

MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, April 14, 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
Mark Stoffer Hunter
Barb Westercamp
Pat Cargin
Sam Bergus

Members Absent: Caitlin Hartman
BJ Hobart

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

Call Meeting to Order

- Amanda McKnight Grafton called the meeting to order at 4:34 p.m.
- Nine (9) Commissioners were present with two (2) absent.

1. Public Comment

- Jan Stoffer, Local Historic District homeowner, spoke in support of Beth DeBoom's efforts to save the White Elephant Building from demolition.

Todd McNall arrived at the meeting at 4:38 p.m.

2. Approve Meeting Minutes

- Barb Westercamp made a motion to approve the minutes from March 10, 2016. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

3. Action Items

a) Certificate of Appropriateness

i. 1803 Ridgewood Terrace – replacement of front and side steps

- Anne Russett stated that this project is to replace wood steps with a composite deck material on the front steps along Ridgewood Terrace and the side steps along 18th Street SE. Ms. Russett shared pictures of the property where the steps would be replaced as well

as the District Guidelines for porches. Initiative 7.2.b in the Historic Preservation Plan recommends updating the Guidelines for Cedar Rapids Historic Districts to address the allowance of new materials, such as the one proposed by the applicant. Ms. Russett shared the Secretary of Interior (SOI) Standards related to entrances and porches. Staff recommends approval as submitted because SOI standards recommend retaining and preserving character defining features, per the site inventory form the steps are not identified as a defining feature of the home, applicant is not proposing modifications to the home's defining features, and material proposed will be more durable as the steps are exposed to the elements.

- The applicant, Mary Chesebro, described the material and brought in samples and a picture. Ms. Chesebro stated that the wood steps were very slick in the winter time and she wanted something more durable.
- Todd McNall made a motion to approve the Certificate of Appropriateness to replace the front and side steps at 1803 Ridgewood Terrace. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

b) Demolition Application under Review

i. Private Property – 1010 3rd Street SE, hold expires May 10, 2016

A. Consideration to Release Demolition Hold

B. Consideration of a Certificate of Appropriateness to Remove Façade

- Anne Russett stated that this property was built in 1880 and is listed on the National Register of Historic Places as a contributing structure to Bohemian Commercial Historic District and is eligible under Criteria A (events) and C (architecture). On March 10, 2016 the HPC place a 60-day hold on the demolition. Staff received an application for façade removal that requires HPC approval during the 60-day hold period. Property owners indicated a willingness to work with anyone interested in moving the structure, but the property needs to be moved no more than a few days after the expiration of the hold, which is on May 10, 2016. Ms. Russett stated that there is an interested party making progress on moving the structure to the City-owned lot at 1305 3rd Street SE and they have secured financing, identified a home mover, and have been coordinating with City departments on necessary permits. Ms. Russett outlined the challenges to moving within the 60-day hold timeframe:
 - Based on submitted site plan, there is a building code issue related to the proximity of the structure to the lot line
 - Development agreement needs to be amended, which requires City Council approval
 - The State of Iowa Economic Development Authority (IEDA) needs to approve the flood mitigation plan and provide the City with amended covenants and restrictions for recording (turnaround time approx. 60-90 days from submittal of required materials)
 - No construction activity, including staging of building, is allowed on the property until IEDA approval

Ms. Russett stated based on the property owner's timeframe and constraints related to the identified lot at 1305 3rd Street SE, it does not appear feasible to move the structure to the identified lot within the property owners timeframe, so staff would recommend release of the property from the 60-day demolition review. This recommendation would allow for the applicant and property owner to proceed with saving the façade.

- Tom and Beth DeBoom stated that they plan to move the White Elephant Building to the City-owned lot at 1305 3rd Street. In the event that the lot is not ready at the time of the move, the DeBooms own a lot at 1314 2nd Street SE that the building could be placed

until the 3rd Street lot is ready. Ms. DeBoom stated that they have found a mover who could move the house on May 9, 2016. Mr. DeBoom stated that they are firmly committed to moving this building.

- Jason Cave, Primus Construction, gave a project timeline for the White Elephant Building as well as renderings and pictures of what the building will look like when finished, which can be found on page four (4) of the PowerPoint presentation attached to the minutes. Mr. Cave stated that they plan to add a pavilion onto the back of the building and will work with SHPO since they will seek tax credits.
- Kevin Ciabatti stated that if the building is going to be placed on a different lot temporarily it needs to be secured with six (6) - eight (8) foot high fencing. According to the Building Code requirements, the building is bound by the exterior wall ratings and City staff will need to do a walkthrough before they can approve the moving of this building. Mr. Ciabatti stated that there is a building code issue related to the proximity of the structure to the lot line and there are still details that need to be reconciled.
- Laurie Konecny, part owner of the White Elephant Building, stated that this is new information and is a lot to absorb. Since the March meeting, the owners have been talking to Jon Jelinek to remove the façade. There are two options now and there are things to discuss.
- Jon Jelinek, applicant for the COA to remove the façade, stated that if someone wants to move the building he is all for that, but the owners have to decide what they want to do.
- Todd McNall stated that the HPC cannot force the owners to have this building moved and he has not heard that the owners want to move it. The owners and the DeBooms need to discuss this outside of this meeting. The owners stated that they are willing to continue the discussion.
- Mark Stoffer Hunter made a motion to keep the 60 day demolition hold in place so that the owners and the DeBooms could continue discussions about moving the White Elephant Building and to table the COA application until the meeting on April 28, 2016. Todd McNall seconded the motion. The motion passed unanimously.

