

---

# 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, September 10, 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 (10 minutes)
  - i. 3401 E Avenue NW – *Private Property*
  
- b) Certificates of Appropriateness (30 minutes)
  - i. 1570 3<sup>rd</sup> Avenue SE – Addition to an accessory structure
  - ii. 355 19<sup>th</sup> Street SE – Repairs to Church and Parsonage

#### **4. New Business**

- a) 2016 Preservation Showcase Idea – Local Historic District Porch Tour (20 minutes)

#### **5. Old Business**

- a) Knutson Building Update (5 minutes)

#### **6. MOA/LOA Project Updates – (if necessary)**

(5 minutes)

#### **7. Announcements**

#### **8. Adjournment**

**MINUTES**  
**HISTORIC PRESERVATION COMMISSION REGULAR MEETING,**  
**Thursday, August 27, 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  
                              Caitlin Hartman

Members Absent:    B.J. Hobart

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

**Call Meeting to Order**

- Amanda McKnight Grafton called the meeting to order at 4:32 p.m.
- Ten (10) Commissioners were present with one (1) absent.

**1. Public Comment**

- No public comment

**2. Approve Meeting Minutes**

- Todd McNall made a motion to approve the minutes from August 13, 2015. Barb Westercamp seconded the motion. The motion passed unanimously.

**3. Action Items**

**a) Demolition Applications**

**i. 43 20<sup>th</sup> Avenue SW – City Owned Property**

- Jeff Hintz stated that this property was recently acquired by the City and is within the Flood Control System (FCS) final alignment. There is a sealed bid process open. This was done for all historic properties within the FCS Alignment. Bids to relocate structures only was discussed at the August 13, 2015 HPC meeting. There was a suggestion from the HPC for staff to look for lots within the area close by that this property could be moved to. Staff was unable to find a lot close by that is outside the Greenway and

appropriate for the size and use of the structure. Bids are due by October 30, 2015 with the following requirements:

- Establish timeline to relocate structure
- Proof of financing to complete relocation
- Responsible for securing structure until moved

This is advertised on the City website, through a prominent yard sign and distributed through email lists.

- The Commission shared concerns about the website showing that the house needs to be moved by December 31, 2015 as they feel that people will not be interested in moving the house in the winter. Staff will look into that and see if the date can be changed. Todd McNall suggested changing the date to June 30, 2015 to allow enough time to pour a foundation. Amanda McKnight Grafton asked staff to resend the email blast after the date is fixed.
- Jeff Hintz shared photos of the property. This property was built in 1905 and is eligible per the 2010 intensive level survey under Criteria A and C. Staff recommends the Commission document and consider a hold. Hold options include approve demolition permit with demolition contingent upon result of bid process or approve a 60-day hold on demolition that runs concurrently with bid process.
- The Commission asked that the dimensions of the house be posted on the website.
- Tim Oberbroeckling made a motion to place a 60-day hold on 43 20<sup>th</sup> Avenue SW. Bob Grafton seconded the motion. The motion passed unanimously.

#### **ii. 63 17<sup>th</sup> Avenue SW – City Owned Property**

- Jeff Hintz stated that this is the last property on the block and is within the FCS project area. It is not eligible per the 2010 intensive level survey. The structure has vinyl siding and modern windows and doors. Staff recommends immediate release. Documentation has been approved. The previous owners completed salvage including bathtubs, toilets, drywall, and carpeting.
- Mark Stoffer Hunter provided some history of the structure.
- Todd McNall made a motion to approve demolition at 63 17<sup>th</sup> Avenue SW after Mark Stoffer Hunter has finished photo documentation. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

#### **b) Invitation to comment on Magnus Brewery Cellars from Iowa DOT**

- Jeff Hintz stated that the Commission has been invited to comment on this situation. There are DOT facilities in this area. It was recently discovered that some sinkholes were formed where the beer caves are. A study was done using historical records, historian interviews, ground penetrating radar, and ground probing. The preliminary finding is the caves may need to be filled in for safety reasons. The study of the area and next steps are still underway. Staff recommendation is to keep the HPC apprised of new findings and reports as they are issued.
- Todd McNall asked what material would be used to fill the sinkholes and he recommended that the fill be something that is not permanent and can be removed in the future.
- Mark Stoffer Hunter agrees with Todd McNall and would not want to see any damage to the arched roof of the cave. If for some reason I 380 is rebuilt or rerouted and there is a chance to get into the caves again then a removable filling would be the best option.

- Mark Stoffer Hunter made a motion to have the HPC kept in the loop of this process and to recommend that the caves be filled with a removable filling. Barb Westercamp seconded the motion. The motion passed unanimously.

