

# Historic Preservation Commission

January 28, 2021

# Zoom Meeting

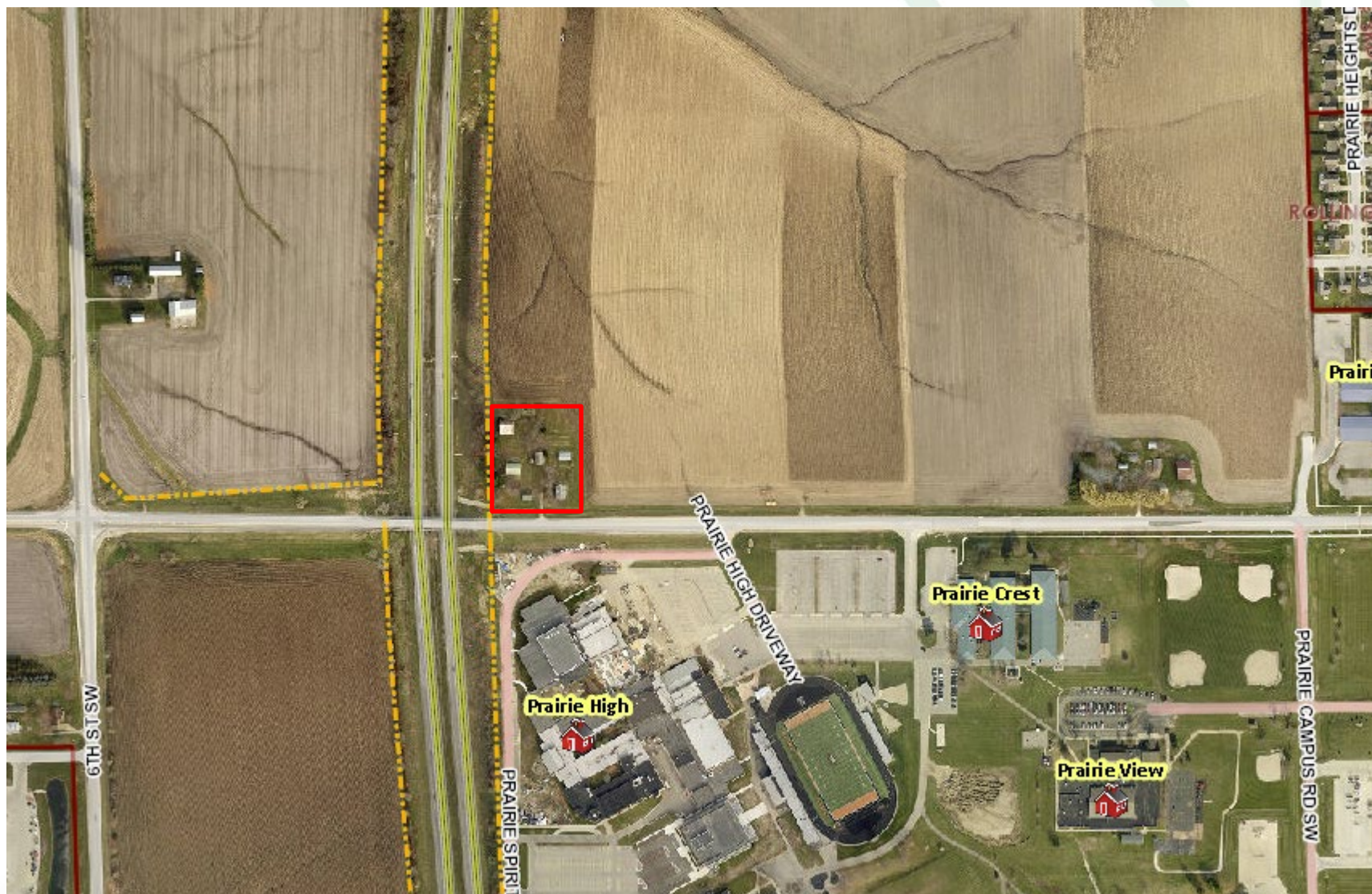
- Commissioners should mute their phones/computers when they are not speaking
- Attendees will automatically be muted, but can raise their hands via computer or by pressing \*9 on their phone



Demolition

460 76<sup>th</sup> Avenue SW









# Project Description

- The structure to be demolished is 1 ½ story frame home built in 1914.
- The condition is 'normal' per the assessor
- The property has not been surveyed



# Staff Recommendation

- Staff recommends immediate release because there is no evidence of historic significance and it is a poor candidate for local landmarking.



