
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 8, 2016

in the

Collins Conference 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. 314 18th Street NW
- b) Historic Sites and Markers Project (45 minutes)

4. Discussion Items

- a) MOA/LOA Project Updates – (if necessary) (10 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 REGULAR MEETING,
Thursday, August 25, 2016 @ 4:30 p.m.
Collins Conference Room, City Hall, 101 First Street SE

Members Present: Amanda McKnight-Grafton Chair
Bob Grafton
Ron Mussman
Tim Oberbroeckling
Sam Bergus
Mark Stoffer Hunter
Todd McNall
Barb Westercamp

Members Absent: BJ Hobart
Caitlin Hartman

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

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

- Tim Oberbroeckling made a motion to approve the minutes from August 11, 2016. Todd McNall seconded the motion. The motion passed unanimously.

Items 3bi and 3ci were considered next to accommodate guests' schedules.

3. Action Items

b) Certificates of Appropriateness

i. 1714 3rd Avenue SE – Removal of Secondary Chimney Above Roofline

- Jeff Hintz stated that this is a request to remove a secondary chimney that is not in use. The reason for the request is that the applicant would like to reroof the house next year and since there is no purpose for this chimney he would like to remove it so it does not cause any problems. Mr. Hintz displayed the Guideline recommendations for chimneys. Staff recommends approval of the project because the defining features on the house will not be altered or impacted by the project, this is not the only chimney on the house, the

home retains all defining features, the change keeps the structure in use and functioning, and the home fits harmoniously with others in the area. Jeff Hintz noted that if this were the only chimney on the house staff would not recommend approval. The Commission has the option for alternative actions to approve with modifications agreeable to the applicant, deny the application, or request additional information.

- Andy Pace, the applicant, stated that this secondary chimney is a possible future problem that he would like to eliminate when putting on a new roof. Prior to his owning the home there were problems with this chimney leaking and he has stopped it for now, but the leaking could reoccur in the future. Since it is not working, it makes sense to remove it.
- Tim Oberbroeckling asked if it is a standard chimney or if it has any unique detail. Mr. Pace stated that it is standard and the same brick as the house and was most likely for a stove in the kitchen.
- Bob Grafton asked if it is hooked up to the water heater or furnace. Mr. Pace stated that the other chimney is hooked up to the water heater and the furnace.
- Tim Oberbroeckling asked if this chimney is original to the house. Mr. Pace suspects that it is.
- Barb Westercamp made a motion to approve the removal of the secondary chimney above the roofline at 1714 3rd Avenue SE. Sam Bergus seconded the motion. The motion passed with Tim Oberbroeckling opposing.

c) National Register Nominations

i. 430 16th Avenue SW - Iowa Highway Commission, District 6 Building.

- Jeff Hintz stated that the nomination is being pursued by the property owner. The documentation information indicates Criteria A is applicable which is that the property is associated with events that have made a significant contribution to the broad patterns of our history. Staff recommends that the HPC concur with the National Register of Historic Places (NRHP) documentation that Criteria A is the most appropriate for this property and recommend to City Council and SHPO that the structure be added to NRHP.
- Jennifer Pfab, the applicant, stated that they purchased the building with the purpose of renovating it for a daycare. It was not a cumbersome project and was easy to keep all of the existing detail intact.
- Amanda McKnight Grafton asked what materials the windows are made out of if they are original. Ms. Pfab stated that they are metal and have been painted. There are no plans for the windows because they are in good shape.
- Tim Oberbroeckling asked if they receive the National listing would they consider applying to be a Local Landmark. Ms. Pfab stated that they would look into it.
- Mark Stoffer Hunter stated that there was a black rectangle over the door that has since been removed. Now in that area, carved in stone, it says Iowa Highway Commission. Will that be retained? Ms. Pfab stated that it will be retained and there is a concrete sign in the front lawn that will have the name of the daycare.
- Tim Oberbroeckling made a motion to approve the National Register nomination for the Iowa Highway Commission District 6 Building under Criteria A and recommend to the City Council and SHPO that the structure be added to the NRHP. Todd McNall seconded the motion. The motion passed unanimously.
- Tim Oberbroeckling strongly encouraged Ms. Pfab to apply for the building to become a Local Landmark because this will allow extra protection and it will be eligible for local monies.

