
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, December 8, 2016

in the

Five Seasons Room, City Services Center

500 15th Avenue SW, 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) Flood Control System - New Bohemia Pump Station (15 minutes)
- b) Demolitions Under Review (5 minutes)
 - i. 527 12th Street SE – *Private Property*

4. Discussion Items

- a) Prioritization of Historic Resources (30 minutes)

5. Announcements

6. Adjournment

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a City program, service, or activity, should contact the Community Development Department at (319) 286-5041 or email cd-plan@cedar-rapids.org as soon as possible, but no later than 48 hours before the event.

MINUTES
HISTORIC PRESERVATION COMMISSION SPECIAL MEETING,
Thursday, November 22, 2016 @ 4:30 p.m.
Five Seasons Conference Room, City Services Center, 500 15th Avenue SW

Members Present: Amanda McKnight-Grafton Chair
Bob Grafton
Ron Mussman
BJ Hobart
Barb Westercamp
Mark Stoffer Hunter via phone
Todd McNall via phone
Sam Bergus via phone

Members Absent: Caitlin Hartman
Tim Oberbroeckling

City Staff: Jeff Hintz, Planner

Call Meeting to Order

- Amanda McKnight Grafton called the meeting to order at 4:32 p.m.
- Eight (8) Commissioners were present with two (2) absent.

1. Public Comment

- There was no public comment.

2. Approve Meeting Minutes

- Ron Mussman noted a change to the announcement section of the minutes from November 10, 2016. “West” should be east and the building is the Bever Building at 417 1st Avenue SE.
- Barb Westercamp made a motion to approve the minutes from November 10, 2016 with the noted change. Ron Mussman seconded the motion. The motion passed unanimously.

3. Action Items

a) Demolition Applications

ii. 3030 1st Avenue NE – Private Property

- This item was considered to accommodate the representative of the applicant, Andrew Pottes, who was in attendance at the meeting.
- Jeff Hintz stated that this property was built in 1912 and the general area has been reviewed as part of the 1st Avenue resurfacing efforts. In 2013 this property was not determined to be individually eligible for listing on a state or national historic register.
- Mark Stoffer Hunter joined the meeting via phone at 4:35 PM.

- Mark Stoffer Hunter provided staff with a 1928 photo and 1930 promotional brochure advertising the plant and general area. The building has been greatly modified and renovated since the original construction, only the roof materials are original. A reuse or renovation is not in the future plans of the building. Given the non-historic nature of the building, staff recommends immediate release.
- Andrew Pottes did not have any additional information to provide on the case.
- Mark Stoffer Hunter gave a brief historic of the Hall Product Company and noted types of equipment and how the property had been historically used. Todd McNall inquired about a building on the east side of 1st Avenue was ever a part of this Hall Products operation. Mark clarified the Hall Products company was only on the west side of the roadway and that he would be doing a documentation as the demolition commences in the event additional elements are revealed, but he was fine with releasing the property.
- Barb Westercamp made a motion to approve the demolition of 3030 1st Avenue NE. Ron Mussman seconded the motion. The motion passed unanimously.

i. 924 Old Marion Road NE – Private Property

- Jeff Hintz stated that this property was built in 1927 and the general area was examined in the 2013 Citywide Reconnaissance survey. The general area was originally identified for a further investigation; the surveyors did the beginnings of the more in depth look and noted alterations and changes to structures which would not allow for listing on a state or national register and did not recommend any further study of the area. The owner indicated that a residence is in the future plans, but this one could not be configured to meet their needs. A salvage of materials is being worked on with ReStore of Cedar Rapids and Mark Stoffer Hunter has been in contact with the owner to do photo documentation. Staff recommends immediate release.
- Bob Grafton noted he is not involved with the salvage of this property.
- Mark Stoffer Hunter made a motion to approve the demolition of 924 Old Marion Road NE. Barb Westercamp seconded the motion. The motion passed unanimously.

b) Demolitions under Review

i. 527 12th Street SE

- Jeff Hintz stated this property has been photo documented by Mark Stoffer Hunter and that the Commission could choose to lift the hold placed on the property and allow the demolition. Mr. Hintz also noted that Bob Grafton was exploring the opportunity for salvage.
- Bob Grafton stated he was indeed exploring this option and had left a message with the project manager of the property, Chris Gates of the school district.
- Barb Westercamp asked what staff recommended and what options the Commission had regarding the property. Mr. Hintz stated that if the release was approved the applicant could begin demolition the following day if the utility sign offs were in order. Any type of salvage would be up to the owner and demolition contractor at that point. By leaving the hold in place, it would allow the Commission to let the salvage opportunity be fulfilled or denied after Bob Grafton was able to have a conversation with the property owner. By taking no action, the Commission would see this item on future agendas to consider releasing the property until the hold expired on January 7, 2017.
- Some general discussion about allowing the exploration of salvage possibility took place and the Commission agreed leaving the hold would be prudent at this time.

