
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 25, 2015

in the

Collins Conference Room, City Hall

101 First Street SE, Cedar Rapids, Iowa

AGENDA

Call Meeting to Order

1. 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.

2. Approve Meeting Minutes

3. Action Items

a) Demolition Applications

(10 minutes)

i. 121 7th Street SW – *Private Property*

4. Adjournment

MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, June 11, 2015 @ 4:30 p.m.
Training Room, City Hall, 101 First Street SE

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

Members Absent: B.J. Hobart

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

Call Meeting to Order

- Amanda McKnight Grafton called the meeting to order at 4:33 p.m.
- Ten (10) Commissioners were present with one (1) absent.

1. Public Comment

Tamara Dallege stated that she lives at 1403 2nd Avenue and her home was designed by Josselyn & Taylor who also designed Brucemore. The property also has a structure that was a ticket booth on the original fairground site. Ms. Dallege is seeking to have her home recognized as a Local Historic Landmark and is looking for the support of the Commission. The Commission is supportive and will work with the applicant.

2. Approve Meeting Minutes

- Tim Oberbroeckling made a motion to approve the minutes from May 28, 2015. Barb Westercamp seconded the motion. The motion passed unanimously.

3. Action Items

a) Local Landmark Applications

i. 346 2nd Avenue SW – Grant Vocational High School

- Jeff Hintz stated that Aspect, Inc. is the owner, and in January, they applied for a National Register nomination that the Commission and City Council recommended approval of. This property is currently under review by SHPO for National Register of Historic Places (NRHP) designation. The NRHP nomination is based upon historic events. It is not eligible architecturally due to alterations as it was surveyed as part of the St. Patrick's Survey in 2009. Staff recommends the Commission advance the application to SHPO for formal review and comment on the proposal. Following the SHPO review, it will go to the City Planning Commission (CPC) for recommendation and then on to the City Council for consideration. It will probably take until the end of the summer for final approval.
- Mark Stoffer Hunter asked staff to keep the Commission informed of when this property will go to CPC and City Council.
- Barb Westercamp asked what architectural changes were made to the building. Mark Stoffer Hunter shared some of the history on the building. The two big windows in front were made smaller, but the owners are considering bringing those back to size and one of the front entrances was removed. Sam Bergus stated that the roof line was also changed.
- Todd McNall made a motion to approve supporting the nomination of Grant Vocational High School for a Local Historic Landmark. Mark Stoffer Hunter seconded the motion. The motion passed unanimously.

4. New Business

a) Flood Control System Presentation

- Anne Russett stated that this is a continuation of the discussion from March 12, 2015 related to the proposed Flood Control Alignment. Staff reviewed the historical properties that could possibly be affected by the proposed Flood Control Alignment. These properties are either eligible for listing or already listed on the National Register. There are sixteen total properties. Four properties may need demolition or relocation, nine have no physical impact and three are unknown. The proposed Flood Control System Alignment will go to City Council for review and approval on June 23, 2015.
- Mark Stoffer Hunter asked if the HPC will be involved in the demolition/relocation process. Anne Russett stated that they HPC will be involved in their regular process of reviewing demolitions. The purpose of bringing these properties forward is to give the Commission time to speak with property owners and to pursue relocation.
- Ann Poe stated that the City does not have a lot of money. Money is coming from the Growth Reinvestment Initiative from the State, especially as it relates to the west side for flood protection and over the years that will grow. This project, especially as it relates to the properties on the west side of the river, is a 20 year project. The Commission will not be rushed into these decisions because there is plenty of time to make decisions on these properties. The property owners will know after June 23, 2015 if their property will be affected.
- Mark Stoffer Hunter stated that his biggest concern is Masaryk Park because there are a lot of items in the park that will need to be removed and relocated.
- Sam Bergus asked about the City owned empty lots in the Time Check area and if the properties listed under demolition/relocation could be moved to those lots. Ann Poe stated that it depends on what source of funding was used to purchase the lots. If FEMA money was used, nothing can be built in that area. If CDBG money was used, it was designated because of flood protection. Sam Bergus asked how many of those plots of land would be viable for relocation. Amanda McKnight Grafton stated that at the flood wall presentation at the library there was a map that showed the properties that the City

had purchased and it showed in color coding what funding was used for each lot. The Commission would like a copy of that map so that when talking to homeowners it would be helpful to see what the options are.

