
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 24, 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. 1505 6th Street SW – *Private Property*

b) Certificates of Appropriateness

i. 1526 3rd Avenue SE – replacement of front steps. (10 Minutes)

4. Old Business

a) Knutson Building Update (5 minutes)

5. MOA/LOA Project Updates – (if necessary) (10 minutes)

6. Announcements

7. Adjournment

MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, September 10, 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
B.J. Hobart
Barbara Westercamp
Mark Stoffer Hunter
Sam Bergus
Caitlin Hartman

Members Absent: Pat Cargin

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

Call Meeting to Order

- Amanda McKnight Grafton called the meeting to order at 4:30 p.m.
- Ten (10) Commissioners were present with one (1) absent.

1. Public Comment

- No public comment

2. Approve Meeting Minutes

- Sam Bergus asked if item number six should say poles and power lines not just poles. Bob Grafton stated that it should say power lines as well. Barb Westercamp made a motion to approve the minutes from August 27, 2015 with the correction of adding power lines. Sam Bergus seconded the motion. The motion passed unanimously.

3. Action Items

a) Demolition Applications

i. 3401 E Avenue NW – Private Property

- Jeff Hintz stated that this property was built in 1920 and was deemed not eligible in the 2014 Citywide Survey. Staff recommends to document and release. Mark Stoffer Hunter has already completed photo documentation. After demolition, construction of a new restaurant is planned. Salvage is occurring. The closed porch area was at one time a store with a gas pump.

- Mark Stoffer Hunter gave some history of the property.
- Tim Oberbroeckling made a motion to approve demolition of 3401 E Avenue NW. Todd McNall seconded the motion. The motion passed unanimously.

b) Certificates of Appropriateness

i. 1570 3rd Avenue SE – Addition to an accessory structure

- Jeff Hintz stated that this project will be 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. The Commission has the following options: 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). Staff recommends option 1 as it is consistent with the guidelines. Jeff Hintz shared photos of the garage and property. The applicant would like to do salvage of the current garage doors. Jeff Hintz shared photos of two garage doors that the applicant would like to have on the garage. Staff recommends option 1 as it is exactly what is recommended within the guidelines, although both doors are appropriate. The project matches the guidelines in the following ways: materials, location, door type, and there is no mention of garages on the Site Inventory Form.
- Mark Stoffer Hunter stated that the garage is older than the 1960s and the assessor site needs to be corrected. The information at the History Center shows the garage being built in the 1920s. Justin Wasson, the applicant, stated that he is positive that the garage is older than the 1960s.
- Bob Grafton asked about the roofline. Justin Wasson stated that it would remain the same height as the existing garage. Todd McNall made some suggestions as to how Mr. Wasson could keep the existing roofline while keeping the same pitch. Bob Grafton also made some suggestions.
- Bob Grafton shared concerns that this could be a carriage house. Mark Stoffer Hunter stated that it is not a carriage house and is listed as a garage.
- The Commission continued to discuss the roofline as well as the foundation.
- Mark Stoffer Hunter stated that he would prefer option 2 for the garage door because the windows on this option are similar to the windows on the current doors.
- Bob Grafton suggested tabling this project until the building plans can be seen by the Commission.
- Todd McNall explained building out the new addition to the garage while keeping the pitch, roofline, and overhang the same. There are only two ways that can be done.
- Amanda McKnight Grafton suggested that a liaison from the Commission go to the applicants home to review what the HPC has suggested and to review the building plans. Justin Wasson stated that he needs to start this project as soon as possible and does not want to wait until the next meeting for a decision. The project needs to be finished before the weather gets colder.
- Sam Bergus stated that this is not something that is visible from the street and the garage is not noted in the Historical Survey. Per our charter as HPC the roofline is not important.
- Barb Westercamp made a motion to approve the project as presented with the four (4) foot extension of the garage and option number two for the garage door. Sam Bergus seconded the motion. The motion passed unanimously.

