City of Cedar Rapids
Historic Preservation Commission

Call Meeting to Order - Roll Call

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
      i. 1616 Grande Avenue SE – New garage construction
   b) Section 106 Review
      i. 200 1st Street SE – Antenna Collocation
   c) Demolition Review
      i. 606 5th Avenue – Primary Structure Demolition

4. Discussion Items
   a) 1403 2nd Avenue SE Update
   b) 400 3rd Avenue SW Update

5. Future Agenda Items

6. Announcements
   a) Wood doors & Update to the CNME Process

7. Certificate of No Material Effect Updates

8. 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, September 26, 2019 @ 4:30 p.m.
Lower Level Training Room, City Hall, 101 First Street SE

Members Present: Tim Oberbroeckling - Chair
Ronald Mussman – Vice Chair
Abby Huff
Ryan Russell
Ronald Lower
Jennifer Cunningham

City Staff: Adam Lindenlaub, Community Development Planner
Lauren Freeman, Community Development Program Coordinator
Jeff Wozencraft, Community Development Planner
Sylvia Bochner, Community Development Planner

Others Present: Nathan Degenhardt, Cargill, Inc.
Cindy Hadish, Save CR Heritage

Call Meeting to Order
- Tim Oberbroeckling called the meeting to order at 4:30pm
- Six Commissioners were present.

1. Public Comment
   Public comments session was held. No public comments.

2. Approve Meeting Minutes – September 12, 2019
   Huff made a motion to approve the minutes. Seconded by Lower. The motion passed unanimously.

3. Presentations
   a) Historic Rehabilitation Program Update – Lauren Freeman presented

4. Action Items
   a) Certificate of Appropriateness
      i. 1616 Grande Ave SE – Garage demolition and rebuild
         - Huff made a motion to approve the demolition of the garage at 1616 Grande Ave SE. Lower seconded. Motion passes unanimously.
         - Cunningham made a motion to table the Certificate of Appropriateness for the construction of the new garage until the next meeting so that the Commission
could invite the applicant to attend and answer questions. Huff seconded. Motion passed unanimously.

b) Demolition Review
   i. 410 C Ave NE—Industrial facility demolition
      • Mussman made a motion to approve the demolition of the industrial facility at 410 C Avenue NE. Cunningham seconded. Motion passed unanimously.

5. Discussion Items
   a) Proactive Preservation
      i. Huff requested a discussion on the house located at 1403 2\textsuperscript{nd} Avenue SE at the next meeting.
      ii. Mussman requested discussion on the old church bell located at 400 3\textsuperscript{rd} Ave SW at the next meeting.

6. Announcements

7. Certificate of No Material Effect Updates

8. Adjournment
   a) Huff made a motion to adjourn the meeting. Seconded by Lower. The motion passed unanimously and the meeting adjourned at 5:06pm.

Respectfully Submitted,
Lauren Freeman, Program Coordinator
Community Development
To: Historic Preservation Commission Members
From: Lauren Freeman, Community Development Program Coordinator
Subject: COA Request at 1616 Grande Ave SE
Date: October 10, 2019

Applicant Name(s): James Moes

Local Historic District: Redmond Park – Grande Avenue

Year Built: Primary Structure – 1913

Description of Project:
The applicant would like to build a new 28’ x 30’ garage with vinyl siding and asphalt shingles.

Information from Historic Surveys on property:
The 1995 Site Inventory Form from the District Nomination survey lists the integrity of the primary housing structure as “good.” The defining features are: flared front-gable roof with projecting gable wall dormer on east site, upper level; narrow clapboard siding-body & shingles in gable end (alternating bands of fish-scale-4 courses, and square cut, 1 course); broad gable roof porch across. The home contributes to the historic district and is individually eligible for the National Register of Historic Places.

