

**MINUTES**  
**HISTORIC PRESERVATION COMMISSION REGULAR MEETING,**  
**Thursday, October 27, 2016 @ 4:30 p.m.**  
**Five Seasons Conference Room, City Services Center, 500 15<sup>th</sup> Avenue SW**

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

Members Absent: BJ Hobart  
Sam Bergus

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

**Call Meeting to Order**

- Amanda McKnight Grafton called the meeting to order at 4:30 p.m.
- Eight (8) Commissioners were present with two (2) absent.

**1. Public Comment**

- There was no public comment.

**2. Approve Meeting Minutes**

- Barb Westercamp made a motion to approve the minutes as amended from October 13, 2016. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

**3. Discussion Items**

**a) Flood Control System**

**i. Lot 44 Pump Station & Sinclair Site Pump Station**

- Bill Bogert of Anderson Bogert presented the design of the Lot 44 Pump Station and the Sinclair Pump Station and shared a map of their locations. Mr. Bogert stated that they looked at the Czech School, Fire House Number 4, and Water Tower Place to match the design of the area. (Renderings of the designs are attached to the minutes.) For the Sinclair Pump Station, there are two (2) facilities. One is up on higher ground and houses the electrical for the pump and the other houses the pump and is on lower ground.

Jennifer Pratt arrived to the meeting at 4:46 p.m.

- Mark Stoffer Hunter asked if the horizontal core seams on the design are intended to be a limestone. Bill Bogert stated that it is intended to be a limestone look, but is not sure the exact material possibly a cast stone. Mr. Hunter stated that the appropriate brick color should closely match the nearby Czech School color and it does have stone elements on it as well. Todd McNall noted that there are some different colors of brick on the Czech School so matching the brick to the original school structure and not the additions would be ideal. Mr. Hunter stated that the brick in front of the Czech School is the newer addition, so in looking for the brick to match you need to look up higher at the arch in the front.
- Ron Mussman asked if there were any other designs that were considered. Bill Bogert stated that this is the only design.
- Bob Grafton stated that the mortar should not be in contrast with Czech School and it needs to blend in with the brick nicely. Mr. Grafton asked if the fenced in area that contains the generator could be changed from black wrought iron to a shorter brick because it would harmonize better with the neighborhood and would not look like a restricted area. Bill Bogert stated that there is still a security element needed, but they could possibly change the fence to brick.
- Tim Oberbroeckling stated that he likes the design and it is important to incorporate trees and to get them up early. Bill Bogert stated that trees are not allowed on the levee or within fifteen (15) feet of the levee, but they can plant them in other places. Mr. Oberbroeckling suggested planting them along 1<sup>st</sup> Street.
- Amanda McKnight Grafton asked if considerations were taken for rising up the generator. Bill Bogert stated that the generator sits up on a platform. Ms. McKnight Grafton shared concerns about the generator being vulnerable to flood waters and suggested protecting it further.
- Todd McNall stated that the Czech School has a concrete skirt and Water Tower Place has a three (3) feet tall concrete skirt on the building. The renderings for the pump stations show a concrete skirting on part of the building, but not all. It would be a good addition to have a concrete skirt on the pump stations. Bill Bogert asked if it was regular concrete color and Mr. McNall stated that it is.
- Mark Stoffer Hunter stated that the name is very important and he would rather see it be named the New Bohemia Pump Station. Once the levee is put in there might be new development on that side of 2<sup>nd</sup> Street and there may not be a Lot 44 down the road. New Bohemia is a permanent name for the neighborhood and people will recognize it.
- Caitlin Hartman stated that if there is going to be a skirt on the building does it need a belt also. Todd McNall stated that Water Tower Place also has belts on it.
- Bob Grafton asked if there is a product that will be applied to the brick if it gets graffiti. Bill Bogert stated that there is an anti-graffiti coating that you can put on, but typically graffiti is not bad if you use brick because it has texture and does not make good graffiti. Todd McNall stated that there are two products for graffiti and one is sacrificial and the other one seals the brick. Typically, you would not put the one on that seals the brick and with the sacrificial coating if you get graffiti on it you go back in and spray it then the coating comes off and you have to replace it. Mr. McNall does not believe that Cedar Rapids has a large enough graffiti problem that they put on any graffiti coating. Bill Bogert stated that they do use graffiti coating, but not always.
- Amanda McKnight Grafton asked when the pump stations have to be completed with the funding being used. Mr. Bogert stated that the Sinclair Pump Station has to be completed a year from now because it has CDBG funding. The New Bohemia Pump Station is through GRI funding and it does not have those limitations so there is more time.

