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# City of Cedar Rapids

## *Historic Preservation Commission*

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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, May 12, 2016**

**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) Certificate of Appropriateness (20 minutes)
  - i. 1628 2<sup>nd</sup> Avenue SE – installation of vinyl siding on detached garage

#### **4. Announcements**

#### **5. Adjournment**

**MINUTES**  
**HISTORIC PRESERVATION COMMISSION REGULAR MEETING,**  
**Thursday, April 28, 2016 @ 4:30 p.m.**  
**Training Room, City Hall, 101 First Street SE**

Members Present: Amanda McKnight-Grafton Chair  
Todd McNall  
Bob Grafton  
Ron Mussman  
Tim Oberbroeckling  
Caitlin Hartman  
Barb Westercamp  
Pat Cargin  
Sam Bergus

Members Absent: Mark Stoffer Hunter  
BJ Hobart

City Staff: Jeff Hintz, Planner  
Anne Russett, Planner  
Jennifer Pratt, Community Development Director  
Kevin Ciabatti, Building Services Director  
Rob Davis, Flood Control Program Manager

**Call Meeting to Order**

- Amanda McKnight Grafton called the meeting to order at 4:31 p.m.
- Nine (9) Commissioners were present with two (2) absent.

**1. Public Comment**

- There was no public comment.

**2. Approve Meeting Minutes**

- Todd McNall made a motion to approve the minutes from April 14, 2016. Sam Bergus seconded the motion. The motion passed unanimously.

Caitlin Hartman arrived at the meeting at 4:33 p.m.

**3. Presentation**

**a) Flood Control System Update**

- Rob Davis gave a presentation on the Flood Control System on both the east and west side of the Cedar River. The east side is considered a federal undertaking and the plan is to start the construction contract later this year. The west side of the river is considered independent of the east side and it is not considered a federal undertaking per the Army

Corp of Engineers and the Advisory Council on Historic Preservation. The City is working with the Army Corp and SHPO during this process.

- Ron Mussman asked if documentation from the Army Corp and SHPO could be provided to the Commission. Rob Davis will share those documents.
- Ron Mussman shared concerns about Masaryk Park. Rob Davis stated that the historic tiles will go back in, but the levee itself is further back from the river so it does not get into that monument area.
- Amanda McKnight Grafton asked that Mr. Davis come back to future meetings for updates on the project.

Jennifer Pratt arrived at the meeting at 4:38 p.m.

Action item 4b was considered next.

#### **4. Action Items**

##### **b) Demolition Applications Under Review**

##### **i. Private Property – 1010 3<sup>rd</sup> Street SE, hold expires May 10, 2016**

##### **A. Consideration to Release Demolition Hold**

##### **B. Continuation of Discussion of Certificate of Appropriateness to Remove Façade**

##### **C. Consideration of a Certificate of Appropriateness to prepare the building to be Moved and relocation of the building off the lot**

- Jeff Hintz stated that this property is listed on the National Register of Historic Places and is eligible under Criteria A (events) and C (architecture). On March 10, 2016 the HPC placed a 60-day hold on the demolition. Staff received an application for façade removal that was tabled by the HPC at the April 14, 2016 meeting. Staff received an application for moving the structure and associated preparation work. The property owners indicated a willingness to work with anyone interested in moving the structure, but expressed the need to have the structure moved no more than a few days after the expiration of the hold on May 10, 2016. The interested party is making progress on moving the structure. The Commission has the following options:
  1. Release the structure from the 60 day demolition review (hold).
    - Note, choosing this option would not require HPC action on the COA applications.
  2. Consideration of the application to remove the façade:
    - a. Approve the application as submitted; or
    - b. Modify, then Approve the application – only if applicant agrees to modifications made; or
    - c. Disapprove the application.
  3. Consideration of the application to prepare the building to be relocated and move the building from the lot:
    - a. Approve the application as submitted; or
    - b. Modify, then Approve the application – only if applicant agrees to modifications made; or
    - c. Disapprove the application.
- Jeff Hintz stated that staff recommends release of the demolition hold because that allows all parties to complete the work they hope to complete, a purchase agreement has been executed to move the structure from the lot, and the group interested in moving the

structure has indicated they could complete the move prior to the May 10, 2016 demolition hold deadline.

