
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, August 27, 2015

in the

Training 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 (20 minutes)
 - i. 43 20th Avenue SW - *City Owned Property*
 - ii. 63 17th Avenue SW – *City Owned Property*
- b) Invitation to comment on Magnus Brewery Cellars from Iowa DOT (10 minutes)
- c) Establishment of Chapter 18 subcommittee (10 minutes)

4. Old Business

- a) Knutson Building Update (5 minutes)

5. MOA/LOA Project Updates – (if necessary) (5 minutes)

6. Announcements

7. Adjournment

MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, August 13, 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
Todd McNall
Pat Cargin
Barbara Westercamp
Mark Stoffer Hunter
Sam Bergus

Members Absent: Caitlin Hartman
B.J. Hobart

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

Call Meeting to Order

- Amanda McKnight Grafton called the meeting to order at 4:33 p.m.
- Nine (9) Commissioners were present with two (2) absent.

1. Public Comment

- No public comment

2. Approve Meeting Minutes

- Barb Westercamp made a motion to approve the minutes from July 23, 2015. Todd McNall seconded the motion. The motion passed unanimously.

3. Presentation – St. Paul’s Church

- Dale Moore presented on St. Paul’s Church’s expansion plan. Mr. Moore gave a brief history, a timeline, and their process moving forward. The project has three phases and phase one will begin once the funds are raised. The first phase is to remodel the current structure, the second phase is to add additional spaces for ministry, and the third phase is for expansion. Each phase will cost \$5 million and they are at \$4.25 million for the first phase currently.

- Dave Zharadonick shared the master architectural plans and the scope of work. The Church is working with SHPO on the master plan.
- The Commission discussed the materials that would be used for new construction and hopes that the Church will be cognizant of the neighborhood appearance.
- Mark Stoffer Hunter stated that this type of project has not been done in a local historic district and that the Commission would like to be a part of the process.
- Dave Zharadonick stated that there is a house located at 1316 3rd Avenue that the church owns and are not sure what to do with it yet. The Church is open to having that property moved. Tim Oberbroeckling asked if the house was being secured while not in use. Dale Moore stated that they will look into that. The Commission is interested in having the house moved instead of demolition if the house is not in the future plans for the property.
- Amanda McKnight Grafton shared some concerns with using modern materials and wanted to make sure that the new buildings would not be too modern and pay homage to the neighborhood. Dale Moore stated that they have received a good response from SHPO.
- Jennifer Pratt stated that there are two topics for follow-up. The immediate topic is discussion on the residential structure. Staff will work to keep that line of communication open. For phases two and three the dialogue will continue.

4. Action Items

a) Certificates of Appropriateness

i. 1625 Grande Avenue SE – installation of front steps

- Jeff Hintz stated that the Commission can 1) approve the application as submitted, 2) approve with modifications (only if all changes are agreeable to applicant), or 3) disapprove application (to be used if changes are not agreeable). Jeff Hintz shared the District Guidelines for porches and shared pictures of the project. Staff recommends option 1 because the proposal is to remove an element which is not recommended. The replacement would be composite wood for maintenance and longevity concerns and materials choice falls closer to recommended than not recommended, but is not specifically mentioned in the guidelines for porches. The basis for the recommendation is the removal of not recommended material, steps are not a defining feature, composite material mimics the appearance of wood, and this is a positive non-permanent change for the property.
- Sandy Casas, the applicant, stated that the current steps do not go all the way up to the door and are uneven. Ms. Casas prefers to have the grey color as it matches the house better.
- Todd McNall made a motion to approve the Certificate of Appropriateness for the installation of front steps at 1625 Grande Avenue SE. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

b) Historic Preservation Plan

- Anne Russett stated that there have been many discussions on the Preservation Plan and staff is asking that the Commission recommend that the City Council adopt the Plan. The City Planning Commission recommended adoption by the City Council. Anne Russett provided the background and public outreach efforts of the Plan.
- Nore´ Winter of Winter and Company discussed the Historic Preservation Plan Table of Contents, key revisions, how to use the Historic Preservation Plan, the Vision for

Preservation, key planning/preservation initiatives, preservation program components, distribution of buildings by age, and other planning efforts.

