

MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, June 23, 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
Todd McNall
Pat Cargin
Barb Westercamp
Sam Bergus
Mark Stoffer Hunter
BJ Hobart

Members Absent: Caitlin Hartman

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

Call Meeting to Order

- Amanda McKnight Grafton called the meeting to order at 4:35 p.m.
- Ten (10) Commissioners were present with one (1) absent.

1. Public Comment

- There was no public comment.

2. Approve Meeting Minutes

- Sam Bergus made a motion to approve the minutes from June 9, 2016. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

3. Presentation – Cleveland Park Neighborhood Historic Walking Tour

- Nic Roberts gave a presentation about the Cleveland Park Neighborhood Historic Walking Tour. The Neighborhood Association is putting up historical signs at twenty-two (22) locations. Mr. Roberts is working with the History Center and Mark Stoffer Hunter to come up with a list of around 100 different historical sites city-wide to put up more signs. Mr. Roberts is asking the HPC for support of this project and for input on the list of city-wide sites.
- Amanda McKnight Grafton asked how long it took to put this together and how much it costs. Nic Roberts stated that it took about eighteen (18) months and that the signs cost \$20 to make and the entire apparatus, if you put it on a stand, costs \$80. What Cleveland

Park has chosen to do for their twenty-two (22) sites is to fund them as part of their Neighborhood Service Delivery program they are a part of. There may be other ways to fund the city-wide program.

- Amanda McKnight Grafton asked if there was a cost for using the services from the History Center. Nic Roberts stated that there was not because the City is working with them on one of their projects.
- Amanda McKnight Grafton stated that the Commission has some funding that has to be utilized by the end of November 2016 that has to be used for education in historic preservation. A few comments from the last HPC meeting from some Commissioners were that they were interested in using that money for something with some longevity. Amanda McKnight Grafton is supportive of using some of that funding to go towards the city-wide project if the Commission so chooses.
- Tim Oberbroeckling stated that when the HPC was working on Chapter 18 one issue that was continuously discussed was public awareness and this is a great way to address that issue.
- Amanda McKnight Grafton asked if the city-wide project would fall in line with using the rest of the showcase funding and if there is enough time. Jennifer Pratt stated that there is a four (4) month window and that should be enough time to expend the money.
- Amanda McKnight Grafton asked if there would be a cost for updates. Nic Roberts stated that there is not a cost for updates because the infrastructure has been done, so the only cost is the sign and stand.
- Amanda McKnight Grafton stated that both the MedQ and the Wellington Heights Neighborhood Associations have items in their action plans to make them more walkable and user-friendly. If there are sites for the city-wide project in those neighborhoods they would most likely be on board for that.
- Nic Roberts stated that there are concerns for theft and graffiti and that was taken into account. The material is graffiti resistant and the stand will be bolted into the sidewalk.
- Mark Stoffer Hunter stated that this is a fantastic way to get 24/7 access to history.
- Amanda McKnight Grafton would like the Commissioners to get a copy of the list of city-wide sites for review. Staff will send out the list. Mark Stoffer Hunter would like to see feedback from each Commissioner on the list.

4. Action Items

a) Demolition Applications under Review

i. 360 15th Street SE

- Amanda McKnight Grafton and Bob Grafton abstained from this item.
- Bob Grafton stated that his real estate attorney is still looking at the title opinion. The closing should happen in the next few days.
- Tim Oberbroeckling recommended to leave the hold on 3602 15th Street SE. The Commission agreed.

b) Historic Property Maintenance, Rehabilitation and Repair Rebate Program

- Jeff Hintz stated that based on the Historic Preservation Plan, 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). The HPC will have \$25,000 as a new budget item and also the \$25,000 from the existing Paint Rebate Program (within Urban Renewal Area boundaries) to equal a total of \$50,000. The program proposal is the creation of a “Historic Rehabilitation Program” which would be an expanded scope of work eligible for rebate. The program could reimburse for wood window or door repair

and for restoration of front porches, wood siding, and architectural details as opposed to just paint and consumables related to paint which are currently covered through the Paint Rebate Program. To receive a rebate the work would be consistent with the Guidelines for the historic districts. Rebates would not be granted for work started without a permit, before historic review occurs, or prior to written permission to proceed and any work which results in the permanent removal or destruction of ornamental features or architectural detailing. At the July 14, 2016 HPC meeting, staff will prepare full program details for HPC review and recommendation, then staff will present that recommendation at the Development Committee meeting on July 20, 2016 which will then go for City Council consideration in August.