- Todd McNall asked what the complication is to approve the COA to move the building. Jennifer Pratt stated that if the hold is released then a COA is not necessary. Mr. McNall stated that he understands that there are complications if the HPC approved a COA to move the building. Jeff Hintz stated that the current owners would have to submit a COA to make any changes to their land once the building is removed if the hold is not released.
- Tim Oberbroeckling made a motion to release the 60-day hold of 1010 3<sup>rd</sup> Street SE. Bob Grafton seconded the motion. The motion passed unanimously.

#### **a) Demolition Applications**

##### **i. 141 34<sup>th</sup> Street Drive SE (large open warehouse in back) – private property**

- Jeff Hintz stated that this building was constructed in 1932, is partially enclosed, and is the middle warehouse on the property. This building is not recommended for further study and staff recommends immediate release. It has been assessed a poor condition and lacks architectural detail. The area is planned to be used for outdoor storage and parking. In talking with Mark Stoffer Hunter, he did not find this structure to be historic, but the building in the front of the lot has historic value.
- Tim Oberbroeckling made a motion to approve the demolition of the large open warehouse in the back of the lot at 141 34<sup>th</sup> Street Drive SE. Barb Westercamp seconded the motion. The motion passed unanimously.

##### **ii. 214 17<sup>th</sup> Avenue SW – private property**

- Jeff Hintz stated that this structure was built in 1910, is not recommended for further study, and is also not eligible according to the 2009 Bowling Reconnaissance Survey. Staff recommends immediate release. This structure is not habitable or because it was not cleaned out from the 2008 flood and there is damage to the foundation; it has no assessed value at this time. A new house is proposed to be built on the site. Mark Stoffer Hunter sent a note that the house is not historically significant and has no architectural details that are noteworthy.
- Bob Grafton made a motion to approve the demolition of 214 17<sup>th</sup> Avenue SW. Todd McNall seconded the motion. The motion passed unanimously.

#### **5. Discussion Items**

##### **a) Zoning Code Update**

- Anne Russett shared the goal, project overview, community outreach, preliminary drafting topics, an explanation of form-based codes, and project committees for the Zoning Code Update.
- Amanda McKnight Grafton asked if the neighborhood plans would be utilized. Anne Russett stated that they will be and the consultants will be aware of where the historic districts are and where potential districts could be.
- Amanda McKnight Grafton stated that one concern is trying to reduce density in Wellington Heights. Currently, there is a policy in place that if a single family home turned 2-plex or 4-plex remained vacant for a period of time then the next owner has to revert it back to single family. That was very important during the Wellington Heights Neighborhood Plan and making sure that remained in place to help with the density issue.
- Amanda McKnight Grafton asked for an update after more meetings have been held.

##### **b) MOA/LOA Updates**

- Anne Russett stated that the press release for the showcase was rereleased today with the added information that the event is free and opened to the public. All of the award winners have been notified and a majority can attend. Amanda McKnight Grafton read through the awards and the winners.
- Jeff Hintz stated that he spoke with Hy-Vee to cater for the showcase so there will be food available for lunch.
- Amanda McKnight Grafton has a signup sheet for volunteers for the showcase. Staff will email out the list for Commissioners to sign up.
- Amanda McKnight Grafton provided an update on the showcase.

#### **6. Announcements**

- Todd McNall asked for a Knutson Building update. Jennifer Pratt stated that a public hearing was held to open up the proposal process on Tuesday, April 26, 2016. Todd McNall requested that the HPC be notified when these items go to City Council.

#### **7. Adjournment**

- Barb Westercamp made a motion to adjourn the meeting at 5:36 p.m. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Anne Kroll, Administrative Assistant II  
Community Development

www.Cedar-Rapids.org



## Historic Preservation Commission

### April 28, 2016

www.Cedar-Rapids.org



## Demolition Review 141 34<sup>th</sup> Street Drive SE

www.Cedar-Rapids.org



### 141 34<sup>th</sup> Street Drive SE

- Built 1932
  - Partially enclosed
  - Middle warehouse on property
- Not recommended for further study- Citywide Survey
- Immediate release

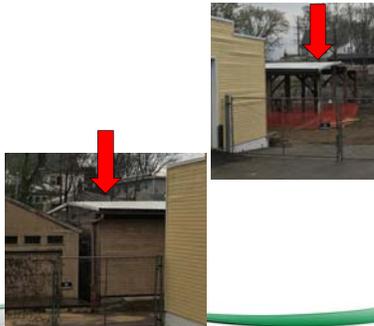


www.Cedar-Rapids.org



### 141 34<sup>th</sup> Street Drive SE

- Assessed as poor condition
- Lacks architectural detail
- Use the area for outdoor storage and parking



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## Historic Significance

Defined by 18.02 (1) – **Historically significant building:** A principal building determined to be fifty (50) years old or older, and;

1. The building is associated with any significant historic events;
2. The building is associated with any significant lives of persons;
3. The building signifies distinctive architectural character/era;
4. The building is associated with the lives of persons significant in our past;
5. The building is archeologically significant.”