#### **c) Establish Chapter 18 subcommittee**

- Anne Russett stated that at the August 13, 2015 meeting the Commission decided to move forward with the comprehensive update of Chapter 18. It was mentioned that there could be an HPC subcommittee to help move forward with the update. Anyone interested was advised to reach out to staff. Staff received interest from three members and would like to formalize the subcommittee at this meeting. There can only be five members of the Commission in the subcommittee.
- The Commission discussed who would like to be on the subcommittee and when the meetings would take place. The Commission decided that having a substitute would be a good idea in case someone could not make it to a meeting.
- The Commission discussed if it would be a better idea to reserve time during the regularly scheduled meetings to talk about Chapter 18. The Commission decided to try the subcommittee and if that was not working then the discussion could take place at a full Commission meeting.
- Barb Westercamp made a motion to approve the following Commission members for the subcommittee: Bob Grafton, Amanda McKnight Grafton, Tim Oberbroeckling, Caitlin Hartman, Todd McNall and Barb Westercamp will be the substitute. Todd McNall seconded the motion. The motion passed unanimously.

#### **4. Old Business**

##### **a) Knutson Building Update**

- Anne Russett stated that HR Green is working with RDG and are still finalizing the scope of work. There are some legal issues being discussed in regards to entering the building. The scope was shared with the Commission.
- Barb Westercamp asked about the timeline. Anne Russett stated that once the consultant is on contract it will move more quickly and that should happen in the next couple of weeks or less.
- Barb Westercamp asked about the cost of the project. Jennifer Pratt stated that is unknown until the report is done, but the good news is that there is a funding source.

#### **5. MOA/LOA Project Updates**

- Jeff Hintz stated that the owners of the White Elephant Building accepted the offer to have a Structure Report done on the building. The Commission voted for the White Elephant Building for the Structure Report at the July 23, 2015 meeting.
- Jennifer Pratt stated that the owners have applied for the Brownfield/Greyfield grant.

#### **6. Announcements**

- Bob Grafton stated that the footings are being dug up on the 5<sup>th</sup> Avenue site for the move of the Frankie House. The move is waiting for Alliant to finalize the date to move some poles. Within the next 10 days the house should be ready to move.
- Mark Stoffer Hunter stated that the History Center is putting on a new roof. The museum is going to go through a full restoration and redecorating. They are working closely with SHPO on the project and really want to set a good example of historic preservation done

right. There will be an open house to the public to get their ideas and input on September 1, 2015 from 5:30-7:30 pm at the African American Museum.

- Amanda McKnight Grafton reminded the Commission of the groundbreaking for the Commonwealth Apartments on September 9, 2015. Staff will send out a calendar invite.

## **7. Adjournment**

- Barb Westercamp made a motion to adjourn the meeting at 5:22 p.m. Sam Bergus 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:** September 10, 2015

**Property Location:** 3401 E Avenue NW

**Property Owner/Representative:** Half Moon LLC

**Owner Number(s):** **Demolition Contact:** Kelly Demolition 319-895-8422

**Year Built:** 1920

**Description of Agenda Item:**  Demolition Application  COA  Other

**Background and Previous HPC Action:** This property is being demolished to make way for a Popeye's Restaurant location on the site. City staff has been working with the applicant to let them know the history of one room on the structure as a former country store when this property was outside the City Limits. At one time, this was the last stop before heading out of town into the countryside. This room was enclosed as a porch and documentation has been underway with the owner of the property and a member of the HPC.

Documentation of the property has already taken place by an HPC member and a salvage of materials based upon this documentation will occur in the future.

**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.

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):**

**Recommendation:** Immediate release.

**Rationale:** Documentation has already occurred and a salvage of identified materials will be taking place. There is nothing unique architecturally about this structure not present elsewhere in the community.

Print report.

[Search](#)

# Appraisal Summary - GPN: 13251-01001-00000

(132510100100000)

