MEETING NOTICE
The City of Cedar Rapids Historic Preservation Commission will meet at:

4:30 P.M.
Thursday, June 22, 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 (20 minutes)
      i. 224 18th Street SE – Replacement of porch columns
      ii. 1733 2nd Avenue SE – Stabilization of front porch
   b) Funding Consideration- Historic Rehab Program (15 minutes)
      i. 344 16th Street SE – Installation of storm door and garage door
      ii. 1733 2nd Avenue SE – Stabilization of front porch
   c) Demolition Applications (30 minutes)
      i. 394 Wilson Avenue SW – Primary Structure, Private Property
      ii. 3127 J Street SW – Primary Structure, Private Property
      iii. 162 Jacolyn Drive NW - Primary Structure, Private Property
      iv. 166 Jacolyn Drive NW- Primary Structure, Private Property
      v. 1414 B Avenue NE - Primary Structure, Private Property
      vi. 1205 5th Street NW – Primary Structure, City Owned Property

4. Discussion Items (15 minutes)
   a) Update to historic district guidelines
   b) Recognition of outgoing Commissioners

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, June 11, 2017 @ 4:30 p.m.
Five Seasons Conference Room, City Services Center, 500 15th Avenue SW

Members Present: Amanda McKnight-Grafton Chair
Bob Grafton
Tim Oberbroeckling
Todd McNall
Ron Mussman
BJ Hobart
Sam Bergus
Barb Westercamp

Members Absent: Caitlin Hartman
Mark Stoffer Hunter

City Staff: Jeff Hintz, Planner
Jennifer Pratt, Community Development Director
Anne Kröll, Administrative Assistant

Call Meeting to Order
• Amanda McKnight Grafton called the meeting to order at 4:29 p.m.
• Eight (8) Commissioners were present with two (2) absent.

1. Public Comment
• There was no public comment

2. Approve Meeting Minutes
• Barb Westercamp made a motion to approve the minutes from May 11, 2017. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

3. Action Items
a) Consideration of Local Historic Landmark Application
i. 525 A Avenue NE- Grace Episcopal Church
• Jeff Hintz stated that this building was determined not eligible under the Religious Buildings Survey because there were concerns about alterations to the building. Mr. Hintz shared the criteria for consideration and stated that staff recommends that the HPC advance the application to SHPO for formal review and comment on the proposal. The application discusses Criteria A and B for justification as locally significant. Following SHPO review, the application will move forward to the City Planning Commission and City Council for consideration.
• Tim Oberbroeckling stated that the building has been altered, but the wall that was taken out in the front of the church when the road was widened is still there and is now inside of the church.
• The Commission feels strongly that this building should be a Local Historic Landmark.
• Todd McNall made a motion to approve the Local Historic Landmark application for Grace Episcopal Church at 525 A Avenue NE. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

b) Funding Consideration – Historic Rehab Program
i. 1630 Park Avenue SE – painting of home and minor wood repairs
• Bob Grafton and Amanda McKnight Grafton recused themselves from discussion and voting.
• Jeff Hintz stated that this project is for painting the exterior of the home, including the trim and repair or replacement when necessary of rotted boards. Any replacement boards will be wood to match the existing material on the home. Two bids were obtained. Staff recommends approval of funding because the project is eligible for the program, consistent with 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.
• Sam Bergus made a motion to approve funding for the painting of the home and minor wood repairs at 1630 Park Avenue SE. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

c) Demolition Applications
i. 901 12th Street NE – Primary Structure, Private Property
ii. 921 12th Street NE – Primary Structure, Private Property
• Bob Grafton and Amanda McKnight Grafton recused themselves from discussion and voting.
• Jeff Hintz stated that the property at 901 12th Street NE was built in 1915 and the property at 921 12th Ave NE was built in 1919. After they were both surveyed in 1994 they were deemed not eligible. Staff recommends immediate release. Rehabilitation is the focus for 901, but the home will be demolished if that does not occur. The property at 921 is currently placarded and is not habitable, so there is a plan for new construction after demolition. Mr. Hintz stated that Mark Stoffer Hunter was able to view both properties and said that they were not historic.
• Tim Oberbroeckling made a motion to approve the demolition applications for 901 & 921 12th Street NE. Barb Westercamp seconded the motion. The motion passed unanimously.