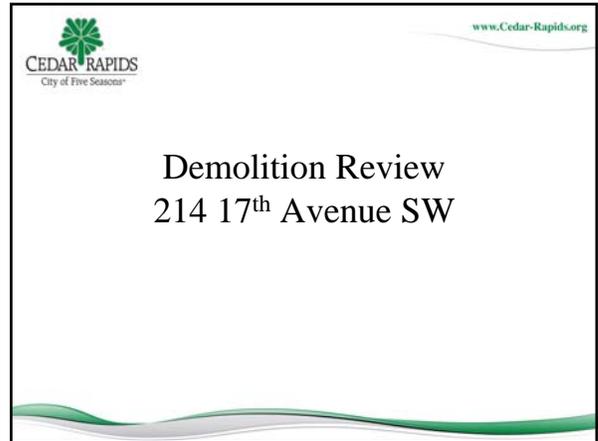
www.Cedar-Rapids.org



## Demolition Review Process

```

    graph TD
      A[1. Determination of Historic Significance] --> B[2a. Not Historically Significant]
      A --> C[2b. Historically Significant]
      B --> D[Release Property]
      C --> E[60-day hold if HPC wishes to explore options (e.g. photo doc) with property owner]
      C --> F[Release property if HPC does not wish to explore options]
    
```



## Demolition Review 214 17<sup>th</sup> Avenue SW

### 214 17<sup>th</sup> Avenue SW

- Built 1910
- Not recommended for further study- Citywide Survey
- Not eligible - 2009 Bowling Reconnaissance
- Immediate release

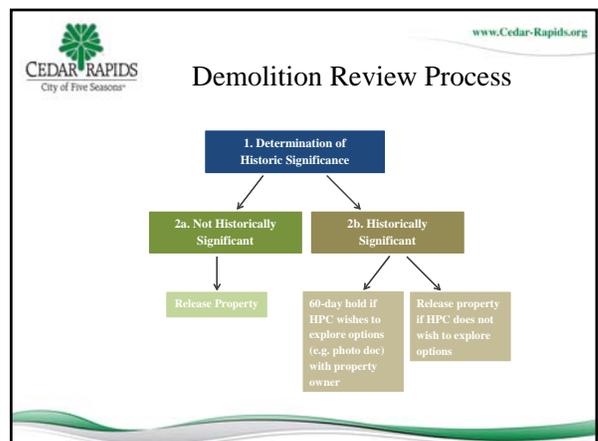
### 214 17<sup>th</sup> Avenue SW

- Structure not habitable, structure not valued
- Damage to foundation from 2008 flood, not cleaned out

### Historic Significance

Defined by 18.02 (1) – “**Historically significant building:** A principal building determined to be fifty (50) years old or older, and;

1. The building is associated with any significant historic events;
2. The building is associated with any significant lives of persons;
3. The building signifies distinctive architectural character/era;
4. The building is associated with the lives of persons significant in our past;
5. The building is archeologically significant.”





## Demolition Applications Under Review

### 1010 3<sup>rd</sup> Street SE

### 1010 Third Street SE

- Built 1880
- Listed on NRHP as a key contributing structure to Bohemian Commercial Historic District
- Eligible under Criteria A (events) and C (architecture)



### Background

- On 3/10 the HPC placed a 60-day hold on the demolition
- Received application for façade removal – requires HPC approval during 60-day hold period
- Received application for moving the structure and associated preparation work



### Background

- Property owners indicated a willingness to work with anyone interested in moving the structure
- Property owners expressed need to have property moved no more than a few days after the expiration of the hold
- Demolition hold expires on May 10, 2016



### Background

- Interested party making progress on moving the structure:
  - Site: 1305 3<sup>rd</sup> Street SE
  - Secured financing
  - Identified home mover
  - Coordinating with City departments on necessary permits and requirements
  - Applied for COA to move structure to temporary location
  - On 04/27/16 a purchase agreement was executed to purchase the building and move it from the 1010 3<sup>rd</sup> Street lot.



