City of Cedar Rapids
Historic Preservation Commission

Community Development & Planning Department, City Hall, 101 First Street SE, Cedar Rapids, IA 52401, 319-286-5041

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

4:30 P.M.
Thursday, February 22, 2018
in the
Five Seasons Conference 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 (30 Minutes)
   a) Demolition Applications
      i. 75 Allview Dr SW, Primary Structure, Private Property
      ii. 113 15th St SE, Primary Structure, Private Property
      iii. 117 15th St SE, Primary Structure, Private Property
      iv. 1435 1st Ave SE, Primary Structure, Private Property
      v. 1439 1st Ave SE, Primary Structure & Accessory, Private Property
      vi. 1443 1st Ave SE, Primary Structure, Private Property
      vii. 1445 1st Ave SE, Primary Structure, Private Property
   b) Demolition Applications Under Review
      i. 417 1st Ave SE – Primary Structure, Private Property – hold expires 04-10-18
      ii. 421 1st Ave SE – Primary Structure, Private Property – hold expires 04-10-18
      iii. 427 1st Ave SE – Primary Structure, Private Property – hold expires 04-10-18

4. Discussion Items (30 minutes)
   a) Northwest Gateway Plaza Photograph
      i. Rob Davis – Public Works
   b) Preserving History Proactively

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 ed-plan@cedar-rapids.org as soon as possible, but no later than 48 hours before the event.
MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, February 8, 2018 @ 4:30 p.m.
Greene Square Conference Room, City Services Center, 500 15th Avenue SW

Members Present:    Tim Oberbroeckling  Vice-chair
                      Amanda McKnight-Grafton
                      Ron Mussman
                      Barb Westercamp
                      BJ Hobart
                      Todd McNall
                      Heather Sundermann

Members Absent:    Mark Stoffer Hunter       Chair

City Staff:                Iván Gonzalez, Planner
                          Bill Micheel, Assistant Director of Community Development

Call Meeting to Order
  • Tim Oberbroeckling called the meeting to order at 4:30 p.m.
  • Seven (7) Commissioners were present with one (1) absent.

1. Public Comment
   a) Public comments were heard.

2. Approve Meeting Minutes
   a) Barb Westercamp made a motion to approve the minutes from January 25, 2017. Ron Mussman seconded the motion. The motion passed unanimously.

3. Action Items
   a) Certificate of Appropriateness
      i. 1606 Park Avenue SE – Replacement of windows
         • Tim Oberbroeckling made a motion to approve 11 windows based on the Historic Preservation Guidelines (#1-2 & #4-12). BJ Hobart seconded the motion. The motion passed with one (1) “no” vote from Heather Sundermann.
   b) Demolition Applications
      i. 417 1st Avenue SE – Primary Structure, Private Property
         • Tim Oberbroeckling made a motion to place a sixty (60) day hold on 417 1st Ave SE to conduct photo documentation, salvage opportunities, and hear back from SHPO on additional information. Barb Westercamp seconded the motion. The motion passed unanimously.
      ii. 421 1st Avenue SE – Primary Structure, Private Property
• BJ Hobart made a motion to place a sixty (60) day hold on 421 1st Ave SE to conduct more research on the historical significance of the structure. Todd McNall seconded the motion. The motion passed unanimously.

iii. 427 1st Avenue SE – Primary Structure, Private Property
• Tim Oberbroeckling made a motion to place a sixty (60) day hold on 417 1st Ave SE to conduct photo documentation. Barb Westercamp seconded the motion. The motion passed unanimously.

4. Discussion Items
   a) National Register of Historic Places (NRHP) Presentation
   b) Preserving History Proactively
   c) National Alliance of Preservation Commission FORUM
      i. Mark Stoffer Hunter and Barb Westercamp were nominated to attend.
      ii. Heather Sundermann was nominated as alternative.

5. Announcements
   a) No new announcements

6. Adjournment
   a) Barb Westercamp made a motion to adjourn the meeting. Tim Oberbroeckling seconded the motion. The motion passed unanimously and the meeting adjourned at 6:00 p.m.

Respectfully Submitted,

Iván Gonzalez, Planner
Community Development
Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: February 22, 2018

Property Location: 75 Allview Dr. SW
Property Owner/Representative: Elite Leasing, LLC – Darrel Shulte
Owner Number(s) Demolition Contact:
Year Built: 1929
Description of Agenda Item: ☒ Demolition Application ☐ COA ☐ Other

Background and Previous HPC Action: The structure subject to demolition is a one story single-family house built in 1929 as per the City Assessor. Structure is in “very poor” condition as per the City Assessor.

City Assessor Information on the parcel:

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

The City of Cedar Rapids does not currently have survey information on this property; it has never been surveyed for historic significance. Given the criteria below, it is not believed historical events or persons are associated with the structures or the site.