ii. 355 19th Street SE – Repairs to Church and Parsonage

- Mr. Hintz explained the parsonage is considered an accessory structure in terms of use on the parcel and in building terms. The church is the primary use of this residentially zoned parcel and also is the dominant structure on the lot. The projects are for stairs on the parsonage, new siding on the parsonage, and solar panels on the church structure; the projects were submitted on separate applications and will be presented and voted on in that order.
- Mr. Hintz presented photos of the existing staircase on the west side of the parsonage addressed as 1835 Park Avenue SE and noted it was constructed from concrete, which is listed as not recommended within the local historic district guidelines; the proposal is to remove the concrete as it is in very poor shape and to replace it with a wood landing area with stairs. Mr. Hintz outlined the basis for staff's recommendation of approval of the project due to the conformance with the guidelines and the fact that the west side stairs were not listed as a defining feature on the 1995 site inventory form.
- General discussion was held about the appropriateness of wooden stairs and it was confirmed this set of stairs was on the west side of the parsonage.
- Barb Westercamp made a motion to approve the wood stairs and landing on the west side of the parsonage. Tim Oberbroeckling seconded the motion. The motion passed unanimously.
- The next project is to re-side the parsonage using a vinyl exterior material; a cream white vinyl siding was proposed by the applicants. Mr. Hintz explained the local historic district guidelines do specifically allow for an accessory structure to use a synthetic siding material. In this case, during a visit to the site, the applicant did express an interest to investigate the restoration of wood siding to the parsonage structure if it was indeed intact and remained underneath the metal siding currently in place. The staff recommendation was to see if the applicant would be agreeable to working with a commission liaison to uncover portions of the siding to see if a restoration would be feasible; if this was not agreeable to the applicant, staff recommended approval of the vinyl siding, as it was something which was allowed within the guidelines for an accessory structure.
- The applicants did indicate a willingness to work with a commission liaison and city staff to investigate the potential rehabilitation and renovation of the underside wood material if it still existed and was in good condition.
- Sam Bergus volunteered to be a Commission liaison for the project.
- The Commission discussed the appropriateness of vinyl siding and mentioned the visibility of this structure, despite the fact it is an accessory structure, the location and prime visibility from the street make utilizing vinyl a more difficult decision.
- Discussion about the possibility of the City's paint rebate program and acquiring funds to paint the structure if it were restored to wood took place. Varying methods to uncover the underside materials were contemplated by the Commission; one option would be to remove a few panels of the metal siding and Todd McNall mentioned another method would be to remove all the metal siding and see what the underside materials looked like.
- Amanda McKnight Grafton mentioned that removing a panel without damaging the underside material might be the best way to go so the applicants could present a few different options after the condition of the underside materials was known.
- BJ Hobart left the meeting at 5:41 PM.

- Tim Oberbroeckling mentioned that the metal siding could be painted if it were still in good shape and if the applicants were mainly looking for an update; the applicants indicated they would also look into this option.
- A Motion to continue the item and bring this item back to the Commission once the restoration possibility and condition of underside materials was investigated by Sam Bergus and City staff was made by Tim Oberbroeckling. Ron Mussman seconded the motion. The motion passed unanimously.
- The final project on the property was to install solar panels on the church building addressed at 355 19th Street SE. Mr. Hintz noted solar panels were not mentioned within the local historic guidelines, but staff did consult the Secretary of the Interior's (SOI) Standards for the Treatment of Historic Properties. So long as no defining features were being altered and the location was somewhat hidden from the street, solar panels are an allowed addition to a historic property. An explanation of the staff recommendation to approve the project as submitted was given; the project complies with the SOI standards and further, despite the local guidelines not mentioning solar panels, the project is not altering any defining features and does conform to the local guideline recommendations. The change is positive and non-permanent; it could be reversed very easily in the future.
- The applicants have researched this and find it will help the church with energy bills in the future.
- Todd McNall made a motion to approve the installation of solar panels. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

4a) Porch Tour

- Robin Kash and Marilyn Lodge made a presentation to the Commission about an idea, which was generally based on a preservation event in Mt. Vernon. The presenters hope the HPC will embrace the idea and include it in the showcase in May or help to cross promote the event. There would be a guided and self-guided tour of notable porches within the local historic districts and Wellington Heights Neighborhood; supervised child care in the Redmond Park could occur so those with children would be able to attend the porch tour, refreshments would also be planned. The event was very successful in Mt. Vernon and would be a positive way to have citizens interact and engage with historic property owners.
- The Commission was open to the idea and thought it would be a great opportunity to include within the showcase or help to cross promote the event. More work is needed to identify what properties would be stopped at on the tour. Jeff Hintz offered to share site inventory forms with Robin and Marilyn once properties were identified for the tour. These forms would help to note the defining features on the properties and also be a way to help tell the story of development in the area.
- The 2016 showcase event will be held on May 7th 2016 and general discussion about how many tours would be given took place. The idea of a fundraiser type event for Wellington Heights was also discussed in addition to the possibility of partnering with the HPC on the event
- City staff agreed to look into insurance requirements for tours which would set foot on private property; discussion of liability insurance and other requirements for homeowners and potential tour guides took place.
- Bob Grafton asked about the Budget for the Showcase; Anne Russett clarified there was funding for three speakers at roughly \$2,500.00 related to the LOA for trainings that could be added to the overall budget. Jeff Hintz clarified the funding was specifically tied

to a certain training and was not for general use at the showcase like the overall amount of \$15,000.00 would be.

5. Old Business

a) Knutson Building Update

- Anne Russett stated that the consultant agreed to the scope of work that was shared with the Commission.

