



Historic Preservation Commission

October 10, 2019

Certificate of Appropriateness

1616 Grande Avenue SE



Project Description

- The applicant would like to construct a new 28' x 30' garage
- New garage materials: vinyl siding and asphalt shingles
- The house contributes to the 2nd & 3rd Ave District and is individually eligible



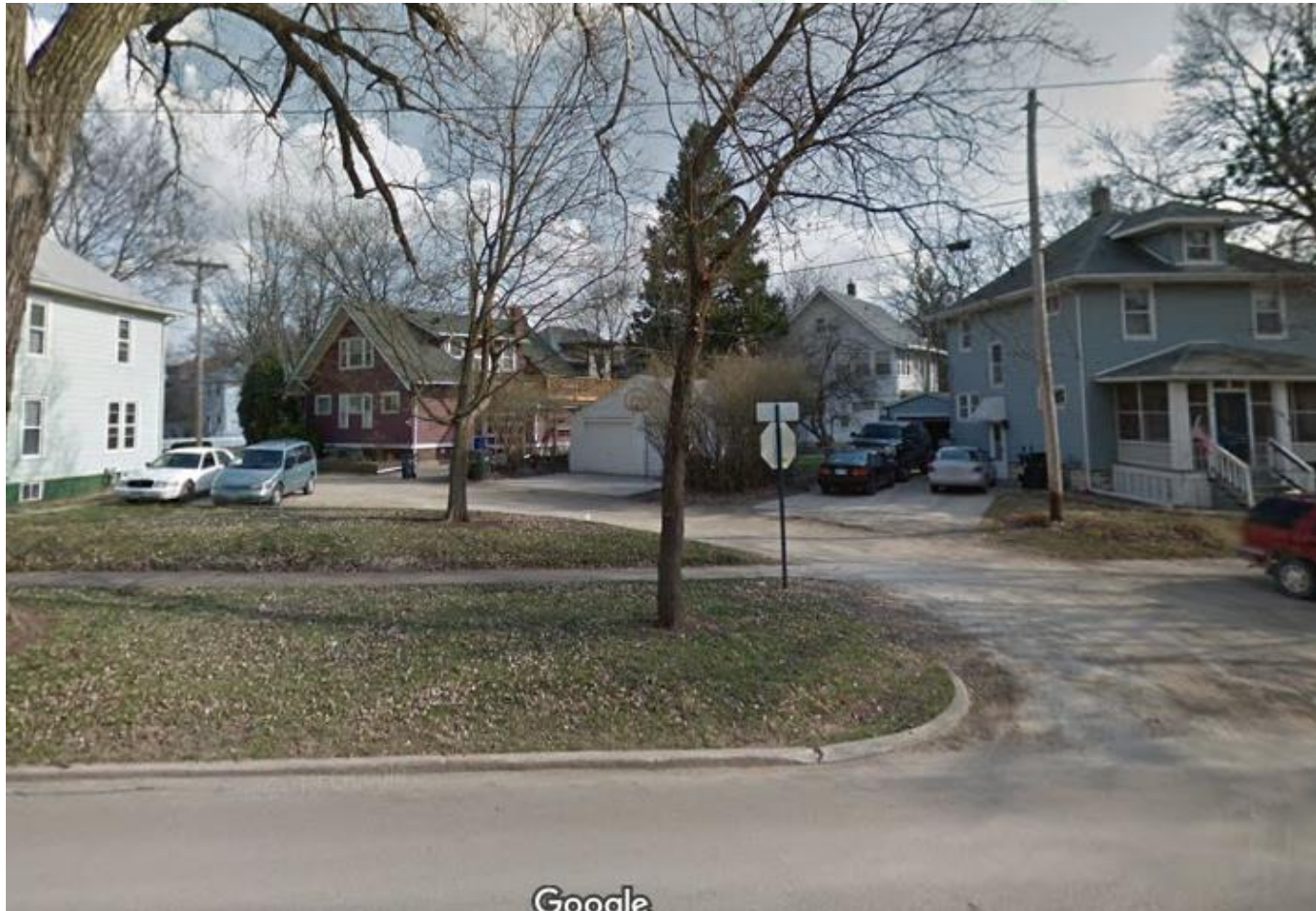
Location



1616 Grande Avenue SE



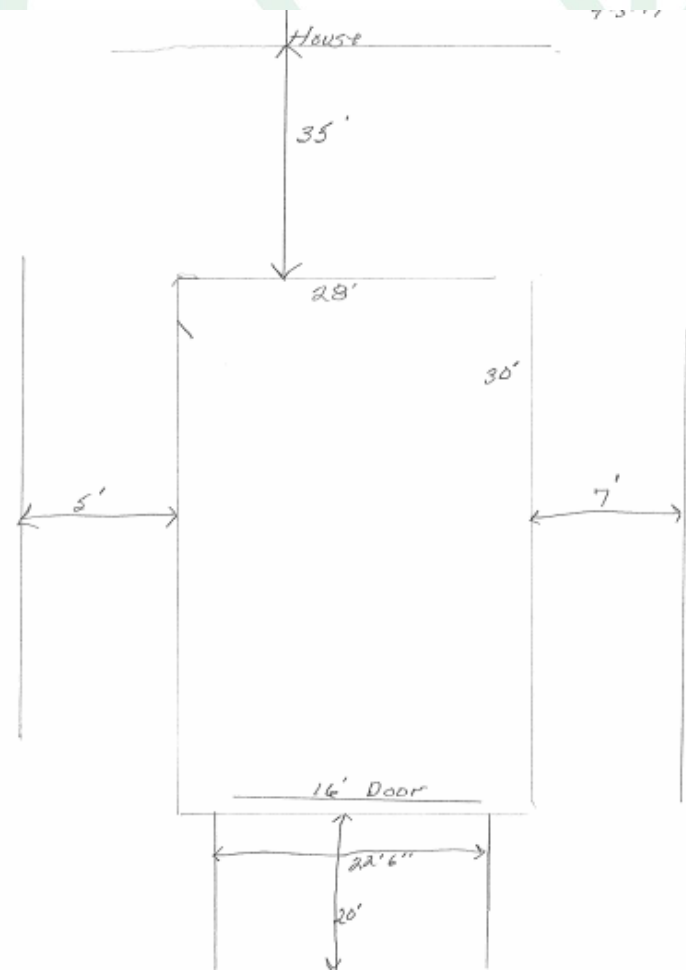
View from 3rd Avenue



Current Garage



Proposed New Garage



Historic Preservation Guidelines – New 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.
- 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.



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

Staff recommends denial of the use of vinyl, but would recommend allowing applicant to use wood-like alternative material for the siding.

Actions

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



Section 106 Review

200 1st Street SE – Antenna Collocation



Project Description

- Removal of one AMI Omni antenna
- Addition of three new Amphenol antennas on the Alliant building's penthouse rooftop
- Antennas will be set back from the roof's edge, obscuring potential visibility



