City of Cedar Rapids
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5041

MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, January 22, 2015 @ 4:30 p.m.
Collins Conference Room, City Hall, 101 First Street SE

Members Present:	Amanda McKnight-Grafton	Chair
	B.J. Hobart	
	Bob Grafton	
	Ron Mussman	
	Tim Oberbroeckling	
	Mark Stoffer Hunter	
	Pat Cargin	
	Barbara Westercamp	
Members Absent:	Sam Bergus	
	Todd McNall	
	Caitlin Hartman	
City Staff:	Jeff Hintz, Planner	
	Anne Russett, Planner	
	Kevin Ciabatti, Building Services Director	
	Anne Kroll, Administrative Assistant	
Guests:	Cindy Hadish	

Call Meeting to Order

- Amanda McKnight Grafton called the meeting to order at 4:34 p.m.
- Eight (8) Commissioners were present with three (3) absent.

1. Approve Meeting Minutes

- Ron Mussman made a motion to approve the minutes from January 8, 2015. Barb Westercamp seconded the motion. The motion passed unanimously.

2. Action Items

a. DEMOLITION Applications

i. 868 12th Street NE - Private Property

- Jeff Hintz stated that this property was constructed in 1918. Based on the Citywide Survey, it is not eligible for designation as a district or individual landmark. Staff recommends immediate release. This house was damaged in the flash flooding in the summer of 2014. Exterior documentation is possible. The City will be demolishing this

property because the owners are not financially able to fix it or demolish it themselves. The structure has shifted a foot since the summer.

- Kevin Ciabatti stated that this house is really falling apart. Mark Stoffer Hunter commented that architecturally there are a few dozen houses that look a lot like this one on 12th Street.
- Tim Oberbroeckling made a motion to approve the demolition of 868 12th Street NE. Barb Westercamp seconded the motion. The motion passed unanimously.

ii. 4531 C Avenue NE – City Owned Property

- Jeff Hintz stated that the Commission approved demolition for surrounding properties located at 4524, 4519, and 4523 in May 2014 to make way for a Capital Improvement Project in the area. This structure is offered for sale, but the land is not. No one has approached the City to purchase this house. Exterior documentation is permissible. Staff recommends immediate release.
- Mark Stoffer Hunter stated that he will do exterior documentation on all of the demolition properties on this agenda.
- Barb Westercamp made a motion to approve the demolition of 4531 C Avenue NE. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

iii. 1337 4th Street NW – City Owned Property

- Jeff Hintz stated that this property was constructed in 1900 and is located within the Greenway area and the Northwest Flood Mitigation Overlay District. This property has not been cleaned out since it flooded in 2008, so interior documentation cannot be done, but exterior documentation is permissible. Staff recommends immediate release.
- B.J. Hobart made a motion to approve demolition of 1337 4th Street NW. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

iv. 201 1st Avenue SW – City Owned Property

- Jeff Hintz stated that this structure was constructed in 1954. It was flooded in 2008 and has been surveyed in the Citywide Survey as well as in the 2009 Louis Berger survey and the structure is not eligible. This property is part of a catalyst site and the City does not yet have plans for this area. Staff recommends immediate release.
- Mark Stoffer Hunter stated that this property was used as a gas station, so the City needs to be aware because of the concern of underground gas storage tanks.
- Tim Oberbroeckling made a motion to approve the demolition of 201 1st Avenue SW. Barb Westercamp seconded the motion. The motion passed unanimously.

v. 128 2nd Avenue SW – City Owned Property

- Jeff Hintz stated that this structure was constructed in 1959. It was surveyed in the Citywide Survey as well as in the 2009 Louis Berger survey and the structure is not eligible. It was damaged in the 2008 flood. This property is within the Kingston Village Overlay. SHPO did not note any defining features. This structure has been modified a few times. Staff recommends immediate release.
- The Commission discussed land use after this property, 201 1st Avenue SW, and 115 2nd Street SW have been torn down. The City does not yet have plans for this area as this was the proposed property for the casino. This area will remain empty until a plan has been made to develop it.
- The Commission discussed demolishing this building versus leaving it as is and/or selling it. Ultimately, it is Council's call as to what happens with this building.

- Tim Oberbroeckling made a motion to approve the demolition of 128 2nd Avenue SW. Ron Mussman seconded the motion. The motion passed unanimously.

vi. 115 2nd Street SW - City Owned Property

- Jeff Hintz stated that this structure was constructed in 1898. It was surveyed in the Citywide Survey as well as in the 2009 Louis Berger survey and the structure is not eligible. It is within the Kingston Village Overlay and is on a catalyst site. Jeff Hintz was able to go on the property and see that all of the windows have been replaced and all of the siding is vinyl and not wood. Exterior documentation is possible. This property has been altered significantly and is not historic, but if someone wanted to move it that could be a possibility.
- Amanda McKnight Grafton stated that this house was flooded and remodeled and wondered if there was ever a sale on the structure, but not the land. Jeff Hintz stated that he was not aware of a sale on the structure. The Commission discussed the possibility of selling and moving the structure and the funding source. Anne Russett stated that staff would need to check with Public Works to see if that was even an option.
- Tim Oberbroeckling made a motion to hold the demolition of 115 2nd Street SW to see if it is possible to sell the structure. B.J. Hobart seconded the motion. The motion passed unanimously. Staff will report back to the Commission at the February 12th meeting.

