MEETING NOTICE
The City of Cedar Rapids Historic Preservation Commission will meet at:
4:30 P.M.
Thursday, September 18, 2014
in the
Training Room, City Hall
101 First Street SE, Cedar Rapids, Iowa

AGENDA

Call Meeting to Order
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.

1. Approve Meeting Minutes
2. Action Items
   a) DEMOLITION Applications (5 Minutes)
      i. 1257 3rd Avenue SE – Private Property
3. Old Business
   a) Historic Preservation Plan Update (90 Minutes)
4. Adjournment

FUTURE MEETINGS
Items for future agendas:
   a) 2015 Work Plan
   b) Plaque on NW corner of 1st Avenue Bridge
   c) Ordinance updates: Partial Demolition, Accessory structures, ornamentation, historic district guidelines
Call Meeting to Order
- Amanda McKnight-Grafton called the meeting to order at 4:31 p.m.
- Eight (8) Commissioners were present with two (2) absent.

1. Approve Meeting Minutes
- Tim Oberbroeckling made a motion to approve the minutes from August 14, 2014. Barbara Westercamp seconded the motion. The motion passed unanimously.

Mark Stoffer Hunter arrived at 4:36 p.m.

2. Action Items
   a. DEMOLITION Applications
      i. 273 28th Avenue SW – Private Property
         - Jeff Hintz stated the house was constructed in 1900 and the property owner would like to construct a new house on the property and demolish the existing house. There will be ample time for documentation or salvage and a citywide survey indicates the house is not historical.
• Tim Oberbroeckling made a motion to approve demolition of 273 28th Avenue SW. Barbara Westercamp seconded the motion. The motion passed unanimously.

b. Certificates of Appropriateness (COA)
   i. 1803 Ridgewood Terrace SE – Replace screen porch
      • Mr. Hintz stated the property contains an existing partially enclosed porch and the property owner would like to replace the damaged wood with new wood with the addition of window inserts. The window inserts would replace the existing screen and is not available in a wood frame but only vinyl. The porch was partially enclosed at the time of inclusion in the historic district and a historic survey identifies the closed porch as a defining feature.
      • Mary Chesebro stated she has discussed the project with many different lumberyards and the proposed window insert is not made in wood. The current windows on the rest of the house have aluminum casings.
      • Discussion included the fact the windows will appear recessed.
      • Tim Oberbroeckling made a motion to approve the COA application for replacement of an enclosed screen porch with wood framing and aluminum windows with wood features added to the windows to create a recessed look at 1803 Ridgewood Terrace SE. Barbara Westercamp seconded the motion. The motion passed unanimously.
   
   ii. 1815 3rd Avenue SE – Replace windows, door and siding (Continuation from 8/14)
      • Mr. Hintz stated the original proposed project included replacing the front door of the house with a fiberglass simulation of wood, replacing front wood windows with vinyl windows and replacing aluminum siding with vinyl siding. After working with staff and the liaison the applicant has now proposed a revised project including refinishing the original wood door, replacing the wood windows with wood windows with the exact grille pattern and no modifications to the siding at this time.
      • Barbara Westercamp made a motion to approve the COA application with modifications to include refinishing the original wood door, replacement of five front windows with wood windows and exact grille pattern and no changes to the exterior siding. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

Non Agenda Item Discussion:
• The commission discussed the 2014 Preserve Iowa Summit providing an update to HPC members who couldn’t attend and providing feedback on the event.

Amanda McKnight-Grafton left the meeting at 5:27 p.m.

3. New Business
   a) 2015 Historic Preservation Commission Work Plan
      • Anne Russett reviewed the five current goals of the work plan and identified tasks associated with each goal. A revised work plan will be presented to the commission in September for approval.

Mark Stoffer Hunter left the meeting at 5:45 p.m.

4. Old Business
   a) Public Works Monument Sign
      • Ms. Russett stated the previous Public Works sign with be used on the site of the new City Services Center but it will not be placed in its original location as that location is
now an employee access drive. The sign will be placed near the intersection of 15th Avenue and 6th Street SW.

b) Update on MOA and LOA projects
   • Ms. Russett identified recent accomplishments in regards to MOA’s and LOA’s. Ms. Russett also identified ongoing projects and provided estimated completion dates.