**Property Address:** 3401 E AVE NW  
Cedar Rapids, IA

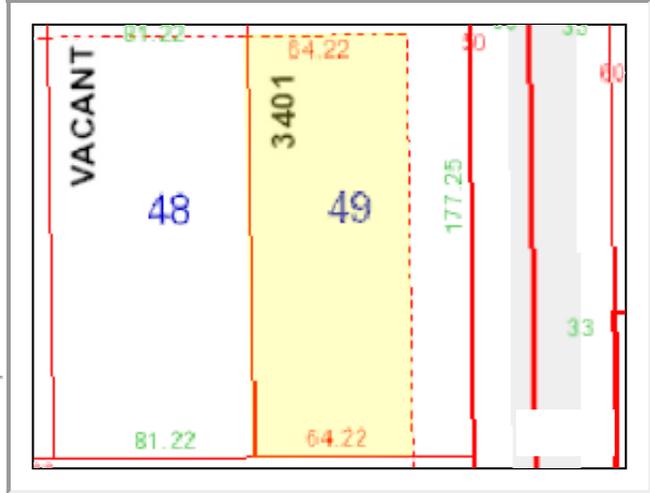


3401 E AVE NW

**Class:** RESIDENTIAL      **Tax District:** 20100 CR/CR SCH

**PDF:** Res Permit Region 11      **Neighborhood:** NW 324  
**Plat Map:** 2430

**Deed Holder:** HALF MOON LLC  
**Mailing Address:**  
34 REDBUD PLACE  
IOWA CITY IA  
52246-0000



**Legal Description:** IRR SUR NE 25-83-8 A T COOPER'S SUBDIV (LESS STS) STR/LB 49

**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
	64.22	64.22	171	171

## RESIDENTIAL DWELLING

**Occupancy:** Single-Family  
**Style:** 1 Story Frame  
**Year Built:** 1920  
**Exterior Material:** Wd Lap  
**Above-Grade Living Area:** 1,108 SF  
**Number Rooms:** 5 above, 1 below  
**Number Bedrooms:** 2 above, 0 below  
**Basement Area Type:** Full  
**Basement Finished Area:** 400 SF  
**Number of Baths:** 1 Full Bath; 1 Toilet Room; 2 Sink  
**Central Air:** No  
**Heat:** FHA - Gas

**Number of Fireplaces:** None

**Garage:** 432 SF - Det Frame (Built 1920)

**Porches and Decks:** Concrete Slab-Med (10 SF); Asph/Wd Roof OH-Low (16 SF); Concrete Slab-Med (16 SF)

**Yard Extras:** None

---

**NOTES:**

06/09/2003-BELOW NORMAL EXTERIOR MAINTENANCE. ROOF 1998/2002, FURNACE 2004. GARAGE ROOF SAGS.  
PRE RVAL:FuncDesc: MT. HT=1980. X-PLMB=TR, 2 SK.

1-2007 FOR SALE SIGN ON CORNER LOT NAV 7/5/06 DP

1-2010 6 YR CYCLE - NO CHANGES, INFO PER OWNER, 11/25/09 WK

1-2012 MAP FACTOR ADJUSTED DUE TO MARKET CONDITION

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	\$27,700
Dwelling	\$66,000
Improvements	\$0
<b>Total</b>	<b>\$93,700</b>

**SALES**

Date	Type	Volume/Page	\$ Amount
7/24/2015	Deed	9312/260	\$650,000
2/6/2007	Deed	6588/37	\$0

**2014 ASSESSMENT**

Land	\$27,743
Dwelling	\$72,954
Improvements	\$0
<b>Total</b>	<b>\$100,697</b>

**PERMITS**

Date	Description
6/30/2014	ELECTRIC ONLY
3/22/2006	OFF PREMISE (B)
2/2/2004	FURNACE
8/7/2002	ROOF
6/10/1998	ROOF

**2013 ASSESSMENT**

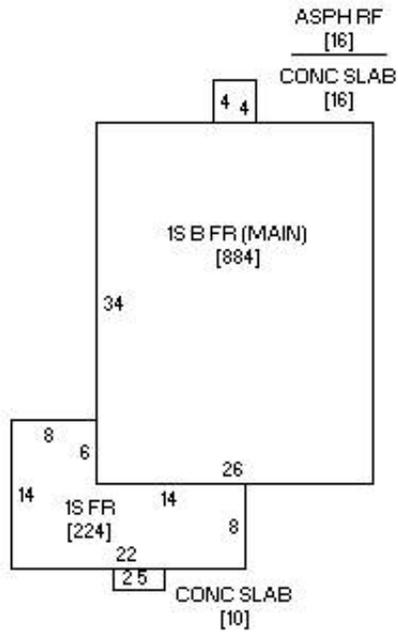
Land	\$27,743
Dwelling	\$72,954
Improvements	\$0
<b>Total</b>	<b>\$100,697</b>

**2012 ASSESSMENT**

Land	\$27,743
Dwelling	\$75,815
Improvements	\$0
<b>Total</b>	<b>\$103,558</b>

---

**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](#)



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:** COA Request at 1570 3<sup>rd</sup> Avenue SE  
**Date:** September 10, 2015

---

**Applicant Name(s):** Justin Wasson  
**Owner Name:** Justin Wasson  
**Address:** 1570 3<sup>rd</sup> Avenue SE  
**Local Historic District:** Second and Third Avenue Historic District  
**Legal Description:** BEVER PARK 1ST NE 40' LOT 7 & ALL STR/LB 8 8  
**Year Built:** 1960

**Description of Project:** Adding a wood paneled four (4) foot long extension to an existing 320 square foot garage; the extension of the garage would be towards the house and away from the alleyway. The proposal also calls to install an overhead door on the garage. Assessor records indicate this garage was built in 1960. As a side note, the other garage was built in 1968 and has no plans at this time.

**Information from Historic Surveys on property:** The 1995 Site Inventory Form makes no mention of either garage on the property. The house on the lot, the primary structure, is not individually eligible for the NRHP, but does contribute to the district.

**Options for the Commission:**

1. **Approve** the application as submitted; or
2. **Modify, then Approve** the application – only if applicant agrees to modifications made; or
3. **Disapprove** the application; or
4. **Continue the item to a future, specified meeting date** in order to receive additional information.