- Todd McNall asked if this would be limited to areas in Urban Renewal or city-wide. Jeff Hintz stated that it would be city-wide but tied to the Local Historic Districts and Local Landmarks. Todd McNall stated that Main Street has done something similar and is wondering if there would be interest in a match type of grant where if the homeowner put of \$500 then the grant could be for \$500.
- Bob Grafton asked if this program would be tied to Chapter 18. Jennifer Pratt stated that it would have to be consistent with Chapter 18 and more importantly, consistent with the Guidelines.
- Bob Grafton asked if the funding allocation would be pooled. Jennifer Pratt stated that there are two (2) ways to run these types of programs. One way would be to have it first come, first serve and the other way would be to have a deadline for applications and then they could be reviewed and prioritized. The applications could be reviewed in the winter and people could start work in the spring.
- Tim Oberbroeckling asked if the funds could be rolled over and if not used. Jennifer Pratt stated that the TIF money does not, but there has been an ongoing allocation from Council. The other \$25,000 would have to be asked for each year, but if there is some leftover then we would request for that to be rolled over.
- Amanda McKnight Grafton stated that the information provided for COAs is very vague and is wondering if there would be specifics requested as part of this application so that it would be required to provide a spec sheet. That would be helpful to the review process so that you know the exact materials being used and that they have actual bids. Jeff Hintz stated that staff has some ideas similar to that and will present that at the next meeting.
- Todd McNall stated that you really have to give them a deadline to complete construction. Jeff Hintz stated that there will be something like that in the program.
- Bob Grafton asked if this is a rebate program. Jennifer Pratt stated that all City programs with public funds are done on a reimbursement basis.
- The Commission discussed using the funding not just for the Local Historic Districts and Local Landmarks, but also for buildings that are 50 years or older city-wide in order to prevent them from future demolition.
- Todd McNall stated that Main Street matches funds and if someone has \$2,000 with a match they can have \$4,000 for their projects. In six (6) years of doing this program Main Street has given \$85,000 to \$90,000 for \$400,000 worth of work.
- Bob Grafton stated that when things are prioritized the biggest priority would be owner occupied. There needs to be a way to make it an incentive for people to move into the Historic Districts and to turn multifamily homes into single family homes.
- Amanda McKnight Grafton recommended if this is city-wide that there is a priority that's given to those that are required to follow guidelines.
- BJ Hobart stated that the point of this is that it was too narrow and now it is being widened. If it is not utilized then the area can be expanded. Right now we have historic

areas that are earmarked and are compelled to follow rules. We have seen it before when they cannot afford it. City-wide is great, but these people have to. When you are in an area where you have to it is important to have funds that can help.

- Tim Oberbroeckling stated that setting guidelines is important, but he does not want to see it overcomplicated so that they regret going through the process.
- Barb Westercamp made a motion for staff to proceed with a program proposal. Todd McNall seconded the motion. The motion passed unanimously.

BJ Hobart left the meeting at 5:43 p.m.

5. Discussion Items

a) MOA/LOA Project Updates

- Jeff Hintz stated that invoices are still being collected from the showcase, but there will be around \$5,000 left over. The Commission needs to decide what to do with the remaining funding. There is also over \$5,000 of flood money left over from other communities that Ann Schmid from Stated would like to see if Cedar Rapids can spend so that they do not have to give it back. The money the Commission will have to spend will actually be just over \$10,000.
- Tim Oberbroeckling stated that he would like half of the money go towards the bus tours and the other half go towards the walking tours that Nic Roberts presented earlier in the meeting. Bob Grafton stated that there could be some shared costs with the walking tours because the Neighborhood Associations may want to chip in.
- Bob Grafton would like to team up with Bruce more have a hands-on workshop with a guest speaker that is also open to the public.
- The Commission discussed how much the bus tours costs and how much a guest speaker would be.
- Tim Oberbroeckling made a motion to use \$5,000 for bus tours and a guest speaker and \$5,000 for the city-wide walkable tours.
- Todd McNall stated that he would rather see more money go to the city-wide walkable tours than to a guest speaker because a speaker is fleeting and the tours are long term. Amanda McKnight Grafton stated that a speaker could have a video link on the HPC page and that would make it long term.
- Todd McNall stated that he would like to amended the motion from Tim Oberbroeckling to have \$6,500 go towards the city-wide walkable tours and the remaining \$3,500 go towards bus tours and a guest speaker.
- Mark Stoffer Hunter believes that there needs to be a mix of items to spend the money on so that it can appeal to as many people as possible. There are a lot of people who cannot do the walking tours, so the bus tours are ideal for them.
- Tim Oberbroeckling amended his previous motion to have \$6,500 go towards the city-wide walkable tours and \$3,500 towards the bus tours and guest speaker. Todd McNall seconded the motion. The motion passed unanimously.

b) Knutson Update

- Jennifer Pratt stated that proposals are due June 27, 2016 at 11 a.m. Staff is aware of two (2) proposals coming in for saving the entire building, but nothing is official yet. Once they come in a group will be put together to review the proposals and a Commissioner will be a part of that group.