4. Discussion Items
a) Prioritization of Historic Resources
• Jeff Hintz reminded the Commission to email him a list of properties that lie outside of the Local and National Historic Districts.

b) Update to Historic District Guidelines
• Amanda McKnight Grafton stated that she received final comments from the subcommittee that she will add to the draft. Ms. McKnight Grafton hopes to have the final draft to staff before the June 22, 2017 meeting.
• Todd McNall asked about the vetting process. Jeff Hintz stated that after staff reviews the Guidelines they will go to SHPO for review. After that, the Guidelines will go to Development Committee and then City Council for consideration.

5. Announcements
• Jeff Hintz stated that Community Development has interns this summer that are working on archeology mapping, which was discussed at the May 11, 2017 HPC meeting.
• Barb Westercamp stated that she nominated Mark Stoffer Hunter and he was selected as a Freedom Festival Hero.
• Todd McNall asked that staff let Anne Russett know that the Commission appreciates her time working with them.
• Tim Oberbroekling stated that Richard Cooley was honored with the Five Seasons Citizenship Award and that he donated his $1,000 to Friends of CR Historic Preservation.

6. Adjournment
• Barb Westercamp made a motion to adjourn the meeting at 5:09 p.m. Ron Mussman seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Anne Kroll, Administrative Assistant II
Community Development
To: Historic Preservation Commission  
From: Jeff Hintz, Planner II  
Subject: COA Request at 224 18th Street SE  
Date: June 22, 2017  

Owner Name: Charles Zalewski  
Address: 224 18th Street SE  
Local Historic District: Second and Third Avenue Historic District  
Year Built: 1915  

Description of Project: Installation of two fiberglass columns, one on each end of the porch.  

Information from Historic Surveys on property: The 1995 Site Inventory Form from the District Nomination survey lists the property as “good.” The defining features listed include: steep hipped roof with gable attic dormers and modillions along cornices; 2-story hipped roof service wing set back on west side with hipped roof porch in ell; projecting 2½-story gable wall dormer section centered on front with pediment on attic level; pediment is faced with square-cut shingles & has a fan-light window with modillions along the cornice; alternating narrow and wide clapboard siding with wide corner boards; 1-story portico on front has eye-brow arched pediment and clapboard clad balustrade on roof level; paired Ionic columns serve as porch supports with turned balusters closely spaced on sides; second porch faces 3rd Ave. and has a flat roof with north half enclosed and south half screened; basket weave porch skirting panels match 18th Street porches; most windows are double-hung with original shutters on upper openings; large 24-light windows to either side of main entrance project from house slightly in bays containing dentiled cornices; main entrance has multi-light sidelights The home is individually eligible for the National Register and contributes to the district.  

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.
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 Guidelines for Cedar Rapids Historic Districts Applicable to Project:

Porches and Other Entrances

<table>
<thead>
<tr>
<th>Recommended:</th>
<th>Not Recommended:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Opening an enclosed porch</td>
<td>• Enclosing porches visible from the street</td>
</tr>
<tr>
<td>• Repairing the existing porch or balcony</td>
<td>• Modern straight-edged railings</td>
</tr>
<tr>
<td>• Replacing wood elements with wood elements (wood elements should be painted)</td>
<td>• Columns made of modern materials (fiberglass for an example)</td>
</tr>
<tr>
<td>• Replacing masonry elements with masonry elements</td>
<td>• Plywood panel flooring on entrances facing the street</td>
</tr>
<tr>
<td>• Rebuilding a porch with original materials</td>
<td>• Carpeted flooring on entrances facing the street</td>
</tr>
<tr>
<td>• Screening</td>
<td>• Concrete steps that are visible from the street</td>
</tr>
<tr>
<td>• Painted, not treated wood</td>
<td>• Unpainted treated lumber elements (recommended for hidden supports)</td>
</tr>
</tbody>
</table>

Analysis: Fiberglass columns were installed on the inner portion of the porch about 15 years ago according to the applicant’s recollection from doing the work at that time. That being said, the site inventory form does note “paired ionic columns serving as porch supports.” The site inventory form does not note that being made from wood is a defining feature; traditionally of course, that was the main material for most building elements. The question for the HPC and thus the reason this on the agenda for consideration, is does this proposal mitigate for adverse effects? This is also criteria three upon which the decision shall be made.