**Excerpt(s) from *Guidelines for Cedar Rapids Historic Districts* Applicable to Project:**

Accessory Buildings:

**Recommended:**

- Wood siding
- Double wide door (if accessed from an alley)
- Rear yard location

**Not Recommended:**

- Metal siding
- Sheet siding
- Paneled siding
- Disproportionate roof pitch
- Disproportionate building mass

**Analysis:** While accessory buildings are allowed to have synthetic siding (see page 26 of local historic guidelines) if the paneling matches, the applicant has proposed using wood siding on the addition to better match that of the existing garages on the lot at this time, which are sided with wood. There would be an overhead door installed on the 320 square foot garage (the smaller of the two garages on the lot), which opens to the yard and is not visible from the alleyway. There are sliding doors on the garage at this time, which are not visible except from the yard (see photo below) the applicant would like to re-use elsewhere or possibly salvage.

The garage is not original from when the house was built in 1900 and is not mentioned in the 1995 site inventory form. The project certainly will not detract from the architecture of the house and will help make the garage more functional for the home owner. Renderings of the two doors the property owner is considering are below. Given the non-contributing status of the garage, the fact the door is not visible from the street, and the fact both door styles are in harmony with the property, either door would be acceptable on the structure.

**Door 1**



**Door 2**



**Existing garage to the right:** This is the side of the garage which faces into the yard and where the four foot extension and addition would take place. This is also where the new overhead door would be installed on the accessory structure.



**Staff Recommendation:** Approve as submitted, giving applicant the choice over which door eventually is installed on the property.

**Attachments:** Application from applicant.

# CEDAR RAPIDS

## HISTORIC DISTRICT APPLICATION

Community Development Department, 101 First Street SE, Cedar Rapids, IA 52401, Phone 319-286-5041

Owner Information	Applicant Information
Name <u>Justin Wasson</u>	Name <u>Justin Wasson</u>
Address <u>1570 3rd Ave SE</u>	Company _____
City <u>Cedar Rapids</u>	Address <u>1570 3rd Ave SE</u>
State <u>IA</u> Zip <u>52403</u>	City <u>Cedar Rapids</u>
Phone <u>319-651-3763</u>	State <u>IA</u> Zip <u>52403</u>
	Home Ph. <u>651-3763</u>
	Work Ph. <u>431-8773</u>

**Address of Property** where work is to be done:

1570 3rd Ave SE

**Project type:** House , Garage , Shed , Fence , Addition , other \_\_\_\_\_

**Project description:** Extending our two-stall garage a few feet towards the house and installing an overhead door

**Location:** Describe where (what part of building, or where on property) work will be done: \_\_\_\_\_

On the two-stall garage that faces the house side of the

**Materials:** Type and design to be used wood siding, wood for framing, overhead door

**Estimates required:** If you will not be using the same type of materials as already used on the building, then you must obtain two estimates using the existing material(s) and two estimates using the new material(s).

**Samples:** Applicant must bring a sample of the material(s) to HPC meeting if a COA is required.

**Applicant's signature:**

Justin Wasson

**For Community Development Department use only:**

Date Received:	Received by:	File No. _____
Redmond Park-Grande Avenue <input type="checkbox"/>	Contributing structure? <input type="checkbox"/> Yes <input type="checkbox"/> No	CNME Issued? <input type="checkbox"/> Yes <input type="checkbox"/> No
Second and Third <input type="checkbox"/>	Key structure? <input type="checkbox"/> Yes <input type="checkbox"/> No	COA required? <input type="checkbox"/> Yes <input type="checkbox"/> No



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:** COA Request at 355 19<sup>th</sup> Street (includes parsonage at 1835 Park Avenue SE)  
**Date:** September 10, 2015

---

**Applicant Name(s):** Stephanie Brooks

**Owner Name:** Garry Goodlett

**Address:** 355 19<sup>th</sup> Street (includes parsonage at 1835 Park Avenue SE)

**Local Historic District:** Redmond Park- Grande Avenue Place Historic District

**Legal Description:** BEVER PARK 3RD LOT 1 & E 40 FT STR/LB 2 21

**Year Built:** 1918 (Church) 1928 (House)

**Description of Project:** 1) Replacement of concrete side steps on parsonage (west side of house) with wooden steps;

2) Re-siding of parsonage with synthetic siding;

3) Installation of solar panels (355 19<sup>th</sup> Street) on the south portion of the church roof.

**Defining Features on Parsonage house:** steep side-gable roof with two gable attic dormers; no eaves; exposed chimney on end; windows are double-hung 6/6 & 8/12 with segmental arched entrance off-center; roof pitch matches that of adjacent church. This structure is not individually eligible for the NRHP, but does contribute to the district.

Alteration Note: synthetic siding installed.