- Todd McNall made a motion to recommend adoption of the Historic Preservation Plan to the City Council. Tim Oberbroeckling seconded the motion. The motion passed unanimously.
- Amanda McKnight Grafton asked if the next step is to go to a Council meeting or if someone else looks at it first. Anne Russett stated that staff is taking it to Development Committee on September 16, 2015 and then to City Council on September 22, 2015.
- Todd McNall would like staff to emphasize to the City Council that there are a limited number of buildings dated 1840-1890 and that they are very important to save.

c) Update to Chapter 18 – Historic Preservation of the Municipal Code

- Anne Russett stated that updating Chapter 18 is a priority initiative in the Plan.
- **HPC Discussions**
 - **July 9:** The Commission proposed an alternative approach to updating Chapter 18 - focus on ornamentation and partial demolitions first
 - **July 23:** The Commission further discussed the comprehensive and alternative approach and continued the discussion to August 13
- **Support for the comprehensive approach:**
 - Tackle all the issues at once
 - Easier for the public and policy makers to understand
- **Concerns with the comprehensive approach:**
 - Timing of process
- **Able to address concerns by:**
 - Starting immediately
 - Developing an HPC Sub-Committee
- **HPC Sub-Committee**
 - Interest expressed in developing an HPC sub-committee focused on the update to Chapter 18
 - Consist of no more than 5 HPC members and City staff
 - HPC Sub-Committee would:
 - Meet monthly with City staff
 - Review and provide comment on drafts of proposed ordinance language
 - Report to the full Commission on activities
- **HPC would:**
 - Receive regular updates on the process
 - Review and provide comment on initial and final drafts
 - Recommendation to the City Council
- **City staff would:**
 - Facilitate the update process
 - Conduct best practice research
 - Coordinate with stakeholders
 - Draft proposed ordinance language
 - Present at public meetings
- Anne Russett shared an anticipated schedule. Staff is asking the Commission to give a recommendation providing a direction to staff on which approach is preferred. At the next meeting, it will be discussed who will be on the HPC subcommittee. Those members who would like to be on the subcommittee need to contact staff before the next meeting.

- Todd McNall raised some concerns about the timeline. Amanda McKnight Grafton stated that it could depend on how aggressive the subcommittee is in moving this forward.
- The Commission discussed which approach makes the most sense: working on Chapter 18 as a whole or pull items out of Chapter 18 to work on first.
- The Commission discussed who would be included in stakeholder outreach.
- Todd McNall made a motion to approve moving forward with Chapter 18 comprehensively. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

d) Demolition Applications

i. 1711 C Avenue NW – Private Property

- Jeff Hintz stated that this property was built in 1920 and is not individually eligible, but within an area recommended for intensive study. Staff recommends document and release. Exterior photos are permissible, but the property owner has no interest in historic designation. Infill development is planned for this site. The structure does not meet minimum size requirements. The setback is extremely far back, but there is no documentation that there was a house in front of this structure. The owner is not interested in salvage.
- Mark Stoffer Hunter stated that this is a garlow which is a garage turned into a bungalow. The intention probably was to build a house in front of it, but that did not happen here. There are other structures like this around.
- Todd McNall made a motion to approve demolition at 1711 C Avenue NW after Mark Stoffer Hunter has done exterior documentation. Sam Bergus seconded the motion. The motion passed unanimously.

Sam Bergus left the meeting at 6:08 p.m.