- Mark Stoffer Hunter stated that he is pleased to see this application because there are not a lot of buildings in this area of Cedar Rapids on the National Register and that this building was built in a great time period.

a) Demolition Applications

i. 602 18th Avenue SW – Private Property

- Jeff Hintz stated that this property was built in 1905 and the area is not recommended for further study. An intensive survey was done in 2008 and the property is not eligible. Staff recommends immediate release. Rehabilitation is not economical as the property is below normal condition per the City Assessor. There are no plans for the property at this time, so it will be backfilled and seeded.
- Mark Stoffer Hunter stated that he did some research and found no historic persons associated with the house. The house was shifted a few feet to the left at one time and has a typical design to other homes from that time period.
- Tim Oberbroeckling made a motion to approve the demolition at 602 18th Avenue SW. Sam Bergus seconded the motion. The motion passed unanimously.

ii. 1004 11th Street NE – Private Property

- Bob Grafton noted that the cover sheet has the wrong address listed and 1004 is the correct address. Jeff Hintz stated that the agenda has the correct address listed.
- Jeff Hintz stated that this property was built in 1918 and is in an area not recommended for further study. Staff recommends immediate release. This property is zoned industrial and reuse is not feasible as a shop building. There are plans for the land as there is a shop next door that is successful and they are looking to demolish this home and build a bigger shop. Mr. Hintz reviewed historic significance and the demolition review process. Photo documentation is allowable.
- Mark Stoffer Hunter would like the opportunity to do photo documentation within the next week.
- Barb Westercamp made a motion to approve the demolition at 1004 11th Street NE. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

4. Discussion Items

a) Update to Chapter 18 Ordinance

- Anne Russett stated that since the March HPC meeting, staff commenced work on the draft ordinance, completed meetings with key stakeholder groups, held a workshop to obtain additional input from members of the public, and held three (3) meetings of the HPC Chapter 18 sub-committee. At the August meeting, the sub-committee recommended moving forward with specific changes to the ordinance. Anne Russett discussed the following key issues:
 - COA/CNME Process
 - Added general criteria for the review of COAs and CNMEs
 - Identifies specific types of projects that are not subject to a CNME (e.g. additions, new construction)
 - Added language that aims to help preservation of architectural detailing
 - Require complete applications, which includes support materials
 - Demolition Process
 - Primary structures
 - No changes to current process; HPC to review all proposed demos of primary structures 50 years+

- Accessory structures
 - Added a review to include summer kitchens, barns, and greenhouses built in 1943 or before
 - Added a review for accessory structures located within a NRHP-listed district or landmark
 - Adding language for the review of carriage houses
 - Façade Structure Modifications
 - Proposing a process to review modifications to primary structure facades in NRHP-listed districts and landmarks
 - Demolition by Neglect
 - Addressed through the City's Housing and Building codes
 - Local Designation Process
 - Increased requirement for property owner signatures from 51% to 60%
- Anne Russett shared the next steps for adoption of Chapter 18.
- Amanda McKnight Grafton asked that HPC have plenty of notice for the dates of the Development Committee and City Council meetings so that HPC representatives can be there to answer questions and show support. Anne Kroll stated that the Development Committee meeting is October 19, 2016. Jennifer Pratt stated that it is a good idea to have an HPC member giving the presentation with staff and that has worked well in the past.
- Ann Poe asked about carriage houses and garages and if there is anything in an ordinance that would allow a historic barn that has a second floor to be built into a garlow. Anne Russett stated that would be the Zoning Code (Chapter 32), which staff is in the process of updating, and staff is going to be updating that to see if there are places in the City where second units would be allowed. Currently, that would not be permitted given the current zoning more than likely.
- Bob Grafton wanted to make sure that the current Historic Districts were protected from SHPO's recommendation of 60% signatures instead of the 51% that was required previously. Anne Russett stated that all of these changes will only apply after it is adopted, to future districts, so it will not affect the current districts.
- Sam Bergus asked why the year 1943 was picked for the added review of accessory structures. Mark Stoffer Hunter stated that 1942 was the last year building permits were allowed until after the war. Before 1943 there are ornamental details that were put on garages that did not happen after the war.