6. MOA/LOA Project Updates

- There were no project updates

7. Announcements

- Barb Westercamp announced she would be attending a training in Mt. Pleasant and would share details of the training with the Commission. Barb also offered to bring information about the Kirkwood Community College Historic Preservation Certificate Series with the attendees of the training.
- Mark Stoffer Hunter noted the barn on the property previously reviewed by the Commission on 6th Street SW near the airport a few meeting ago still remained. Jeff Hintz noted he had passed some barn salvage information along to the owner of the property after the last meeting to potentially arrange a salvage.
- Bob Grafton noted the Frankie House would be moved beginning at 8:30am on September 16 (next Wednesday) for anyone interested in attending.

8. Adjournment

- Barb Westercamp made a motion to adjourn the meeting at 6:15 p.m. Todd McNall seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Jeff Hintz, Planner and Anne Kroll, Administrative Assistant II
Community Development



Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: September 24, 2015

Property Location: 1505 6th Street SW

Property Owner/Representative: 4G Properties II LLC (LeRoy)

Owner Number(s): 913-940-5511 **Demolition Contact:** DW Zinser 319-846-8090 (Adam)

Year Built: 1931

Description of Agenda Item: Demolition Application COA Other

Background and Previous HPC Action: This property was previewed for the Commission at the August 14, 2014 meeting. At that time there were no plans for the property, but the owners had wanted to get an initial review and feedback from the Commission. The applicant has indicated to staff that the Hardee’s restaurant on this location will be torn down and expanded with construction hopefully beginning in spring/summer of 2016.

The owner has relayed the demolition contractor has worked with HPC members in the past and will do so for this demolition regarding the photo documentation and a potential look to see if there is any salvage value of materials. Since the property is not surveyed as historically eligible, these items remain optional.

City Assessor Information on the parcel:

<http://cedar Rapids.iowaassessors.com/parcel.php?qid=452660>

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 2008 Young’s Hill /Kingston Neighborhood Intensive Survey identified this property as **Not Eligible** for the National Register of Historic Places.

The State Historic Preservation Office 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: There is nothing unique architecturally about this structure not present elsewhere in the community; this structure is a poor candidate for Local Landmarking. No concern shown by Commission at August 14, 2014 preview meeting regarding consideration of the demolition.



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 for 1526 3rd Avenue SE
Date: September 24, 2015

Applicant Name(s): Habitat for Humanity
Owner Name: Randall Nading
Address: 1526 3rd Avenue SE
Local Historic District: Second and Third Avenue Historic District
Legal Description: BEVER PARK 1ST STR/LB 13 7
Year Built: 1900

Description of Project: Remove existing, deteriorated pre-cast concrete front steps and replace with wood steps and railings to match the character of the house. The project is through Habitat for Humanity and is related to a grant which was received by Habitat.

Information from Historic Surveys on property: The 1995 Site Inventory Form from the District Nomination survey lists the property as “good.” The defining features are listed as flared hipped roof with hipped dormers; narrow clapboard siding-lower, square-cut shingles-upper; group of three windows in attic gable includes single fixed sash flanked by small 1/1 double-hung windows; 1/1 double-hungs elsewhere including bay window on right side of upper level, front facade; cottage window to right of projecting entrance way; flat roof with paneled piers extending to ground level, dentils, and turned balusters in balustrade; wide entrance steps on left side of porch. The property contributes to the historic district and is individually eligible for the National Register of Historic Places.

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:

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 for the residents of the dwelling units and any visitors to the property.

Rebuilding the porch with original materials is something listed as recommended within the guidelines. While the steps are not listed themselves as a defining feature, nor are they considered part of the actual porch themselves, the proposal will certainly be in harmony with what is recommended within the local historic districts. Given concrete steps were not originally on the property when the house was built, the proposal will help the front of the property achieve a more historic look.

Staff Recommendation: Approve as submitted.

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>RANDY AND SUE NADING</u>	Name <u>HABITAS FOR HUMANITY</u>
Address <u>1526 3RD AVE SE</u>	Company _____
City <u>CEDAR RAPIDS IA</u>	Address _____
State <u>IA</u> Zip <u>52403</u>	City _____
Phone <u>366-1367</u>	State _____ Zip _____
	Home Ph. _____
	Work Ph. _____

Address of Property where work is to be done:
1526 3RD AVE SE

Project type: House , Garage , Shed , Fence , Addition , other _____

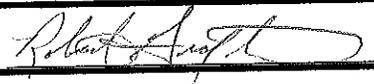
Project description: REMOVE CONCRETE STEP AND REPLACE WITH PAINT GRADE WOOD. PAINT GRADE RAILINGS

Location: Describe where (what part of building, or where on property) work will be done: FRONT ELEVATION

Materials: Type and design to be used WOOD PAINT GRADE ADD TWO RAILINGS WITH TURNED POSTS AND OF HISTORICAL CHARACTERS

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: 

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