5. Old Business

a) Knutson Building Update

- Anne Russett stated that HR Green is working with RDG and are finalizing the scope of work. The scope will be shared with the Commission.
- Pat Cargin asked about the status of the Mott Building and if there is any effect on the Knutson Building and that area. Jennifer Pratt stated that the developer selected by the County for the Mott Building has a 30 day period to get financing in line. The County will determine whether that project goes forward, another proposal is selected, or starting a new RFP. Staff would like to see, regardless of who does redevelopment, some sort of connectivity between the buildings.

b) Structures impacted by Flood Control System

- Jeff Hintz stated that at the June 11, 2015 meeting staff shared a map of the historic properties affected by the Flood Control System (FCS). A property on that list, 43 20th Avenue SW, was recently acquired by the City and is within the FCS final alignment. There will be a sealed bid process to relocate the structure only that will go out this week. Jeff Hintz shared exterior and interior photos of the property. Renovation was attempted in 2009, but it has yet to pass an inspection for the work done. Bids are due October 30, 2015 with the following requirements:
 - Establish timeline to relocate structure
 - Proof of financing to complete relocation
 - Responsible for securing structure until moved

- Amanda McKnight Grafton asked about marketing. Jennifer Pratt stated that City Council will have a public hearing to award the bid and it is on the City website. There will also be a sign on the property. Staff is open to other ideas. Amanda McKnight Grafton suggested sending the information to developers and other distribution lists that HPC emails go to.
- The Commission was wondering what is historic about the house. Jeff Hintz stated that it is eligible under Criteria A and C. It is a significant example of a vernacular brick residence associated with the early settlement of the area.
- Jennifer Pratt stated that if there are no bids by October 30, 2015 then the Commission will have to talk about what to do about possible demolition.
- Ron Mussman asked if there were any City lots available to move this house to. That could be an incentive for someone to move it. Staff will look into that.

c) Demolition under Review – 121 7th Street SW

- Amanda McKnight Grafton stated that the Neighborhood Development Group Board is not interested in selling this house. The potential developer that was interested no longer had a lot secured to move this house. The criteria of the hold, set by the Commission, have been met.
- Todd McNall made a motion to allow release of the hold and allow demolition of 121 7th Street SW. Bob Grafton seconded the motion. The motion passed unanimously.

d) Commonwealth Apartment Building Project

- Jeff Hintz stated that there have been inquiries from citizens and HPC members about what is going on at the Commonwealth Apartment Building. Building Services staff has checked to make sure that they are doing what was approved and permitted. Inside the building the window elements have been labeled because they are being repaired and put back in. The developer's project manager confirmed that they do have the storm windows in now so that bugs do not come in. All of that is going away and the windows, including the original grille patterns, will be restored and put back in. That is part of their SHPO tax credit plan.
- Jennifer Pratt stated that they negotiated a plan with SHPO to get their tax credits. Staff does not have that. Staff could have given more information more quickly had we had that plan. Staff has been in contact with SHPO to get a copy of that plan and staff will work with SHPO so that we get the plans with every tax credit project.
- Amanda McKnight Grafton stated that the Commission has been invited to the groundbreaking of the Commonwealth Apartment Buildings on September 8, 2015.

6. MOA/LOA Project Updates

- Barb Westercamp asked how many people have registered for the Kirkwood classes. Anne Russett has inquired about that information, but has yet to hear back.

7. Announcements

- There were no announcements.

8. Adjournment

- Barb Westercamp made a motion to adjourn the meeting at 6:37 p.m. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Anne Kroll, Administrative Assistant II
Community Development

DRAFT



Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: August 27, 2015

Property Location: 43 20th Avenue SW

Property Owner/Representative: City of Cedar Rapids – Denise King-Filip

Owner Number: (319) 286-5185 **Demolition Contact:** Not yet contracted

Year Built: 1905

Description of Agenda Item: Demolition Application COA Other

Background and Previous HPC Action: This property has been acquired by the City as it is within the final alignment of the Flood Control System (FCS).