Demolition

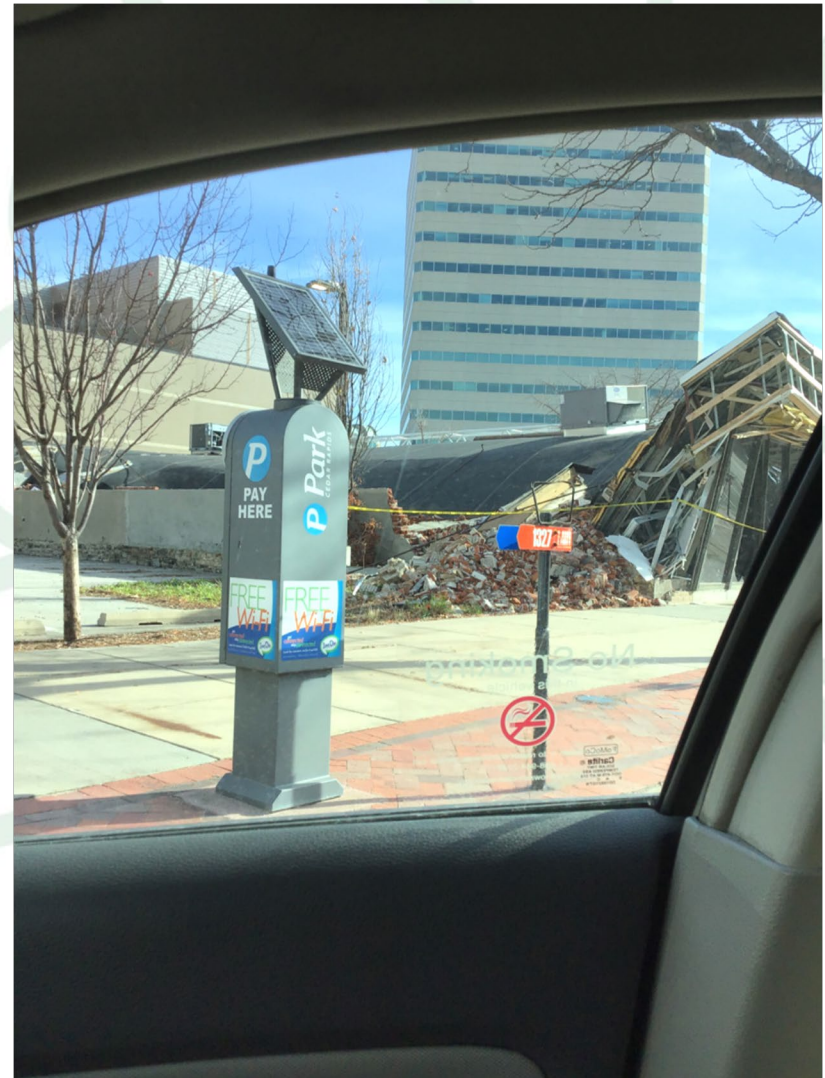
**320 1<sup>st</sup> Street SE**











# Project Description

- The structure to be demolished is a commercial building built in 1971.
- The building suffered significant damage from the August 10<sup>th</sup> storm
- The property has been surveyed and was determined to be 'not eligible'



# Staff Recommendation

- Staff recommends immediate release because there is no evidence of historic significance, it is a poor candidate for local landmarking, and suffered significant damage from the August 10<sup>th</sup> storm.