**Defining Features on Church:** closed cross-gable roof on T-plan long side paralleling 19th St.; additional intersecting gable section at right side of front with gabled entrance hoods at north end and left side of front; stone foundation with stucco and half-timbering; tall, pointed arched windows in projecting gabled section and group of windows under a segmental arched opening in intersecting gable section. The structure contributes to the historic district and is individually eligible for the National Register of Historic Places.

Alteration Note: education wing added onto the building.

**Options for the Commission:**

1. **Approve** the application as submitted; or
2. **Modify, then Approve** the application – only if applicant agrees to modifications made; or
3. **Disapprove** the application; or
4. **Continue the item to a future, specified meeting date** in order to receive additional information.

**Excerpt(s) from *Guidelines for Cedar Rapids Historic Districts* Applicable to Project:**

1) Porches and Other Entrances:

**Recommended:**

- Opening an enclosed porch
- Repairing the existing porch or balcony
- Replacing wood elements with wood elements (wood elements should be painted)
- Replacing masonry elements with masonry elements
- Rebuilding a porch with original materials
- Screening
- Painted, not treated wood

**Not Recommended:**

- Enclosing porches visible from the street
- Modern straight-edged railings
- Columns made of modern materials (fiberglass for an example)
- Plywood panel flooring on entrances facing the street
- Carpeted flooring on entrances facing the street
- Concrete steps that are visible from the street
- Unpainted treated lumber elements (recommended for hidden supports)

**Analysis:** The current cement steps are listed as not recommended within the Guidelines for Cedar Rapids Historic Districts. That being said, they have begun to fail and are a safety hazard on the property. The steps are currently crumbling and concrete rebar is actually exposed at this time. The applicant wishes to install a small wood landing with stairs up and down each side as the landing area now off the parsonage is crumbling and not safe.

The proposal to build a landing and stairs out of wood is exactly what the guidelines are calling for; more so, the side landing and stair sets on the parsonage are not listed as a defining feature on the structure. The structure does contribute to the district, but is not eligible individually for the NRHP. The installation of the proposed wood landing and staircases will not have any negative impact on the contributing structure to the historic district.

**Staff Recommendation:** Approve wood parsonage steps and landing on west side of house as submitted.

**Excerpt(s) from *Guidelines for Cedar Rapids Historic Districts* Applicable to Project:**

2) Walls and Exteriors:

**Recommended:**

- Replace wood exterior siding with like materials
- Repairing the existing siding
- Removing of synthetic siding
- Retaining the width of the original paneling

**Not Recommended:**

- Synthetic siding (this includes products that try to mimic historic patterns)
- Horizontal paneling
- Siding that does not match the existing paneling pattern

**Analysis:** From a land use perspective, given the church and parsonage share this parcel of land, the parsonage is considered an accessory building. The primary usage of this parcel is the religious institution referred to as the “church” structure previously in this report. The parcel is zoned residential and as such, the parcel can have only one primary use, as is the case with every other residential parcel. Just as something for the Commission to consider, within the guidelines under Walls and Exteriors, on the top of page 26, “*Synthetic siding is allowed in the rear of homes and on accessory buildings, although the paneling patterns must be maintained.*” Staff is aware that the Commission rarely approves synthetic siding, however it should be at least considered given the land use classification of the parsonage of an accessory building in this circumstance.

During a site visit with representatives of the church, it was noted synthetic siding to replace what is existing on the parsonage would be desirable. However, representatives did express an interest if the wood siding was underneath and in good condition, in possibly restoring that. However, until such a time when sections of the synthetic siding can be removed, it is unknown if this is actually a realistic option. There is also the possibility all the original wood lap has been removed and thus, there would be nothing to restore.

**Staff Recommendation:** See if applicant would be willing to remove a few siding panels and evaluate underside materials when project is ready to commence and complete a restoration if feasible. After uncovering underside materials, if a restoration is not feasible allow the synthetic siding as the structure is an accessory structure on this parcel for circumstances listed above. The synthetic siding would be reviewed after underside materials are exposed and evaluated.

**Excerpt(s) from *Guidelines for Cedar Rapids Historic Districts* Applicable to Project:**

3) Roof and Roof Elements:

**Recommended:**

- Asphalt shingles or composition shingles
- Replacing oval gutters with a modern equivalent

**Not Recommended:**

- Roll roofing, metal roofing, or clay shingles
- Covering cornices, eaves, soffits or fascia with vinyl or metal elements
- Removal of dormers
- Removal of non-functioning chimneys

**Analysis:** The phrase solar panel, does not appear anywhere within the Guidelines for Cedar Rapids Historic Districts. Staff has consulted the Secretary of the Interior’s (SOI) Standards for the Treatment of Historic Properties for guidance in this instance. Within the section of the SOI standards on rehabilitation for Building Exterior *Roofs*, the following can be found under recommended:

“Installing mechanical and service equipment on the roof such as air conditioning, transformers, or solar collectors when required for the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.”

