MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, June 22, 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
                    Mark Stoffer Hunter
                    Sam Bergus
                    Barb Westercamp
                    Caitlin Hartman

Members Absent:     BJ Hobart

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

Call Meeting to Order
  • Amanda McKnight Grafton called the meeting to order at 4:33 p.m.
  • Nine (9) Commissioners were present with one (1) absent.

1. Public Comment
  • There was no public comment.

2. Approve Meeting Minutes
  • Sam Bergus made a motion to approve the minutes from June 8, 2017. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

3. Action Items
a) Certificate of Appropriateness
i. 224 18th Street SE – Replacement of porch columns
  • Jeff Hintz stated that this project is for the installation of two (2) fiberglass columns, one on each end of the porch. Mr. Hintz shared photos and the Guidelines for porches and other entrances. Staff recommends approval of the project because the paired ionic columns are the defining feature and the same look will remain, the columns currently installed and in good repair are fiberglass and the two materials are not differentiated unless touched, and the distance from the street and the appearance of the material mitigates for adverse effects.
  • Todd McNall noted that the Commission has approved fiberglass before and asked the applicant if the wood is too far gone to repair. The applicant stated that the wood is rotting at the bottom of the columns and there is evidence of mold.
Todd McNall made a motion to approve the replacement of porch columns for 224 18th Street SE. Sam Bergus seconded the motion. The motion passed unanimously.

The Commission requested that items 3.a.ii and 3.b.ii be presented together.

ii. 1733 2nd Ave SE – Stabilization of front porch
b) Funding Consideration – Historic Rehab Program
ii. 1733 2nd Ave SE – Stabilization of front porch

- Bob Grafton and Amanda McKnight Grafton recused themselves from discussion and voting.
- Jeff Hintz stated that the stabilization of the front porch includes establishment of a proper frost footing, rebuilding areas with salvaged brick and original bricks from the porch, reinstallation of columns, pointing of the brick joints and levelling the floor surface. Mr. Hintz shared photos and the Guidelines for porches and other entrances. Staff recommends approval of the COA because this project would be a CNME if not for the funding request through the rehabilitation program, the project conforms to what the Guidelines recommend with no adverse impacts to consider, and it keeps the structure in use and in good repair. Two (2) bids were obtained. Staff recommends approval of the funding request because the project is eligible for the program, consistent with the District Guidelines, no architectural detailing is being removed, there is no impact on defining features, and it keeps the structure in use and in good repair.
- Sam Bergus made a motion to approve the Certificate of Appropriateness to stabilize the front porch at 1733 2nd Avenue SE. Barb Westercamp seconded the motion. The motion passed unanimously.
- Tim Oberbroeckling made a motion to approve funding to stabilize the front porch at 1733 2nd Avenue SE. Barb Westercamp seconded the motion. The motion passed unanimously.

b) Funding Consideration – Historic Rehab Program
i. 344 16th Street SE – Installation of storm door and garage door

- Bob Grafton and Amanda McKnight Grafton recused themselves from discussion and voting.
- Jeff Hintz stated that this project is for the 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. Two (2) bids were obtained. Staff recommends approval of the funding request because the project is eligible for the program, consistent with the District Guidelines, no architectural detailing is being removed, there is no impact on defining features, and it keeps the structure in use and in good repair.
- Barb Westercamp made a motion to approve funding for the installation of a storm door and garage door at 344 16th Street SE. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

c) Demolition Applications
i. 394 Wilson Avenue SW – Primary Structure, Private Property

- Jeff Hintz stated that this property was built in 1954. The property was surveyed in 2008 and is not eligible or believed to be historically significant. Staff recommends immediate release.
- Todd McNall made a motion to approve demolition at 394 Wilson Avenue SW. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

ii. 3127 J Street SW – Primary Structure, Private Property

- Jeff Hintz stated that this property was built in 1929. The property was surveyed in 2014 and is not eligible or believed to be historically significant. Staff recommends immediate release.
• Mark Stoffer Hunter did not find this property to be historic but would like the chance to do photo documentation tomorrow and asked for a one (1) day hold.
• Tim Oberbroeckling made a motion to place a one (1) day hold at 3127 J Street SW. Barb Westercamp seconded the motion. The motion passed unanimously.