4. Adjournment

- Barb Westercamp made a motion to adjourn the meeting at 4:51 p.m. Ron Mussman seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Jeff Hintz, Planner II
Community Development

DRAFT

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Historic Preservation Commission

November 22, 2016

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Demolition Review 924 Old Marion Road NE

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924 Old Marion Road NE

- Built 1927
- General area looked at in Citywide Survey
 - Investigated
 - Not recommended for further study



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924 Old Marion Road NE

- Owner indicated:
 - Building new home
 - Reuse was not practical
- Immediate release



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Demolition Review 3030 1st Avenue NE

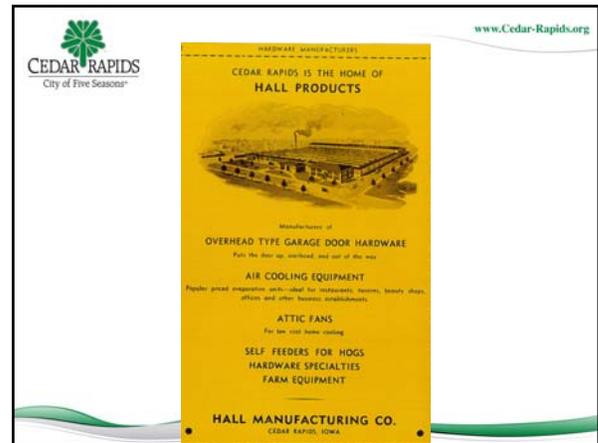
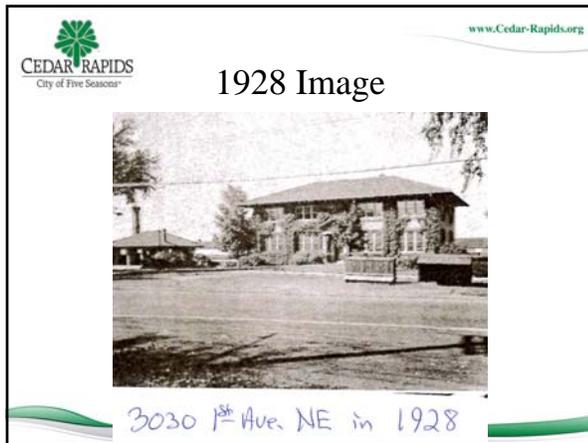
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3030 1st Avenue NE

- Built 1912
- Not eligible for individual listing
 - 2013 Roadwork Survey as part of 1st Avenue resurfacing







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

Date: December 8, 2016
To: Cedar Rapids Historic Preservation Commission
From: Anne Russett, Planner III, Community Development Department
Subject: Flood Control System – New Bohemia Pump Station

At the Commission's December 8, 2016 meeting, a representative from Anderson Bogert will be in attendance to provide the Commission with an update on the New Bohemia Pump Station. Specifically, the representative will outline the changes made to the design of the pump station based on the comments received from the Commission.

More details will be provided at the meeting, but should you have any questions please feel free to contact me at a.russett@cedar-rapids.org or (319) 286-5075.



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

Date: December 8, 2016
To: Cedar Rapids Historic Preservation Commission
From: Anne Russett, Planner III, Community Development Department
Subject: Prioritization of Historic Resources

Introduction

At the Commission's November 10, 2016 meeting, Ron Mussman requested that 411 1st Avenue SE be added to the Commission's next agenda for discussion. In addition, Bob Grafton requested that 417 1st Avenue SE also be added to the agenda. Due to the Commission's interest in these historic buildings, Community Development staff thought it would be a good time to start discussions on prioritizing the city's historic resources.

Background

In November 2015, during conversations regarding the Knutson Building, the Cedar Rapids City Council requested the following: *information that prioritizes the community's buildings of historic significance and identifies the historic resources that should be preserved.* This request was made following discussions with Noré Winter of Winter & Company, the Boulder based planning and historic preservation consulting firm that worked on the City's first Historic Preservation Plan. In order to help the City Council make difficult discussions on which buildings to save, he suggested going through a prioritization exercise.

For the purposes of this prioritization exercise the focus is on individual buildings. Separate from this effort, is the effort to prioritize the list of areas that have been identified for intensive surveys in the *Cedar Rapids Citywide Historic and Architectural Reconnaissance Survey*, which was included in the 2017 HPC work plan.

Examples of Approaches to Prioritization

In order to begin the prioritization process of individual buildings, Community Development staff recommends developing a methodology. Based on research and discussions with other jurisdictions, staff identified the following approaches:

1. Exclude local historic districts and landmarks
Local historic districts and landmarks are already protected by the adopted regulations and guidelines.
2. Focus on areas that have been surveyed and identify properties contributing to a historic district or a potential historic district or are individually eligible for listing
Inclusion on a prioritization list requires the ability to demonstrate that the building is historically significant. Focusing on areas that have been surveyed provides the justification necessary for prioritizing a building.

3. Focus on areas with redevelopment pressure
Historically significant buildings located in areas of the city that are facing redevelopment and development pressure may be at risk of being significantly altered or demolished.
4. Focus on buildings that are well-preserved
Focusing on buildings that are generally well-kept, but may have some modifications is a positive way to approach this list. It also helps to distinguish this list from a watch list or a list of endangered properties.

In addition to these factors, the list can be narrowed down by asking questions like:

1. Does the building have local importance?
2. Is the architecture unique to Cedar Rapids or designed by a local architect?
3. Is the building historically significant under more than one National Register of Historic Places criteria (i.e. architecture, events, people, and archeological)?

Input from the Public

Lastly, as part of stakeholder outreach for the Historic Preservation Plan, staff asked the public to identify key resources in the community. The results can be found on pages 115 and 116 of the Historic Preservation Plan, which can be accessed by clicking [here](#).

Conclusion

Community Development staff has provided possible approaches in order for the Commission to start the conversation and identify what is missing at the Commission's December 8, 2016 meeting.

Please feel free to contact me at a.russett@cedar-rapids.org or (319) 286-5075 with any questions.