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. Table 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 Design Guidelines Applicable to Project:**

**Accessory Structures**

**Appropriate:**
- New accessory structures should be compatible with primary buildings
- A new secondary structure should be subordinate in height to primary structures seen along the street front
- A secondary structure of no more than one-and-one-half stories in height is preferred
- Locate a secondary building to the rear of the lot
- Locating a secondary structure to the side of the primary structure, but set back significantly from the front wall plane
- A secondary structure should be oriented similar to those seen traditionally along the alley
- A garage should be located off an alley where possible

**Not Appropriate:**
- Locating a garage such that is visually prominent
- Secondary structures with incompatible building design or materials

**Staff Recommendation:** City Staff recommends denial of the use of vinyl on the new garage, but would recommend the Commission consider allowing the applicant to use wood or wood-like alternatives such as LP Smart Siding.
City of Cedar Rapids  
Building Services Department  
500 15th Avenue SW, Cedar Rapids, IA 52404  
Main Phone: (319) 286-5831  Fax: (319) 286-5830

DEMOLITION PERMIT APPLICATION  
**Permit is valid for 30 days from date of issue**

<table>
<thead>
<tr>
<th>Address of Demolition: 1614 Grand Ave S.E.</th>
<th>Approximate Age of Structure/Year Built: 1913</th>
</tr>
</thead>
<tbody>
<tr>
<td>GPN:</td>
<td>Future Plans: (optional)</td>
</tr>
<tr>
<td>Reason: (optional)</td>
<td></td>
</tr>
<tr>
<td>Property Owner’s Name: James Moes</td>
<td>Phone: 319-521-3879</td>
</tr>
<tr>
<td>Property Owner’s Address: 337-17th 875E CR IA 52403</td>
<td></td>
</tr>
<tr>
<td>Contractor’s Name: Affordable Garage</td>
<td></td>
</tr>
<tr>
<td>Contractor’s Address:</td>
<td></td>
</tr>
<tr>
<td>City / State / Zip Code</td>
<td></td>
</tr>
</tbody>
</table>

**Type of Building:** [ ] Single Family  [ ] Multi Family  [ ] Accessory Building

<table>
<thead>
<tr>
<th>Size of Building: Dimensions are: 20' x 24'</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Stories: Height:</td>
</tr>
<tr>
<td>Building has Basement: [ ] Yes  [ ] No</td>
</tr>
<tr>
<td>Any other structure on the parcel? [ ] Yes  [ ] No</td>
</tr>
<tr>
<td>If Yes, describe: House</td>
</tr>
</tbody>
</table>

**DISPOSAL OF DEMOLITION MATERIALS**

- [ ] City of Cedar Rapids Landfill
- [ ] Private Landfill - Contact: Phone #:..

It is the Responsibility of the Permit Holder to adhere to all local, state and federal regulations regarding proper inspections and removal of asbestos prior to any demolition.

**UTILITIES INFORMATION**

All utilities shall be abandoned in accordance with City requirements and verified and/or inspected before Demolition Permit is issued and demolition begins.

I hereby certify that I have read and examined this application and affirm the above information as true and correct and also agree to comply with the provisions of the City of Cedar Rapids Codes and any other applicable Federal & State laws concerning the demolition process and/or disposal of demolition debris. I also certify that I am authorized to demolish this building as owner or agent of the owner and agree to assume complete responsibility for any liability arising from demolition of the above building. I also agree that no burning or burying of materials shall be done within the Corporate City Limits of Cedar Rapids.

<table>
<thead>
<tr>
<th>APPLICANT SIGNATURE (Please print legibly): James Moes</th>
<th>DATE: 8-80-19</th>
</tr>
</thead>
<tbody>
<tr>
<td>APPLICANT PHONE NUMBER: 319-521-3879</td>
<td>CONTRACTOR PHONE NUMBER:</td>
</tr>
<tr>
<td>CONTRACTOR SIGNATURE (Please print legibly):</td>
<td>DATE:</td>
</tr>
</tbody>
</table>