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## Options for Commission

1. Release the structure from the 60 day demolition review (hold).  
- Note, choosing this option would not require HPC action on the COA applications, options two and three below.
2. Consideration of the application to remove the façade:
  - a. **Approve** the application as submitted; or
  - b. **Modify, then Approve** the application – only if applicant agrees to modifications made; or
  - c. **Disapprove** the application.
3. Consideration of the application to prepare the building to be relocated and move the building from the lot:
  - a. **Approve** the application as submitted; or
  - b. **Modify, then Approve** the application – only if applicant agrees to modifications made; or
  - c. **Disapprove** the application.

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## Staff Recommendation

- **Recommendation:** Release the demolition hold.
- **Alternative Recommendation:** Approve the application to prepare and move of the structure and deny application related to salvage of the front façade.

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## Rationale

- Releasing the hold allows all parties to complete the work they hope to complete.
  - Structure will be saved and relocated
  - New development could occur on the 1010 3<sup>rd</sup> Street SE site
- A purchase agreement has been executed to move the structure from the lot.
- Group interested in moving the structure has indicated they could complete the move prior to the May 10, 2016 demolition hold deadline.

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**CEDAR RAPIDS**  
 City of Five Seasons®

# Zoning Code Update

  
**LSL Planning**  
 A SAFFbuilt Company

  
**FERRELL MADDEN**

## Our Goal

The purpose of the new *Cedar Rapids Zoning Code* is to support and promote:

- EnvisionCR
- Land Use Typology Areas (LUTAs)
- Strong Neighborhoods
- Infill Development
- Environmental Stewardship
- Economic Prosperity
- Community Connections
- Local Placemaking



## Zoning Code Update Project Overview

**Timeline / Schedule:**

1. 18 month process
2. Adoption anticipated in Fall/Winter 2017

**Project Approach:**

1. Understand and define issues and opportunities
2. Develop a framework for the new zoning code
3. Draft the new regulations and processes and gather community thoughts and comments
4. Review, revise, and adopt the new zoning code and zoning map

## Community Outreach

- Stakeholder Interviews
- Focus Groups
- mySidewalk (MindMixer)
- Public Open Houses and Workshops
- Social Media
- Developer Roundtable
- Beta Testing/"Kicking the Tires"



## Preliminary Drafting Topics

- ▶ Residential development patterns and types of housing mix (i.e., single-family, multi-family)
- ▶ Downtown, infill, suburban development, and redevelopment
- ▶ Complete streets (i.e., streets that accommodate all modes of transportation and all users)
- ▶ Commercial and corridor design standards
- ▶ Mixed-use (e.g., residential and commercial) development types
- ▶ Neighborhood preservation
- ▶ Parks, trails, and open spaces
- ▶ Sustainable development patterns
- ▶ Creating places that build upon a community's strengths in order to promote community well-being, commonly referred to as placemaking

## What are form-based codes?

A method of regulating development that emphasizes building form (scale, massing, relationship to the public realm) over building use, with the purpose of achieving a particular type of "place" of built environment based on a community vision.

### What are form-based codes?

Rethinking development regulations

- A Tool for Placemaking...
  - Compatible Infill
  - Evolving/transforming corridors
  - Transit-oriented




Understanding Cedar Rapids

- Walkable Urban
- Drive-able Suburban

### LUTA: Guiding Framework

Land Use + Intensity + Compatibility →  
 Existing context + vision →  
 Rules for *Form & Character* →  
**Place-making**




Any place vs. some place

### All Districts

What is the plan for the area?

- ▶ Preserve
- ▶ Enhance
- ▶ Transform



### Project Committees

<p><b>Project Management Team</b></p> <ul style="list-style-type: none"> <li>▶ Internal stakeholder group</li> <li>▶ Ensure all relevant City departments are included in the process and are not surprised by any proposed changes</li> <li>▶ Focus on the feasibility/implementation of proposed changes</li> <li>▶ Identify and address any issues related to implementation</li> <li>▶ Address any technical issues</li> </ul>	<p><b>Steering Committee</b></p> <ul style="list-style-type: none"> <li>▶ External advisory body</li> <li>▶ Advisors throughout the development of the update</li> <li>▶ Provide recommendations on the stakeholder outreach and communications strategy</li> <li>▶ Provide feedback on proposed changes and help identify any potential issues</li> </ul>
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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:** COA Request at 1628 2<sup>nd</sup> Avenue SE  
**Date:** May 12, 2016