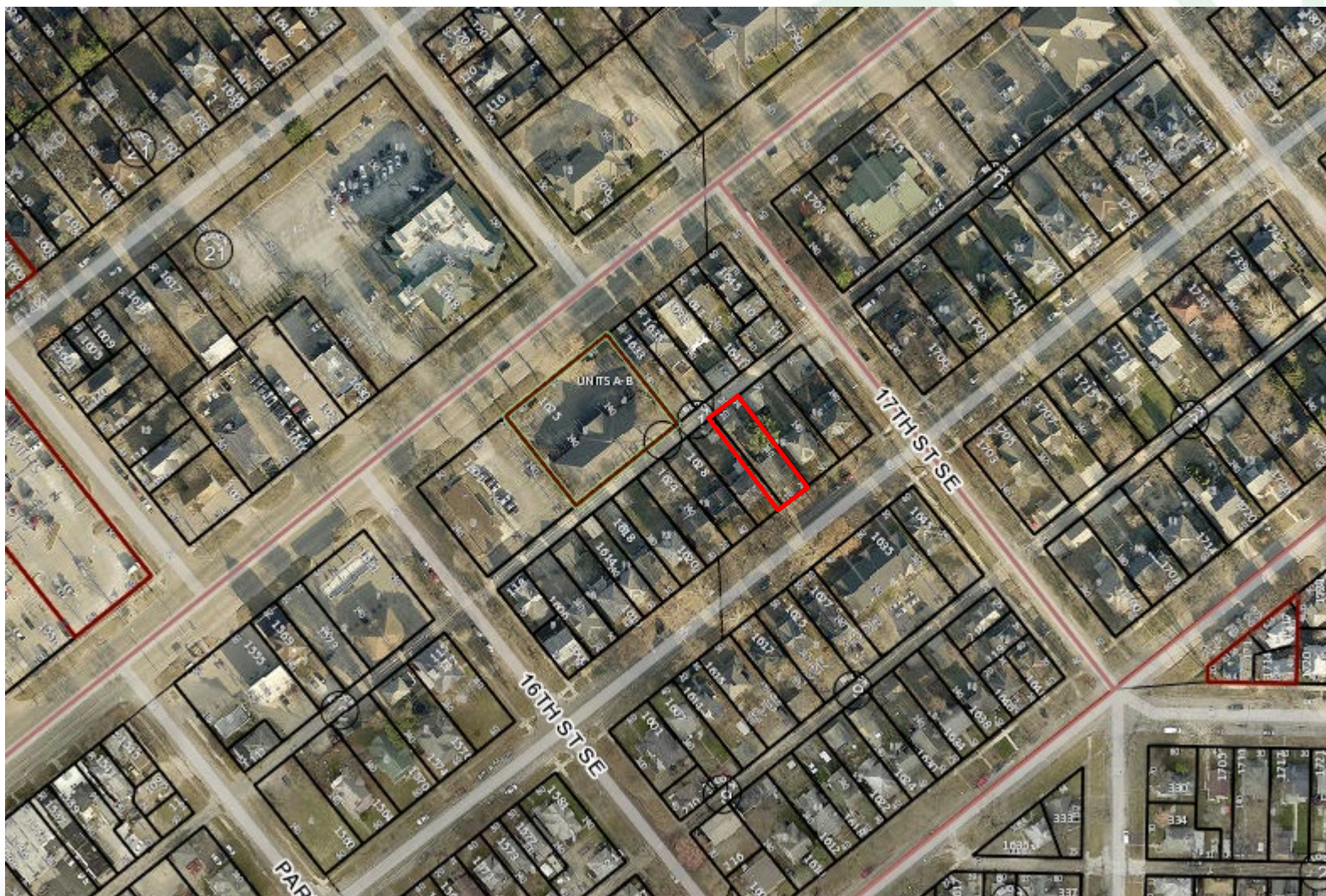


Certificate of Appropriateness

# 1636 2<sup>nd</sup> Avenue SE – Garage Demolition









# 1636 2<sup>nd</sup> Avenue SE



# Project Description

- The applicant would like to demolish their 20 x 20 garage that was shifted off of its concrete pad from the August storm of 2020.
- Their intent is to build a new garage in almost the same location.



# Project Description

- The home is a 2 1/2-story open gable cottage in the Craftsman style built in 1910. The garage is stated to be original from the assessor's site
- The property is a contributing structure to the district, but it is not individually eligible
- The condition is noted as 'fair', noting the synthetic siding



# Project Description

- **Defining Features:** front-gable roof; low-pitched gable roof front porch with right half enclosed; 3/1 and 5/1 double-hung windows (vertical upper lights); window grouping in porch includes 6/1 cottage window flanked by 3/1 narrow double-hungs; narrow corner porch pier set on stone pedestal.
- **Alterations:** narrow vinyl siding on all surfaces





