
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, June 23, 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. Presentation - Cleveland Park Neighborhood Historic Walking Tour (20 minutes)

4. Action Items

a) Demolition Applications Under Review (5 minutes)

i. *Private Property* - 360 15th Street SE, Hold expires July 26, 2016

b) Historic Property Maintenance, Rehabilitation and Repair Rebate Program (20 minutes)

5. Discussion Items

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

b) Knutson update - (if necessary) (5 minutes)

6. Announcements

7. 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 REGULAR MEETING,
Thursday, June 9, 2016 @ 4:30 p.m.
Training Room, City Hall, 101 First Street SE

Members Present: Amanda McKnight-Grafton, Chair
Bob Grafton
Ron Mussman
Tim Oberbroeckling
Caitlin Hartman
Todd McNall
Pat Cargin
Sam Bergus
Mark Stoffer Hunter

Members Absent: BJ Hobart
Barb Westercamp

City Staff: Jeff Hintz, Planner
Kevin Ciabatti, Building Services Director

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. Public Comment

- There was no public comment.

2. Approve Meeting Minutes

- Tim Oberbroeckling made a motion to approve the minutes from May 26, 2016. Sam Bergus seconded the motion. The motion passed unanimously.

Item 3bi was considered next to allow all the Commission members to arrive.

3. Action Items

b) Demolition Applications Under Review

i. 360 15th Street SE

- Amanda McKnight Grafton and Bob Grafton abstained from this item.
- Jeff Hintz stated that the purchase of the property was still underway by the interested owner, Bob Grafton and that at this time there was no further update. The potential sale has not yet occurred.

- Tim Oberbroeckling asked if a motion was needed. Jeff Hintz clarified that the hold would remain in place unless the commission voted to remove it, if the intent of the Commission was to keep the hold, no motion would be necessary.

Mark Stoffer Hunter joined the meeting at 4:40 PM

a) Demolition Applications
i. 1705 Mount Vernon Road

- Jeff Hintz stated that this structure was built in 1920 and is listed as a contributing structure to the Oak Hill Cemetery Historic District. Staff recommends release because the options available to the Commission to save the structure have been extensively explored by the current owners. The structure is in violation of the housing code and is missing piping and has a large hole in the roof which has resulted in water damage. Options the current owners have already investigated were discussed briefly as to how those options relate to the demolition review process. The structure does contribute to the Historic District, however the house is not the reason the historic district exists. Mr. Hintz shared the definition of historic significance and the demolition review process; the property is considered historically significant, but the question is, are any of the available options things the commission is interested in pursuing?
- Jane and Carl Thorsen, representing Oak Hill Cemetery provided some background on the financial situation of the cemetery at this juncture and how the taxation purposes impact the ability to use funds on care of structures. The cemetery had looked into having the structure moved but two parties were unable to complete this task; renovation and some type of retrofitting are not viable options due to the financing involved with a retrofit or adaptive reuse. Along the same lines, even leaving the house and fixing it is not viable because of the aforementioned issues brought up by staff and the foundation is also in need of repair; the house has been abated for asbestos and some vandalism has also occurred on the structure.
- Mark Stoffer Hunter shared some history of the house and also inquired about the status of the other buildings on the property. Some discussion about the review process of accessory structures took place and Jane and Cal clarified future plans for the buildings on the site. Some discussion about the possibility of a “friends of the cemetery group” being formed to help save these buildings took place. Jane and Carl noted interested persons could contact them and would be placed in touch with the Cemetery Board for further discussions.
- Jane and Carl further explained the financial situation of the cemetery and the operational workings of the facility. Additional comments about the damage to the house in 2012 and the NRHP nomination took place; the structures of the barn and house and garage were only included because the first draft had included them; at that time the house was boarded up and had not had anyone living inside it. The house had been a rental facility as early as 1990 and was now vacant.
- The cemetery has tried fund raising and sought donations to help with the upkeep of the buildings on the property but donations have not come in any significant manner to preserve the structures at this time.
- The Commission shared some thoughts about fund raising and potential reuse ideas about the remaining structures on the property for the future.

- Tim Oberbroeckling inquired about the other structures on the site made from stone closer to the roadway. Jane and Carl briefly discussed future plans for those facilities moving forward.
- Todd McNall made a motion to allow demolition of the structure and to notify the Commission of that date. Sam Bergus Seconded the motion. The motion passed with Tim Oberbroeckling and Bob Grafton opposed.

4. Discussion Items

a) MOA/LOA Project Updates

- Jeff Hintz stated that invoices are still coming in and it will take some time to have everything processed and get a final number on how much money is actually left. A rough estimate is about \$5,000.00 and staff has confirmed we could use the money for educational endeavors but we cannot add new mitigation measures.
- Todd McNall inquired about the possibility of doing signage or a kiosk of some kind and if that would be allowed. Mr. Hintz explained that based on the last kiosk project, it would be awfully tight with the remaining funds to have a kiosk fabricated and installed, there might not be enough money but he would ask to find out one way or the other.

c) Knutson Update

- Jeff Hintz indicated that the proposals were all due June 27 at 11AM.
- There was a question about the availability of the proposal online, staff would look into that and ensure the proposal was indeed posted online.

Mark Stoffer Hunter left the meeting at 5:33 p.m.

