
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, March 9, 2017

in the

Five Seasons Room, City Services Center

500 15th Avenue SW, 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) Certificate of Appropriateness (10 minutes)
 - i. 216 15th Street SE – replacement of side door, chimney repair
- b) Funding Consideration- Historic Rehab Program (15 minutes)
 - i. 216 15th Street SE - Painting house, removal of lattice work, replacement of side door, installation of screen door and chimney repair.
- c) Demolition Applications (10 minutes)
 - i. 1307 O Avenue NW – *Private Property*
- d) Demolitions Applications Under Review (5 minutes)
 - i. *Private Property* - 909 16th Avenue SE

4. Discussion Items

- a) Wood siding product - paulownia

(5 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, February 23, 2017 @ 4:30 p.m.
Five Seasons Conference Room, City Services Center, 500 15th Avenue SW

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

Members Absent: 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 4:29 p.m.
- Nine (9) Commissioners were present with one (1) absent.

1. Public Comment

- There was no public comment.

2. Approve Meeting Minutes

- Tim Oberbroeckling made a motion to approve the minutes from February 9, 2017. Barb Westercamp seconded the motion. The motion passed unanimously.

3. Preview of single-family new construction at 1638 3rd Avenue SE Habitat for Humanity

- Brandon Kriegel and Jeff Capps from Cedar Valley Habitat for Humanity gave the Commission a preview of the single-family new construction project planned for the Local Historic District. The preview included the preliminary plans that show the option for either an attached or detached garage. The project is expected to begin in the spring and finish late summer. The materials have not yet been decided but it is likely that vinyl siding would be used because of cost.
- The Commission agreed that the home should have a detached garage. The set back of the home was also discussed.

- The Commission shared concerns about using vinyl siding as it has not been allowed in the Local Historic Districts before and encouraged exploring different materials. The Commission liked the design of the front of the house and the front porch.

4. Action Items

a) Historic Sites & Markers Project – Presentation from Coe College and request to add sites focusing on African American history to the Historic Sites project list

- Anne Russett gave background information on the Historic Sites project and stated that Coe College and the African American Museum are developing a walking tour of sixteen (16) sites that focus on early African American history and would like to incorporate the physical markers into their project. The content for the markers has been developed. Staff recommends adding the sixteen (16) sites to the list of historic sites the HPC approved in September 2016.
- Brie Swenson-Arnold, professor, and two (2) students from Coe College presented information on early African American history in Cedar Rapids and provided examples of sites for the project. Mark Stoffer Hunter has assisted with this project. The Commission is pleased to have these additional sites.
- Tim Oberbroeckling made a motion to approve adding the sites identified by Coe College to the list of historic sites the HPC approved in September 2016. Todd McNall seconded the motion. The motion passed unanimously.

Items 4.d.i and 4.d.iv were considered next to accommodate guests.

d) Funding Considerations – Historic Rehab Program

i. 1810 Ridgewood Terrace SE – Painting house and repair of rotted wood siding

- Jeff Hintz stated that this project is to paint the house, including the trim, and to repair or replace when necessary the rotted boards around windows. Any replacement boards will be wood to match the existing material. Three (3) bids were obtained. Mr. Hintz shared pictures of the property. Staff recommends approval of funding for the project because it is eligible for the program, consistent with the District Guidelines, architectural detailing is not being removed, there is no impact on defining features, and it keeps the structure in use and good repair.
- Todd McNall made a motion to approve funding for painting the house and repairing rotted wood siding at 1840 Ridgewood Terrace SE. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

iv. 1809 Ridgewood Terrace SE – Painting house

- Jeff Hintz stated that this project is to paint the house including the trim. Two (2) bids were obtained. Mr. Hintz shared pictures of the property. Staff recommends approval of funding for the project because it is eligible for the program, consistent with the District Guidelines, architectural detailing is not being removed, there is no impact on defining features, and it keeps the structure in use and good repair.
- Tim Oberbroeckling made a motion to approve funding for painting the house at 1809 Ridgewood Terrace SE. Todd McNall seconded the motion. The motion passed unanimously.

