City of Cedar Rapids  
Historic Preservation Commission

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) Demolition Applications (20 minutes)
      i. 916 H Avenue NW – 12x24 Accessory Structure, Private Property  
         Removed at the request of the Applicant.
      ii. 209 2nd Street SE- Primary Structure, Private Property
      iii. 213 2nd Street SE- Primary Structure, Private Property

4. Discussion Items (60 minutes)
   a) Bever Park Bridge
   b) Local Historic Landmark Application – 525 A Avenue NE Grace Episcopal Church
   c) Historic Sites and Markers Update
   d) Historic District Guideline Update

5. Announcements

6. Adjournment
Call Meeting to Order

- Mark Stoffer Hunter called the meeting to order at 4:30 p.m.
- Seven (7) 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 September 14, 2017. Barb Westercamp seconded the motion. The motion passed unanimously.

3. Action Items
   a) Demolition Applications
      i. 1321 20th Avenue SW – Primary Structure, Private Property
         - Jeff Hintz stated that this property was built in 1914. The area was looked at in the 2008 Young’s Hill Kingston Survey and determined not eligible. Staff recommends immediate release. This property is determined not eligible for State or National Register and the structure lacks character defining features significant at the local level.
         - Mark Stoffer Hunter noted that this house was part of the Allendale Addition and asked the applicants if he could do photo documentation. The applicants agreed.
         - Tim Oberbroeckling made a motion to approve demolition at 1321 20th Avenue SW. Todd McNall seconded the motion. The motion passed unanimously.

Item 3.a.ii was moved to later in the agenda in anticipation of the arrival of the applicant.
iii. 255 15th Street NW – 18x20 Accessory Structure, Private Property

- Jeff Hintz stated that this structure was built in 1940. The area was looked at in the 2014 Citywide Survey and was recommended for intensive survey. Staff recommends immediate release because the building style and character are not consistent with known historical carriage houses or with other historic structures in the City and it lacks unique features.
- Mark Stoffer Hunter noted that the house and the garage were built in different time periods.
- Todd McNall made a motion to approve the demolition of 255 15th Street NW. Amanda McKnight Grafton seconded the motion. The motion passed unanimously.

b) Certificate of Appropriateness Applications

i. 1620 Park Avenue SE – Installation of solar panels

- Jeff Hintz stated that this is for the installation of seven (7) solar panels on the west side of the roof and installation of five (5) solar panels on the east facing roof, for a total of twelve (12) solar panels. All of these would be installed towards the south portion of the roof, closest to the street for maximum exposure to the sun. Mr. Hintz shared photos of the home as well as the Guidelines for roof and roof elements, the Guidelines Prioritization, and the criteria for decision. Staff recommends approval of the application because it does not alter any defining features of the structure, the view of the panels is somewhat masked by surrounding properties and tree cover, installation is inconspicuous as possible, given the required sunlight for the panels to be effective, solar panels are contemplated in the SOI standards, and the application does mitigate for any adverse impacts. The applicant is applying for a Linn County grant that has a deadline of September 30, 2017.
- Tim Oberbroeckling stated that he is not against solar panels, but these would change the appearance too much and wondered if they could be placed further back, on the other side of the house, or on the garage. Iván Gonzalez stated that the panels have to be on the south side of the house in order to work properly.
- Todd McNall stated that the panels cannot be placed on the garage because that is too far back. A certain number of panels are needed in a certain spot in order for the formula to work. Adding the panels does not alter the home and they can be removed.
- The Commission discussed whether to table or deny the application and which Guidelines would need to be followed in either case since the new Guidelines are scheduled to be approved by the end of the year. Jeff Hintz stated that the applicant would not make the grant deadline in either case, so he may not decide to move forward. If the application is tabled the current Guidelines would need to be followed. If the application is denied the Guidelines in place at the time that he re applies will be followed.
- Todd McNall made a motion to table the Certificate of Appropriateness application for 1620 Park Avenue SE until a later date when the applicant can attend a meeting. Tim Oberbroeckling seconded the motion. The motion passed unanimously.
- Heather Sundermann noted that the applicant should also bring a representative from Moxie Solar to answer the Commission’s questions when he attends a meeting.

4. Discussion Items

a) Update to Historic District Guidelines

i. Fences

- Jeff Hintz gave examples of guidelines for fencing from Jacksonville and the Michigan SHPO. Solutions related to vinyl fencing which are determined appropriate by the HPC, could be listed as recommended, and thus be more predictable for property owners. Similar language of the examples provided or other language specifying when a vinyl fence would be acceptable could be included in the Guidelines.
• Tim Oberbroeckling stated that he asked for this agenda item so that when an application comes to the HPC the Commission can all agree upon when a vinyl fence can be used. After doing research, a vinyl fence will most likely last longer than a wood one.
• Amanda McKnight Grafton stated that the new Guidelines show more leeway and states that vinyl fencing will be considered on a case by case basis. There is more clarity on the new applications and applicants will be required to bring in a sample.