b) MOA/LOA Project Updates

- Anne Russett stated that the Commission would like to do another window workshop and have it videotaped with some of the left over LOA funding. Staff asked Ryan Prochaska about teaching the workshop and he thought it would be a good idea to break up the workshop into multiple videos based on topic. Mr. Prochaska put together a proposal of the shorter videos that way if someone has a question on a specific topic they can pick out the video instead of trying to find it in one large video.
- Amanda McKnight Grafton knows someone else who is interested in doing the window workshop and will find out more details. Anne Russett asked that staff get that information as soon as possible so that a decision can be made.
- Todd McNall asked how the videos would be made available. Anne Russett stated that they would be on the City's website.
- Jeff Hintz stated that staff hopes to have the HPC finalize the list of historic sites for the markers and posts at the next meeting. Todd McNall would like to have an explanation

for why the sites were picked. Jeff Hintz stated that staff hopes to have that information for the next meeting with Mark Stoffer Hunter's help.

- Jeff Hintz stated that the date for the bus tours will be October 1, 2016. The bus service that was used for the showcase is booked for this date, so staff is looking into other companies.

5. Announcements

- Bob Grafton thanked staff for organizing the field trip to the archeological site by the African American Museum.
- Todd McNall stated that through Main Street Iowa there are Challenge Grant Nominations out which is a grant through the State of Iowa for between \$15,000 and \$75,000. Each Main Street District gets to submit one application and the one that the Czech Village NewBo Main Street submitted was for the White Elephant Building.

6. Adjournment

- Barb Westercamp made a motion to adjourn the meeting at 5:18 p.m. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Anne Kroll, Administrative Assistant II
Community Development



Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: September 8, 2016

Property Location: 314 18th Street NW

Property Owner/Representative: Tom Haring

Owner Number(s): 319-310-0698 **Demolition Contact:** Kenway Excavating 319-366-3667

Year Built: 1948

Description of Agenda Item: Demolition Application COA Other

Background and Previous HPC Action: The City Assessor information indicated the property to be in “below normal” condition. At 528 square feet, it is one of the smaller homes in the North Highlands area as identified in the Citywide Survey; the home is also one of the newer dwellings within the area and is at the very edge of the area recommended for intensive survey.

The current owner does not have immediate construction plans at this time, the lot will be grass. Any new development would comply with the current zoning or go through the land development process. The house is assessed at a lower value than the land it sits on, which correlates with the “below normal” condition noted by the City Assessor.

City Assessor Information on the parcel:

<http://cedar Rapids.iowaassessors.com/parcel.php?parcel=143010102900000>

Historic Eligibility Status: Eligible Not Eligible Unknown N/A

Explanation (if necessary):

This area of the City is recommended for intensive survey as identified in the [Citywide Historic and Architectural Reconnaissance Survey](#). This recommendation is found on document page 29 (PDF page 32) along with history and narrative of importance of the area.

The narrative of why this area should be intensively surveyed speaks to homes constructed at the edge of the city limits in the mid to late 1920’s. The narrative also speaks to the importance of a Lustron Home in the area on C Avenue NW.

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: Poor candidate for local landmarking, unlikely to contribute to a potential historic district, given the narrative of what makes this area worth intensively surveying.