Amanda McKnight Grafton left the meeting at 5:30 p.m.

b) Demolition Applications

i. 909 16th Avenue SE – Private Property

- Jeff Hintz stated that this property was built in 1890 and the area was intensively surveyed in 2006. This property is not eligible and staff recommends immediate release. This property was deemed not historic before the Flood of 2008. Mr. Hintz shared pictures of the property and reviewed the definition of historic significance and the demolition review process.
- Mark Stoffer Hunter gave a brief history of the property and recommended that the Commission put a hold on the property to see if anyone is interested in moving it. Mr. Stoffer Hunter stated that this is the last home on this block because the others were damaged and torn down after the flood and that the style of home represents this area before the flood.
- Tim Oberbroeckling made a motion to place a sixty (60) day hold on 909 16th Avenue SE because the building signifies distinctive architectural character/era. Barb Westercamp seconded the motion. The motion passed with Todd McNall opposing.

ii. 932 16th Avenue SE – Private Property

- Jeff Hintz stated that this property was built in 1880 and the area was intensively surveyed in 2006. This property is not eligible and staff recommends immediate release. This property was deemed not historic before the Flood of 2008. Mr. Hintz shared pictures of the property.
- Mark Stoffer Hunter gave a brief history of the property and did not find historic significance.
- Sam Bergus made a motion to approve the demolition of 932 16th Avenue SE. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

c) Certificate of Appropriateness

i. 344 16th Street SE – replacement of a garage door

- Jeff Hintz stated that this project is for the replacement of a rotted wood overhead garage door with a new, similar style, insulated overhead door. Mr. Hintz shared photos of the proposed door as well as the current garage and door and shared the Historic District Guidelines for accessory structures. Staff recommends approval of the project because it is consistent with District Guidelines, consistent with past approvals by the HPC, there is no impact on defining features, garage door is not visible from the street and concealed from users of alleyway, and this project keeps the structure in use and good repair.

Todd McNall left the meeting at 5:48 p.m.

- Tim Oberbroeckling made a motion to approve the Certificate of Appropriateness for the replacement of a garage door at 344 16th Street SE. Sam Bergus seconded the motion. The motion passed unanimously.

Item 4.d.iii was considered next.

d) Funding Consideration – Historic Rehab Program

iii. 344 16th Street SE – Replacement of garage door and interior storm windows

- Jeff Hintz stated that there are two (2) projects in this application. The first project is the installation of interior storm windows on twenty (20) locations on the dwelling unit. Interior storm windows will help to provide energy efficiency without detracting from

original look of the structure. Two (2) bids were obtained. Mr. Hintz shared pictures of the property. Staff recommends approval of funding for the project because the project is eligible for the program, architectural detailing is not being removed, the original windows will be kept intact, there is no impact on defining features, and this project keeps the structure in use and good repair.

- Tim Oberbroeckling made a motion to approve funding for the installation of twenty (20) interior storm windows at 344 16th Street SE. Barb Westercamp seconded the motion. The motion passed unanimously.
- Jeff Hintz stated that the second project is for the replacement of a garage door as discussed in item 4.c.i.
- Tim Oberbroeckling made a motion to approve funding for the replacement of a garage door at 344 16th Street SE. Barb Westercamp seconded the motion. The motion passed unanimously.

ii. 1818 Ridgewood Terrace SE - Painting house and repair of rotted wood siding

- Jeff Hintz stated that this project is for painting the house, including the trim, and to repair or replace when necessary the rotted boards around windows. Any replacement boards will be wood to match the existing material. Two (2) bids were obtained. Mr. Hintz shared pictures of the property. Staff recommends approval of funding for the project because it is eligible for the program, consistent with the District Guidelines, architectural detailing is not being removed, there is no impact on defining features, and it keeps the structure in use and good repair.
- Tim Oberbroeckling made a motion to approve funding for painting the house and repairing rotted wood siding at 1818 Ridgewood Terrace SE.

5. Announcements

- Jeff Hintz stated that he presented for the Cedar Rapids Area Association of Realtors last week about Historic Preservation. Mr. Hintz received great feedback and answered their questions.
- Bob Grafton asked to have discussion about infill of vacant properties and the ROOTs Program on a future agenda.

6. Adjournment

- Barb Westercamp made a motion to adjourn the meeting at 6:06 p.m. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Anne Kroll, Administrative Assistant II
Community Development



Community Development and Planning Department
City Hall
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5041

To: Historic Preservation Commission Members
From: Jeff Hintz, Planner II
Subject: COA Request at 216 15th Street SE
Date: March 9, 2017

Applicant Name(s): Thomas Beckfield
Local Historic District: Second and Third Avenue Historic District
Year Built: 1914

Description of Project: Installation of a salvaged wood door on the alley side of the dwelling unit. Chimney work to install a new cap, repair masonry and re-flash.