The overall design and style of the porch and home will not be modified; there will still be four columns with two on either side of the porch as a result of this proposal, this is criteria one related to the criteria for which a decision shall be based upon. While the proposal is not consistent with the Guidelines for Cedar Rapids Historic Districts (Guidelines) as it relates to Porches and Other Entrances, the appearance of the proposed columns does simulate wood. Whether or not this is a strong enough mitigating factor, is what the HPC needs to determine in the consideration of this proposal.
The photo to the side shows the existing fiberglass column installed about 15 years ago, adjacent to a wood column, which is believed to be original to the home. The original wood column is easy to determine due to the lack of paint and general weathering which has occurred to it. If the original wood column was painted and showed less effects from weathering, telling the material of the two apart without touching the columns would be difficult, even at this close of a distance. Given this photo was submitted by the applicant and taken from the property itself, anyone passing from the street or sidewalk would have a nearly impossible time deciphering the materials of the columns without setting foot onto the property.

This distance from the street and the appearance of the materials in combination is enough of a mitigating factor considering nearly everyone who passes by this property, will not be setting foot upon it. Even if someone were to set foot on the property, the general style of the proposed column is consistent with that which is original, that it would not be readily apparent that the columns were actually replaced. With that in mind, staff finds criteria three for which the decision shall be based upon has been met. The combination of mitigating factors applicable to this property through the materials proposed by the applicant on this application, that any adverse impacts to the property or the historic district as a whole have been accounted for and properly mitigated with this proposal.

**Staff Recommendation:** Approval of the application as submitted.

**Attachments:** Application from applicant.
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city of Five Seasons

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.

Owner Information
Name: CHARLES E. RALFSEN
Address: 224 15th St. SE
City: CEDAR RAPIDS
State: IA
Zip: 52403
Phone: 832-863-3466
Email: RALFSEN.GMAIL.COM

Applicant Information (skip if owner)
Name/Company:
Email:
Address:
City:
State:
Zip:
Phone:

Address of Property where work will occur: 224 15TH ST. SE

Project Type: □ House □ Garage □ Shed □ Fence □ Other ☐ Front Porch

Project Description and Location on the property/structure (please be as detailed as possible):
REBUILD FRONT ENTRANCE PORCH TO ORIGINAL ARCHITECTURAL STYLE & DETAIL

Description of existing materials (e.g. wood, metal, asphalt shingles):
WOOD WITH EXCEPTION OF STRUCTURAL CORE

Description of proposed materials (e.g. wood, metal, asphalt shingles):
WOOD WITH EXCEPTION OF STRUCTURAL CORE (FIBERGLASS)

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:-

-
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:

(Use All Wood Materials)

Supplemental Materials Required:

For all projects, include at least one of the following applicable materials:
- □ Physical Material(s) Sample
- □ Product Catalog, indicating chosen product
- ☑ 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: ☑ Yes ☐ No

Owner/applicant signature: [Signature]

For staff use only:

Date and time completed application received: ____________________________

City of Cedar Rapids Community Development Department
101 First Street SE, Cedar Rapids, IA 52401
Phone: 319-286-5041 | Web: www.cityofcr.org/hpc

Revised 3/2017
To: Historic Preservation Commission
From: Jeff Hintz, Planner II
Subject: COA Request at 1733 2nd Avenue SE
Date: June 22, 2017

Owner Name: Joann Thompson
Address: 1733 2nd Avenue SE
Local Historic District: Second and Third Avenue Historic District
Year Built: 1916

Description of Project: Stabilization of the front porch on the home to include the following: establishment of a proper frost footing, rebuild areas with salvaged brick and original bricks from the porch, reinstallation of columns, pointing of the brick joints and levelling the floor surface.

Information from Historic Surveys on property: The 1995 Site Inventory Form from the District Nomination survey lists the property as “Excellent.” The defining features listed include: hipped roof with hipped dormer; hipped roof porch and porte cochere on south side; exposed roof and porch roof rafters; medium width clapboard siding, lower and alternating courses of narrow and wide siding, upper; 8/1 double-hung windows; porch has paired, tapered columns, a balustrade with narrowly spaced 2"x1" balusters with steps descending to ground level beneath the porte cochere at right. The home is individually eligible for the National Register and contributes to the district.