- Ron Mussman asked which permit number from the Corps is being used for these pump stations. Bill Bogert does not know, but can get that information.

#### **b) ReZone Cedar Rapids**

- Jeff Hintz shared the ReZone website of [www.cityofcr.org/rezone](http://www.cityofcr.org/rezone) and a video to help the public better understand what zoning is. Staff and the consultants are beginning to draft sections of the code starting with administrative procedures and then moving on to districts/forms/uses, development standards, and general/definitions. The consultant team will visit the third week of November to update the HPC, CPC, Steering Committee and meet with developers.
- Bob Grafton asked if there is a section on the website for the public to ask a question. Jeff Hintz stated that there is a general Community Development email address link on the website that will send an email to the department and the most appropriate person will respond to it.
- Amanda McKnight Grafton asked if mixed use in core neighborhoods is being considered. Jeff Hintz stated that in the code now it is not an option without a zoning change from CPC and Council, but staff is trying to make that a possibility given certain circumstances.
- Todd McNall stated that in Cedar Rapids there is a zone where you come in and make your own zone. Jeff Hintz stated that is Planned Unit Development (PUD) and it still exists now, but you have to do a zone change. Jennifer Pratt stated that in looking in the zoning code we hope to have more defined zoning districts where you would be able to say all of these districts could go in an urban low intensity. You could have a single family zone with a neighborhood retail/commercial and that would be allowed without going through an extensive zoning process.

### **4. Action Items**

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

##### **i. 3204 Circle Drive NE – Private Property**

- Jeff Hintz stated that this property was built in 1922 and the general area has not been surveyed. There is mostly mid modern construction in the area. The owner indicated that they are building a new house on site as renovation was not practical. Since this lot is zoned single family you cannot have more than one house on the lot. Mr. Hintz shared pictures of the property. Staff is recommending immediate release.
- Mark Stoffer Hunter gave some history of the neighborhood, but did not find the house to be historically significant. Mr. Stoffer Hunter still needs to take pictures.
- Tim Oberbroeckling made a motion to approve the demolition of 3204 Circle Drive NE and allowing Mark Stoffer Hunter to do photo documentation. Todd McNall seconded the motion. The motion passed unanimously.

##### **ii. 3711 Wilson Avenue SW – Private Property**

##### **iii. 3721 Wilson Avenue SW – Private Property**

- Jeff Hintz stated that these properties were built in 1956 and the general area has not been surveyed to date. The area is mostly commercial development. The owner indicated that future plans do not include a residence on either lot as the open space is more appealing. Mr. Hintz shared pictures of the properties. Staff recommends immediate release.
- Mark Stoffer Hunter stated that these houses are an anomaly and they are worth taking pictures of because they were the first new things built out there when there was just farm land, but he did not find them to be historically significant.

- Tim Oberbroeckling made a motion to approve the demolition of 3711 Wilson Avenue SW and allowing Mark Stoffer Hunter to do photo documentation. Barb Westercamp seconded the motion. The motion passed unanimously.
- Tim Oberbroeckling made a motion to approve the demolition of 3721 Wilson Avenue SW and allowing Mark Stoffer Hunter to do photo documentation. Todd McNall seconded the motion. The motion passed unanimously.