Information from Historic Surveys on property: The 1995 Site Inventory Form from the District Nomination survey lists the primary housing structure as “good.” The defining features are: broad & steep side-gable roof with single gable wall dormer centered on front; medium width siding-lower and narrow siding-upper with beltcourse between; hipped roof front porch extends across front; porch has smooth columns piers extending to closed balustrade; windows are 1/1 double-hungs of various sizes; entrance (original oval light front door) is off-center; cottage window to right of entrance and small square sash to either side of gable wall dormer. The home contributes to the historic district but, is individually eligible for the National Register of Historic Places.

Options for the Commission:

1. **Approve** the application as submitted; or
2. **Modify, then Approve** the application – only if applicant agrees to modifications made; or
3. **Disapprove** the application; or
4. **Continue the item to a future, specified meeting date** in order to receive additional information.

Excerpt(s) from *Guidelines for Cedar Rapids Historic Districts* Applicable to Project Doors:

Recommended:

- Repairing the original wood door
- Replacing doors visible from the street with wood doors
- Storm or screen doors
- Retaining the same door size
- Retaining historic trim around doors

Not Recommended:

- Replacing doors visible from the street with doors made of modern materials
- Unusual shaped glass panes (such as star bursts)
- Increasing or decreasing the original door size.

Chimneys:

Recommended:

- Replacing any broken, spalled, or missing bricks with the same size and color
- Flue caps of clay, stone, concrete, or black metal
- Repairing a deteriorated chimney with like material
- Replacing a chimney with bricks similar to the original color and size

Not Recommended:

- Replacing a chimney visible from the street with metal piping
- Demolishing a chimney

Analysis: Removal of an unoriginal door which is visible from the street and replacement with a salvaged door is keeping with the Guidelines for Cedar Rapids Historic Districts. The style of the proposed door more closely matches the style and design of the house. The current side door is a solid panel, painted brown and is not original to the home. The side door is not a prominent feature on the home, but nonetheless is still visible as it is right off the alleyway. The proposed door is salvaged and would much better reflect the style of the house than the current door on the structure.



Existing Door



Proposed Salvage Door

Regarding the chimney work, this type of repair work is encouraged in the guidelines and will help to keep the chimney in good working order and prevent future problems. The work proposed to the chimney will not have any detrimental impact on the chimney or any defining features on the roof of the home.

Staff Recommendation: Approve as submitted.

Note: The application is included as an attachment under Item 3.b.i as a funding consideration for the Historic Rehab Program.



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 Rehab Program Application – 216 15th Street SE
Date: March 9, 2017

Owner Name: Thomas Beckfield
Address: 216 15th Street SE
Local Historic District: Second and Third Avenue Historic District
Year Built: 1914

Description of Projects:

- Painting the exterior of the home, porch, and garage door. Painting project includes preparation work.
- Removing the lattice work from the front porch of the dwelling unit.
- Chimney work to install a new cap, repair masonry and re-flash.
- Installation of a salvaged wood door on the alley side of the dwelling unit and installation of a wood screen door on the front door.

Removing Architectural Detailing: Yes No

Eligible Projects under the Historic Rehabilitation Program: Yes No

Consistency with [Historic District Guidelines](#): While painting does not have its own section within the Guidelines for Cedar Rapids Historic Districts, painting is mentioned throughout as a way to protect and preserve surfaces. The Walls and Exteriors section on page 25 does discuss importance of paint to keep wood surfaces in good repair.

Porches and other entrances are discussed on page 19 of the Guidelines. Opening an enclosed porch is listed as recommended.

Chimneys and recommended treatments are found on pages 12-13 of the Guidelines. Flashing in good repair, maintenance of masonry and a properly functioning cap are all recommended.

Doors are discussed on pages 14-15 of the Guidelines. Salvaged doors are discussed as an alternative to new doors; storm or screen doors are listed as recommended.

Bid Summary:

- Bid 1: JCB Restoring - \$4,800.00
- Bid 2: Weber Paint and Glass - \$6,000.00

Options for the Commission (for each project):

1. **Approve** the application for funding; or
2. **Deny** the application for funding.