3. Action Items
   a) Demolition Applications
      ii. 927 Wiley Boulevard NW – Primary Structure, Private Property
          • Jeff Hintz stated that this property was built in 1953. The area was looked at in the 2013 Citywide Survey and the area is not recommended for intensive survey. Staff recommends immediate release. The future plan is to build a garage on the parcel. The owner is open to having the home moved.
          • Tim Oberbroeckling made a motion to approve demolition for 927 Wiley Boulevard NW. Todd McNall seconded the motion. The motion passed unanimously.

5. Announcements
   • Jeff Hintz stated that the City received one (1) proposal for the Ambroz Building. Staff is clarifying some of the details, but the proposal is to keep the building.
   • Jeff Hintz stated that the Local Landmark applications for the Mott and Knutson Buildings will have a public hearing at the City Council meeting at noon on October 10, 2017.
   • Jeff Hintz stated that staff is looking at options for the Bever Park Bridge and there will be more information at the October 12, 2017 HPC meeting.

Mark Stoffer Hunter left the meeting at 5:36 p.m.

6. Adjournment
   • Barb Westercamp made a motion to adjourn the meeting at 5:37 p.m. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Anne Kroll, Administrative Assistant II
Community Development
Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: October 12, 2017

Property Location: 209 2nd Street SE
Property Owner/Representative: United Real Estate Holdings LLC
Owner Number(s): 319-399-5700  Demolition Contact: DW Zinser 319-846-8090
Year Built: 1967
Description of Agenda Item: ☒ Demolition Application ☐ COA ☐ Other

Background and Previous HPC Action: This property was constructed in 1967 and is a non-contributing building to the historic district. Any future plans for the property will go through the land development process.

Section 18.09.D.3 of the Municipal Code requires the HPC to determine the structure to be historically significant prior to any discussions about options as an alternative to demolition.

City Assessor Information on the parcel:

Historic Eligibility Status: Eligible ☐ Not Eligible ☒ Unknown ☐ N/A ☐
Explanation (if necessary):

This property is within the bounds of the Cedar Rapids Central Business District Commercial Historic District, which is listed on the National Register of Historic Places (NRHP). PDF page 36 of the document (building 56 in the survey) describes this building. It is a non-contributing building; its existence has no bearing on the status or integrity of the NRHP listed district.

The State Historic Preservation Office (SHPO) has reviewed and concurred with this NRHP nomination. Additionally, since this property is located in a NRHP District, the National Park Service (NPS) has also reviewed and concurred with the findings of the nomination.

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):

Rationale: This building was constructed past the period of significance for the NRHP listed district. The building is non-contributing and is not historic in nature and was determined as such by the Architectural Historian who prepared the nomination, SHPO and NPS.
Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: October 12, 2017

Property Location: 213 2nd Street SE
Property Owner/Representative: United Real Estate Holdings LLC
Owner Number(s): 319-399-5700 Demolition Contact: DW Zinser 319-846-8090
Year Built: 1900 (City Assessor) 1909 (NRHP District Nomination)
Description of Agenda Item: ☒ Demolition Application ☐ COA ☐ Other

Background and Previous HPC Action: This property was constructed in the early 1900’s and is a non-contributing building to the historic district. There is no mention in the district nomination that this building could be contributing if alterations occurred. The red metal paneling on the building was recently removed. There is very little left of the original building façade underneath and that which remains, is not significant. The applicant has been working with a member of the HPC to conduct a salvage of materials and is allowing for photo documentation.

Any future plans for the property will go through the land development process. Section 18.09.D.3 of the Municipal Code requires the HPC to determine the structure to be historically significant prior to any discussions about options as an alternative to demolition.

City Assessor Information on the parcel:
http://cedarrapids.iowaassessors.com/parcel.php?parcel=142820100700000

Historic Eligibility Status: Eligible ☐ Not Eligible ☒ Unknown ☐ N/A ☐
Explanation (if necessary):
This property is within the bounds of the Cedar Rapids Central Business District Commercial Historic District, which is listed on the National Register of Historic Places (NRHP). PDF page 36 of the document (building 57 in the survey) describes this building. It is a non-contributing building; its existence has no bearing on the status or integrity of the NRHP listed district.

The State Historic Preservation Office (SHPO) has reviewed and concurred with this NRHP nomination. Additionally, since this property is located in a NRHP District, the National Park Service (NPS) has also reviewed and concurred with the findings of the nomination.

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: This building was constructed past the period of significance for the NRHP listed district. The building is non-contributing and is not historic in nature and was determined as such by the Architectural Historian who prepared the nomination, SHPO and NPS.