iii. 162 Jacolyn Drive NW - Primary Structure, Private Property

iv. 166 Jacolyn Drive NW - Primary Structure, Private Property
• Jeff Hintz stated that both properties were built in 1956. Both properties were surveyed in 2014 and are not eligible or believed to be historically significant. Staff recommends immediate release.
• Mark Stoffer Hunter stated that neither property is historic but would like the chance to do photo documentation tomorrow and asked for a one (1) day hold.
• The Commission discussed SHPO’s review of intensive surveys.
• Barb Westercamp made a motion to approve demolition at 162 Jacolyn Drive NW. Ron Mussman seconded the motion. The motion passed unanimously.
• Tim Oberbroeckling made a motion to place a one (1) day hold at 166 Jacolyn Drive NW. Todd McNall seconded the motion. The motion passed unanimously.

v. 1414 B Avenue NE - Primary Structure, Private Property
• Jeff Hintz stated that this property was built in 1915. The property was surveyed in 1994 and is not eligible or believed to be historically significant. Staff recommends immediate release. This property is in poor condition and is close to the B Avenue National Historic District but is not included in the district boundaries.
• The Commission discussed the B Avenue National Historic District and specific properties within those boundaries.
• Mark Stoffer Hunter stated that there are some architectural features on the home that could be salvaged.
• Mark Stoffer Hunter made a motion to place a hold on the property at 1414 B Avenue NE until the next meeting (July 13, 2017). Tim Oberbroeckling seconded the motion. The motion passed unanimously.

vi. 1205 5th Street NW - Primary Structure, City Owned Property
• Jeff Hintz stated that this property was built in 1915. The property was surveyed in 2009 and is not eligible or believed to be historically significant. Staff recommends immediate release. The City recently acquired this property because it is needed for construction of the Flood Control System.
• Mark Stoffer Hunter stated that this property is not historically significant and recommends release.
• The Commission discussed properties nearby that may be up for demolition in the future because of the Flood Control System and ways that some of them could be saved.
• Tim Oberbroeckling made a motion to approve demolition at 1205 5th Street NW. Caitlin Hartman seconded the motion. The motion passed unanimously.

4. Discussion Items
   a) Update to Historic District Guidelines
• Amanda McKnight Grafton stated that she is making edits to the Guidelines that Mark Stoffer Hunter suggested and will have the rest of the subcommittee review those changes. Ms. McKnight Grafton hopes to have a final draft to staff soon.

   b) Recognition of Outgoing Commissioners
• Jeff Hintz thanked Sam Bergus and Bob Grafton for their time on the Commission. The Commissioners expressed their thanks as well.

5. Announcements

• Jeff Hintz stated that he will be presenting the Mott and Knutson Buildings local landmark applications at the next City Planning Commission if the Commission would like to show their support. The meeting is on June 29, 2017 at 3:00 p.m. in the City Hall Council Chambers.

• Bob Grafton stated that at the Infrastructure Meeting, Dave Wallace is going forward with mitigation measures with the Blake Boulevard sewer that ties into Grande Avenue to help alleviate basement flooding in that area.

6. Adjournment

• Bob Grafton made a motion to adjourn the meeting at 5:55 p.m. Sam Bergus seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Anne Kroll, Administrative Assistant II
Community Development
Historic Preservation Commission
June 22, 2017

Certificate of Appropriateness
224 18th Street SE

Project Description

- Installation of two fiberglass columns, one on each end of the porch.

View From Street

View From Yard

Historic District Guidelines
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:
- Encasing porches visible from the street
- Modern straight-edged railing
- Columns made of modern materials (fiber glass 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)
Criteria for Decision

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.

Recommendation

Staff recommends approval of project;

1. Paired ionic columns are the defining feature, and the same look will remain.
2. Columns currently installed and in good repair are fiberglass; the two materials are not differentiated unless touched.
3. Distance from the street and the appearance of the material mitigates for adverse effects.