- Kevin Ciabatti noted that there is a hold on permits for anyone in this area until the Flood Control Alignment System is approved by City Council, so that homeowners are not spending money on property that could be affected.
- Caitlin Hartman asked if there was any assistance available for the homeowners who would have to go through demolition or relocation. Jennifer Pratt stated that they would be eligible for assistance with the Uniform Relocation Act. Todd McNall asked if the City could provide a lot for these property owners to relocate to. Jennifer Pratt stated that the ROOTs Program lots are available for that type of situation, but there is no other funding source.
- Tim Oberbroeckling asked if there were plans down the road to protect May's Island. Sandy Pumphrey stated that the GRI application to the State had May's Island as an eligible item, but it is not part of the budget at this time. Should the GRI money and grant be extended or somehow build the system less expensively there would then be money to do additional projects. May's Island is one of those projects. Ann Poe stated that Linn County has spoken to a vendor that provides removable walls to go around some of that.
- Ron Mussman asked if the restrictions on the lots purchased with different funds will last forever. Sandy Pumphrey stated that it does in deed restricted lots because FEMA's program is a hazard mitigation program. The whole purpose is to remove property out of harm's way, so they have to restrict that property from redevelopment because that is violating the purpose of why they are restricted.
- Staff will have the color coded map available to the Commission at the July 23, 2015 meeting.
- Todd McNall asked if the process at Masaryk Park could start sooner to have time to determine what needs to happen. Ann Poe stated that after the June 23, 2015 meeting there will be guidance with the policy that is associated with the alignment. This will help the citizens prepare for the future. Ann Poe asked that staff also show on the color coded map the FEMA land, CDBG land, and HMGP land.

5. Old Business

a) Draft Historic Preservation Plan

- Anne Russett discussed an overview of outreach, the Vision for Preservation, some key initiatives, and the plan development and review process. The objective for this meeting is to obtain any additional feedback and comments on the Plan prior to final review and recommendation in August.
- The Commission discussed some of the edits that need to be done in the Plan.
- The Commission discussed changes to Chapter 18. Anne Russett clarified that the Plan is noting that staff and the Commission will work on Chapter 18 after the Plan is adopted. Work on Chapter 18 will begin in the fall.

6. MOA/LOA Project Updates

- Anne Russett stated that there are a couple outstanding mitigation measures that are on the MOA. One of those is completing five workshops. On May 14, 2015 the HPC unanimously agreed on the following topics for the 5 remaining workshops/training: adaptive re-use of historic properties (e.g. schools, churches); salvage and re-use of building materials; the City's Preservation Program with HPC and the community, GIS, benefits of historic preservation; historic preservation and sustainability; and a tour

focused on home moves. At the May 28, 2015 meeting, the HPC asked staff to inquire about amending the MOA to remove these workshops and add a 2017 Preservation Showcase. Staff spoke with State and there were issues identified with a possible amendment. One is that this would change the intent and duration of the LOA. Most of the LOAs with local jurisdictions only last three years. This one is at five years and extending it would be six years. All of the local jurisdictions that have these agreements all expire in 2016 so we would be asking for an exception. Some of these workshops can be incorporated into the 2016 Showcase as long as State knows what the topics are well in advance of the Showcase. Staff recommends not having all five at the Showcase. Staff does not recommend moving forward with the amendment request. Another concern is that there is no guarantee they will approve it and time will be lost.

- Jennifer Pratt stated that it is not just this program, we are hearing from IEDA on all of these grants and they are getting pressure from HUD and FEMA at a national level to wrap these things up. The grants cannot close out until every activity is done and paid for. They are getting pressure at a federal level and threats of cutting off funding. This amendment does not have a good chance at getting approval. Ann Poe agrees.
- After discussion, the Commission unanimously agreed not to go forward with the amendment request. Three of the workshops will be part of the 2016 Showcase and the other two will be split with one before the Showcase and one after.