# Garage Photos



# Garage Photos



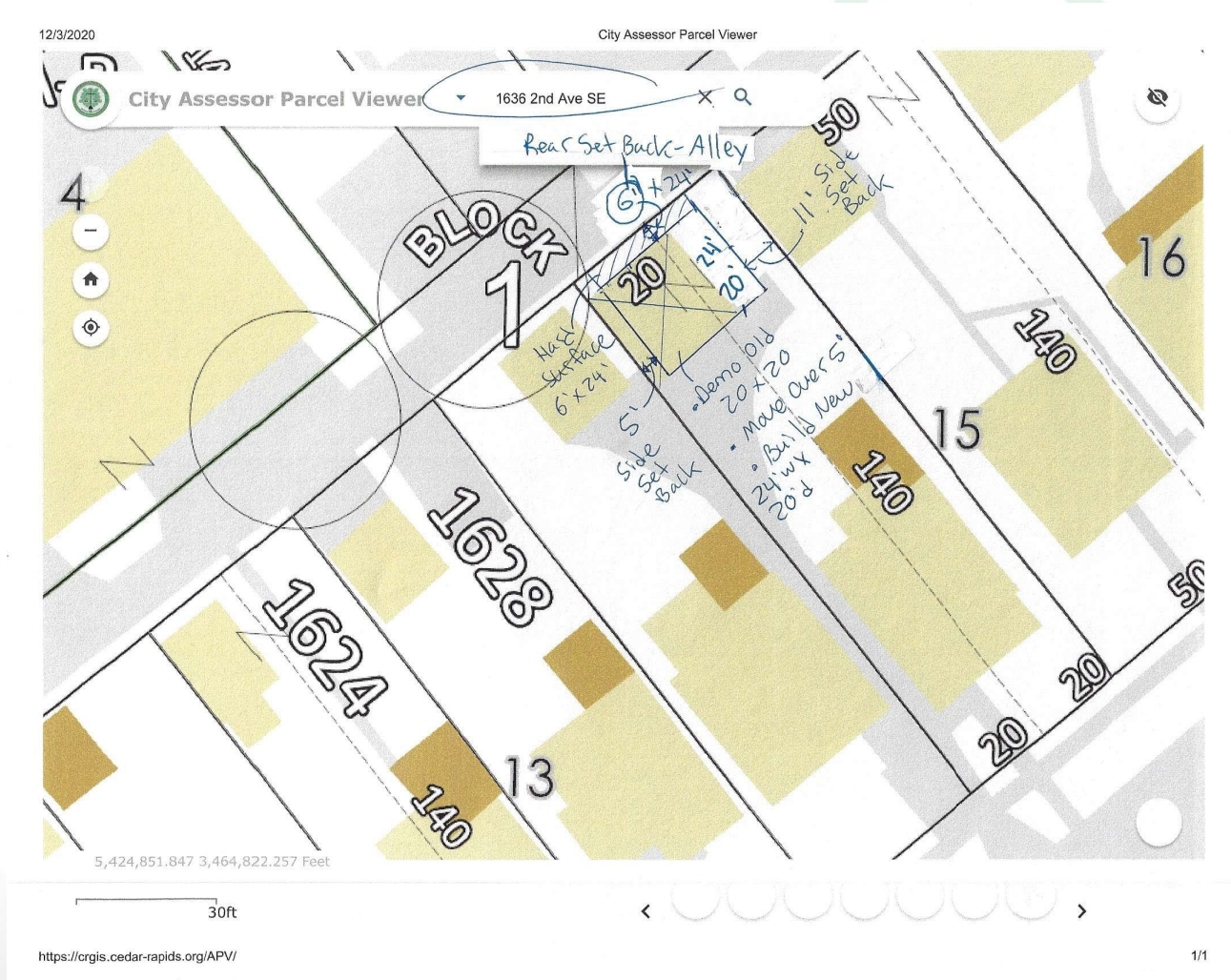


# Staff Recommendation

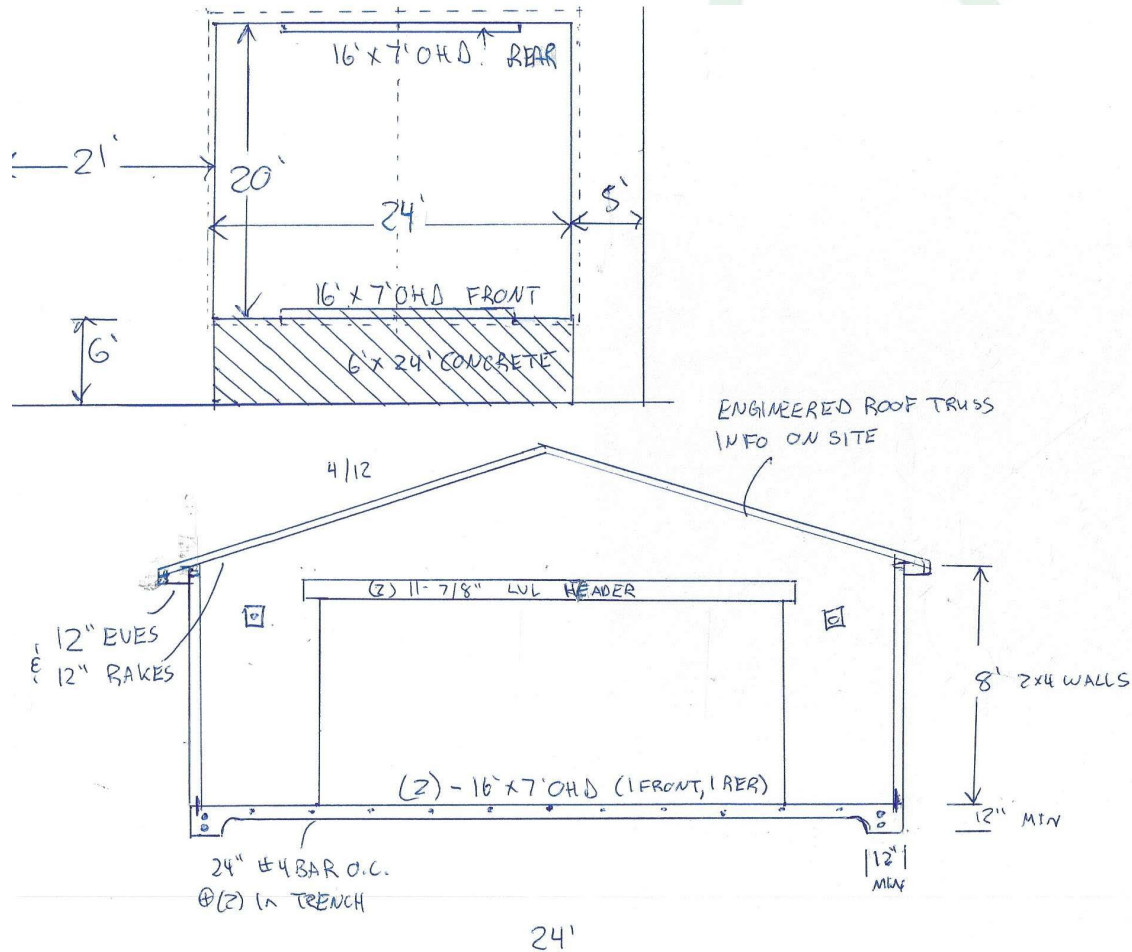
- Staff recommends approving the Certificate of Appropriateness as the garage was damaged due to the August 2020 storm.