4. Discussion Items

a) Requests for Resolutions of Support for Historic Preservation Tax Credit Applications

- Anne Russett stated that this a notification that the City received two requests for resolutions of support from the City Council for Historic Tax Credit applications for St. Paul's United Methodist Church and the Monroe School. City staff is working on the documentation that goes to City Council.
- Mark Stoffer Hunter stated that the address for the Monroe School is incorrect. It should be 3100 Pioneer Avenue SE.
- Amanda McKnight Grafton asked that staff keep this item on the agenda for updates.
- Todd McNall would like to see the scope of the work on these two projects. Jennifer Pratt stated that all information will be given to the Commission. This process is just starting, so there is very little information to give at this time.
- Sam Bergus stated that the current plans for the Monroe School are to maintain the entire exterior of the building and convert it into 3-4 bedroom affordable housing. The preliminary SHPO review talks about maintaining the exterior as well as some of the interior divisions.

Mark Stoffer Hunter left the meeting at 5:38 p.m.

b) Preservation Showcase 2016 Update

- Amanda McKnight Grafton provided a detailed update on the 2016 Preservation Showcase that is scheduled for May 7, 2016 in the MedQuarter.

c) MOA/LOA Project Updates

- Anne Russett stated that eight (8) individual scholarships were awarded for the Kirkwood series of classes.

5. Announcements

- There were no announcements.

6. Adjournment

- Barb Westercamp made a motion to adjourn the meeting at 5:47 p.m. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Anne Kroll, Administrative Assistant II
Community Development

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Historic Preservation Commission

April 14, 2016

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COA: 1803 Ridgewood Terrace

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Project Description

- Replacement of front steps along Ridgewood Terrace and 18th Street SE
- Replace wood steps with a composite deck material

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Front of House (Ridgewood)



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Side of House (18th Street SE)



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District Guidelines – Porches

<p>Recommended:</p> <ul style="list-style-type: none"> • Opening an enclosed porch • Repairing the existing porch or balcony • Replacing wood elements with wood elements (wood elements should be painted) • Replacing masonry elements with masonry elements • Rebuilding a porch with original materials • Screening • Painted, not treated wood 	<p>Not Recommended:</p> <ul style="list-style-type: none"> • Enclosing porches visible from the street • Modern straight-edged railings • Columns made of modern materials (fiberglass for an example) • Plywood panel flooring on entrances facing the street • Carpeted flooring on entrances facing the street • Concrete steps that are visible from the street • Unpainted treated lumber elements (recommended for hidden supports)
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Historic Preservation Plan

- Initiative 7.2.b recommends updating the Guidelines for Cedar Rapids Historic Districts to address the allowance of new materials, such as the one proposed by the applicant.



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SOI Standards for Rehabilitation

Related to entrances and porches, the SOI standards recommend the following:

- Identifying, retaining, and preserving entrances--and their functional and decorative features--that are important in defining the overall historic character of the building such as doors, fanlights, sidelights, pilaster, entablatures, columns, balustrades, and stairs.



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SOI Standards for Rehabilitation

Related to wood materials, the SOI standards recommend the following:

- Identifying, retaining, and preserving wood features that are important in defining the overall historic character of the building such as siding, cornices, brackets, window architraves, and doorway pediments; and their paints, finishes, and colors.



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Recommendation

Staff recommends approval as submitted

- SOI standards recommend retaining and preserving character defining features
- Per the site inventory form the steps are not identified as a defining feature of the home
- Applicant is not proposing modifications to the home's defining features
- Material proposed will be more durable – steps are exposed to the elements



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Alternative Actions

1. Approve with modifications agreeable to the applicant
2. Deny the application
3. Defer to future meeting



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Demolition Applications Under Review

1010 3rd Street SE

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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)



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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



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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



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Background

- Interested party making progress on moving the structure:
 - Site: 1305 3rd Street SE
 - Secured financing
 - Identified home mover
 - Coordinating with City departments on necessary permits



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Background

- Challenges to moving within 60-day hold timeframe:
 - Based on submitted site plan, building code issue related to the proximity of the structure to the lot line
 - Development agreement needs to be amended, which requires City Council approval
 - IEDA needs to approve the flood mitigation plan and provide the City with amended covenants and restrictions for recording (turnaround time approx. 60-90 days from submittal of required materials)
 - No construction activity, including staging of building, is allowed on the property until IEDA approval

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Staff Recommendation

- Based on the property owner's timeframe and constraints related to the lot, it does not appear feasible to move the structure to the identified lot. Staff would recommend the following:
 - Release of the property from the 60 day demolition review (hold).
- This recommendation would allow for the applicant and property owner to proceed with saving the façade.

White Elephant Building Relocation

Presentation to Cedar Rapids Historic Preservation Committee –
4/14/16

Project Timeline (1 of 2)

- 4/14 Historic Preservation Committee Review
- 4/18 Submit Building Move Permit (Include Haul Route)
- 4/22 Foundation Drawings submitted for permit
- 4/22 Building Moving Permit
- 4/26 City Council Meeting to approve new Development Agreement between Developer and City
- 5/4 Procure Foundation Permit
- 5/8 Procure Building Moving Permit
- 5/9 Building Gets moved. (Lot is fenced)

Project Timeline (2 of 2)

- 5/11 Start Foundation
- 5/20 Foundation Complete
- 5/27 Building moves onto Foundation
- 5/27 Submit architectural drawings for addition and renovation
- 6/10 Procure Building Permit
- 9/10 Complete Construction, gain occupancy