6. Announcements

- Amanda McKnight Grafton announced that a new non-profit had been founded called Friends of Cedar Rapids Historic Preservation and it was a 501.c.3 status under the tax code.
- Jeff Hintz wanted to thank Pat Cargin for her service on the commission since 2009; her term will be expiring on June 30. Mr. Hintz also noted that Ron, Mark and Todd would all be considered for reappointment at the June 14 City Council meeting.
- Jeff Hintz asked if anyone would be interested in doing a site visit at 1717 3rd Avenue SE to help a property owner work through some ideas about possibly building a garage on the lot. Anyone interested needs to be available at 3PM during the week and can email or see Mr. Hintz after the meeting.

7. Adjournment

- Tim Oberbrockling made a motion to adjourn the meeting at 5:42 p.m. Ron Mussman seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Jeff Hintz, Planner II
Community Development

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Historic Preservation Commission

June 9, 2016

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Demolition Review 1705 Mount Vernon Road SE Caretaker's House

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1705 Mount Vernon Road SE

- Built 1920
- Listed on NRHP as a contributing structure to Oak Hill Cemetery Historic District
- Cemetery is Eligible under all Criteria

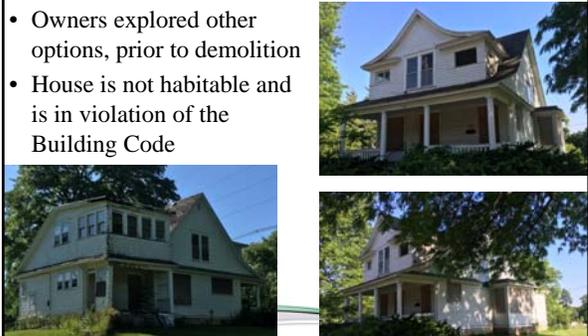


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1705 Mount Vernon Road SE

- Owners explored other options, prior to demolition
- House is not habitable and is in violation of the Building Code



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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.”

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Demolition Review Process

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    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]
    
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Options to Explore

- 1. The building can be considered for landmark designation.**
Owner has explored and it is not financially feasible to rehabilitate.
- 2. Rehabilitation of the building with the assistance of State or Federal tax incentives or other private financial assistance.**
Owner has explored and it is not financially feasible to rehabilitate.
- 3. Adapting the building to a new use.**
Owner has explored and it is not financially feasible to rehabilitate.

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Options to Explore

- 4. Finding a new owner who is interested in preserving/rehabilitation the building.**
Owner has investigated this option.
- 5. Incorporating the building into the owner/applicant's redevelopment plans.**
Owner has explored and it is not financially feasible to rehabilitate.
- 6. Assisting in finding a different location for the redevelopment.**
Not applicable in this instance; structure is in violation of the building code and needs to be remedied.

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Options to Explore

- 7. Moving the building to an alternative location.**
Owner has investigated this option.
- 8. Salvaging building materials, if the structure is to be demolished.**
Owner allowed salvaging; remaining salvage materials may have been damaged by vandalism, asbestos remediation, or water damage.
- 9. Documenting the building prior to demolition.**
Property has been documented by City Staff and Cemetery Staff. Owner is willing to facilitate additional documentation, if desired.

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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
From: Jeff Hintz, Planner II
Subject: Historic Property Maintenance, Rehabilitation and Repair Rebate Program
Date: June 23, 2016

Background: The [Historic Preservation Plan](#) identifies 11 goals outlining the plans' vision for preservation, policies which provide direction to achieve the goals, and several implementable initiatives within each policy that will help to accomplish each goal. Goal 8 is titled "Incentives and Benefits for Preserving Historic Properties Should Attract Investment in Historic Properties." Policy 8.2 is to "Promote new incentives in a range of categories." Initiative 8.2b within this Policy is to "Explore the establishment of grant and loan programs for owners of historic resources." The Initiative Matrix indicates that implementation of this initiative should begin within 2 to 3 years of plan adoption. Specific details for 8.2b can be found on page 30 of the document:

"Grant and loan programs should be available to promote projects that meet preservation objectives. For example, a revolving loan program could make low-interest loans for rehabilitation to property owners within historic districts from grants, donations and City allocations. Qualifying projects would receive loan assistance. The loans then would be repaid, thus replenishing the fund."

Based on the HPP, City staff requested an additional \$25,000 for historic preservation activities. This was approved by City Council, as part of the FY17 budget (July 1, 2016 – June 30, 2017).

Summary of FY17 Funding:

\$25,000	New budget item for historic preservation activities
<u>\$25,000</u>	Existing Paint Rebate Program (within Urban Renewal Area boundaries)
\$50,000	

Proposed Program: The City of Cedar Rapids currently administers the Paint Rebate Program which is limited to paint and related consumable supplies necessary to paint a structure. The proposed program would create a "Historic Rehabilitation Program" with an expanded scope of eligible work items. In addition to painting, this program could reimburse for wood window and door repair and restoration of front porches, wood siding, and architectural details.

To receive a rebate the proposed work would have to be consistent with the Cedar Rapids Guidelines for Historic Districts. The proposed program would not allow rebates for work which commenced without a permit, prior to historic review or prior to written permission to proceed. Importantly, any work which results in the permanent removal or destruction of ornamental features or architectural detailing without prior approval would not be eligible for rebate.

Recommendation: Community Development Staff recommends approval of the program.

Next Steps: Prepare Historic Rehabilitation Program details for review by HPC on July 14.

Attachments: None.