# 1636 2<sup>nd</sup> Avenue New Garage

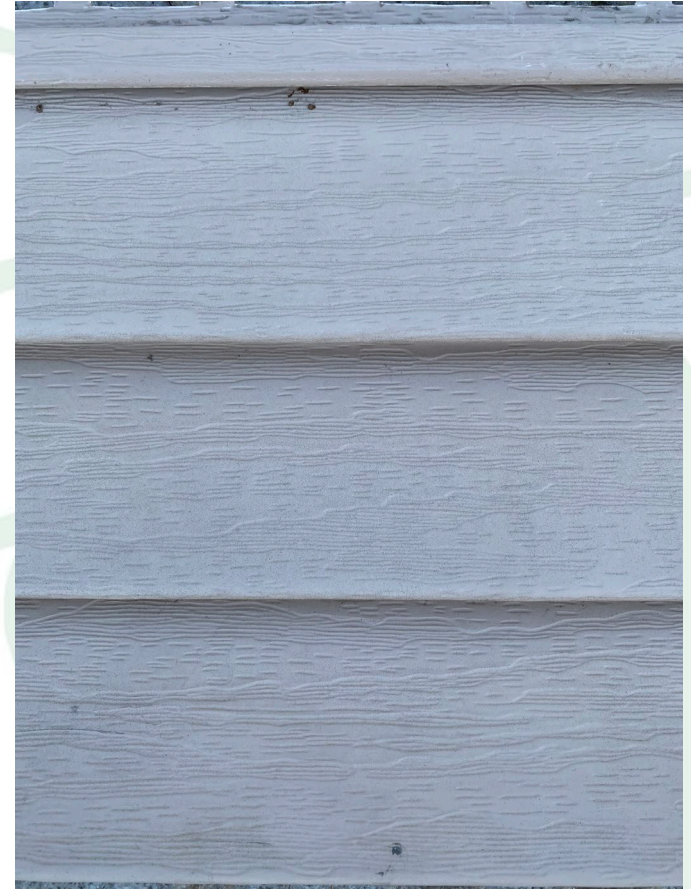
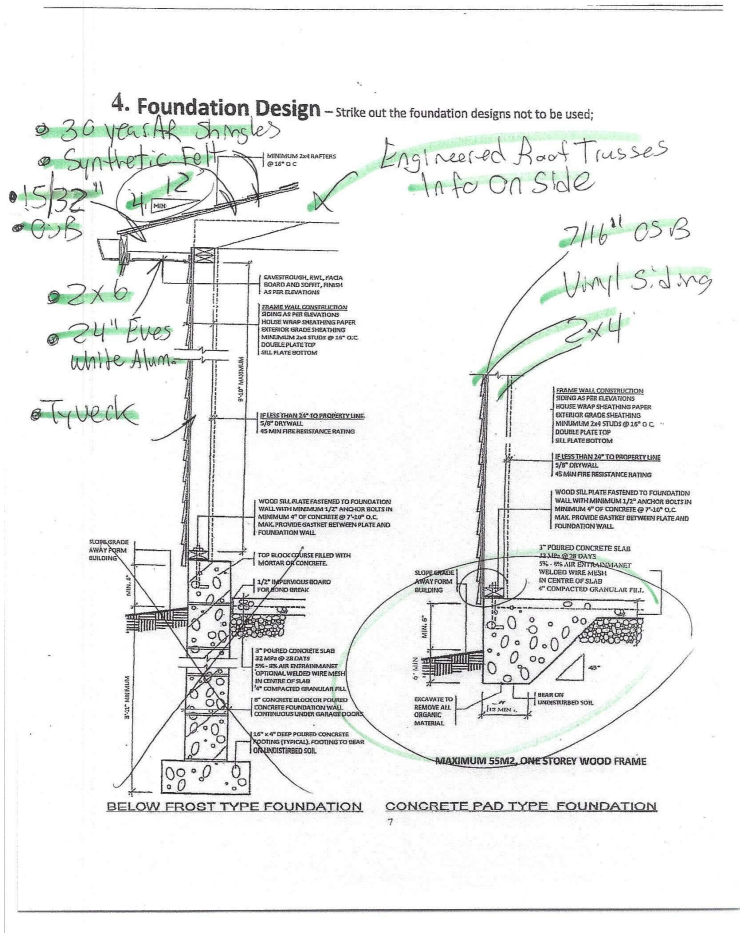


