Call Meeting to Order - Roll Call

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. Presentations
   a) Historic Rehabilitation Program Update

4. Action Items
   a) Certificate of Appropriateness
      i. 1616 Grande Ave SE—Garage demolition and rebuild

   b) Demolition Review
      i. 410 C Ave NE—Industrial facility demolition

5. Discussion Items
   a) Proactive Preservation

6. Announcements

7. Certificate of No Material Effect Updates

8. Adjournment
MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, September 12, 2019 @ 4:30 p.m.
Lower Level Training Room, City Hall, 101 First Street SE

Members Present: Tim Oberbroeckling - Chair
Ronald Mussman – Vice Chair
Abby Huff
Arthur Kim
Diana Pagan
Ryan Russell
Crystal Walter
Ronald Lower

City Staff: Adam Lindenlaub, Community Development Planner
Lauren Freeman, Community Development Program Coordinator
Jeff Wozencraft, Community Development Planner

Others Present: Adam Kann, Meth-Wick Community Inc.
Cindy Hadish, Save CR Heritage

Call Meeting to Order
• Tim Oberbroeckling called the meeting to order at 4:31 pm
• Eight Commissioners were present.

1. Public Comment
Public comments session was held. No public comments.

2. Approve Meeting Minutes – August 22, 2019
Mussman made a motion to approve the minutes. Seconded by Pagan. The motion passed unanimously.

3. Presentations
a) There were no presentations.

4. Action Items
a) Section 106 Consultation – 210 2nd Avenue SE US Cellular Antenna Collocation
   i. The Commission provided comments about the project.

b) Demolition and Façade Structure Modification Reviews
   i. 1156 N Ave NW—Primary Structure Demolition
• Pagan made a motion to approve the demolition of the house at 1156 N Ave NW. Lower seconded. Motion passed unanimously.

ii. 4111 & 4106 Center Point Rd NE – Primary Structure Demolition
• Pagan made a motion to approve the demolition of the commercial building at 4111 & 4106 Center Point Rd NE. Walter seconded. Motion passed unanimously.

5. Discussion Items
   a) Proactive Preservation: Staff provided an update on the Bever Woods survey and the Ambroz building property disposition. Oberbroекling requested the Commission discuss requiring permits for doors in the local historic districts at the next meeting.

6. Announcements

7. Certificate of No Material Effect Updates

8. Adjournment
   a) Pagan made a motion to adjourn the meeting. Seconded by Huff. The motion passed unanimously and the meeting adjourned at 5:19pm.

Respectfully Submitted,
Lauren Freeman, Program Coordinator
Community Development
To: Historic Preservation Commission Members  
From: Lauren Freeman, Community Development Program Coordinator  
Subject: COA Request at 1616 Grande Ave SE  
Date: September 26, 2019

Applicant Name(s): James Moes

Local Historic District: Redmond Park – Grande Avenue

Year Built: Primary Structure – 1913

Description of Project:
The applicant would like to demolish the existing 24’ x 20’ garage on the property and replace it with a new 28’ x 30’ garage with vinyl siding and asphalt shingles.

Information from Historic Surveys on property:
The 1995 Site Inventory Form from the District Nomination survey lists the integrity of the primary housing structure as “good.” The defining features are: flared front-gable roof with projecting gable wall dormer on east site, upper level; narrow clapboard siding-body & shingles in gable end (alternating bands of fish-scale-4 courses, and square cut, 1 course); broad gable roof porch across. The home contributes to the historic district and 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. Table the item to a future, specified meeting date in order to receive additional information.

Criteria* for Commission decision on application:

i. If any defining features of the building or structure as indicated, but not limited to those included on the Site Inventory Form(s) are proposed to be modified as a result of the proposal indicated on the application for Certificate.

ii. If the proposal is consistent with the Guidelines for Cedar Rapids Historic Districts and/or the most recent edition of the Secretary of Interior's Standards for Rehabilitating Historic Buildings.
iii. If the proposal mitigates adverse effects on the aesthetic, historic, or architectural significance of either the building or structure or of the local historic district or local historic landmark.

*See 18.08.C.2.a of the Cedar Rapids Municipal Code

Excerpt(s) from Design Guidelines Applicable to Project:

Accessory Structures

**Appropriate:**
- New accessory structures should be compatible with primary buildings
- A new secondary structure should be subordinate in height to primary structures seen along the street front
- A secondary structure of no more than one-and-one-half stories in height is preferred
- Locate a secondary building to the rear of the lot
- Locating a secondary structure to the side of the primary structure, but set back significantly from the front wall plane
- A secondary structure should be oriented similar to those seen traditionally along the alley
- A garage should be located off an alley where possible

**Not Appropriate:**
- Locating a garage such that is visually prominent
- Secondary structures with incompatible building design or materials

**Staff Recommendation:** City Staff recommends approval of a Certificate of Appropriateness for the demolition of the garage. Additionally, Staff recommends denial of the use of vinyl on the new garage, but would accept wood or wood-like alternatives such as LP Smart Siding.
**DESTRUCTION PERMIT APPLICATION**

