single family home. The cost of conversion and renovations to the property would be more than expensive that demolition and building new. AHNI is considering demolition of the existing building and put the lot into the ROOTs program to build a new house with a similar footprint. The current property has some termite damage and the roof is in poor condition.
- The commission expressed interest in AHNI looking into options of repairing the building and saving it. Mark Stoffer Hunter agreed to look into the history of the property and share information with AHNI.

b) Local Landmark Requests

i. 301 2nd Avenue SW (Former Corner Pocket)

- Richard Luther stated the property is being acquired from the City of Cedar Rapids and they would like to establish its historical significance to use historic tax credits. The property was built in 1976 and was commercial infill on the west side of Cedar Rapids. The State was already reviewed an application and determined the property not eligible for the National Register of Historic Places. However, the property is locally significant and should be a local landmark.
- Mr. Hintz stated the process to designate a local landmark is similar to local historic districts as the commission needs to make a motion to send the application on to the State for review and comment. Once the comments are received the City Council will review the comments and determine if the property should be a local landmark.
- Discussion included the fact the building represents a 1950's brick style and the building is a component of the neighborhood.
- Barbara Westercamp made a motion to recommend 301 2nd Avenue SW for local landmark designation. Mark Stoffer Hunter seconded the motion. The motion passed unanimously.

ii. 845 1st Avenue SE (Ausadie Building)

- Tim Oberbroeckling abstained from discussion.
- Barbara Westercamp made a motion to recommend 845 1st Avenue SE for local landmark designation. Todd McNall seconded the motion. The motion passed unanimously.

c) Summit Award Nominations

- Ms. McKnight-Grafton explained many nominations were received and a subcommittee met to choose the winners. The winners will have awards engraved for them and they will be presented at a ceremony during the Preserve Iowa Summit. Ms. McKnight-Grafton identified the winners of the various categories.

d) Flash Flood Damaged Properties Update

- Kevin Ciabatti stated staff has attempted to contact property owners that were impacted by the flash flooding in June. Some of the damaged properties are in the National Register Historic District. A number of the property owners are already making repairs or have indicated repairs will be made.

4. Adjournment

- Todd McNall made a motion to adjourn the meeting at 6:48 p.m. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Alicia Abernathey, Administrative Assistant II
Community Development