Community Development and Planning Department
City Hall
101 First Street SE
Cedar Rapids, IA 52401
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To: Historic Preservation Commission (HPC) Members
From: Jeff Hintz, Planner II
Subject: Historic Sites Project
Date: September 8, 2016

Background: At the June 23, 2016 meeting, Nic Roberts, Information Technology Director for the City presented a concept of a walking tour using historic sites to the Commission. This type of project utilizing markers to link users to a webpage and map can be updated as new information is developed or sites are added; this allows the content to be current without the costs associated with having to replace text on physical markers. The proposal also allows for information to be gleaned about each stop, from the convenience of a computer or mobile device.

Historic Preservation Plan Guidance: The [Historic Preservation Plan](#) identifies 11 goals outlining the 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 9 is titled “Public Appreciation of Cedar Rapids’ Diverse History and Its Historic Resources.” Policy 9.1 is to “Provide tools to educate the public regarding Cedar Rapids’ history and resources.” Initiative 9.1b within this Policy is to “Develop a formal Heritage tourism Program.” The Initiative Matrix indicates that implementation of this initiative should begin within 2 to 3 years of plan adoption. Specific details for 9.1b can be found on page 32-33 of the plan document:

“As Cedar Rapids initiates a heritage tourism industry in the City, it will need to closely coordinate physical improvements with planning for events that visitors will enjoy as part of a complete experience. This requires a clear understanding of the assets that are available and the needs for improvements that are required before a major heritage tourism initiative can succeed. It also will require careful development of venues, events and other cultural engagements that contribute to the visitor experience. Authenticity is paramount. The experience should be one that is honest in the story it tells. A plan should be developed to implement the heritage tourism program.”

Components of a Heritage Tourism Program: Given the guidance in the Historic Preservation Plan, the historic sites list and markers are not the entirety of the program. There are recommended components of the program on page 33 of the Historic Preservation Plan. The site markers and electronic information fall under the interpretation component of the program.

The various components all work together to create a cohesive program which will fulfill the intent of the initiative within the plan. One very important component is implementation and specifically funding.

HPC Role: Attached to this memo is an initial list of historic sites within the community; this same list was also sent to Commissioners earlier in July and reviewed with the Commission at the August 11 meeting. This list was provided by Nic Roberts and developed in conjunction with HPC member Mark Stoffer Hunter and is meant for discussion and edits by the HPC during the next meeting. City staff will help facilitate a discussion with the Commission to go through this list so there is a starting point to work from; there will also be a map of the sites for the discussion.

Recommendation: Community Development Staff recommends finalizing a historic sites list.

Next Steps: Move forward with process to order posts and finalize an initial historic sites list.

Attachments: List of potential historic sites, sorted by quadrant.
Map of the sites which corresponds to the list.

NE Quadrant

- 400 2nd St. NE Quaker Oats
- C Ave. & 7th St. NE Magnus Brewery
- 1220 1st Ave. NE Coe College
- 800 1st Ave. NE
- 1508 1st Ave. NE
- 318 14th St. NE
- 1757 D Ave. NE
- 2900 1st Ave. NE
- 1725 Center Point Road NE
- Garfield School Maplewood Dr. NE
- J Ave. & Center Point Rd. NE Green Gable
- 1700 B Ave. NE church
- 3224 1st Ave. NE
- C Ave. & 35th St. NE
- Lindale Mall
- Planet X/Plaza Theatre at Lindale Mall
- Rockwell Collins C Ave. & Eastern Ave. NE
- Mt. Mercy 1330 Elmhurst NE
- St. Matthews 24th St. & 1st Ave. NE
- Kapstone Blairs Ferry Rd. NE
- 1600 E Ave. NE
- 1602 1st Ave. NE
- City Water Plant J Ave. NE
- Grace Church 525 A Ave. NE
- 616 A Ave. NE
- 501 A Ave. NE Greek
- A Ave. NE old St. Luke's Hospital
- Tic Toc E Ave. & 17th St. NE