Staff Recommendation: Approval of funding for all the projects.

Attachments: Application from applicant.



CEDAR RAPIDS

Historic Rehabilitation Program Application FY 2017

Community Development Department, 101 First Street SE, Cedar Rapids, IA 52401, Phone 319-286-5041

The following information is necessary for all those interested in participating in the Historic Rehabilitation Program. Please answer all questions and provide all attachments. Incomplete applications will not be accepted. Sections beginning with ^ may be skipped if a Certificate of Appropriateness has previously been obtained for the work AND the work has not begun.

Owner Information	Applicant Information (skip if owner)
Name <u>THOMAS BECKFIELD</u> Address <u>216 15TH STREET SE</u> City <u>CEDAR RAPIDS, IA</u> State <u>IA</u> Zip <u>52403</u> Phone <u>515-664-6643</u> Email <u>THOMAS.BECKFIELD@GMAIL.COM</u>	Name/Company _____ Email _____ Address _____ City _____ State _____ Zip _____ Phone _____
Address of Property where work will occur: <u>216 15TH STREET SE CEDAR RAPIDS IA 52403</u>	
Project type: House <input checked="" type="checkbox"/> Garage <input checked="" type="checkbox"/> Shed <input type="checkbox"/> Fence <input type="checkbox"/> Other <input checked="" type="checkbox"/> <u>BREEZENAW/EXTERIOR SIDE DOORS</u>	
Project description (please be as detailed as possible): <u>PORCH - REMOVE LATTICE AND REPLACE WITH WOOD FRAMES + SCREENS. REPLACE ALUMINUM FRONT DOOR EXTERIOR GRADE. PRIME, PAINT, GARAGE DOOR</u>	
^Location: Describe where (what part of building, or where on property) work will be done: <u>FRONT/SIDE PORCH, FRONT/SIDE ALLEY DOOR GARAGE DOOR PAINT / CHIMNEY / EXTERIOR WOOD SIDING</u>	
^Existing Material(s): <u>TEAR DOWN LATTICE ON PORCH REMOVE ALUMINUM FRONT DOOR AND ADD OUTSIDE SIDE</u>	
^Material(s) Proposed: <u>PAINT, PRIMER, WOOD DOOR, WOOD SCREEN DOOR / FRONT OF HOUSE</u>	
Will you be permanently removing architectural detailing/ornamentation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please explain what you are removing and why: _____	
Description of how project meets the Guidelines for Cedar Rapids Historic Districts or rationale for why the project is not consistent with the Guidelines for Cedar Rapids Historic Districts: <u>I am looking to restore the exterior and enhance the look of the home to match that of the homes originality. I plan to use approved materials and approved local contractors. Will use recycled materials or materials that meet guidelines for CRHD.</u>	

FA 52403
 REPLACEMENT SIDE DOOR
 CHIMNEY TOP REDUCE
 CHIMNEY TOP CAP/CEMENT



Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: March 9, 2017

Property Location: 1307 O Avenue NW

Property Owner/Representative: Methwick Community

Owner Number(s):(319)365-9171 **Demolition Contact:** Rathje Construction (Terry)
(319)377-3179

Year Built: 1919

Description of Agenda Item: Demolition Application COA Other

Background and Previous HPC Action: Methwick recently acquired this property and their main campus is nearby. The plan is to expand in the area in the future, but that will not happen immediately.

City Assessor Information on the parcel:

<http://cedarrapids.iowaassessors.com/parcel.php?parcel=142027601100000>

Historic Eligibility Status: Eligible Not Eligible Unknown N/A

Explanation (if necessary):

This property was looked at through general level windshield survey as part of the [Citywide Reconnaissance Survey](#). The area where this property is located was not deemed worthy of a narrative description, but document page 20 (PDF page 23) shows a map of what was surveyed. This area was reviewed as indicated by the red dashed line on the map; areas which were given a narrative are highlighted with black outlines and numbered.

The State Historic Preservation Office has reviewed and concurred with this survey.

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: The structure lacks defining features and has been modified significantly and no longer resembles a 1919 construction (metal soffits, enclosed porch, vinyl siding, new doors and a 1980's addition). The structure is a poor candidate for a local historic landmark status as it currently sits. This area was not recommended for an intensive survey in 2014.