Alternative Actions

1. Approve with modifications agreeable to the applicant; or
2. Deny the application; or
3. Request additional information.

Project Description

Certificate of Appropriateness
1733 Second Avenue SE

- 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.
View From Street

Historic District Guidelines
Porches and Other Entrances

Criteria for Decision

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.

Recommendation

Staff recommends approval of project;

1. Essentially to reconstruct and repair the porch. Would be a CNME if not for the funding request through rehabilitation program.

2. Project conforms to what the guidelines recommend, no adverse impacts to consider.

3. Keeps the structure in use and in good repair.

Alternative Actions

1. Approve with modifications agreeable to the applicant; or

2. Deny the application; or

3. Request additional information.
Historic Rehab Program
Consideration of Funding
344 16th Street SE

Project Description

- 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.
- Bid 1: Steve the Builder - $425
- Bid 2: Advanced Home and Property Services - $1,054.21

Recommendation

Staff recommends approval of funding for the project:
1. Project is eligible for program; and
2. Consistent with District Guidelines; and
3. Not removing architectural detailing; and
4. No impact on defining features; and
5. Keeps the structure in use and good repair.

Historic Rehab Program
Consideration of Funding
1733 Second Avenue SE
Project Description

- 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.
- Bid 1: Advanced Home and Property Services - $6,420.00
- Bid 2: Hope Community Development Association - $9,800.00

Recommendation

Staff recommends approval of funding for the project:
1. Project is eligible for program; and
2. Consistent with District Guidelines; and
3. Not removing architectural detailing; and
4. No impact on defining features; and
5. Keeps the structure in use and good repair.

Demolition Review

394 Wilson Avenue SW
Primary Structure

- Built 1954
- Property Surveyed in 2008
  - Not Eligible
- Not believed to be historically significant
- Immediate release
394 Wilson Avenue SW

- No future plans, the lot will be grass or go through land development process.

Historic Significance

18.02(T) Cedar Rapids Municipal Code – Historic Significance:
1. Associated with events that have made a significant contribution to the broad patterns of our history; or
2. Associated with the lives of significant persons in our past; or
3. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
4. Yielded, or may be likely to yield, information important in history or prehistory.

Demolition Review Process

1. Determination of Historic Significance

2a. Not Historically Significant
- Release Property

2b. Historically Significant
- Release property if HPC wishes to explore options (e.g. photo doc) with property owner
- Release property if HPC does not wish to explore options

Demolition Review

3127 J Street SW

Primary Structure

- Built 1929
- Property Surveyed in 2014 – Not Eligible
- Not believed to be historically significant
- Immediate release
3127 J Street SW
• Lot will be used as a buffer yard and planted in conjunction with development to the south

Demolition Review
162 Jacolyn Drive NW
Primary Structure

162 Jacolyn Drive NW
• Built 1956
• Property Surveyed in 2014
  – Not Eligible
• Not believed to be historically significant
• Immediate release

162 Jacolyn Drive NW
• No future plans, the lot will be grass or go through land development process.
Demolition Review
166 Jacolyn Drive NW
Primary Structure

166 Jacolyn Drive NW
• Built 1956
• Property Surveyed in 2014
  – Not Eligible
• Not believed to be historically significant
• Immediate release

Demolition Review
1414 B Avenue NE
Primary Structure

1414 B Avenue NE
• Built 1915
• Surveyed in 1994
  – Not Eligible
• Not believed to be historically significant
• Immediate release

• No future plans, the lot will be grass or go through land development process.
1414 B Avenue NE
• Recently acquired by COE, in this condition.
• No future plans, the lot will be grass.

Demolition Review
1205 5th Street NW
Primary Structure

1205 5th Street NW
• Recently acquired by the City.
• Property is needed for Flood Control System.

1205 5th Street NW
• Built 1915
• Property Surveyed in 2009
  – Not Eligible
• Not believed to be historically significant
• Immediate release