Exterior and interior documentation of the property is permissible should the commission desire, given the eligibility status of the structure this is recommended. This property is slated for demolition to allow for construction of the Flood Control System. Any salvage could be considered by the demolition contractor once that contract has been awarded.

Any parties interested in moving the structure should take into account the cost of moving the structure and the October 30 deadline to submit a bid with a plan, proof of financing and be able to secure the structure until it is moved. It should be noted, the interior has been significantly altered and renovation efforts did not pass any final inspections. At this time there is signage prominently placed on the lot, indicating the **structures only** are for sale with a contact number.

Historic Eligibility Status: Eligible Not Eligible Unknown N/A

Explanation (if necessary):

The 2010 Architectural Reconnaissance Survey of the Czech Village Residential Area, which was an intensive level survey, **does** indicate this property to be historic.

The State Historic Preservation Office has reviewed and concurred with this survey.

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): The structure is currently listed on the [City of Cedar Rapids website](#) under properties for sale or lease. This property is also listed on the HPC webpage and an email blast has been sent to a distribution list that is used for preservation and development events to get the word out about this opportunity.

Recommendation: Exterior documentation **and** consider a hold to see if an interested party can be identified to move the structure.

Rationale: Eligible for two criteria; in addition, the 2010 survey indicates, “this structure is one of only two brick structures in the Czech Village Residential Area that date to the 19th Century.”

Print report.

[Search](#)

Appraisal Summary - GPN: 14273-54003-00000

(142735400300000)

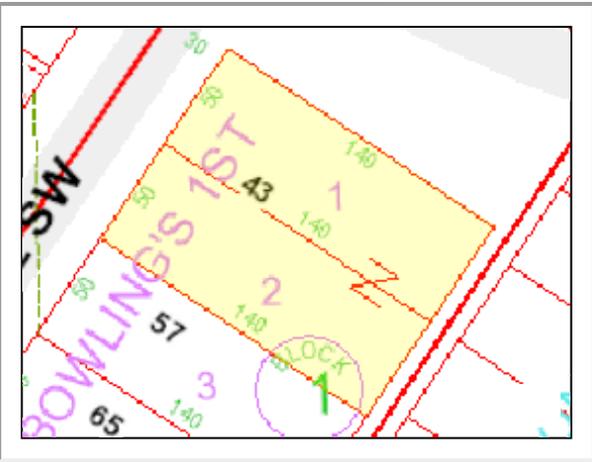
Property Address: 43 20TH AVE
SW
Cedar Rapids, IA



[Additional Photos...](#)

Class: EXEMPT **Tax District:** 20113 CR-RIVERSIDE/OAKHILL
PDF: Non-Taxable **Neighborhood:** CITY PROPERTY
Plat Map: 2523

Deed Holder: CEDAR RAPIDS
CITY OF
Mailing Address:
101 1ST ST SE
CEDAR RAPIDS
IA 52401-0000



Legal Description: BOWLING'S 1ST LOTS 1 & STR/LB 2 1

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.

- [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
	100	100	140	140

RESIDENTIAL DWELLING

Occupancy: Single-Family
Style: 1 1/2 Story Brick
Year Built: 1905
Exterior Material: Brk
Above-Grade Living Area: 1,576 SF
Number Rooms: 7 above, 0 below
Number Bedrooms: 2 above, 0 below
Basement Area Type: Full
Basement Finished Area: 0 SF
Number of Baths: 1 Full Bath
Central Air: No
Heat: FHA - Gas
Number of Fireplaces: None
Garage: None
Porches and Decks: Wood Stoop (16 SF); 1S Frame Open (140 SF)
Yard Extras: None

NOTES:

PRE RVAL:Res: METAL SHED NC. FuncDesc: BR. Infnc1:EXCESS FRTG.(90). Detached:ATTD TO SIDE OF DWLG.