Gable sections of the roof are noted as defining features on the church structure, however in no way will the installation of solar panels impact the gables of the roof. In terms of not recommended from the Cedar Rapids guidelines, this proposed installation will have no impact on dormers, fascia or eaves. These solar panels will protrude slightly from the roof of the structure, but will not detract from the overall architecture of the historic religious institution. These panels are proposed to be on the back to middle portion of the structure in an effort to gather the most sun, but at the same time keep the installation as inconspicuous as possible.

In no way will these solar panels damage or obscure character defining features of the building. While not contemplated by the local guidelines, the SOI standards do make reference to solar collection devices so long as installation does not mask or alter character defining features of the structure.

**Staff Recommendation:** Approve as submitted.

**Attachments:** Application from applicant for three projects; information on solar panels; other physical materials samples will be provided at the meeting.

brooksone56@gmail.com  
Stephanie Brooks

### CEDAR RAPIDS HISTORIC DISTRICT APPLICATION

Community Development Department, 101 First Street SE, Cedar Rapids, IA 52401, Phone 319-286-5041

Owner Information		Applicant Information	
Name	Garry M. Goodlett	Name	Stephanie M. Brooks
Address	1835 Park Ave SE	Company	Christ Holiness Apostolic Temple
City	Cedar Rapids	Address	P.O. BOX 2324
State	IA	City	Cedar Rapids
Zip	52403	State	IA
Phone	(319) 365-9594	Zip	52405
		Home Ph.	(319) 651-8632
		Work Ph.	

Address of Property where work is to be done: \_\_\_\_\_

Project type: House , Garage , Shed , Fence , Addition , other \_\_\_\_\_

Project description: US Department of Energy, "the solar industry is helping to pave the way to a cleaner, more sustainable future". This project is the process of mounting solar panels on the roof to generate electricity in turn offsetting electrical usage by the church.

Location: Describe where (what part of building, or where on property) work will be done: Installation of solar panels will be on the south facing slope of the church roof with connection to the buildings electrical system

Materials: Type and design to be used Solar Panels consisting of solar cells and frame designed to be mounted on the roof along with other materials required by National Electric Code used in connection to the buildings electrical service such as safety disconnects, inverters, and conduit.

Estimates required: If you will not be using the same type of materials as already used on the building, then you must obtain two estimates using the existing material(s) and two estimates using the new material(s).

Samples: Applicant must bring a sample of the material(s) to HPC meeting if a COA is required.

Applicant's signature: Stephanie M. Brooks

**For Community Development Department use only:**

Date Received:	Received by:	File No.
Redmond Park-Grande Avenue <input type="checkbox"/>	Contributing structure? <input type="checkbox"/> Yes <input type="checkbox"/> No	CNME Issued? <input type="checkbox"/> Yes <input type="checkbox"/> No
Second and Third <input type="checkbox"/>	Key structure? <input type="checkbox"/> Yes <input type="checkbox"/> No	COA required? <input type="checkbox"/> Yes <input type="checkbox"/> No

# CEDAR RAPIDS

## HISTORIC DISTRICT APPLICATION

Community Development Department, 101 First Street SE, Cedar Rapids, IA 52401, Phone 319-286-5041

Owner Information	Applicant Information
Name <u>Garry M. Goodlett</u>	Name <u>Stephanie M. Brooks</u>
Address <u>1835 Park Ave SE</u>	Company <u>Christ Holiness Apostolic Temple</u>
City <u>Cedar Rapids</u>	Address <u>1640 F AVE NW #3</u>
State <u>IA</u> Zip <u>52403</u>	City <u>Cedar Rapids</u>
Phone <u>(319) 365-9594</u>	State <u>IA</u> Zip <u>52403</u>
	Home Ph. <u>(319) 651-8632</u>
	Work Ph. <u>(319) 365-9594</u>

**Address of Property** where work is to be done:  
1835 Park Ave SE Cedar Rapids IA 52403

**Project type:** House , Garage , Shed , Fence , Addition , other X

**Project description:** repair the back steps to the parsonage could be replaced with wood

**Location:** Describe where (what part of building, or where on property) work will be done: In the back leading to the parsonage

**Materials:** Type and design to be used concrete as the steps are already made from two steps on both sides of the landing

**Estimates required:** If you will not be using the same type of materials as already used on the building, then you must obtain two estimates using the existing material(s) and two estimates using the new material(s).