7. Announcements

- Bob Grafton stated that St. Paul's United Methodist Church is planning an expansion and brought the plans for the Commission to see. Anne Russett stated that staff is aware of this and have had meetings with the property owners and will keep HPC informed. Amanda McKnight Grafton requested that an HPC Commissioner join the meetings with the property owners.
- Anne Russett stated that Council approved HPC's recommendation on June 9, 2015 so staff is moving forward to find a consultant to do the cost estimates for the stabilization of the Knutson Building. Staff will need an HPC volunteer to be part of the process. Todd McNall volunteered.
- Jeff Hintz stated that the new signs for the Historic District have been finalized and shipped and will arrive soon. Staff will work with the Communications staff on an event for unveiling the signs.

8. Adjournment

- Barb Westercamp made a motion to adjourn the meeting at 5:59 p.m. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Anne Kroll, Administrative Assistant II
Community Development



Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: June 25, 2015

Property Location: 121 7th Street SW

Property Owner/Representative: Neighborhood Development Corporation

Owner Number(s): 319-538-7732 **Demolition Contact:** same

Year Built: 1910

Description of Agenda Item: Demolition Application COA Other

Background and Previous HPC Action: The property is slated for demolition to make way for an infill project of row homes, which six would face onto 2nd Avenue SW between 6th and 7th Streets SW as well as four which would face 7th Street SW. The applicant hopes for a demolition in mid-July after salvage by Habitat for Humanity has taken place on the structure. The property is vinyl sided on the first floor and the siding transitions to wood lap siding on the 2nd floor and attic dormer.

Interior and exterior documentation of the property is permissible should the Commission desire. Considering the non-eligibility status, photo documentation is optional for this item. A salvage is scheduled to take place with Habitat for Humanity prior to demolition.

Historic Eligibility Status: Eligible Not Eligible Unknown N/A

Explanation (if necessary):

The 2009 St. Patrick’s survey does not indicate this property to be historic and deemed the structure not eligible for listing on any state or national register.

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.

The State Historic Preservation Office (SHPO) has reviewed and concurred with both of these surveys.

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: No eligibility for listing on National or State Historic Registers. Staff does not find this property to be a good candidate for local landmarking. Two architectural reconnaissance surveys indicate this property is not significant.

Print report.

[Search](#)

Appraisal Summary - GPN: 14291-80009-00000

(142918000900000)

Property Address: 121 7TH ST SW
Cedar Rapids, IA



[Additional Photos...](#)

Class: RESIDENTIAL

Tax District:

20116
CR-
TIME
CK/ST
PATS
TIF
NW
318

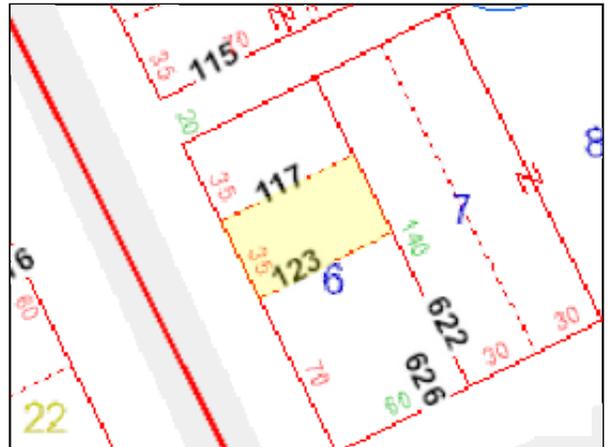
PDF: Res Permit Region
10

Neighborhood:

Plat Map: 2426

Deed Holder: NEIGHBORHOOD
DEVELOPMENT
CORP

Mailing Address: OF CEDAR RAPIDS
225 2ND ST SE
STE 300
CEDAR RAPIDS IA
52401-1400



Legal Description: BROWN'S 1ST SE 35' NW 70' STR/LB 6 50

Homestead: **Military:**

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

For dual class parcels (96) the land values are combined. The land values for these parcels will be split on the website at a later date.

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
	35	35	60	60

RESIDENTIAL DWELLING

Occupancy: Single-Family
Style: 2 Story Frame
Year Built: 1910
Exterior Material: Wd Lap / Vinyl
Above-Grade Living Area: 1,592 SF
Number Rooms: 7 above, 0 below
Number Bedrooms: 3 above, 0 below
Basement Area Type: Full
Basement Finished Area: 0 SF

Number of Baths: 2 Full Bath
Central Air: No
Heat: FHA - Gas
Number of Fireplaces: None
Garage: None
Porches and Decks: Wood Stoop (11 SF); 1S Frame Open (220 SF)
Yard Extras: None

NOTES:

PRE RVAL:2 Story Plus.

