

Historic Preservation Commission

January 10, 2019

Election of Officers for 2019



Presentation

Update on Flood Control System property acquisitions



Certificate of Appropriateness

1407 2nd Ave SE



Project Description

- Primary structure constructed in 1900
- The applicant replaced a broken window located on the southwest rear corner of the house without a building permit
- Contributes to the 2nd & 3rd Ave District, but is not individually eligible



1407 2nd Avenue SE



1407 2nd Avenue SE



1407 2nd Avenue SE



Historic Preservation Guidelines - Windows

APPROPRIATE:



- Retain and repair historic window **sashes**, exterior cap moldings, **sills** and frames
- Windows should be repaired rather than replaced. If non-original or beyond repair and replacement is necessary, the replacement should be in-kind to match the original in material and design.
- Replace windows with the home's original window material (e.g. wood for wood)
- Replacement windows should match the originals as closely as possible
- Repair or install new storm windows
- Vinyl or aluminum products may be allowed at the rear of a house
- Windows should be preserved in their original location, size, and design and with their original materials and glass pattern.
- Windows may have screens and/or storm windows. See Screen, Storm and Security Windows Section, on **page 32**.

NOT APPROPRIATE:



- Windows constructed of modern building materials, such as vinyl or aluminum on the front and sides of homes
- Decreasing the size of the window opening
- Altering window openings on front facades or side facades visible from the street to accommodate new windows of different size, proportion or configuration.
- Adding window openings that are not original to front facades or **elevations** visible from the street.
- Altering character defining window openings on all facades.
- New windows on front facades and sides visible from the street with snap-in or flush **muntins**.
- Enclosing or concealing basement windows on the exterior.



Impact of Design Guidelines is affected by the Location of a Building



*If compromises must be made for budget reasons, priority should be given to exteriors that can be seen from the street and have the most impact on the **streetscape**. For example, retaining a front porch would have higher priority than keeping a back porch or than retaining wood siding on a rear **elevation**.*

The figure above illustrates which elevations are considered front, rear, and side. As shown, any elevation that faces a public street or the intersection between a public street and an alley is considered a front elevation. An elevation that faces an adjacent primary structure is considered a side elevation. An elevation that faces only an alley or accessory building and cannot be seen from the public right of way is considered a rear elevation.



Criteria for Decision

- 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.
- 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.
- 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

- Approve as submitted. Although the design guidelines recommend that replacement windows should match the original materials and size, the applicant has already completed the project and the window is not visible from the public right-of way.

Actions

- Approve as submitted; or
- Approve with modifications agreeable to the applicant; or
- Deny the application; or
- Request additional information.



823 11th Ave SE

Hold expires 1/28/19



Discussion

Proactive Preservation



Discussion

Update on 1738 3rd Ave SE



Discussion

Update on Programmatic Agreement—Army Corps of Engineers



Historic Preservation Commission

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Certificate of Appropriateness

1848 3rd Ave SE



Project Description

- Primary structure constructed in 1910
- Reroofing an enclosed side porch with a flat roof
- The home contributes to the 2nd & 3rd Avenue District, but is not individually eligible for the National Register



1848 3rd Ave SE



1848 3rd Avenue SE



Materials

- Existing: 90 lb. roll roofing
- Proposed: 60 mil rubber roofing



Historic Preservation Guidelines – Roof and Roof Elements

APPROPRIATE:

- Asphalt shingles or composition shingles
- Roofs and roof elements should be retained in their original shape and **pitch**, with original features including **cresting**, chimneys, vents, finials, cupolas, etc. and, if possible, with original roof materials.
- Roofs may be re-roofed with substitute materials such as asphalt or fiberglass shingles if the original materials are determined beyond repair, are no longer present or available, or if the retention of the original roof material is not economically feasible.
- Skylights should be placed at rear rooflines or behind gables and **dormers**. Skylights should be flat or flush with the roofline, not convex or “bubble” designs.
- Skylights original to the house should be preserved.
- Historic Lightning Rods and Historic Ornamental Metal **Finial** Caps should be retained, maintained or added.
- Roofs that were originally historic metal crimped seamed should be replaced in metal with similar detailing and proportions. If not readily visible, other low pitch roofing materials are acceptable.
- Roofs of new asphalt or fiberglass shingles should be one color and should be compatible with historic colors and the style or period of the house.
- New materials should match as closely as possible to the original in composition, size, shape, color and texture.
- Roof gable vents should be maintained.

NOT APPROPRIATE:

- Roll roofing, metal roofing, or clay shingles, unless these materials are original to the structure
- Covering **cornices**, **eaves**, **soffits** or **fascia** with vinyl or metal elements
- Removal of **dormers**
- Removal of non-functioning chimneys
- Adding skylights that would be visible from the street.



Impact of Design Guidelines is affected by the Location of a Building



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- 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

- Approve as submitted. Although the design guidelines recommend asphalt or composition shingles for roofs and do not recommend roll roofing, because this is a flat roof that is not visible from the street, there is minimal impact.

Actions

- Approve as submitted; or
- Approve with modifications agreeable to the applicant; or
- Deny the application; or
- Request additional information.

