MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, October 26, 2017 @ 4:30 p.m.
Five Seasons Conference Room, City Services Center, 500 15th Avenue SW

Members Present: Mark Stoffer Hunter Chair Called in
Amanda McKnight-Grafton
Tim Oberbroeckling
Ron Mussman
Barb Westercamp

Members Absent: BJ Hobart
Todd McNall
Heather Sundermann

City Staff: Jeff Hintz, Planner
Iván Gonzalez, Planner

Call Meeting to Order
• Amanda McKnight Grafton will act as Chair since Mark Stoffer Hunter called into the meeting.
• Amanda McKnight Grafton called the meeting to order at 4:33 p.m.
• Five (5) Commissioners were present with three (3) absent.

1. Public Comment
Cindy Hadish hopes that the City can be an environmental leader and look at moving the homes that are up for demolition instead of demolishing them.

2. Approve Meeting Minutes
• Tim Oberbroeckling made a motion to approve the minutes from October 12, 2017. Barb Westercamp seconded the motion. The motion passed unanimously.

3. Action Items
b) Demolitions on Hold
i. 213 2nd Street SE – Primary Structure, Private Property
• Mark Stoffer Hunter stated that he was at the site the day before doing additional documentation. There is more documentation needed and there are a few items that will be salvaged. Mr. Stoffer Hunter has worked with the owners on the timeline and he recommends that the property remain on hold. There is a possibility that the hold could be lifted at the November 9, 2017 meeting.
• The Commission discussed the hold and how much time it would take for the documentation and salvage to be completed. The Commission expressed that they did not want to hold up the project longer than needed.
• Tim Oberbroeckling made a motion to amend the hold that it can be released by November 9, 2017 as long as Mark Stoffer Hunter lets staff know that photo documentation and salvage has been completed. Barb Westercamp seconded the motion. The motion passed unanimously.
a) Demolition Applications

i. 1821 Ellis Boulevard NW – All Structures, City Owned Property

- Jeff Hintz stated that this property was built in 1928. The area was looked at in the 2009 Beverly Hill Addition Survey and determined not eligible. Staff recommends immediate release. This property is also determined not eligible for the State or National Register and it lacks features significant at a local level. This property was acquired for the Flood Control System. Mr. Hintz reviewed Historic Significance and the Demolition Review Process.

- Mark Stoffer Hunter stated that he does hear the public comment concern that there are several properties that will potentially be demolished for flood protection purposes, but with HPC’s priority of finding historic significance, it was not found on this property. No one of historic significance has lived there and there are no historic architectural features.

- Tim Oberbroeckling asked if there are any open City lots that this property could be moved to. Jeff Hintz stated that the first question has to be is the property historically significant. Mr. Hintz will pass the word on to the people doing the demolition to see if there is the ability to send this out for bids before it is demolished in the event someone would like to move it or explore doing salvage. The Commission is here to determine if the property is historically significant.

- Mark Stoffer Hunter still needs to do photo documentation, but stated that he has time to do that. Jeff Hintz stated that this property will not be demolished until City Council has approved it.

- The Commission had questions on the timeline because they wanted to make sure Mark Stoffer Hunter has time to do photo documentation. Iván Gonzalez walked the Commission through the process and let them know it will be at least two (2) months before anything can be done to this property.

- Barb Westercamp made a motion to approve the demolition of 1821 Ellis Boulevard NW. Mark Stoffer Hunter seconded the motion. The motion passed with Tim Oberbroeckling and Ron Mussman opposed.

- Tim Oberbroeckling expressed his frustration that some houses are worth saving even if they are not historically significant and are in good shape. Iván Gonzalez noted that when this goes to City Council there will be a public hearing which will give Mr. Oberbroeckling the chance to voice his opinion to Council.

ii. 410 I Avenue NW – Primary Structure, City Owned Property

- Jeff Hintz stated that this property was built in 1900. The area was looked at in the 2009 Hull’s 3rd Addition Survey and determined not eligible. Staff recommends immediate release. This property is also determined not eligible for the State or National Register and it lacks features significant at a local level. This property was acquired for the Flood Control System.