06/17/2003-DWLG SHINGLES ARE CURLING. OLDER KITCHEN, BATH & WINDOWS, FURNACE 1999±. 10% FUNC OBSOL, BRK DWLG.

1-2009 FLOOD ADJUSTED PROPERTY C-2010

1-2009 LAND VALUE LESS ESTIMATED DEMOLITION COST FOR 2009 C-2010. 12/22/08 JC

1-2010 LAND VALUE LESS ESTIMATED DEMOLITION COST FOR 2010 C-2011. 3/1/2010 RK

1-2011 6YR CYCLE - APPEARS TO BE WORKED ON AND LIVED IN; REMOVED LLD; ADDED FULL BATH; CHGD HEAT FROM NO TO FHA GAS; -40% ECON OBSOL ADDED; C - 2012 FOR FLOOD WORK COMPLETION - LEFT DOOR HANGER WITH FRIEND, NO RESPONSE; 12/7/2010 CLP

1-2012 NO RESPONSE TO DOORHANGERS. ALL PERMITS EXPIRED, NO FINAL INSPECTS ON BUILDING PERMIT WORK - NAV. 12/13/11 JA

1-2013 ADJUSTED FLOOD ECON OBSOL FROM 40% TO 25% DUE TO MARKET AND EQUITY 2/28/2013 JKB/AE

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

1-2015 CHANGE CLASS FROM RES TO N/T PER TL 7/6/15 SAM

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	\$18,400
Dwelling	\$27,000
Improvements	\$25,100
Total	\$45,400

SALES				
Date	Type	Volume/Page	\$ Amount	
3/24/2015	Deed	9231/626	\$40,000	
3/22/2006	Deed	6314/202	\$91,000	
12/4/2003	Contract	5500-344	\$90,000	
11/26/2002	Deed	4956-22	\$57,500	
8/6/2002	Deed	4784-30	\$0	

2014 ASSESSMENT

Land	\$18,375
Dwelling	\$27,146
Improvements	\$0
Total	\$45,521

PERMITS		
Date	Description	
5/27/2010	REPAIR	
3/2/2010	WORK ORDER	
2/2/2010	REPAIR	
11/10/2009	REPAIR	
9/28/2009	REPAIR	

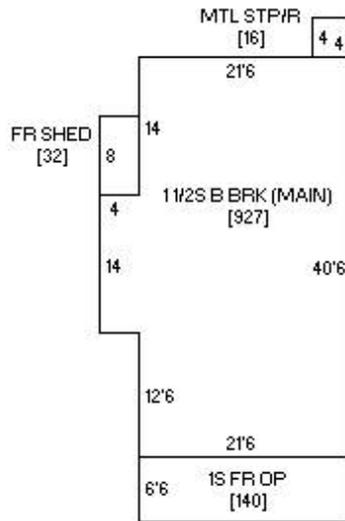
2013 ASSESSMENT

Land	\$18,375
Dwelling	\$27,146
Improvements	\$0
Total	\$45,521

2012 ASSESSMENT

Land	\$14,700
Dwelling	\$21,717
Improvements	\$0
Total	\$36,417

Sketch



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

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



Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: August 27, 2015

Property Location: 63 17th Avenue SW

Property Owner/Representative: City of Cedar Rapids – Denise King-Filip

Owner Number: (319) 286-5185 **Demolition Contact:** Not yet contracted

Year Built: 1900

Description of Agenda Item: Demolition Application COA Other

Background and Previous HPC Action: This property has been acquired by the City as it is within the Flood Control System (FCS) Project Area. Prior to acquisition by the City, the previous owner did do a salvage of numerous interior items including bathtubs, carpeting, toilets and drywall from the house.

Exterior and interior documentation of the property is permissible should the commission desire, given the non-eligibility status of the structure this is optional. Any additional salvage could be considered by the demolition contractor once that contract has been awarded.