**iv. 1315 O Avenue NW – Private Property**

- Jeff Hintz stated that this property was built in 1960 and the general area is not recommended for intensive survey by the Citywide Survey. The owner indicated that expansion is planned in the future, but not immediately, and a single family residence is not in the future plan. Staff recommends immediate release.
- Tim Oberbroeckling stated that the subcommittee had a discussion about properties that may not be historic now, but could be thirty (30) years from now and asked Mark Stoffer Hunter if this home could be one of those properties. Mark Stoffer Hunter stated that there is an enormous amount of this style of house throughout Cedar Rapids and there are better neighborhoods that show large collections of them. Every case is different, but this house at this location is not historically significant.
- Tim Oberbroeckling made a motion to approve the demolition of 1315 O Avenue NW. Barb Westercamp seconded the motion. The motion passed unanimously.

**v. 481 Wilson Avenue Drive SW – Private Property**

- Jeff Hintz stated that this property was built in 1956 and the general area is not recommended for intensive survey by the Citywide Survey. The work commenced without a permit and they were issued a stop work order. They were fined a permit fee in excess to what a demolition permit costs in accordance with the law. Mr. Hintz shared photos of the property. The lot will be combined with the adjacent lot for a yard. Staff recommends immediate release.
- Mark Stoffer Hunter stated that this house is part of a cohesive neighborhood and we are losing a piece of a post-World War II story in this area for the first time here. This demolition is more impactful here than on O Avenue, but there is not much you can do here since it has been partially demolished already.
- Jeff Hintz stated that the neighbor bought the house and is doing the demolition himself. He misunderstood the process for a demolition permit and electrical was still on. The gas was disconnected.
- Bob Grafton stated that the City really has no recourse in heavy fines or misdemeanors because of State law. Jeff Hintz stated that Kevin Ciabatti wanted the Commission to know that he wanted to make it progressive, but the State said no. The cost is \$250.
- Tim Oberbroeckling noted that the HPC is not happy that the fee is so little and that the owner put the entire neighborhood in danger by not shutting off the electrical.
- Tim Oberbroeckling made a motion to approve the demolition of 481 Wilson Avenue Drive SW. Barb Westercamp seconded the motion. The motion passed unanimously.
- Bob Grafton asked if the garage is being torn down. Jeff Hintz stated that the owner was not sure yet if it would be torn down. Mr. Grafton stated that his understanding is that a commercially zoned lot the garage can stay, but in a residential setting then if the lot is not adjoined with the other lot it is a violation to keep the garage. Mr. Hintz stated that the owner intends to combine the lots.

## **5. Announcements**

- Amanda McKnight Grafton reminded the Commission that any discussion about topics not on the agenda needs to wait until after the meeting or can be asked to be added to a future agenda so that there is not an issue with the Open Meeting Law.
- Todd McNall asked if the Commission feels that there needs to be another meeting about the pump stations to see what the final design looks like after the Commission's comments or just have a final rendering sent to the Commission to see. Amanda McKnight Grafton stated that she is interested in SHPO's comments after they have seen the renderings and the Commission's comments. Jeff Hintz stated that staff will share with the Commission SHPO's comments.
- Mark Stoffer Hunter asked if the Chapter 18 discussion for Development Committee has been rescheduled. Anne Kroll stated that it will take place on November 16, 2016.
- Barb Westercamp asked for an update on the bus tours. Jeff Hintz stated that they will take place on Saturday, November 5, 2016 starting at 9:30 am. Staff will send the press release to the Commission.

## **6. Adjournment**

- Barb Westercamp made a motion to adjourn the meeting at 5:57 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

October 27, 2016

## Cedar River Flood Control System

Lot 44 Pump Station  
Sinclair Pump Station

 STRENGTHENING OUR COMMUNITY

### Location Map

*NewBo/Sinclair*



 STRENGTHENING OUR COMMUNITY



 STRENGTHENING OUR COMMUNITY

### Lot 44 Pump Station



 STRENGTHENING OUR COMMUNITY

### Sinclair Pump Station



 STRENGTHENING OUR COMMUNITY

**Sinclair Pump Station**



**Control Building Example**



**ReZone Cedar Rapids**

Historic Preservation Commission  
October 27, 2016



[www.Cedar-Rapids.org](http://www.Cedar-Rapids.org)