# 1636 2<sup>nd</sup> Avenue New Garage





# 1636 2<sup>nd</sup> Avenue New Garage



# Design Guidelines

## 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.
- On a lot where a garage must be accessed from the street, set it back from the front wall plane of the primary structure.

## NOT APPROPRIATE:



- Locating a garage such that it is visually prominent.
- Secondary structures with incompatible building design or materials.



# Staff Recommendation

- Staff recommends approving the Certificate of Appropriateness to construct the new garage and the use of vinyl siding as both the existing house and original garage had vinyl siding.



# Intensive Survey Area Review – Country Club Heights Addition

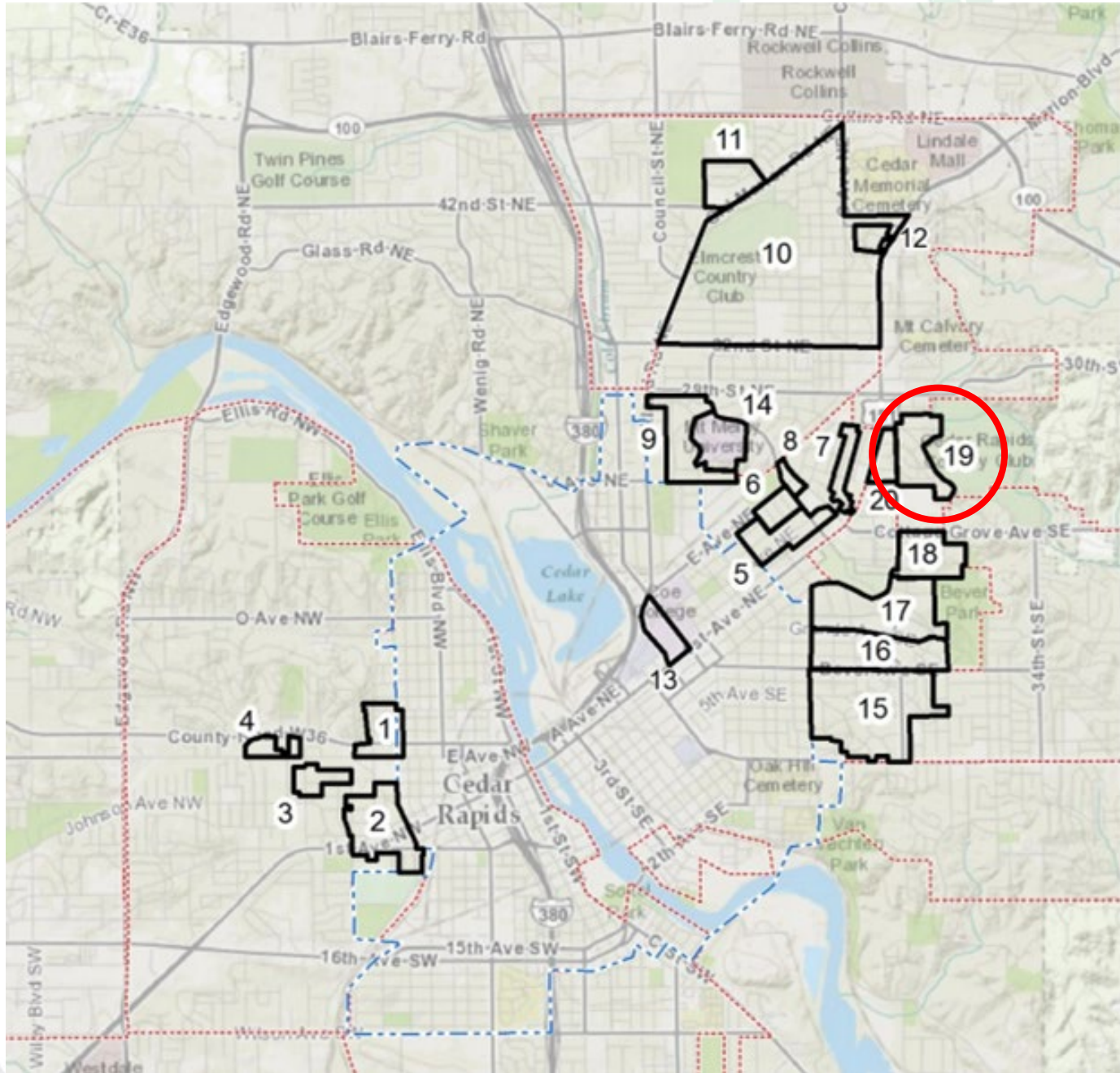


# Historic Preservation Plan

- Adopted September 2015
- Uses the areas recommended for intensive survey in 2014 Citywide Reconnaissance Survey
- **HPP Policy:** Encourage and support the identification of historic properties throughout Cedar Rapids.
- **HPP Initiative:** Prioritize the list of areas that have been identified for intensive surveys in the Cedar Rapids Citywide Historic and Architectural Reconnaissance Survey.





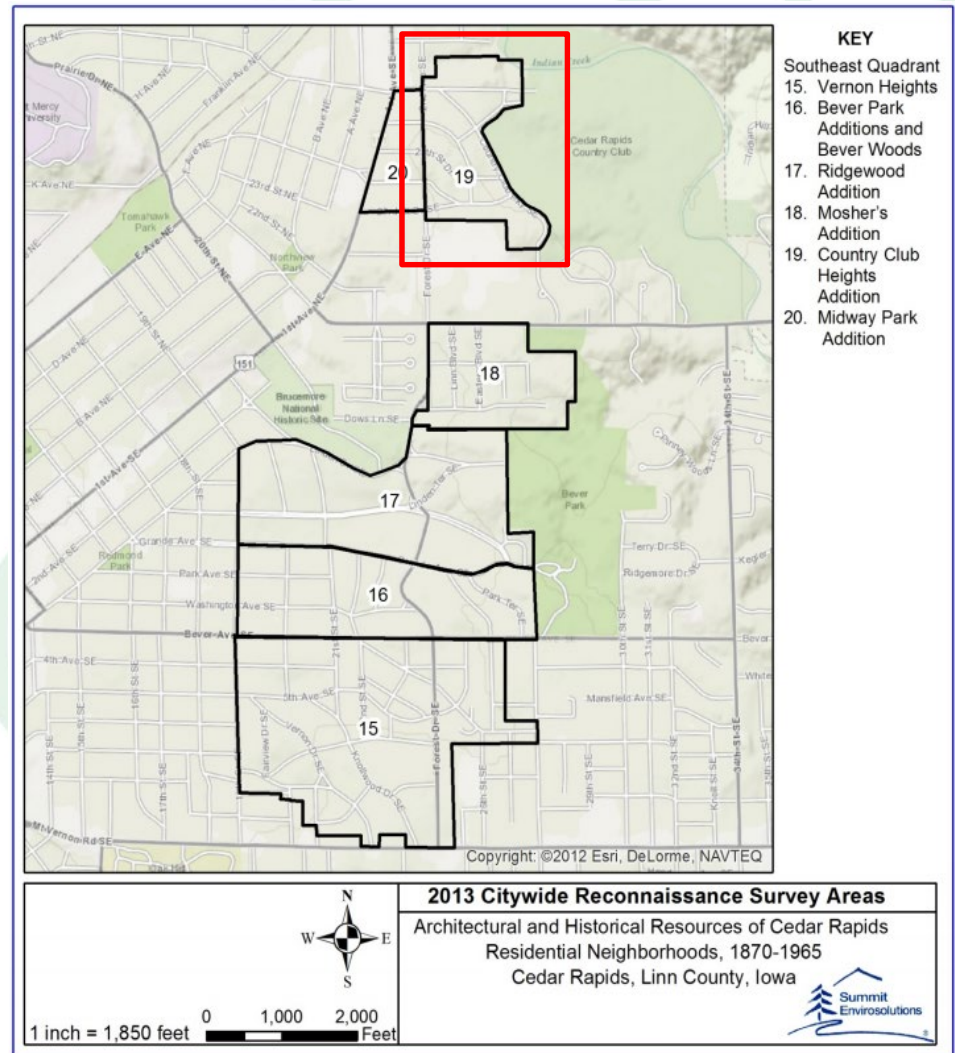


# SE Quadrant

- Area was recommended as a top priority in the SE quadrant from the 2015 Historic Preservation Plan