SE Quadrant

- 411 1st Ave. SE
- 813 1st Ave. SE Masonic
- 845 1st Ave. SE
- 1200 2nd Ave. SE
- 1214 & 1216 2nd Ave. SE
- 1236 2nd Ave. SE
- 512 6th St. SE church
- 1120 2nd Ave. SE
- 1340 3rd Ave. SE
- 1400 2nd Ave. SE
- 1245 3rd Ave. SE Mamie Eisenhower house
- 2901 1st Ave. SE
- 32nd St. & 1st Ave. SE entire block Kenwood
- CR Country Club 27th St. Dr. SE
- 3117 1st Ave. SE
- 800 2nd Ave. SE

- 857 3rd Ave. SE
- 610 10th St. SE McKinley
- Oak Hill Cemetery Mt. Vernon Rd. & 15th St. SE
- 2000 Mt. Vernon Rd. SE old Buchanan
- Armstrong house Forest Dr. & Blake Blvd. SE
- 17th St. & Washington Ave. SE church
- 1st Presbyterian 300 5th St. SE
- 318 5th St. SE
- 523 6th Ave. SE
- 631 9th Ave. SE church
- 1100 7th St. SE
- 925 3rd St. SE Czech School
- 9th St. & Hull Ave. SE
- 1220 5th St. SE St. Wenc.
- 1202 10th St. SE
- 1317 3rd St. SE Little Bo
- Town & Country 3600 block 1st Ave. SE
- 215 16th Ave. SE Ideal Theatre
- 1202 3rd St. SE ZCBJ
- 624 12th Ave. SE
- 616 10 th Ave. SE house
- 716 5th Ave. SE
- 821 3rd Ave. SE
- 101 1st St. SE
- 123 3rd Ave. SE Paramount
- 314/316 3rd Ave. SE World
- 325 3rd Ave. SE Dragon
- 427 2nd Ave. SE

SW Quadrant

- 310 2nd Ave. SW Linn Co. Sherrif
- 346 2nd Ave. SW Grant High School
- 621 1st Ave. SW Maid Rite
- 528 2nd Ave. SW
- 3rd Ave. & 6th St. SW church
- 835 3rd Ave. SW old Neighborhood Tap
- 8th Ave. & L St. SW church
- 201 3rd Ave. SW
- 219-221 3rd Ave. SW
- 620 & 626 1st St. SW
- 525 Valor Way SW
- 42 7th Ave. SW Mott
- Ingredion/Penford 1001 1st St. SW
- Linn County Jean Oxley Bldg. 2nd St. SW & 10th Ave. SW
- Wilson School J St. & Wilson Ave. SW
- 100 16th Ave. SW
- C St. & 18th Ave. SW old gas station

- Linwood Cemetery Wilson Ave. & 6th St. SW
- 912 18th Ave. SW Lincoln School
- Hawkeye Downs 4400 6th St. SW
- 180 14th Ave. SW
- 402-404 6th St. SW
- 254 Outlook Dr. SW Grant School 1961

NW Quadrant

- 500 1st Ave. NW St. Patrick's church
- 423 5th St. NW old fire station
- E Ave. & Ellis Blvd. NW Hosmer
- 615 K Ave. NW
- Ellis Blvd. & Q Ave. NW Pierson's
- 1211 Ellis Blvd. NW Flamingo
- 1310 11th St. NW Harrison School
- Mother Mosque 9th St. & M Ave. NW
- G Ave. & Ellis Blvd. NW Ellis Lofts
- old Chandler Pump B Ave. & 8th St. NW
- 1208 1st Ave. NW
- Kingston Hill 12th St. & A Ave. NW
- Baumhoefner's Wiley Blvd. & Johnson Ave. NW
- old Twin Towers 3300 Johnson Ave. NW
- Hoover School 4141 Johnson Ave. NW
- Roosevelt School 300 13th St. NW
- E Ave. & 11th St. NW old Fillmore School/Linn County
- 1124 1st st. NW Hubbard Ice

Cedar Rapids Historic Sites List Map