**Samples:** Applicant must bring a sample of the material(s) to HPC meeting if a COA is required.

**Applicant's signature:** Stephanie M. Brooks

For Community Development Department use only:		
Date Received:	Received by:	File No.
Redmond Park-Grande Avenue <input type="checkbox"/>	Contributing structure? <input type="checkbox"/> Yes <input type="checkbox"/> No	CNME Issued? <input type="checkbox"/> Yes <input type="checkbox"/> No
Second and Third <input type="checkbox"/>	Key structure? <input type="checkbox"/> Yes <input type="checkbox"/> No	COA required? <input type="checkbox"/> Yes <input type="checkbox"/> No

# CEDAR RAPIDS

## HISTORIC DISTRICT APPLICATION

Community Development Department, 101 First Street SE, Cedar Rapids, IA 52401, Phone 319-286-5041

Owner Information	Applicant Information
Name <u>Garry M. Goodlett</u>	Name <u>Stephanie M. Brooks</u>
Address <u>1835 Park Ave SE</u>	Company <u>Christ Holiness Apostolic Temp. Inc.</u>
City <u>Cedar Rapids</u>	Address <u>1640 F Ave NW #3</u>
State <u>IA</u> Zip <u>52403</u>	City <u>Cedar Rapids</u>
Phone <u>(319) 365-9594</u>	State <u>IA</u> Zip <u>52405</u>
	Home Ph. <u>(319) 651-8632</u>
	Work Ph. <u>(319) 365-9594</u>

**Address of Property** where work is to be done:  
1835 Park Ave SE Cedar Rapids IA 52403

**Project type:** House , Garage , Shed , Fence , Addition , other \_\_\_\_\_

**Project description:** Siding replaced on the parsonage

**Location:** Describe where (what part of building, or where on property) work will be done: \_\_\_\_\_  
Siding replaced on the parsonage top half

**Materials:** Type and design to be used \_\_\_\_\_

**Estimates required:** If you will not be using the same type of materials as already used on the building, then you must obtain two estimates using the existing material(s) and two estimates using the new material(s).

**Samples:** Applicant must bring a sample of the material(s) to HPC meeting if a COA is required.

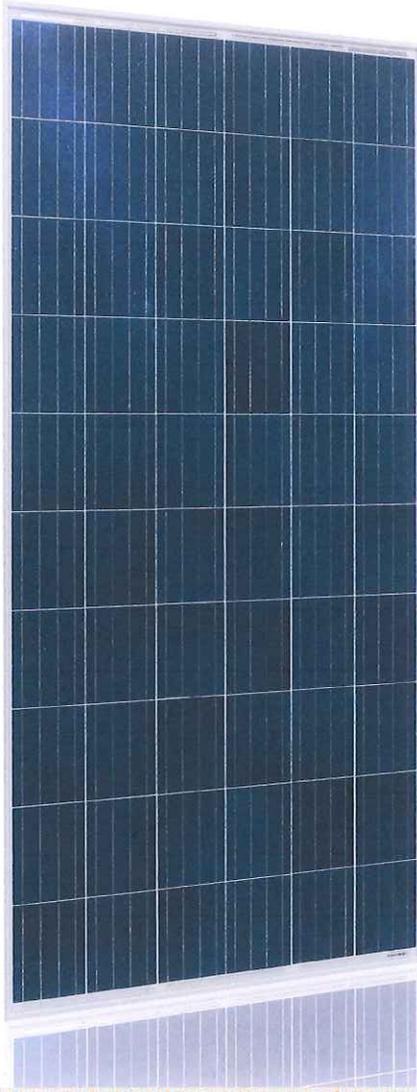
**Applicant's signature:** Stephanie M. Brooks

For Community Development Department use only:		
Date Received:	Received by:	File No.
Redmond Park-Grande Avenue <input type="checkbox"/>	Contributing structure? <input type="checkbox"/> Yes <input type="checkbox"/> No	CNME Issued? <input type="checkbox"/> Yes <input type="checkbox"/> No
Second and Third <input type="checkbox"/>	Key structure? <input type="checkbox"/> Yes <input type="checkbox"/> No	COA required? <input type="checkbox"/> Yes <input type="checkbox"/> No

HSL 60S

4BB 60 Cell Poly Module

# Hanwha Solar



## Key Features

### Anti-PID

Qualified to Withstand PID (Potential Induced Degradation) \*

### Guaranteed Quality

12 Year Workmanship, 25 Year Linear Performance Warranty \*\*

### Predictable Output

Positive Power Sorting, 0 to +5 Watt

### Innovative Technology

4BB Cell, Improved Module Efficiency and Power

### Harsh Environment Resistance

Verified against Salt Mist and Ammonia Corrosion

### Better Performance

Improved Low Light Irradiance Performance and TCOE

### Efficient Logistics

Compact Design, Efficient Shipping, Easy Handling

\* PID test conditions : module charged -1000V with Al-foil covered surface, 25 °C, 168h

\*\* Please refer to Hanwha Solar Product Warranty for details

## Quality and Environmental Certificates

- ISO 9001 quality standards and ISO 14001 environmental standards
- OHSAS 18001 occupational health and safety standards
- IEC 61215 & IEC 61730 Application Class A certifications
- Conformity to CE



## About Hanwha Solar

Hanwha Solar is a vertically integrated manufacturer of photovoltaic modules designed to meet the needs of the global energy consumer.