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.

Criteria* for Commission decision on application:
1. 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.
2. 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 Guidelines for Cedar Rapids Historic Districts Applicable to Project:**

**Porches and Other Entrances**

**Recommended:**
- Opening an enclosed porch
- Repairing the existing porch or balcony
- Replacing wood elements with wood elements (wood elements should be painted)
- Replacing masonry elements with masonry elements
- Rebuilding a porch with original materials
- Screening
- Painted, not treated wood

**Not Recommended:**
- Enclosing porches visible from the street
- Modern straight-edged railings
- Columns made of modern materials (fiberglass for an example)
- Plywood panel flooring on entrances facing the street
- Carpeted flooring on entrances facing the street
- Concrete steps that are visible from the street
- Unpainted treated lumber elements (recommended for hidden supports)

**Analysis:** This proposal is essentially to reconstruct what is on the property now, but in a way that corrects for the settling and sinking which has occurred to the front of the structure and impacts the porch. This project would be administratively approved if not for the request to participate in the historic rehabilitation program.

That being said, this project conforms exactly to what the guidelines recommend and no defining features are proposed to be altered as a result of this request. There are no adverse impacts which need to be mitigated for, as such all the criteria for the commission decision per Chapter 18 of the Municipal Code have been found to be true.

The site inventory form noted that this home was 100% intact in 1995 and that it was in excellent condition. This stabilization of the front porch will help to ensure that the property remains in good condition and is enjoyable to all who pass by and traverse through the historic district. Additionally, keeping this property in use and good repair also helps to further the goals of the Historic Preservation Plan.

**Staff Recommendation:** Approval of the application as submitted.

**Attachments:** Application from applicant.
CEDAR RAPIDS

Historic Rehabilitation Program Application

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.

<table>
<thead>
<tr>
<th>Owner Information</th>
<th>Applicant Information (skip if owner)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name_<strong>JOANNE THOMPSON</strong></td>
<td>Name/Company</td>
</tr>
<tr>
<td>Address_1733 2ND AVE SE</td>
<td>Email</td>
</tr>
<tr>
<td>City_CEDAR RAPIDS</td>
<td>Address</td>
</tr>
<tr>
<td>State_IA OHA Zip 52403</td>
<td>City</td>
</tr>
<tr>
<td>Phone</td>
<td>State</td>
</tr>
<tr>
<td>Email_NONE</td>
<td>Zip_</td>
</tr>
</tbody>
</table>

Address of Property where work will occur: _1733 2ND AVE SE_

Project type: House □ Garage □ Shed □ Fence □ Other □ front porch

Project description: _RAISE PORCH FLOOR, SUPPORT BASE, ALONG WITH PORCH ROOF THAT HAS SUNK AT SUPPORT BASE._

^Location: Describe where (what part of building, or where on property) work will be done:

_LEFT CORNER OF FRONT PORCH AT BASE, FOUNDATION, BRICK FACING, STEPS_

^Existing Material(s): _BRICK WITH TINTED MORTAR, WOOD COLUMNS, WOOD FLOOR AND STEPS, RAILINGS_

^Materials Proposed: _REUSE ALL MATERIALS, MATCH TINTED MORTAR, POSSIBLE SALVAGED BRICK TO MATCH._

Will you be permanently removing architectural detailing/ornamentation? Yes □ No □

If Yes, please explain 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:

_THE PORCH WILL CONTINUE TO DETERIORATE AND THE STRUCTURE WILL NOT BE SAFE. DOING THIS TO SAVE THE ENTIRE PORCH AND ROOF._
To: Historic Preservation Commission  
From: Jeff Hintz, Planner II  
Subject: Historic Rehab Program Application – 344 16th Street SE  
Date: June 22, 2017

Owner Name: Bob Bembenek  
Address: 344 16th Street SE  
Local Historic District: Redmond Park – Grande Avenue Historic District  
Year Built: 1919

Description of Project: Installation of a storm door on the second floor balcony of the home and labor to install the garage door, which was a previously approved project, but the labor was not included at that time.