**Permit is valid for 30 days from date of issue**

<table>
<thead>
<tr>
<th>Address of Demolition: 1616 Grand Ave S.E</th>
<th>Approximate Age of Structure/Year Built: 1913</th>
</tr>
</thead>
<tbody>
<tr>
<td>GPN:</td>
<td>Reason: (optional)</td>
</tr>
<tr>
<td>Property Owner's Name: JAMES MOES</td>
<td>Phone: 319-521-3879</td>
</tr>
<tr>
<td>Property Owner's Address: 337-17th St SE</td>
<td>CR, IA 52403</td>
</tr>
<tr>
<td>Contractor's Name: Affordable Garage</td>
<td>Phone:</td>
</tr>
<tr>
<td>Contractor's Address:</td>
<td>City / State / Zip Code</td>
</tr>
</tbody>
</table>

**Type of Building:**
- [ ] Single Family
- [ ] Multi Family
- [ ] Commercial
- [ ] Accessory Building

**Size of Building:**
- Dimensions are: 20' x 24'
- Number of Stories: 2
- Height: 30'

**Building has Basement:**
- [ ] Yes
- [ ] No

**Any other structure on the parcel?**
- [ ] Yes
- [ ] No

If Yes, describe: House

**DISPOSAL OF DEMOLITION MATERIALS**

- [ ] City of Cedar Rapids Landfill
- [ ] Private Landfill – Contact: Phone #:

It is the Responsibility of the Permit Holder to adhere to all local, state and federal regulations regarding proper inspections and removal of asbestos prior to any demolition.

**UTILITIES INFORMATION**

All utilities shall be abandoned in accordance with City requirements and verified and/or inspected before Demolition Permit is issued and demolition begins.

I hereby certify that I have read and examined this application and affirm the above information as true and correct and also agree to comply with the provisions of the City of Cedar Rapids Codes and any other applicable Federal & State laws concerning the demolition process and/or disposal of demolition debris. I also certify that I am authorized to demolish this building as owner or agent of the owner and agree to assume complete responsibility for any liability arising from demolition of the above building. I also agree that no burning or burying of materials shall be done within the Corporate City Limits of Cedar Rapids.

**APPLICANT SIGNATURE (Please print legibly):**

JAMES MOES

**DATE:**

8-30-19

**APPLICANT PHONE NUMBER:**

319-521-3879

**CONTRACTOR PHONE NUMBER:**

**CONTRACTOR SIGNATURE (Please print legibly):**

**PLEASE PROVIDE SIGNATURES FOR EACH FIELD BELOW**

**UTILITIES DISCONNECTION INFORMATION & APPROVALS**

- Water: Alliant Energy
- Sewer: Mid-American Energy
- HPC: MediaCom
- Zoning: CenturyLink: N/A
- BSD: [Signature]

Revised 03/19 sat
1616 Grand Ave SE
T-R1
*Demo Garage will be replacing

DRIVEWAYS & PARKING AREAS MUST BE HARD SURFACED
**THE GARAGE GUYS**

**Affordable Construction**

CR 373-2797  DM 223-4464  AMES 252-4840  IC 339-4116  Dubuque 556-0563

Visit WWW.thegarageguys.com

**Customer Name & Number**

Jim Moss
521-3879

**Customer Address**

1676 N. 3rd A 553
CR

Affordable Construction agrees to build a

28' x 30' garage

<table>
<thead>
<tr>
<th>Garage Size</th>
<th>Floor</th>
<th>Curb/Wall</th>
<th>Concrete Wall</th>
</tr>
</thead>
<tbody>
<tr>
<td>28 x 30</td>
<td>6785</td>
<td>4 1/80</td>
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<table>
<thead>
<tr>
<th>Footings</th>
<th>Driveway</th>
<th>Patio</th>
<th>Sidewalk</th>
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<tr>
<td>983</td>
<td>11,323</td>
<td>1,633</td>
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<thead>
<tr>
<th>Breaker</th>
<th>Cement Buggy</th>
<th>Fill</th>
<th>Dumping</th>
<th>Loadout</th>
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<tbody>
<tr>
<td>275</td>
<td>350</td>
<td>175</td>
<td>1 1/2</td>
<td>0</td>
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<table>
<thead>
<tr>
<th>Firewall</th>
<th>Excavating</th>
<th>Tear Down Garage</th>
<th>Tear Out Concrete</th>
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<tbody>
<tr>
<td>395</td>
<td>395</td>
<td>350</td>
<td>12.20</td>
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</table>

<table>
<thead>
<tr>
<th>Garage</th>
<th>Wall Height</th>
<th>Truss Pitch</th>
<th>Overhang</th>
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<tbody>
<tr>
<td>17' 8&quot;</td>
<td>8</td>
<td>4 1/2</td>
<td>1&quot;</td>
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</table>