5. Adjournment
   • Barbara Westercamp made a motion to adjourn the meeting at 5:54 p.m. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Alicia Abernathey, Administrative Assistant II
Community Development
Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: September 18, 2014

Property Location: 1257 3rd Avenue SE
Property Owner/Representative: Westminster Presbyterian Church
Year Built: 1895 (approximate)

Description of Agenda Item: ☒ Demolition Application ☐ COA ☐ Other

Background and Previous HPC Action: The applicant had a group from Matthew 25 cleaning out the property this summer which led to a member becoming ill from the interior conditions of the structure. Interior asbestos removal is taking place shortly and as a result, interior documentation is not permissible. Exterior documentation is acceptable to the applicant, but the interior of the property is not fit for entrance. The applicant is working with ReStore to salvage interior items prior to demolition and asbestos removal.

This property is adjacent to the Second and Third Avenue Historic District. Initially the church had looked into rehab, cleanup and use of the structure, but that is not a viable option due to the amount of work required and associated cost. Due to costs associated with rehabbing the property into something sanitary and safe, the church seeks to demolish the structure.

Historic Eligibility Status: Eligible ☒ Not Eligible ☐ Unknown ☐ N/A ☐
Explanation (if necessary): The June 2006 Architectural History Survey and Update Report by the 106 Group, indicates this property was Eligible under Criteria A, but NOT Criteria B, C or D for the National Register.

It should also be noted the recently completed Citywide Reconnaissance Survey does not indicate the possibility of a district or an expansion of the existing Second and Third Avenue Historic District in this area either.

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: Hold on the demolition until exterior photo documentation can be completed, at which time the hold shall be automatically released. If photo documentation occurs prior to the meeting, staff recommends immediate release.

Rationale: Efforts done by applicant to rehab the structure, salvage opportunities made available and desires of the applicant.
August 26, 2014

To: Cedar Rapids Building Services Department

Westminster Presbyterian Church requests permission to demolish the house at 1257 3rd Ave. S.E.

This property has been empty for the last two years and has been vandalized (copper piping has been torn out) and is falling into disrepair. In an effort to put the house to use, the church had the ANSI organization (which has been doing home rebuilding in Wellington Heights) provide an estimate to bring the house back up to usable condition. This estimate was for $65,000, far beyond the church’s financial means and nearly the value of the house.

The church also has had Habitat’s Restore walk through the house and they said they would take some interior doors and the bathtub.

To prevent further deterioration and the house becoming even more of an eyesore, WPC would like to tear down the house and create green space. This would also eliminate costs for the church and keep us in good standing with our neighbors.

Respectfully Submitted,

Janalee Kosowski and Maggie York
Westminster Presbyterian Church
Property Committee Co-Moderators
Home Phone: 364-3896
City of Cedar Rapids
Code Enforcement Division
1201 6th St SW Cedar Rapids, IA 52404
Main Phone: (319) 286-5831 Fax: (319) 286 5830

DEMOLITION PERMIT APPLICATION

Address of Demolition:
1357 3rd Ave SE Cedar Rapids, IA 52403

Approximate Age of Structure
Year Built: 1896

GPN: 14023260330000
Reason: (optional)
Future Plans: (optional)
DEMO

Property Owners Name:
Westminster Presbyterian Church

Phone: 319-366-7185

Property Owners Address:
1395 3rd Ave S.E. Cedar Rapids Iowa 52402

City / State / Zip Code

Contractor's Name:
Duane Tinsel CO

Phone: 319-846-8090

Contractor's Address:
1725 Commercial Dr Coralville, IA 52241

City / State / Zip Code

Type of Building: Yes
Single Family

Multi Family

Units
Commercial

Accessory Building

Size of Building: Dimensions are: 54' X 27'

Number of Stories: 2

Height: 10'

Building has Basement: Yes

No if Yes, What Dimensions:

DISPOSAL OF DEMOLITION MATERIALS

City of Cedar Rapids Landfill
Private Landfill – Contact:
Address:

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'S SIGNATURE: 

DATE: 9-2-14

OFFICE USE ONLY

UTILITIES DISCONNECTION INFORMATION & APPROVALS

Water: Alliant Energy:

Sewer: Mid-American Energy:

Public Works: MediaCom:

CED: Other:

Zoning: Other:

PERMITTING INFORMATION

Demolition Permit Number:

Date Issued:

Demolition Permit Fee: $ Date Paid:

Zoning District: Date All Utilities Were Disconnected:

Permit Issued by: Date Signed:
Appraisal Summary - GPN: 14223-26003-00000
(142232600300000)
Property Address: 1257 3RD AVE SE
Cedar Rapids, IA

Class: EXEMPT
Tax District: 286 CR-COE/MT VER C TIF
Neighborhood: SE 232

PDF: Exempt
Plat Map: 2323

Owner Name: WESTMINSTER PRESBYTERIAN CHURCH
Mailing Address:
1285 3RD AVE SE
CEDAR RAPIDS IA 52403

Legal Description: OUT LOT 16 (LESS REAR 10') SW 40' STR/LB 10

Homestead: Military:

If you have recently purchased your home, please click here to apply for the Residential Homestead Tax Credit.

LOT INFORMATION

Disclaimer: Assessor's lot sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to GIS maps, plat maps, or legal documents.

SEGMENT #1
<table>
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<th>Front</th>
<th>Rear</th>
<th>Side 1</th>
<th>Side 2</th>
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<td>40</td>
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RESIDENTIAL DWELLING

Occupancy: Single-Family
Style: 1 1/2 Story Frame
Year Built: 1895
Exterior Material: Wd Lap
Above-Grade Living Area: 1,462 SF
Number Rooms: 5 above, 0 below
Number Bedrooms: 2 above, 0 below
Basement Area Type: Full
Basement Finished Area: 0 SF
Number of Baths: 1 Full Bath; 1 Shower Stall Bath
Central Air: No
Heat: FHA - Gas
Number of Fireplaces: None
Garage: None
PORCHES AND DECKS: Wood Stoop (11 SF); 1S Frame Open (80 SF); 1S Frame Open (200 SF)

YARD EXTRAS: Sheds

NOTES:
PRE RVAL: FuncDesc: EC. Land: RETURN TO TAXATION 4-97. Detached: METAL.
PRE RVAL: X-PLMB=SSB.
PRE RVAL:

08/28/2002-EXTERIOR LACKS UPKEEP, NEEDS PAINT. FENCED YARD.
1-2011 REPLACED FHA/WTTR HTR - NAV. 12/27/10 JA
1-2012 CHANGE CLASS FROM RES TO EXEMPT 2/3/12 TL
1-2012 CHARITABLE CHILDRENS CLOTHING DISTRIBUTION CENTER - 02/03/12 TL
1-2012 CHANGE CLASS TO EXEMPT 2/7/12 SAM
1-2014 EXEMPT REVAL - 08/15/13 TL

2014 ASSESSMENT
Land $10,000
Dwelling $0
Improvements $34,745
Total $44,745

2013 ASSESSMENT
Land $9,800
Dwelling $0
Improvements $46,842
Total $56,642

2012 ASSESSMENT
Land $9,800
Dwelling $0
Improvements $46,842
Total $56,642

2011 ASSESSMENT
Land $10,000
Dwelling $34,663
Improvements $0
Total $44,663

SALES

Date Type Volume/Page $ Amount
2/28/2012 Deed 8213/1 $0
8/13/2004 Deed 5748-345 $62,420
6/13/2002 Deed 4727-127 $0
11/26/1996 Deed 3419/398 $53,300

PERMITS

Date Description
12/26/2013 MISC
1/31/2012 MISC
11/17/2010 REPAIR
6/1/1998 FENCE

Sketch
Disclaimer: The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed. The maps and data provided by this web site, represent data from the Cedar Rapids City Assessor's Office, as used for assessment purposes. No warranty, expressed or implied, is provided for the data herein or its use.

Property photos or data incorrect? Click Here