Removing Architectural Detailing: ☒ Yes ☐ No

Eligible Project under the Historic Rehabilitation Program: ☒ Yes ☐ No

Consistency with Historic District Guidelines: Doors are discussed on page 14 of the Guidelines for Cedar Rapids Historic Districts. A storm door is listed as a recommended action. Additionally, the HPC previously approved the funding and installation of the garage door which is consistent with the Guidelines.

Bid Summary:  
Bid 1: Steve the Builder - $425.00  
Bid 2: Advanced Home and Property Services – Awaiting confirmation of bid amount prior to meeting.

Options for the Commission:  
1. Approve the application for funding; or  
2. Deny the application for funding.

Staff Recommendation: Approval of funding for the project.

Attachments: Application from applicant.
To: Historic Preservation Commission  
From: Jeff Hintz, Planner II  
Subject: Historic Rehab Program Application – 1733 2nd Avenue SE  
Date: June 22, 2017

Owner Name: Joann Thompson  
Address: 1733 2nd Avenue SE  
Local Historic District: Second and Third Avenue Historic District  
Year Built: 1916

Description of Project: Stabilization of the front porch on the home to include the following: establishment of a proper frost footing, rebuild areas with salvaged brick and original bricks from the porch, reinstallation of columns, pointing of the brick joints and levelling the floor surface.

Removing Architectural Detailing: □ Yes ☒ No

Eligible Project under the Historic Rehabilitation Program: ☒ Yes □ No

Consistency with Historic District Guidelines: Windows are discussed on page 27 of the Guidelines for Cedar Rapids Historic Districts. Repairing or installing new storm windows is listed as a recommended action. The proposal for interior storm windows would allow the home to retain the original look from the street. Interior storm windows will help to provide energy efficiency without detracting from original look of the structure that a replacement window might.

Bid Summary:  
Bid 1: Advanced Home and Property Services – $6,420.00  
Bid 2: Awaiting confirmation of second bid prior to meeting.

Options for the Commission:  
1. Approve the application for funding; or  
2. Deny the application for funding.

Staff Recommendation: Approval of funding for the project.

Attachments: Application from applicant is included with the COA portion of the report.
Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: June 22, 2017

Property Location: 394 Wilson Avenue SW
Property Owner/Representative: J & L Properties GP
Owner Number(s): Demolition Contact: DW Zinser – Kyle Fisher
Year Built: 1954
Description of Agenda Item: ☑ Demolition Application ☐ COA ☐ Other

Background and Previous HPC Action: The property was recently acquired by the current owner after a court ordered sale in January of this year. At this time no future plans have been submitted for the property. The lot will be seeded for grass to comply with City requirements or go through the land development process.

City Assessor Information on the parcel:

Historic Eligibility Status: Eligible ☐ Not Eligible ☑ Unknown ☐ N/A ☐
Explanation (if necessary):
This property was intensively surveyed in 2008 as part of the Young’s Hill/Kingston Neighborhood Historical and Architectural Survey Report. This property was determined to be not eligible for listing on a state or national register. The table at the end of the report summarizes the findings of the intensive survey; the property subject to demolition is listed on PDF page 121 of the report.

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: Determined not historic for state or national significance in an intensive level survey; the structure generally lacks character defining features that would be significant at the local level.
Meeting Date:       June 22, 2017

Property Location:  3127 J Street SW
Property Owner/Representative: ROBBIE S INVESTMENTS LC
Owner Number(s):    Demolition Contact: DW Zinser – Kyle Fisher
                                   319-846-8090
Year Built:         1929
Description of Agenda Item:   ☒ Demolition Application  ☐ COA  ☐ Other

Background and Previous HPC Action: The property owner owns several lots in this vicinity, all of which are vacant at this time. The area to the south of this lot has been approved for a self-storage facility. The lot where the home sits will be seeded and landscaped for use as a buffer yard to comply with the approved site plan after the demolition.