- Bob Grafton asked about the logistics of trailers and how that gels together with the development of the Knutson Building. Jennifer Pratt stated that is not part of the RFP and the City has to work around that.
- Amanda McKnight Grafton asked about additional fencing to prevent pedestrians from going into the building. Jennifer Pratt stated that is it fenced all the way around.

6. Announcements

- Jeff Hintz stated that there will be a Small Scale Developer Workshop on September 14, 2016 from 8:00 a.m. to 5:30 p.m.
- Staff and the Commission thanked Pat Cargin for her service. Pat Cargin stated that it was a pleasure to serve on the Commission and that it has been very rewarding.
- Bob Grafton stated that Habitat for Humanity moved the former Hughes Nursery home today. The lot where the house was removed will become a park. Jennifer Pratt noted that this is a ROOTs house.

7. Adjournment

- Barb Westercamp made a motion to adjourn the meeting at 6:18 p.m. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Anne Kroll, Administrative Assistant II
Community Development

 

Smartphone Historical Walking Tour Application

Neighborhoods USA
Annual Conference 2016



Workshop Session 4: Neighborhood Initiatives 4-H
Thursday, May 26, 2016 (3:30-4:45pm)

 

Demographics & History of Cedar Rapids

- Second largest city in Iowa at 127,000; 264,000 metro area
- Located in Linn County
- Experienced 1000 year flood in 2008
- 1300 city blocks under water
- 31.12' crest (12 foot higher than previous record)
- \$1.5 Billion in damage
- 25,000 evacuees
- 4000 homes and 187 businesses flooded
- 9.2 square miles covered by flood waters

 

2008 Flood Video



 

Rebirth of Cedar Rapids, A Phoenix from the waters ...

- Central Fire
- Library
- City Hall
- Federal Court House
- Restored Paramount Theater
- Restored National Czech & Slovak Museum
- 2014 All American City
- 2016 Designated Blue Zones Community
- First city in Iowa with Walking History Tour Application
- Juvenile County Building
- Human Services Building
- Convention Center
- NewBo City Market
- Greene Square Park

 

Cleveland Area Neighborhood Association

- Started as an organized opposition to proposed Recreation Center that would taken up a majority of the green space in our neighborhood park in 2012.
- Became a recognized neighborhood association 2013 with 604 residences
- In 2015, CANA was recognized as an official Blue Zones neighborhood organization – third in the nation, first in the State of Iowa
- Continue to focus our goals and events around the Blue Zones Power Nine

 

CANA FY16 Goals

- Cleveland Park Beautification & Making it community gathering point
- Blue Zones Maintenance
- Maintaining Relationship with Neighborhood Schools, Churches, Businesses & Civic Groups
- Eligible for up to \$10,000 City reimbursement

CEDAR RAPIDS
City of Five Seasons

CANA

BLUE ZONES

- In 2004, Dan Buettner teamed up with National Geographic and longevity researchers and identified five areas that he designated as “blue zones”. People in these zones became centenarians ten times greater than the United States.

- Sardina, Italy
- Ikaria, Greece
- Nicoya Peninsula, Costa Rica
- Loma Linda, CA
- Okinawa, Japan



CEDAR RAPIDS
City of Five Seasons

CANA

BLUE ZONES

- Researchers found that the lifestyles of all the Blue Zones residents shared nine specific characteristics. These are referred to as the “Power 9”.

www.bluezones.com

CEDAR RAPIDS
City of Five Seasons

CANA

Blue Zones Power 9

- Within our neighborhood association, we wanted to focus on moving naturally. This was a natural fit with the start of a walking historical tour that not only encouraged our neighbors to move naturally, but also showcased the history of our wonderful neighborhood.



CEDAR RAPIDS
City of Five Seasons

CANA

Why is historic preservation important?