- High reliability, guaranteed quality, and excellent cost-efficiency due to vertically integrated production and control of the supply chain
- Optimization of product performance and manufacturing processes through a strong commitment to research and development
- Global presence throughout Europe, North America and Asia, offering regional technical and sales support

# HSL 60S

## 4BB 60 Cell Poly Module

### Electrical Characteristics

#### Electrical Characteristics at Standard Test Conditions (STC)

Power Class	245 W	250 W	255 W	260 W	265 W	270 W
Maximum Power ( $P_{max}$ )	245 W	250 W	255 W	260 W	265 W	270 W
Open Circuit Voltage ( $V_{oc}$ )	37.4 V	37.6 V	37.8 V	38.1 V	38.3 V	38.5 V
Short Circuit Current ( $I_{sc}$ )	8.62 A	8.72 A	8.86 A	8.98 A	9.12 A	9.22 A
Voltage at Maximum Power ( $V_{mpp}$ )	30.2 V	30.5 V	30.7 V	30.9 V	31.1 V	31.2 V
Current at Maximum Power ( $I_{mpp}$ )	8.12 A	8.20 A	8.31 A	8.42 A	8.53 A	8.66 A
Module Efficiency (%)	14.7 %	15.0 %	15.3 %	15.6 %	15.9 %	16.2 %

$P_{max}$ ,  $V_{oc}$ ,  $I_{sc}$ ,  $V_{mpp}$  and  $I_{mpp}$  tested at Standard Testing Conditions (STC) defined as irradiance of  $1000W/m^2$  at AM 1.5 solar spectrum and a temperature of  $25\pm 2^\circ C$ . Module power class have positive power sorting: 0 to +5W. Measurement tolerance:  $\pm 3\%$  ( $P_{max}$ )

#### Electrical Characteristics at Nominal Operating Cell Temperature (NOCT)

Power Class	245 W	250 W	255 W	260 W	265 W	270 W
Maximum Power ( $P_{max}$ )	180 W	184 W	187 W	191 W	196 W	199 W
Open Circuit Voltage ( $V_{oc}$ )	35.0 V	35.1 V	35.4 V	35.7 V	35.9 V	36.1 V
Short Circuit Current ( $I_{sc}$ )	6.97 A	7.05 A	7.16 A	7.26 A	7.37 A	7.45 A
Voltage at Maximum Power ( $V_{mpp}$ )	27.8 V	28.0 V	28.2 V	28.4 V	28.6 V	28.7 V
Current at Maximum Power ( $I_{mpp}$ )	6.48 A	6.54 A	6.64 A	6.73 A	6.84 A	6.92 A
Module Efficiency (%)	13.5 %	13.7 %	14.0 %	14.3 %	14.7 %	14.9 %

$P_{max}$ ,  $V_{oc}$ ,  $I_{sc}$ ,  $V_{mpp}$  and  $I_{mpp}$  tested at Nominal Operating Cell Temperature (NOCT) defined as irradiance of  $800W/m^2$ ;  $20^\circ C$ ; Wind speed 1m/s. Measurement tolerance:  $\pm 3\%$  ( $P_{max}$ )

#### Temperature Characteristics

Nominal Operating Cell Temperature (NOCT)	$45^\circ C \pm 3^\circ C$
Temperature Coefficients of $P_{max}$	$-0.41\% / ^\circ C$
Temperature Coefficients of $V_{oc}$	$-0.31\% / ^\circ C$
Temperature Coefficients of $I_{sc}$	$+0.055\% / ^\circ C$

#### Maximum Ratings

Maximum System Voltage	1000 V (IEC)
Series Fuse Rating	15 A
Maximum Reverse Current	Series fuse rating multiplied by 1.35

### Mechanical Characteristics

Dimensions	1670mm x 1000mm x 32mm
Weight	18.5±0.5kg
Frame	Aluminum-alloy
Front	3.2mm tempered glass with anti reflective coating
Encapsulant	EVA
Back Cover	Composite sheet
Cell Technology	4 busbar Polycrystalline
Cell Size	156 mm x 156 mm (6 in x 6 in)
Number of Cells (Pieces)	60 (6 x 10)
Junction Box	Protection class IP 67
Output Cables	Solar cable: 4 mm <sup>2</sup> ; length: 1000 mm
Connector	H4 Compatible

### System Design

Operating Temperature	$-40^\circ C$ to $85^\circ C$
Hail Safety Impact Velocity	25 mm at 23 m/s
Fire Safety Classification (IEC 61730)	Class C
Static Load Wind/Snow	4000Pa/5400Pa

### Packaging and Storage

Storage Temperature	$-40^\circ C$ to $85^\circ C$
Packaging Configuration	32 pieces per pallet
Loading Capacity (40 ft. HQ Container)	832 pieces

#### Nomenclature:

HSL 60 Poly: HSL60P6-PC-1-xxx  
xxx represents the power class

#### Performance at Low Irradiance:

The typical efficiency at  $200 W/m^2$  in relation to  $1000 W/m^2$ , ( $25^\circ C$ , AM 1.5) is at least 97 % of STC efficiency.

Various Irradiance Levels