- Mark Stoffer Hunter stated that he documented this property after the flood before it was renovated in 2009 or 2010. This is the only house left on the block brought back after the flood and it was completely gutted and rebuilt. Any older characteristics it had were documented before renovation.

- Tim Oberbroeckling asked how the public becomes aware of these properties. Jeff Hintz stated that they are advertised on the City website. Mr. Oberbroeckling would like to see these go to the public long before the Commission votes on them. Mr. Hintz stated that the City does not usually acquire property unless they need it for a project, so they have not had possession of it for very long. Mr. Hintz will pass on the Commission’s concerns of wanting to save it, but it needs to be moved or demolished so that the City can move forward with the project.

- Tim Oberbroeckling made a motion to approve the demolition of 410 I Avenue NW. Barb Westercamp seconded the motion. The motion passed unanimously.
• Mark Stoffer Hunter noted that the Commission is aware of the properties that the City plans to acquire for the Flood Control System and he would like to see for sale to move signs on those properties once the City has acquired them so that way the Commission knows it has been through the process before they vote on it.

iii. 414 6th Avenue SW – Primary Structure, Private Property
• Jeff Hintz stated that this property was built in 1880. The area was looked at in the 2008 Young’s Hill Kinston Survey and determined not eligible. Staff recommends immediate release. This property is also determined not eligible for the State or National Register and it lacks features significant at a local level. The house is not habitable as it was never cleaned after the 2008 flood. The owner is not willing to sell and the City will do the demolition. Mark Stoffer Hunter will do photo documentation of the demolition.
• Mark Stoffer Hunter has done exterior documentation on this property. This is the only property left on 6th Avenue SW that has not had any work done to it since the Flood of 2008.
• Tim Oberbroeckling shared concerns with the possibility that the surveys could be outdated. Amanda McKnight Grafton stated that the Commission can place a hold on a property to do more research if they feel the property has historic significance. All properties will be decided on a case by case basis. Jeff Hintz added that he can work with SHPO as well.
• Mark Stoffer Hunter stated that he did some research on the property in prior years and did not recall that there were any historic persons associated with the property.
• Tim Oberbroeckling made a motion to approve the demolition of 414 6th Avenue SW. Barb Westercamp seconded the motion. The motion passed unanimously.

iv. 1124 6th Street NW – Primary Structure, Private Property
• Jeff Hintz stated that this property was built in 1890. The area was looked at in the 2009 Hull’s 3rd Addition Survey and determined not eligible. Staff recommends immediate release. This property is also determined not eligible for the State or National Register and it lacks features significant at a local level. The house is not habitable as it was never restored after the 2008 flood. The owner has agreed in court for the City to demolish it and have the cost assessed against the property.
• Tim Oberbroeckling made a motion to approve the demolition of 1124 6th Street NW. Barb Westercamp seconded the motion. The motion passed unanimously.

c) Consideration of Providing a Letter of Support for Historic Tax Credits
• Iván Gonzalez stated that the Historic Tax Credit Incentive is not in the Federal budget this year and as a way to show support for that incentive, which has had a great impact in Cedar Rapids, staff would like to provide a letter of support to our Federal delegation on behalf of the Commission. The City Manager has already sent a letter on behalf of the City. Jeff Hintz stated that Amanda McKnight Grafton has provided staff with before and after pictures to send with the letter.
• Ron Mussman would like to send a letter to our State representatives also. Jeff Hintz stated that he will work with staff in the City Manager’s Office on what an appropriate City response would be.
• Barb Westercamp made a motion to authorize the Chair to work with staff to draft and sign the letter of support for Historic Tax Credits. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