- Having had so many structures damaged and some lost to the flood of 2008, this made the community realize what they had lost and what they could have lost from this devastating event.
- When a community loses too many of its historical buildings and iconic places it ceases to exist as a unique place. Residents often find out not only about what history took place within the entire community but also what history they have in their neighborhoods as well as on their own street.

CEDAR RAPIDS
City of Five Seasons

CANA

Why is historic preservation important?

- People connect with history on a personal level and this also raises a sense of pride and a connection is formed not only with their neighborhood but with the community they live in as a whole.
- It makes history more human and alive and it becomes more than just a bunch of facts and something from the past.

CEDAR RAPIDS
City of Five Seasons

CANA

What did we see in Cedar Rapids?

- We had areas of town that were literally obliterated in a matter of 36 hours. Those neighbors and business owners not only lost their homes and livelihood but also lost their identity.
- There were hundreds of volunteers who filled sandbags for days for what ended up being nothing.
- Out of this destruction came a newfound sense of community as well as a desire to protect what we had left and to rebuild what had been lost.

 

Technology

- ESRI Story map application hosted on ArcGIS Online
 - Point and line layers generated in ArcGIS Desktop
- QR Code – many generators online
 - Many free
 - Some services

 

Technology

- Website hosting – Revize
- Mobile application development

 

Process

- CANA
- City
 - Parks and Recreation
 - Community Development
 - Information Technology
- CRN

 

Process

- The History Center
- Iowa Prison Industries -- <http://www.iaprisonind.com/>
- Linn County
- Historic Preservation Committee

 

Iowa Prison Industries



 

Demonstration



 

Demonstration



HISTORY HAPPENED HERE!
Cleveland Park
Cleveland Park is a natural meadow on the top of "Cedar Hill" and was known as "Cedarwood" before 1922. The area was used as a landing area for small aircraft. The center of the park, where the ball field and school were located, was built in 1922 at 1200 Four Seasons Dr. The park was property of the Cedar Rapids before 1922 and was used as a ball field and high school before. Other nearby locations include a City park in the early 1920's.

 

Q & A

 

Thank you!



www.Cedar-Rapids.org

Historic Preservation Commission

June 23, 2016



www.Cedar-Rapids.org

Historic Rehabilitation Program

Historic Preservation Plan, Goal 8:
 "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."

Policy 8.2:
 "Promote new incentives in a range of categories."



www.Cedar-Rapids.org

Historic Rehabilitation Program

Initiative 8.2b:
 "Explore the establishment of grant and loan programs for owners of historic resources."

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).



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Historic Rehabilitation Program

Summary of FY17 Funding:

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



www.Cedar-Rapids.org

Program Proposal

Creation of a "Historic Rehabilitation Program."

- Currently paint and consumables related to paint are covered through the Paint Rebate Program.
- Creation of an expanded scope of work eligible for rebate
 - Program could reimburse for wood window or door repair
 - Program could also reimburse for restoration of front porches, wood siding and architectural details



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Program Details

To receive a rebate:

- Work would be consistent with Guidelines for Cedar Rapids Historic Districts

Rebates would not be granted for:

- Work started without a permit, before historic review occurs or prior to written permission to proceed
- Any work which results in the permanent removal or destruction of ornamental features or architectural detailing



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Next Steps

1. July 14 - Prepare full program details for HPC review and recommendation
2. July 20 - Presentation of HPC recommendation and program details to Development Committee
3. August – City Council Consideration



www.Cedar-Rapids.org

LOA Updates

July meetings, decide what direction to go with the remaining funding.

1. Additional Tours
2. Education session with a guest speaker
3. Signage or informational kiosks

Need to decide soon so there is time to coordinate and complete everything before October.

SMALL SCALE DEVELOPER WORKSHOP

Small Scale Development Projects Improve and Enhance Communities. Here is How You Start...

Join us for a Small Scale Developer Training Workshop led by the Incremental Development Alliance. This 1-day workshop will provide an overview of the technical skills and resources to navigate development financing, zoning and entitlement, site selection, and building design to assemble your own small scale real estate development project. The workshop will also address issues surrounding becoming a developer, risk management, quality of life, and basic business setup and contracting methods. The workshop is all day Wednesday with a reception the Tuesday evening before the event.

Small Scale Developer Training Workshop
 Wednesday, September 14, 2016
 8:00AM to 5:30PM
 at the National Czech and Slovak Museum & Library

Workshop Registration fee:
 Early Bird Registration (until Friday, July 22nd) - \$160
 Regular Registration (until Friday September 9th) - \$195
 To register please visit www.incrementaldevelopment.org





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