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**Applicant Name(s):** ZarZar LLC – Al Nazari  
**Local Historic District:** Second and Third Avenue Historic District  
**Legal Description:** BEVER PARK 1ST NE 40' STR/LB 13 1  
**Year Built:** 1939 - Garage

**Description of Project:** Installation of vinyl siding on the detached garage structure.

**Information from Historic Surveys on property:**

The 1995 Site Inventory Form from the District Nomination survey lists the primary housing structure as “fair.” The defining features are intersecting gable roof with cornice returns on front gable and closed gable on side gable; 1/1 double-hung windows; several alterations are noted: vinyl siding; applied shutters; hipped entrance hood replacing porch. The primary structure does still contribute to the historic district with these modifications, but, *it is not* individually eligible for the National Register of Historic Places.

Important note: The Site Inventory Form from 1995, when the district was surveyed and listed, makes no mention of the accessory building (garage) on the property.

**Options for the Commission:**

1. **Approve** the application as submitted;
2. **Modify, then Approve** the application – only if applicant agrees to modifications made;
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

## **Walls And Exteriors:**

“Synthetic siding is allowed in the rear of homes and on accessory buildings, although the paneling patterns must be maintained.”

**Historic Preservation Plan:** Initiative 7.2.b of the Historic Preservation Plan recommends updating the Guidelines for Cedar Rapids Historic Districts to address “Accessory Building (e.g. carriage houses and barns).”

## **Excerpt(s) from the *Secretary of Interior’s Standards and National Park Service Website* Applicable to the Project:**

Preservation Brief 20 pertains to Preservation of Historic Barns.

Preservation Brief 14 pertains to Exterior Additions to Historic Buildings.

Neither the SOI standards nor the Preservation Briefs make mentions of garages aside from that it is a building type. The SOI standards and Preservation Briefs are aimed at the treatment of *Historic Structures and Buildings*.

**Analysis:** There is nothing at this time indicating that the garage structure is historic. While it was constructed in 1939 per the City Assessor records, there is no mention of the garage on the Site Inventory Form which was done at the time the Second and Third Avenue Historic District was listed on the National Register of Historic Places. Within this Historic District, there are site inventory forms which do mention accessory structures; a prime example of this would be at 1744 2<sup>nd</sup> Avenue SE where the site inventory form specifically states, “Original carriage house at rear.”

Accessory structures were not overlooked in the analysis and preparation of this area for the National Register of Historic Places, other accessory structures in the area are mentioned on site inventory forms. The location of this garage lends itself to be viewed only from the alleyway and not from any street right-of-way. The concealed location on the lot and fact the garage is not mentioned on the site inventory form in conjunction with one another, lend staff to recommend this project be approved. Two exterior walls on the garage are lap siding and two other walls are pressboard, the structure is painted white.

The Local Historic District Guidelines make allowances for synthetic siding on accessory structures as indicated within the Walls and Exteriors Section of the Guidelines on page 26. In this case, the site inventory form and a site visit do not indicate that this garage is particularly unique or historic, such as accessory buildings mentioned on site inventory forms on other lots within the Second and Third Avenue Historic District. The structure is not visible from the street right-of-way and there are no architectural features present on the structure.

**Staff Recommendation:** Approval of vinyl siding on the accessory structure.

**Attachments:** Application from applicant.

Jeff Hintz  
11:30 - 1:30  
286-5781

NAZARI1957@yahoo.com

## 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	ZARZAR LLC	Name	AL NAZARI
Address	P.O. Box 11112	Company	ZARZAR LLC
City	Cedar Rapids	Address	
State	IA	City	
Zip	52410	State	
Phone	319-350-0829	Zip	
Home Ph.		Home Ph.	
Work Ph.		Work Ph.	319-350-0829
Address of Property where work is to be done: 1628 2nd Ave S.E.			
Project type: House <input type="checkbox"/> , Garage <input checked="" type="checkbox"/> , Shed <input type="checkbox"/> , Fence <input type="checkbox"/> , Addition <input type="checkbox"/> , other _____			
Project description: vinyl siding on detached garage			
Location: Describe where (what part of building, or where on property) work will be done: detached garage			
Materials: Type and design to be used vinyl			
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: Al Nazari			

### 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