City Assessor Information on the parcel:
http://cedarrapids.iowaassessors.com/parcel.php?parcel=190412901700000

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: Poor candidate for local landmarking. It is not believed historical events or persons are associated with the structure or site. The features on the building are not consistent with craftsman's work distinctive with an architectural character or era; the structure is not archeologically significant.
Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: June 22, 2017

Property Location: 162 Jacolyn Drive NW
Property Owner/Representative: St. Mark’s United Methodist Church
Owner Number(s): 319-892-6334 Demolition Contact: Kenway Excavating
Year Built: 1956

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

Background and Previous HPC Action: The property was acquired in April by the current owner and at this time no future plans have been submitted for the property. The lot will be seeded for grass to comply with City requirements or go through the land development process.

City Assessor Information on the parcel:

Historic Eligibility Status: Eligible ☐ Not Eligible ☒ Unknown ☐ N/A ☐
Explaination (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. This property is at the westernmost edge of the survey area.

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 ☐
Explaination (if necessary):
Recommendation: Immediate release.
Rationale: Poor candidate for local landmarking. It is not believed historical events or persons are associated with the structure or site. The features on the building are not consistent with craftsman’s work distinctive with an architectural character or era; the structure is not archeologically significant.
Meeting Date: June 22, 2017

Property Location: 166 Jacolyn Drive NW
Property Owner/Representative: St. Mark’s United Methodist Church
Owner Number(s): 319-892-6334  Demolition Contact: Kenway Excavating
Year Built: 1956
Description of Agenda Item: ☑ Demolition Application ☐ COA ☐ Other

Background and Previous HPC Action: The property was acquired in April by the current owner and at this time no future plans have been submitted for the property. The lot will be seeded for grass to comply with City requirements or go through the land development process.

City Assessor Information on the parcel:

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. This property is at the westernmost edge of the survey area.

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: Poor candidate for local landmarking. It is not believed historical events or persons are associated with the structure or site. The features on the building are not consistent with craftsman’s work distinctive with an architectural character or era; the structure is not archeologically significant.
Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: June 22, 2017

Property Location: 1414 B Avenue NE
Property Owner/Representative: Coe College
Owner Number(s): 319-399-8669 Demolition Contact: Klima Excavating
Year Built: 1915
Description of Agenda Item: ☑ Demolition Application ☐ COA ☐ Other

Background and Previous HPC Action: The City Assessor information indicates the housing unit to be in a below normal condition. The home was acquired by Coe in March of this year. At this time, a future plan for the property has not yet been submitted. The lot will be seeded for grass or go through the land development process for any future development.

City Assessor Information on the parcel: http://cedarrapids.iowaassessors.com/parcel.php?parcel=142223202000000

Historic Eligibility Status: Eligible ☐ Not Eligible ☑ Unknown ☐ N/A ☐
Explanation (if necessary): This property was originally surveyed in the 1994 Historical and Architectural Reconnaissance Survey Report for CDBG Neighborhoods in Cedar Rapids. The 1994 survey discusses in depth (PDF page 37), homes beginning at 15th Street NE to 20th Street NE and recommends them as a potential historic district. In 2013, this area was listed on the National Register of Historic Places as a district. However, the property subject to demolition is in the 1400 block of B Avenue, there is no commentary in this intensive survey regarding eligible properties on the north side of B Avenue NE in the 1400 block.

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: Single family residence is not in the future plans of the college, and the property was not determined eligible in an intensive level survey.
Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: June 22, 2017

Property Location: 1205 5th Street NW
Property Owner/Representative: City of Cedar Rapids
Owner Number(s): Demolition Contact: John Riggs 286-5981
Year Built: 1915
Description of Agenda Item: ☒ Demolition Application ☐ COA ☐ Other

Background and Previous HPC Action: This property was recently acquired by the City and removal of the structure is necessary to allow for the construction of the Flood Control System. Until the construction begins in this area, the lot will be seeded and maintained as grass.

City Assessor Information on the parcel: http://cedarrapids.iowaassessors.com/parcel.php?parcel=142040300800000

Historic Eligibility Status: Eligible ☐ Not Eligible ☒ Unknown ☐ N/A ☐
Explanation (if necessary): The 2009 Hull's 3rd Addition Architectural Reconnaissance Survey identified this property as Not Eligible for the National Register of Historic Places. 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): Demolition of the structure once a bid had been awarded.

Recommendation: Immediate release.
Rationale: Determined not historic for state or national significance in an intensive level survey. The structure generally lacks character defining features that would be significant at the local level.