PRE RVAL:X-PLMB=1BT, SS-B N/C , 11/08/2000: CV TO SFD, PIPES HAD FROZEN AND NEED REPAIR-DP.

1-2009 FLOOD ADJUSTED PROPERTY C-2010. 1/7/09 JC

1-2009 -- FLOOD ECONOMIC ADJUSTMENT 25%

1-2010 FLOOD REPAIRS COMPLETE - REMOVED -31% INCOMPLETE STATUS; CHANGED CONDITION OF DWLG FROM BELOW NML TO ABOVE NML; REMOVED (1) NO BATHROOM & ADDED (2) FULL BATHS; CHANGED INTERIOR FINISH FROM PLASTER TO PLASTER/DRYWALL; CHANGED BEDROOM COUNT FROM 3 TO 4-NAV; APPROX 3 FT OF WATER ON MAIN LEVEL DUE TO 2008 FLOOD; REPLACED IN 2008/2009: (9) WINDOWS, SIDING-10FT UP, FURNACE, WATER HEATER, ELEC, INSULATION, SUBFLOOR, DRYWALL-5FT UP, FLOORING FINISH (NEW CARPET/VINYL), UPPER/LOWER KITCHEN CABINETS & COUNTERTOPS & PLUMB FIX'S-NEW TUB, SINK & STOOL; NO FOUNDATION PROBLEMS; INFO PER OWNER BY PHONE 3/22/2010 JC / EXTERIOR INSPECTED 3/5/2010 BS

1-2011 6YR CYCLE - ADDED 11 SF WD STP; EST LDH - 11/17/2010 CLP

1-2011 - HOMEOWNER QUESTIONNAIRE MAILED 1/14/2011

1-2013 REMOVED 25% FLOOD ECON FOR MARKET/EQUITY. 3/1/13 JA

1-2015 UPDATED MANUAL LEVEL AND DEPRECIATION SCHEDULE BASED ON MARKET CONDITIONS.

For dual class parcels (96) the land values are combined. The land values for these parcels will be split on the website at a later date.

2015 ASSESSMENT

Land \$6,500
 Dwelling \$68,200
 Improvements \$0
Total \$74,700

SALES

Date	Type	Volume/Page	\$ Amount
9/14/2010	Deed	7971/452	\$74,000
7/1/2004	Deed	5708-87	\$65,950
10/31/2000	Deed	4186/663	\$55,000
6/3/1997	Contract	3497/148	\$50,500

2014 ASSESSMENT

Land \$6,510
 Dwelling \$68,205
 Improvements \$0
Total \$74,715

PERMITS

Date	Description
4/14/2010	REPAIR
3/2/2010	REPAIR
5/22/2009	REPAIR
1/12/2009	2008 FLOOD
1/2/2009	REPAIR

2013 ASSESSMENT

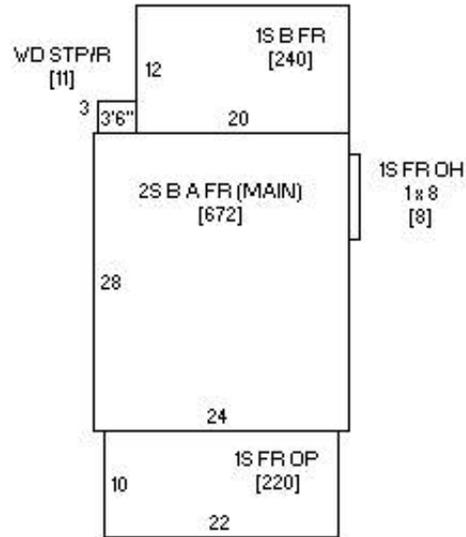
Land \$6,510
 Dwelling \$68,205
 Improvements \$0
Total \$74,715

2012 ASSESSMENT

Land \$4,882

Dwelling \$51,153
Improvements \$0
Total \$56,035

Sketch



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

Disclaimer: The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed. The maps and data provided by this web site, represent data from the Cedar Rapids City Assessor's Office, as used for assessment purposes. No warranty, expressed or implied, is provided for the data herein or its use.

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