Historic Eligibility Status: Eligible Not Eligible Unknown N/A

Explanation (if necessary):

The 2010 Architectural Reconnaissance Survey of the Czech Village Residential Area, which was an intensive level survey, **does not** indicate this property to be historic.

The State Historic Preservation Office has reviewed and concurred with this survey.

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): Demolition of the structure after a contract for the work has been awarded and other permitting requirements have been met.

Recommendation: Immediate release.

Rationale: Poor candidate for local Historic Landmark, intensive survey does not find the property to be historic, and an interior salvage has already taken place.

Print report.

[Search](#)

Appraisal Summary - GPN: 14284-83009-00000

(142848300900000)

Property Address: 63 17TH AVE
SW
Cedar Rapids, IA



[Additional Photos...](#)

Class: EXEMPT **Tax District:** 20113 CR-RIVERSIDE/OAKHILL
PDF: Non-Taxable **Neighborhood:** CITY PROPERTY
Plat Map: 2524

Deed Holder: CEDAR RAPIDS
CITY OF

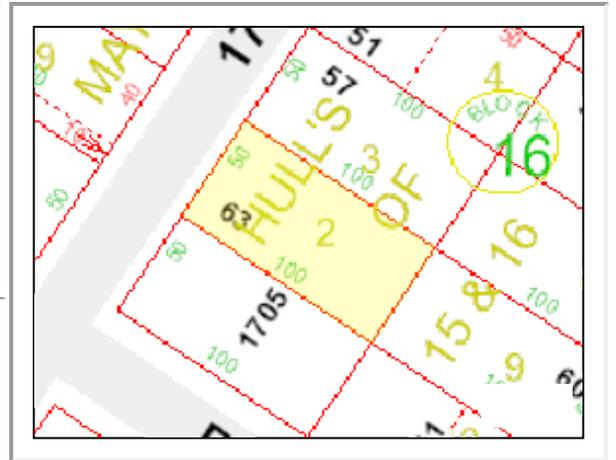
Mailing Address:
101 1ST ST SE
CEDAR RAPIDS
IA 52401-0000

Legal Description: L S MAY'S (HULL'S RESURVEY) STR/LB 2 16

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.

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LOT INFORMATION

[Scroll down for sketch.](#)

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SEGMENT #1	Front	Rear	Side 1	Side 2
	50	50	100	100

RESIDENTIAL DWELLING

Occupancy: Single-Family
Style: 1 Story Frame
Year Built: 1900
Exterior Material: Vinyl
Above-Grade Living Area: 896 SF
Number Rooms: 4 above, 0 below
Number Bedrooms: 2 above, 0 below
Basement Area Type: Full
Basement Finished Area: 0 SF
Number of Baths: 1 Full Bath
Central Air: Yes
Heat: FHA - Gas
Number of Fireplaces: None
Garage: None
Porches and Decks: 1S Frame Open (40 SF); 1S Frame Open (173 SF); 1S Frame Open (48 SF)
Yard Extras: None

NOTES:

PRE RVAL: MAJOR REMODEL 1993-NEW ROOF, VINYL SIDING, DRYWALL, FIXTURES & WINDOWS.

06/24/2003-SIDING & WINDOWS 1996±, CABINETS, COUNTERTOPS, VINYL FLR, FURNACE & ROOF 1997, AC 2000, NEWER FLR COVERINGS. 1-2006 CHANGE BR TO 3 (EMAIL) NAV 12/08/05 DP

1-2009 FLOOD ADJUSTED PROPERTY C-2010

1-2009 LAND VALUE LESS ESTIMATED DEMOLITION COST FOR 2009 C-2010. 12/22/08 JC

1-2010 LAND VALUE LESS ESTIMATED DEMOLITION COST FOR 2010 C-2011. 3/4/2010 GK

1-2011 6YR CYCLE - NO CHANGES; 12/8/2010 CLP

1-2013 DWLG IS AT TRIM STAGE FOR 2013. REMOVE SALVAGE STATUS AND PARTIAL AT 90%. C IN 2013 FOR COMPLETION. 12/21/12 JA

1-2014 INTERIOR REPAIRS COMPLETE, REMOVE 10% PARTIAL. REVALUE LAND, REMOVE LAND LESS DEMO AND APPLY 25% FLOOD ECON TO DWLG AND LAND. 11/5/13 JA