2.b) Certificate of Appropriateness (COA)

i. 217 Park Court SE – Replacement of windows

- Amanda McKnight stated that the homeowner was instructed to come back to this meeting with bids and photos to see if he would comply with the HPC's recommendation. Since he is not here we need a motion to table this discussion until the next meeting.
- Jeff Hintz stated that the homeowner sent him bids, but there were no photos. The homeowner was unable to get the photos/brochure to show what the windows would look like before this meeting, so he will come back to the next meeting.
- Barb Westercamp made a motion to table the item of the COA on 217 Park Court SE until the HPC meeting on February 12, 2015 provided that the appropriate materials are presented to the Commission. Mark Stoffer Hunter seconded the motion. The motion passed unanimously.
- Mark Stoffer Hunter was able to find some historic pictures of this property so that the HPC could see what the windows looked like in 1970 and 1974.

ii. 1600 2nd Avenue SE – Various repair requests

- Amanda McKnight Grafton stated that the homeowner would like to work with a liaison.
- Jeff Hintz stated that the homeowner contacted him and indicated that he would like to do some work on the property but wanted to see what the Commission would recommend. He would like to get some bids based on what he hears from the liaison. He is looking for someone who would be able to work with City staff as well as someone from the Commission. He would like to work on the corners of the house, the windows, the chimney, and the porch.
- Bob Grafton offered to be the HPC liaison for the project and Mark Stoffer Hunter offered to assist.

3. New Business

a. EnvisionCR, the City's draft Comprehensive Plan

- Anne Russett stated that this is the City's foundational policy document. It was before the City Planning Commission earlier in the day and they recommended that City Council adopt EnvisionCR. It will be on the Council agenda next Tuesday. Anne Russett reviewed the document and discussed the points that highlight historic preservation.

Kevin Ciabatti left the meeting at 5:28 p.m.

- Anne Russett stated that the EnvisionCR draft is online and the final document will be sent out after City Council has approved it.
- The Commission discussed demolition by neglect, zoning issues, and making changes to Chapter 18.

3.b) Annual CLG Report – Commissioner's Portion

- Anne Russett stated that this is a report that Certified Local Governments have to submit annually. In the HPC packet there is a draft of the report that staff filled out, but staff needs the training section filled out with help from the Commission. Please send information about any training you attended last year to staff.

4. Old Business

4a. was moved down on the agenda.

4.b) Demolition Applications UNDER REVIEW

i. 1311 C Street SW – Private Property – March 9, 2015

ii. 1319 C Street SW – Private Property – March 9, 2015

- Mark Stoffer Hunter stated that he spoke with Penford today and there is mostly interest in 1311. The contact at Penford said that he has agreed to meet with anyone who would like to look at the two properties next week. He is fine with the 60 day hold because they would like to tear down all the properties at one time.
- Bob Grafton stated that Beth DeBoom is the developer interested in 1311.
- Jeff Hintz stated that Joe Mailander is going to reach out to Beth DeBoom about 1311.
- Mark Stoffer Hunter received permission to do exterior documentation on the properties.

5. MOA/LOA Project Updates

- Anne Russett stated that she wanted to get back to the Commission with some answers to the questions about the Central Fire Station kiosk. Council member Poe requested a press release or media event related to the kiosk once it goes live. Our communication staff and Greg from the Fire Station are working on that. There was a question about the kiosk material being available online and Greg is also working in that. It is a very large file, so it may not be feasible. There was also a question about making future changes to the document. The Fire Department will keep it on file and we will have access to that document in case anything needs to be updated.
- Anne Russett stated that some of the MOAs are going to expire soon. Staff is seeking extensions with FEMA because more time is needed to complete the mitigation

measures. The most recent one is the Sinclair MOA. It expires in February and staff is seeking an extension through August. This will go before Council next Tuesday. There should not be a problem in getting this extension granted. FEMA has already signed off on it. The Sinclair MOA includes the kiosk on 3rd and that is the main reason for the extension because the kiosk cannot be installed in the winter.

- Mark Stoffer Hunter has an update on the Sinclair Stone. It has been moved to 800 2nd Avenue SE in the last week because that is where the History Center will be long term.
- Anne Russett wanted to let the Commission know that staff updated the Development Committee on the National Register Nominations and they support those nominations and recommended that the City Council also support those.
- Jeff Hintz stated that one of the mitigation measures is the Adaptive Reuse and Structure Reports. Staff had a list of properties to pursue reports on. There are seven on the list that the Commission approved and one person is not interested. The address that is not interested is 219 16th Ave SE which is the former Smid Hardware Building. The next property on the list is the Czech School at 2nd and 10th. Staff will have to amend the agreement with the State IEDA. The Commission expressed support for a structure report on the Czech School, if the other recommendation is no longer feasible.

4a.) Preservation Showcase Subcommittee Updates

- Amanda McKnight Grafton stated that she has a bid from the Region Arts CSPS. Three location bids were needed. Amanda McKnight Grafton reached out to Theatre Cedar Rapids, Paramount Theatre, Veteran's Memorial, and Museum of Art. Paramount is booked that day. Please meet with your subcommittee group as soon as possible to keep this moving along. The next meeting will focus on the subcommittees giving an update to the group.

6. Good of the Group

- Jeff Hintz stated that Tim's landmark will be on the January 27 City Council agenda as a public hearing and introduction of an ordinance. On consent will be the two National Register Nominations: the Grant Vocational School and Avril House.
- Bob Grafton stated that Cindy Hadish wrote a very nice article about John Jelinek's new project. It is on the SaveCR Heritage website. He is restoring the last intact theatre building in New Bohemia, the Ideal Theatre.

7. Adjournment

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

Respectfully Submitted,

Anne Kroll, Administrative Assistant II
Community Development