Aerial Photograph Obtained from ESRI World Imagery - January 2018

200 1st Street SE, Cedar Rapids Iowa

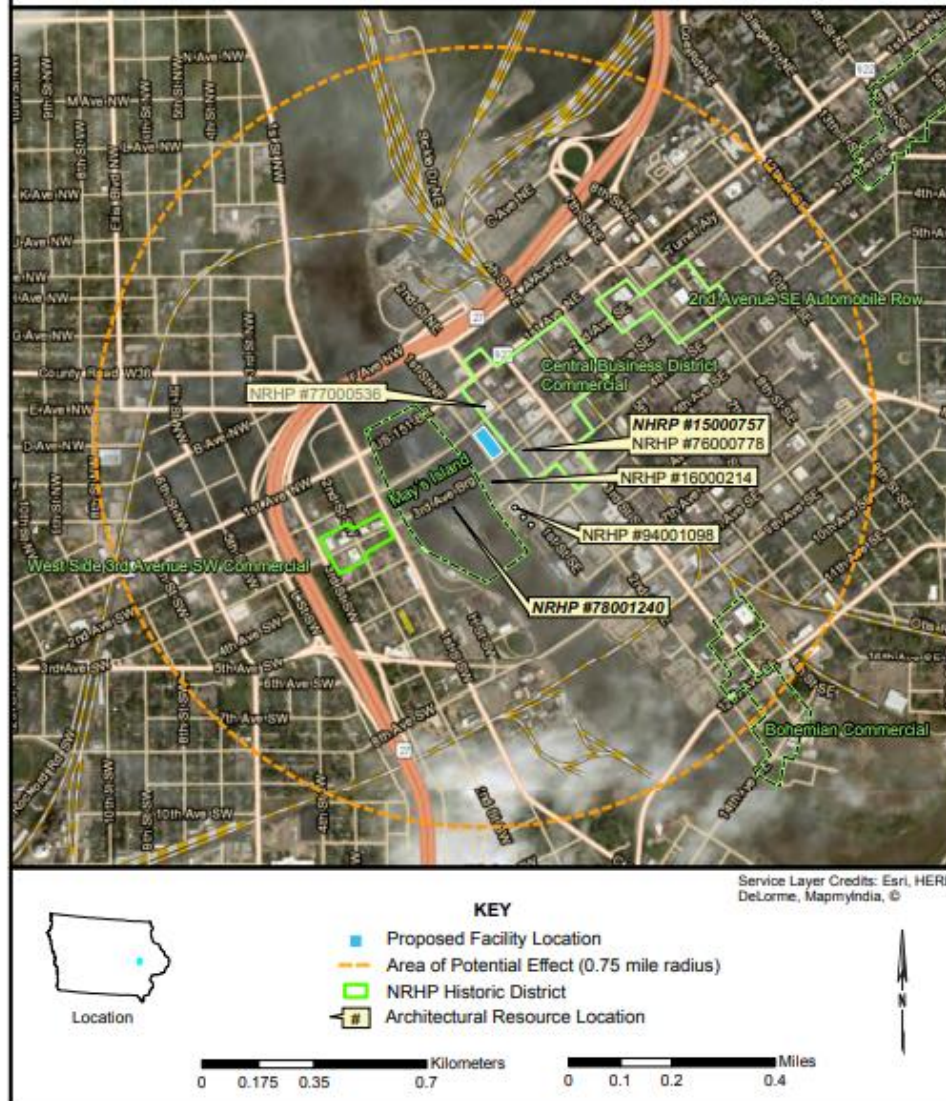




Figure 3. Project location: 200 1st Street SE.



Figure 7. View to project from NRHP Historic District 2





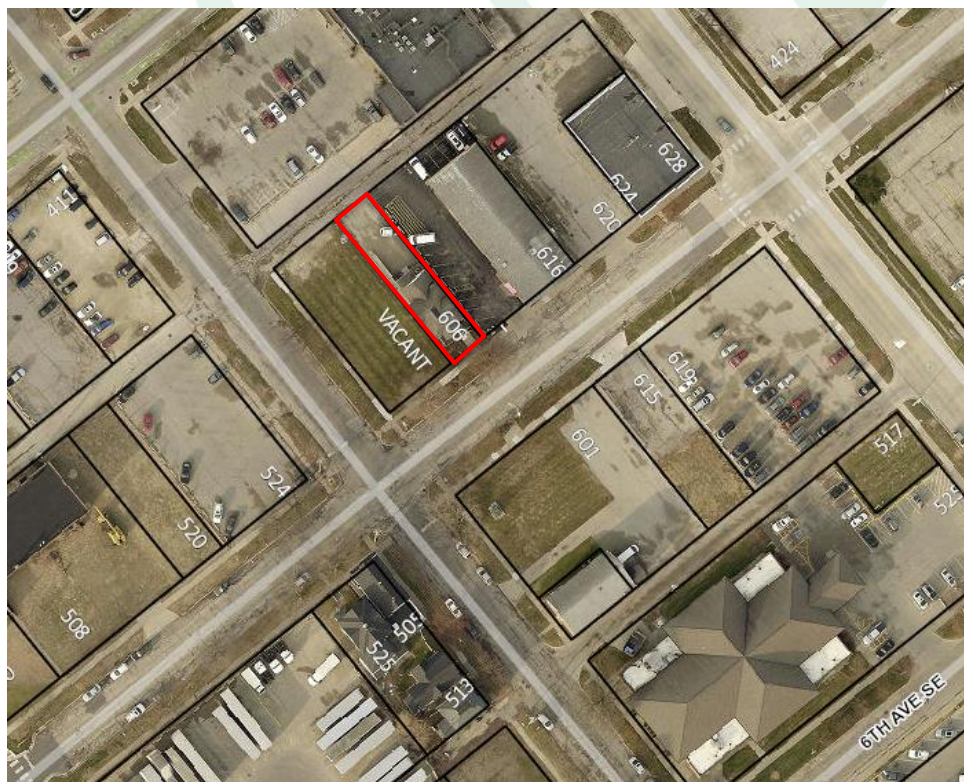
Demolition Review

606 5th Avenue SE



Project Description

- Structure for demolition is a two-story house
- Built in 1890
- This house was included in the Historic Asset Inventory created by the HPC subcommittee
- This property was surveyed in 2006 and was not found not eligible for National Register Listing



606 5th Ave SE



606 5th Ave SE



Recommendation

- City Staff recommends immediate release of the demolition application because the property was found not eligible for National Register listing.

Actions

- Release application; or
- Place a hold of up to 60 days.



Discussion

Proactive Preservation



Update

Certificates of No Material Effect



Certificates of No Material Effect

- Issued between 9/27 and 10/10

205 Park Court SE:

- Replacing some boards in front and back porch
- Replacing some fascia and soffit boards
- Tuck-pointing foundation & chimney



1825 Blake Blvd SE:

- Re-roofing with asphalt shingles



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