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: Significant fire damage prohibits rehabilitation and owner desires to move a house to this property.
Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date:  February 22, 2018

Property Location:  113 15th St SE
Property Owner/Representative:  John Khairallah
Owner Number(s):  
Year Built:  1903
Description of Agenda Item:  ☑ Demolition Application ☐ COA ☐ Other

Background and Previous HPC Action: The structure subject to demolition is a two story four-family conversion built in 1903 as per the City Assessor. Condition of the structure is “very poor” as per the City Assessor.

City Assessor Information on the parcel:

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

The City of Cedar Rapids does not currently have survey information on this property; it has never been surveyed for historic significance. Given the criteria below, it is not believed historical events or persons are associated with the structures or the site.

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: No survey information available and the condition of the structure is very poor.
Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: February 22, 2018

Property Location: 117 15th St SE
Property Owner/Representative: John Khairallah
Owner Number(s)
Year Built: 1900
Description of Agenda Item: ☒ Demolition Application ☐ COA ☐ Other

Background and Previous HPC Action: The structure subject to demolition is a two story single family house built in 1900 as per the City Assessor. Condition of the structure is “poor” as per the City Assessor.

City Assessor Information on the parcel:

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

The City of Cedar Rapids does not currently have survey information on this property; it has never been surveyed for historic significance. Given the criteria below, it is not believed historical events or persons are associated with the structures or the site.

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: No survey information available and the condition of the structure is very poor.
Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: February 22, 2018

Property Location: 1435 1st Ave SE
Property Owner/Representative: John Khairallah
Owner Number(s)
Year Built: 1965

Demolition Contact: All Seasons Construction

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

Background and Previous HPC Action: The structure subject to demolition is a one story commercial building built in 1965 as per the City Assessor. Condition of the structure is “normal” as per the City Assessor.

City Assessor Information on the parcel:

Historic Eligibility Status: Eligible ☐ Not Eligible ☐ Unknown ☑ N/A ☐

Explanation (if necessary):
The City of Cedar Rapids does not currently have survey information on this property; it has never been surveyed for historic significance. Given the criteria below, it is not believed historical events or persons are associated with the structures or the site.

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: No information to corroborate historical significance.
Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: February 22, 2018

Property Location: 1439 1st Ave SE
Property Owner/Representative: John Khairallah
Owner Number(s): Demolition Contact: All Seasons Construction
Year Built: 1905
Description of Agenda Item: ☑ Demolition Application ☐ COA ☐ Other

Background and Previous HPC Action: The structure subject to demolition is a two story four-family conversion built in 1905 as per the City Assessor. An additional structure subject to demolition is the detached garage on this property built in 1920. Condition of the primary structure is “Below Normal” and condition of the accessory structure is “Poor” as per the City Assessor.

City Assessor Information on the parcel: https://cedarrapids.iowaassessors.com/parcel.php?gid=616859

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

The City of Cedar Rapids does not currently have survey information on this property; it has never been surveyed for historic significance. Given the criteria below, it is not believed historical events or persons are associated with the structures or the site.

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: No survey information available to corroborate historical significance.
Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: February 22, 2018

Property Location: 1443 1st Ave SE
Property Owner/Representative: John Khairallah
Owner Number(s) Demolition Contact: All Seasons Construction
Year Built: 1934
Description of Agenda Item: ☑ Demolition Application ☐ COA ☐ Other

Background and Previous HPC Action: The structure subject to demolition is a one story small retail building built in 1934 as per the City Assessor. Condition of the structure is “poor” as per the City Assessor.

City Assessor Information on the parcel: https://cedarrapids.iowaassessors.com/parcel.php?gid=614914

Historic Eligibility Status: Eligible ☐ Not Eligible ☑ Unknown ☑ N/A ☐
Explanation (if necessary):
The City of Cedar Rapids does not currently have survey information on this property; it has never been surveyed for historic significance. Given the criteria below, it is not believed historical events or persons are associated with the structures or the site.

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: No survey information available and the condition of the structure is poor.
Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: February 22, 2018

Property Location: 1445 1st Ave SE
Property Owner/Representative: John Khairallah
Owner Number(s)
Demolition Contact: All Seasons Construction
Year Built: 1900 & 1934
Description of Agenda Item: ☒ Demolition Application ☐ COA ☐ Other

Background and Previous HPC Action: The structure subject to demolition is a two story single family home built in 1900 and a small commercial building built in 1934 as per the City Assessor with an addition built in 1960. Condition of the structures is “Poor” as per the City Assessor.

City Assessor Information on the parcel: https://cedarrapids.iowaassessors.com/parcel.php?gid=614913

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

The City of Cedar Rapids does not currently have survey information on this property; it has never been surveyed for historic significance. Given the criteria below, it is not believed historical events or persons are associated with the structures or the site.

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: No survey information available and the condition of the structure is poor.