**PLEASE PROVIDE SIGNATURES FOR EACH FIELD BELOW**

**UTILITIES DISCONNECTION INFORMATION & APPROVALS**

- Water: Alliant Energy:
- Sewer: Mid-American Energy:
- HPC: MediaCom:
- Zoning: CenturyLink: N/A
- BSD:

Revised 03/19 sat
1616 Grand Ave SE
T-R1
*Demo Garage - will be replacing

DRIVEWAYS & PARKING AREAS
MUST BE HARD SURFACED
24x20

CEDAR RAPIDS 319-373-2797
DES MOINES 515-223-4444
IOWA CITY 319-337-4416
DUBUQUE 563-554-0553
AMES 515-297-5540

Fax 319-378-1220
Web Site www.buildergiguy.com
Email estimates@buildergiguy.com
Member of Better Business Bureau

Affordable Construction
**THE GARAGE GUYS**

Affordable Construction
CR 373-2797  DM 223-4464  AMES 282-4840  IC 339-4216  Dubuque 556-0563
Visit [WWW.thegarageguys.com](http://WWW.thegarageguys.com)

**Customer Name & Number**
Jim Mos 521-3878

**Customer Address**
1676 Brandywine CR

Affordable Construction agrees to build a 28' x 30' garage

<table>
<thead>
<tr>
<th>Garage Size</th>
<th>Floor</th>
<th>Curb, Wall</th>
<th>Concrete Wall</th>
</tr>
</thead>
<tbody>
<tr>
<td>28' x 30'</td>
<td>6785</td>
<td>4' x 150</td>
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</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Footings</th>
<th>Driveway</th>
<th>Patio</th>
<th>Sidewalk</th>
</tr>
</thead>
<tbody>
<tr>
<td>983</td>
<td>11' x 325</td>
<td>163</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Breaker</th>
<th>Cement Buggy</th>
<th>Fill</th>
<th>Dumping</th>
</tr>
</thead>
<tbody>
<tr>
<td>275</td>
<td>118</td>
<td>75</td>
<td>10' x 120</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Firewall</th>
<th>Excavating</th>
<th>Tear Down</th>
<th>Tear Out Concrete</th>
</tr>
</thead>
<tbody>
<tr>
<td>395</td>
<td></td>
<td>3450</td>
<td>12' x 10</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Garage</th>
<th>Wall Height</th>
<th>Truss Pitch</th>
<th>Overhang</th>
</tr>
</thead>
<tbody>
<tr>
<td>17' 8&quot;</td>
<td>6</td>
<td>4' 1/2</td>
<td>1'</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Shingles</th>
<th>Siding (Type)</th>
<th>Siding (Color)</th>
<th>Ridge Vent</th>
</tr>
</thead>
<tbody>
<tr>
<td>35&quot;</td>
<td>D40 Vinyl</td>
<td>White</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Service Door</th>
<th>Garage Door</th>
<th>Windows</th>
</tr>
</thead>
<tbody>
<tr>
<td>L 10' x 9&quot;</td>
<td>16' x 6'</td>
<td>16' x 6'</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Electrical</th>
<th>Gutters</th>
<th>4' x 35</th>
</tr>
</thead>
</table>

**Garage & Concrete Layout**

Affordable Construction proposes to furnish labor and the materials for the sur

Authorized Agent for Affordable Construction

1917 Highway 32

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby authorized to do the work as specified. Payment of one-half is required at the

Signature
September 24, 2019

GSS Project # W19047-IA-43

City of Cedar Rapids
Community Development Department
101 First Street SE
Cedar Rapids, IA 52401

RE: NOTICE OF INITIATION OF THE SECTION 106 PROCESS-PUBLIC PARTICIPATION
INTERSTATE POWER AND LIGHT SITE NAME: CEDAR RAPIDS GO 22ND FLR TOWER
200 1ST STREET SE, CEDAR RAPIDS, LINN COUNTY, IOWA

To Whom It May Concern:

Notice of Initiation of the Section 106 Process-Public Participation in accordance with the FCC’s Nationwide Programmatic Agreement. Notice of Initiation of the Section 106 Process-Public Participation in accordance with the FCC’s Nationwide Programmatic Agreement. Interstate Power and Light intends to collocate antennas on a building rooftop located at 200 1st Street SE, Cedar Rapids, Linn County, Iowa (Latitude: N 41 58 38 and Longitude: W 91 40 05). The proposed project will include collocating 3 antennas and associated equipment being located at different locations on the rooftop. Interstate Power and Light is publishing this notice in accordance with Federal Communications Commission regulations (47 CFR § 1.1307) for Section 106 of the National Historic Preservation Act (NHPA) and for the National Environmental Policy Act (NEPA).

Our client must comply with all Federal, State and local regulations governing the proposed facility. Section 106 of the National Historic Preservation Act of 1966, as amended, requires Interstater Power and Light to evaluate this project for any effect it may have on Historic Properties. As part of this evaluation, Interstater Power and Light is required to publish Public Notice in an effort to gather comments on the potential effects of the proposed facility on Historic Properties.

The purpose of this letter is to:

- Notify your office that the Public Notice seeking comments on the potential effects of the proposed construction on Historic Properties is scheduled to be published in the Cedar Rapids Gazette on September 26, 2019.
- Invite comments on the potential effects of the proposed facility on Historic Properties, from your office and any other relevant individuals or groups that you may be aware of.

Attached to this letter are the following: a topographic map, street map, aerial photograph, site photographs (when available), drawings (when available), and a copy of the wording placed in the Public Notice.

We respectfully request that parties interested in submitting comments regarding any potential effects of the proposed facility on Cultural or Historic Properties, or questions regarding the project, may do so by sending them to GSS, Inc., 3311 109th Street, Urbandale, IA 50322 or by calling (515) 331-2103 within 30 days of the date of this letter.

Sincerely,

GSS, INC.

Christopher Lenihan
Enclosure
FIGURE 1 – TOPOGRAPHIC MAP
INTERSTATE POWER AND LIGHT
CEDAR RAPIDS GO 22ND FLR/GSS# W19047-IA-43
CEDAR RAPIDS SOUTH, IA (1994)
SECTION: 28, TOWNSHIP: 83N, RANGE: 7W
SCALE: 1:24000
PUBLIC NOTICE
Notice of Initiation of the Section 106 Process-Public Participation in accordance with the FCC’s Nationwide Programmatic Agreement. Interstate Power and Light intends to collocate on a building located at 200 1st Street SE, Cedar Rapids, Linn County, Iowa (Latitude: N 41 58 38 and Longitude: W 91 40 05). The collocation will include 3 panel antennas and associated equipment to be located on the rooftop of the building. Interstate Power and Light is publishing this notice in accordance with Federal Communications Commission regulations (47 CFR § 1.1307) for Section 106 of the National Historic Preservation Act (NHPA) and for the National Environmental Policy Act (NEPA). We respectfully request that parties interested in commenting on this Federal undertaking relative to potential effects on cultural or historic properties or with questions on the proposed facility should contact GSS, Inc., 3311 109th Street, Urbandale, IA 50322; Ph. (515) 331-2103 within 30 days of the posting of this notice. (GSS #W19047-I A-43)

The above text was published in the Cedar Rapids Gazette on September 26, 2019.
At this time, we have not received the affidavit.
Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: October 10, 2019

Property Location: 606 5th Avenue SE
Property Owner/Representative: Mercy Hospital
Demolition Contact: Dave Schmitt Construction Co., Inc.
Year Built: 1890
Description of Agenda Item: ☒ Demolition Application ☐ COA ☐ Other

Background and Previous HPC Action: The structure for demolition is 2-story, single-family home, built in 1890. Its condition is normal, per City Assessor. This house was included on the Historic Asset Inventory created by the HPC subcommittee.