## Criteria

- Areas likely to help support Heritage Tourism (that is a distinct place with a unique story to tell)
- Those where other neighborhood programs and plans are in development
- Those identified in the reconnaissance survey as being of special interest

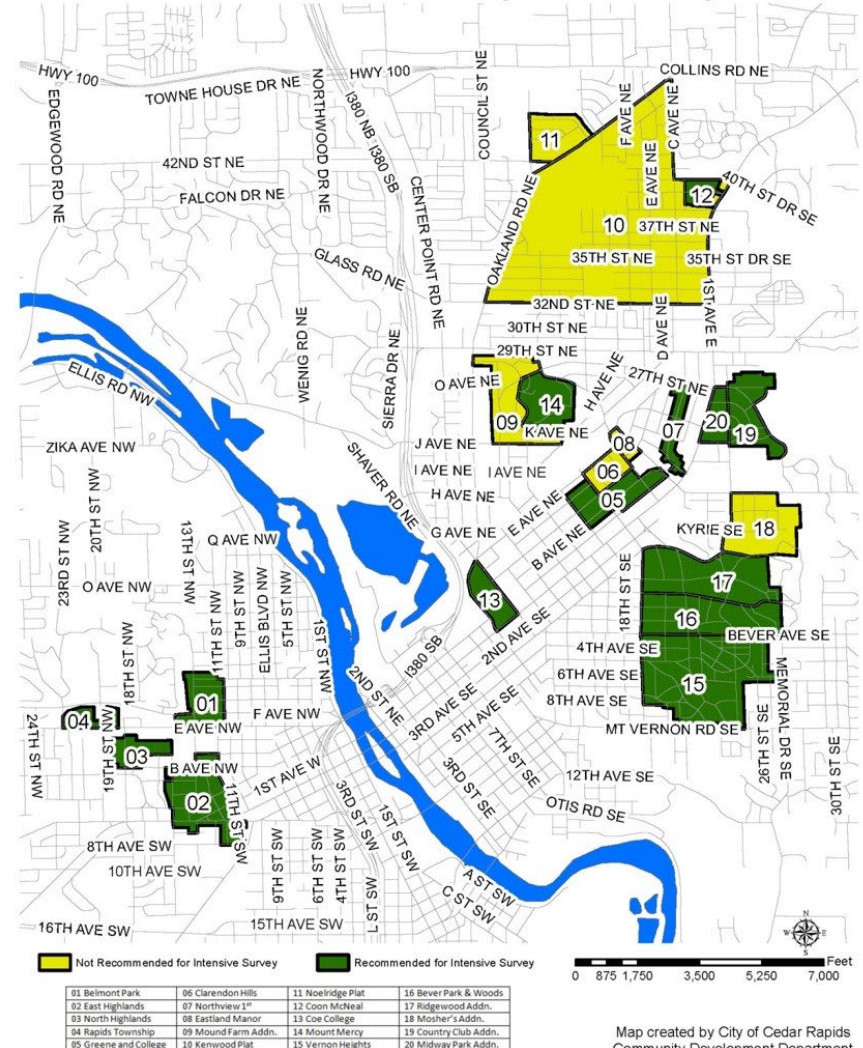




# 2017 Commission Ranking

Areas Recommended for Intensive Survey by 2013 Citywide Survey	Commission Final Ranking	Average of Entire HPC
Coe College Campus (13) (area)	1	4.571428571
Vernon Heights (15)	2	2.428571429
Bever Park and Woods (16)	3	3.142857143
East Highlands (02)	4	4.142857143
Ridgewood Addition (17)	5	4.571428571
Country Club Addition (19)	6	6.571428571
Greene and College First Addition (05)	7	7.857142857
Midway Park Addition (20)	8	8
North Highlands (03)	9	9
Northview First Addition (07)	10	9.714285714
Coon McNeal Development (12)	11	10.85714286
Mount Mercy Campus (14)	12	11
Belmont Park (01)	13	12.14285714
Rapids Township (04)	14	12.71428571

Areas Examined in Citywide Survey





# Country Club Heights History

- It was platted in about 1925 with lots being offered for sale by the Hedges Company, the same organization that sponsored the development of Belmont Park on the West Side.
- Laid out with curvilinear street pattern to follow topography
- Advertised the proximity and views of the Country Club



# Country Club Heights









Discussion

# Like-for-Like Storm Damage Repair



# Historic Preservation Commission

## Staff Liaison:

**Adam Lindenlaub**

*Comm. Dev. Planner*

[a.lindenlaub@cedar-rapids.org](mailto:a.lindenlaub@cedar-rapids.org)

319.286.5064