<table>
<thead>
<tr>
<th>Shingles</th>
<th>Siding (Type)</th>
<th>Siding (Color)</th>
<th>Ridge Vent</th>
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<tbody>
<tr>
<td>350</td>
<td>040</td>
<td>White</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Service Door</th>
<th>Garage Door</th>
<th>Garage Door Opener</th>
</tr>
</thead>
<tbody>
<tr>
<td>24 x 6&quot;</td>
<td>16 x 7 1/2</td>
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</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Electrical</th>
<th>Gutters</th>
</tr>
</thead>
<tbody>
<tr>
<td>4 x 35</td>
<td></td>
</tr>
</tbody>
</table>

**Affordable Construction proposes to furnish labor and the materials for the sur**

**Authorized Agent for Affordable Construction**

1917 Hyland Ave 553

**Acceptance of Proposal**

The above prices, specifications and conditions are satisfactory and are hereby authorized to do the work as specified. Payment of one-half is required at the

Signature

This proposal is offered for 30 days

John Garve
Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date:  September 26, 2019

Property Location:  410 C Avenue NE
Property Owner/Representative:  Cargill, Inc.
Demolition Contact:  Nathan Degenhardt
Year Built:  Over 50 years old per Property Owner
Description of Agenda Item:  ☒ Demolition Application  □ COA  □ Other

Background and Previous HPC Action:  The structure for demolition is a building at Cargill’s east soybean facility that was used for loading soybean oil trucks, as well as an electrical maintenance shop, and an abandoned office space.

City Assessor Information on the parcel:

Historic Eligibility Status:  Eligible  □ Not Eligible  □ Unknown  ☒ N/A  □
Explanation (if necessary):  This property has never been surveyed.

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:  No evidence of historic significance. Poor candidate for local landmarking.
LOCAL HISTORIC DISTRICT/LANDMARK EXTERIOR WORK
APPLICATION
Cedar Rapids Municipal Code, Section 18.08

The following information is necessary for all requests for exterior modifications to local historic landmarks or buildings within a designated local historic district as per Chapter 18, Historic Preservation in the Cedar Rapids Municipal Code. Please answer all questions. Failure to provide accurate and complete information will delay review.

<table>
<thead>
<tr>
<th>Owner Information</th>
<th>Applicant Information (skip if owner)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: Cargill, Inc</td>
<td>Name/Company: Nathan Degenhardt</td>
</tr>
<tr>
<td>Address: 15407 McGinty Rd</td>
<td>Email: <a href="mailto:nathan_degenhardt@cargill.com">nathan_degenhardt@cargill.com</a></td>
</tr>
<tr>
<td>City: Wayzata</td>
<td>Address: 410 C Ave NE</td>
</tr>
<tr>
<td>State: Minnesota, Zip 55391</td>
<td>City: Cedar Rapids</td>
</tr>
<tr>
<td>Phone: 952-742-7575</td>
<td>State: Iowa, Zip 52401</td>
</tr>
<tr>
<td>Email: cargill.com</td>
<td>Phone: 316-641-9399</td>
</tr>
</tbody>
</table>

Address of Property where work will occur: 410 C Ave NE Cedar Rapids, IA 52401

Project Type: □ House □ Garage □ Shed □ Fence □ Other □ Industrial facility

Project Description and Location on the property/structure (please be as detailed as possible):
We plan to demolish a building at our east soybean facility. It is used for loading soybean oil trucks, as well as an electrical maintenance shop, and an abandoned office space. I have attached an aerial that shows where the building is located on our property, as well as a photo of the front of the building. This application is being submitted due to the building being over 50 years in age.

Description of existing materials (e.g. wood, metal, asphalt shingles):
Steel structure with corrugated metal siding.

Description of proposed materials (e.g. wood, metal, asphalt shingles):
N/A - demolition only

Will you be permanently removing architectural detailing/ornamentation from the exterior of the structure (e.g. corbel(s), trim, molding, newel post caps)? Yes □ No □

If Yes, describe what architectural detailing/ornamentation you are removing and why: - Demolition of the entire structure, including foundations.
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:

This application is being submitted due to the building being over 50 years in age.

Supplemental Materials Required:

For all projects, include at least one of the following applicable materials:

- [ ] Physical Material(s) Sample
- [ ] Product Catalog, indicating chosen product
- [x] Photo of exact product which will be installed

For new construction only, include at least one of the following:

- [ ] Sketches
- [ ] Renderings
- [ ] Construction Drawings

I, the owner or designated representative of the property, have read the application and acknowledge the Guidelines for Cedar Rapids Historic Districts, as they relate to my project will be used to determine if my project is approved. If the area where the work on the project is not readily visible from a public right-of-way (alley or street), I also authorize a staff member of the Community Development Department to come onto the property to obtain photo(s) of the area where the work will occur.

I acknowledge that the information provided in this application, including all attachments, are accurate and correct, and that an incomplete application will not be accepted.

I have included the required applicable attachments with this application: [x] Yes  [ ] No

Owner/applicant signature: [Signature]

7-18-2017

For staff use only:

Date and time completed application received: ________________________________