City Assessor Information on the parcel: https://cedarrapids.iowaassessors.com/parcel.php?parcel=142148700500000
Historic Eligibility Status: ☒ Eligible ☐ Not Eligible ☐ Unknown ☐ N/A ☐
Explanation (if necessary): This property was surveyed in the 2006 Architectural History Survey and Update for the City of Cedar Rapids and found not eligible for National Register listing.

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 property was found not eligible for National Register listing.
DEMOLITION PERMIT APPLICATION

**Permit is valid for 30 days from date of issue**

<table>
<thead>
<tr>
<th>Address of Demolition:</th>
<th>606 5th Avenue SE.</th>
</tr>
</thead>
<tbody>
<tr>
<td>GPN:</td>
<td>19:21:487005000000</td>
</tr>
<tr>
<td>Reason: (optional)</td>
<td></td>
</tr>
<tr>
<td>Future Plans: (optional)</td>
<td></td>
</tr>
<tr>
<td>Approximate Age of Structure/Year Built:</td>
<td>1907</td>
</tr>
<tr>
<td>Property Owner's Name:</td>
<td>Mercy Hospital</td>
</tr>
<tr>
<td>Property Owner's Address:</td>
<td>606 5th Avenue SE.</td>
</tr>
<tr>
<td>Phone:</td>
<td>319-366-7781</td>
</tr>
<tr>
<td>City / State / Zip Code:</td>
<td></td>
</tr>
<tr>
<td>Contractor's Name:</td>
<td>Dave Schmidt Construction Co. Inc.</td>
</tr>
<tr>
<td>Contractor's Address:</td>
<td>250 50th Avenue SE.</td>
</tr>
<tr>
<td>Phone:</td>
<td>319-365-8269</td>
</tr>
<tr>
<td>City / State / Zip Code:</td>
<td>Ceder Rapids, IA 52404</td>
</tr>
<tr>
<td>Type of Building:</td>
<td>Single Family</td>
</tr>
<tr>
<td>Size of Building:</td>
<td>3000 SF</td>
</tr>
<tr>
<td>Number of Stories:</td>
<td>2</td>
</tr>
<tr>
<td>Height:</td>
<td>30'</td>
</tr>
<tr>
<td>Building has Basement:</td>
<td>Yes</td>
</tr>
<tr>
<td>Any other structure on the parcel?:</td>
<td>No</td>
</tr>
<tr>
<td>City of Cedar Rapids Landfill</td>
<td></td>
</tr>
<tr>
<td>Private Landfill – Contact:</td>
<td></td>
</tr>
<tr>
<td>Phone #:</td>
<td></td>
</tr>
<tr>
<td>It is the Responsibility of the Permit Holder to adhere to all local, state and federal regulations regarding proper inspections and removal of asbestos prior to any demolition.</td>
<td></td>
</tr>
</tbody>
</table>

UTILITIES INFORMATION

All utilities shall be abandoned in accordance with City requirements and verified and/or inspected before Demolition Permit is issued and demolition begins.

I hereby certify that I have read and examined this application and affirm the above information as true and correct and also agree to comply with the provisions of the City of Cedar Rapids Codes and any other applicable Federal & State Laws concerning the demolition process and/or disposal of demolition debris. I also certify that I am authorized to demolish this building as either owner or agent of the owner and agree to assume complete responsibility for any liability arising from demolition of the above building. I also agree that no burning or burning of materials shall be done within the corporate City Limits of Cedar Rapids.

CONTRACTOR'S SIGNATURE: [Signature]

OFFICE USE ONLY

| Water:               | Alliant Energy:        |
| Sewer:               | Mid-American Energy:    |
| CED:                 | MediaCom:              |
| Zoning:              | CenturyLink:           |
| Other:               |                        |

PERMITTING INFORMATION

| Demolition Permit Number: | Date Issued: |
| Demolition Permit Fee: $ | Date Paid:   |
| Zoning District:         | Date All Utilities Were Disconnected: |
| Permit Issued by:        | Date Signed:  |

Revised 1/14 dmik