- **Project Website**  
[ReZone Cedar Rapids](#)



[www.Cedar-Rapids.org](http://www.Cedar-Rapids.org)

**Project Status**

- **Draft Sections**
  - Administrative Procedures
  - Districts/Forms/Uses
  - Development Standards
  - General/Definitions



[www.Cedar-Rapids.org](http://www.Cedar-Rapids.org)

**Project Status**

- **Consultant Team Visit** (3<sup>rd</sup> Week in November)
  - Updating HPC, CPC, and Steering Committee
  - Scheduled meeting with developers & sign companies
- **Dec. Development Committee Meeting**
  - Update on November visit

www.Cedar-Rapids.org



## Demolition Review 3204 Circle Drive NE

www.Cedar-Rapids.org



## 3204 Circle Drive NE

- Built 1922
- General area has not been surveyed at this point
  - Mostly mid modern construction

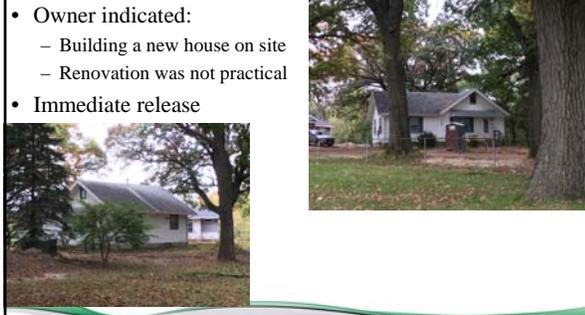


www.Cedar-Rapids.org



## 3204 Circle Drive NE

- Owner indicated:
  - Building a new house on site
  - Renovation was not practical
- Immediate release



www.Cedar-Rapids.org



## 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]
    
```

www.Cedar-Rapids.org



## Demolition Review 3711 & 3721 Wilson Avenue SW

www.Cedar-Rapids.org

**CEDAR RAPIDS**  
City of Five Seasons®

### 3711 & 3721 Wilson Avenue SW

- Built 1956
- General area has not been surveyed to date
  - Mostly commercial development



www.Cedar-Rapids.org

**CEDAR RAPIDS**  
City of Five Seasons®

### 3711 Wilson Avenue SW

- Owner indicated:
  - Future plans do not include a residence
  - Open space is more appealing at this time
- Immediate release




www.Cedar-Rapids.org

**CEDAR RAPIDS**  
City of Five Seasons®

### 3721 Wilson Avenue SW

- Owner indicated:
  - Future plans do not include a residence
  - Open space is more appealing at this time
- Immediate release




www.Cedar-Rapids.org

**CEDAR RAPIDS**  
City of Five Seasons®

### Demolition Review 1315 O Avenue NW

www.Cedar-Rapids.org

**CEDAR RAPIDS**  
City of Five Seasons®

### 1315 O Avenue NW

- Built 1960
- General area not recommended for intensive survey by Citywide Survey



www.Cedar-Rapids.org

**CEDAR RAPIDS**  
City of Five Seasons®

### 1315 O Avenue NW

- Owner indicated:
  - Expansion is planned in the future, but not immediately
  - Single family residence is not in future plan
- Immediate release




www.Cedar-Rapids.org

**CEDAR RAPIDS**  
City of Five Seasons

## Demolition Review 481 Wilson Avenue Drive SW

www.Cedar-Rapids.org

**CEDAR RAPIDS**  
City of Five Seasons

## 481 Wilson Avenue Drive SW

- Built 1956
- General area not recommended for intensive survey by Citywide Survey



www.Cedar-Rapids.org

**CEDAR RAPIDS**  
City of Five Seasons

## 481 Wilson Avenue Drive SW

- Work commenced without a permit
  - Stop work order issued
  - Permit fee in accordance with law
- Lot will be combined with adjacent lot for yard
- Immediate release