4. Presentation – College District Area Action Plan
Adam Lindenlaub stated that EnvisionCR was adopted in 2015 and it set the stage for the different types of plans that staff has been working on. Corridor Action Plans (CAPs) focus on corridors that provide key linkages and connections throughout the city, Neighborhood Action Plans (NAPs) focus on certified Neighborhood Associations, and Area Action Plans (AAPs) focus on areas outside of Neighborhood Associations but may include them or key corridors. NAPs, CAPs, and AAPs examine the following for improvements: connectivity, land use, streetscapes, character, and placemaking. Mr. Lindenlaub shared a map of the College District boundaries as well as the members of the advisory group. At the July 18, 2017 workshop attendees participated in a present/future exercise and conditions analysis which discusses strengths, weaknesses, opportunities, and challenges of the area. Commons themes from the workshop include: safety, affordability, location and amenities, diversity, historic, appearance and maintenance, partnerships and communication, and policies and programs. The first open house was held in the fall of 2017 and second open house will be held in the spring/summer of 2018. The plan will go to City Council for adoption in the fall of 2018.

Mark Stoffer Hunter stated that he is pleased with the concept and is glad to see that historic is on the list. Historic buildings and houses will play a major role in this process going forward, because just as it does in NewBo, Czech Village, and Kingston Village, that is what defines the character if these neighborhoods. Jeff Hintz added that staff has been working with Mark Stoffer Hunter and the History Center on the text in the history section of the plan that discusses the neighborhood and the area.

5. Discussion Items
   a) 2018 Historic Preservation Commission Work Plan
      • Jeff Hintz stated that the HPC is required annually to develop a work plan. Staff has made changes to the draft 2018 work plan based on initiatives in Historic Preservation Plan. Mr. Hintz reviewed the goals within the work plan and the next steps for approval. Staff will bring this back for the Commission’s approval at the November 9, 2017 meeting.
   b) Hubbard Property Signage Disposition
      • Jeff Hintz stated that the “Hubbard Cold Storage” signage on the Hubbard Ice Building can be preserved and saved and the City has some interested parties, so before going out to public bid staff would like to get feedback from the Commission on what they would like to see happen to it.
      • Tim Oberbroeckling asked Mark Stoffer Hunter if the History Center would like the signage. Mark Stoffer Hunter stated that he has not yet talked in great detail to all involved at the History Center. Currently, the History Center does not have a facility big enough to house this large of a sign; however, the History Center would most likely want to be a part of the process. As more development happens along Ellis Boulevard and the Northwest Neighborhood, some ideas for the sign might include the Northwest Neighborhood Association or developers who are doing projects near the Hubbard Ice site so that it could stay relatively close long term and be visible.
      • Ron Mussman stated that if there is going to be a pump station in that area he would like to see the signage on the pump station.
      • Amanda McKnight Grafton stated that if the smaller brick building on the Hubbard Ice site is going to be saved then she would like the signage to be a part of that.
      • Jeff Hintz stated that staff has been having discussions with the DNR to salvage the part of the building that is the most historic on the northeast corner and turning it into a floodable structure that could remain on the wet side of the Flood Control System. Mr. Hintz will keep the Commission informed of those discussions.

4
• Mark Stoffer Hunter suggested that the sign be stored somewhere temporarily and if the most historic portion of the building is saved the sign could be placed on the roof where it would be protected from flood damage.

c) Historic District Guideline Update
• Iván Gonzalez stated that all the information has been inputted and staff is working on the final formatting. A draft will be given to the Commission soon and public outreach will need to be completed.

6. Announcements
• Jeff Hintz stated that the Bever Park subcommittee will meet on Thursday, November 2, 2017. Tim Oberbroeckling stated that he will not be able to attend the meeting and asked if he could appoint Ron Mussman to come to this meeting. Mark Stoffer Hunter supports that decision. Jeff Hintz stated that Ron Mussman can serve as a back-up for the subcommittee in the event that a member cannot attend.
• Jeff Hintz stated that the Mott and Knutson Buildings are officially local landmarks.

7. Adjournment
• Barb Westercamp made a motion to adjourn the meeting at 6:22 p.m. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Anne Kroll, Administrative Assistant II
Community Development