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

1-2015 CHANGE CLASS FROM RES TO N/T PER TL 7/6/15 SAM

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	\$13,200
Dwelling	\$37,600
Improvements	\$34,800
Total	\$50,800

2014 ASSESSMENT

Land	\$13,200
Dwelling	\$37,065
Improvements	\$0
Total	\$50,265

2013 ASSESSMENT

Land	\$5,400
Dwelling	\$44,478
Improvements	\$0
Total	\$49,878

2012 ASSESSMENT

Land	\$5,400
Dwelling	\$0
Improvements	\$0
Total	\$5,400

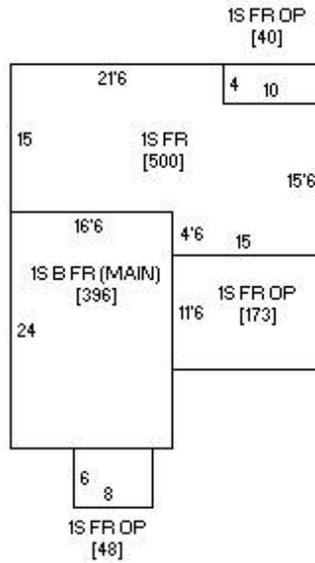
SALES

Date	Type	Volume/Page	\$ Amount
6/12/2015	Deed	9277/73	\$80,000
11/14/2011	Quit Claim Deed	8398/444	\$0
11/14/2011	Quit Claim Deed	8115/252	\$15,000
7/3/2000	Deed	4121/330	\$67,000

PERMITS

Date	Description
3/5/2012	REPAIR
3/5/2012	NEW
1/27/2012	REPAIR
1/19/2012	REPAIR
1/17/2012	REPAIR

Sketch



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Community Development and Planning Department
City Hall
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5041

To: Historic Preservation Commission Members
From: Jeff Hintz, Planner II
Subject: Magnus Brewery Cellars
Date: August 27, 2015

Report File Download: The Preliminary Phase I Archeological Survey and Historic Architectural Evaluation of the Magnus Brewery Cellars report can be [accessed by clicking here](#) please. This is a PDF file document and will download to your computer where it can be opened by Adobe Reader or Adobe Acrobat Pro.

Background: Recently the Iowa Department of Transportation (DOT) has identified extant caves/cellars near Interstate 380 within the Cedar Rapids corporate limits. The Iowa DOT wanted to make the local jurisdiction aware of this find and share the subsequent report with the findings and a brief history of the area. The report was compiled using historical records, local historian interviews, ground penetrating radar and ground probing; the contents of the report have been shared with the State Historic Preservation Office (SHPO).

The Iowa DOT supports the recommendations within the report and if additional work is needed and exposure of the cellars becomes necessary, further documentation will occur. The Iowa DOT is inviting comments about the situation from the HPC. One concern is the general public attempting to access the area as it is within the Interstate 380 right-of-way. Another concern is the integrity of the roadway facilities near the location.

Preliminary Findings: The preliminary review has suggested that the caves/cellars may need to be completely filled to maintain the long term integrity of the roadway facilities in this location. At this time, investigation about what needs to occur in this location, if anything is still underway.

Report Structure: The report is set up in the following manner,

- Introduction
- Methodology
- Results (includes brief history of area)
- Summary and Recommendations
- Appendix

HPC Role: Provide comments (if any) to the Iowa DOT regarding this situation.

Staff Recommendation: Ask Iowa DOT to continue to send reports, updates and findings to keep the HPC apprised of the situation.