

Historic Preservation Commission

October 25, 2018

Certificate of Appropriateness

1835 3rd Avenue SE



Project Description

- Primary structure constructed in 1912
- Remove and replace concrete steps with painted wood stairs
- Removing brick side walls in order to install accessible ramp in future
- Contributes to the 2nd & 3rd Ave Historic District and is individually eligible for the National Register



1835 3rd Avenue SE



1835 3rd Avenue SE



Materials

- Concrete stairs will be replaced with treated wood painted to match house



Historic Preservation Guidelines – Porches & Other Entrances

APPROPRIATE:



- Retain and restore original porch columns and railings
- Porches on front and side facades that are original or important to a building's historical integrity should be maintained in their original design and with original materials and detailing unless they are deteriorated beyond repair and then replaced with like materials.
- Repairing the existing porch or balcony
- Replacing masonry elements with masonry elements
- Porches with wood components should be painted unless the building style features unpainted wood such as found in the Shingle or Modern style. See **Paint Section on page 28**.
- Opening an enclosed porch
- Porches may be screened. If screened, the structural framework for the screen panels should be minimal and the open appearance of the porch maintained. Screen panels should be placed behind the original features such as columns or railings and should not hide decorative details or result in the removal of original porch materials.

NOT APPROPRIATE:



- Modern straight-edged railings
- Columns made of modern materials (fiberglass for an example)
- Plywood panel flooring on entrances facing the street
- Carpeted flooring on entrances facing the street
- Concrete steps that are visible from the street, unless original to the building
- Unpainted treated lumber elements, unless used for hidden decorative supports
- Changing the style of columns
- Enclosing porches on the front façades enclosed with wood, glass, or other materials that alter the open appearance. If historically the porch style was enclosed, windows, doors and screening of style and material appropriate to the building style may be used.

Continued on the following page



APPROPRIATE:



- Porches original or important to the building's historical integrity that have deteriorated or have deteriorated components should be repaired or replaced to match the original in design, materials, scale, dimensioning, detailing, and placement.
- Porches with wood floors should have wood steps. The treads should have rounded nosings. The rise of the step should be an enclosed riser.
- Wood floors should have wood tongue and groove flooring running perpendicular to the façade and be painted.
- Original porches of masonry or patios and terraces with poured concrete floors should have poured concrete steps.
- If original porch columns and railings have been removed or replaced on porches visible from the street, they should be rebuilt in historic designs to match the style of the building.
- Porches may require new **balusters** for the railing. Porch balusters (also called **spindles**) should be appropriate for the building's style and period. They should be located between a top and bottom rail
- Open areas below porches should be enclosed as was traditional for the type and style of the original porch building material. This could include decorative wood framed skirting, vertical slats, or **lattice** panels of square pattern. Diamond pattern is typically not appropriate.

NOT APPROPRIATE:



- Porch columns and railings of aluminum, wrought iron, or other modern materials, with the exception of some houses built after World War II, are not appropriate.
- Adding a wood trellis that removes an original porch building material.



Example of a traditional front porch.



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

Actions

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



Certificate of Appropriateness

1744 2nd Avenue SE



Property Description

- Carriage house built in 1910
- Convert two-story carriage house into office space
 - Close the overhead door (not original) and replace with new wood windows and entry door
 - Add exterior access to second level



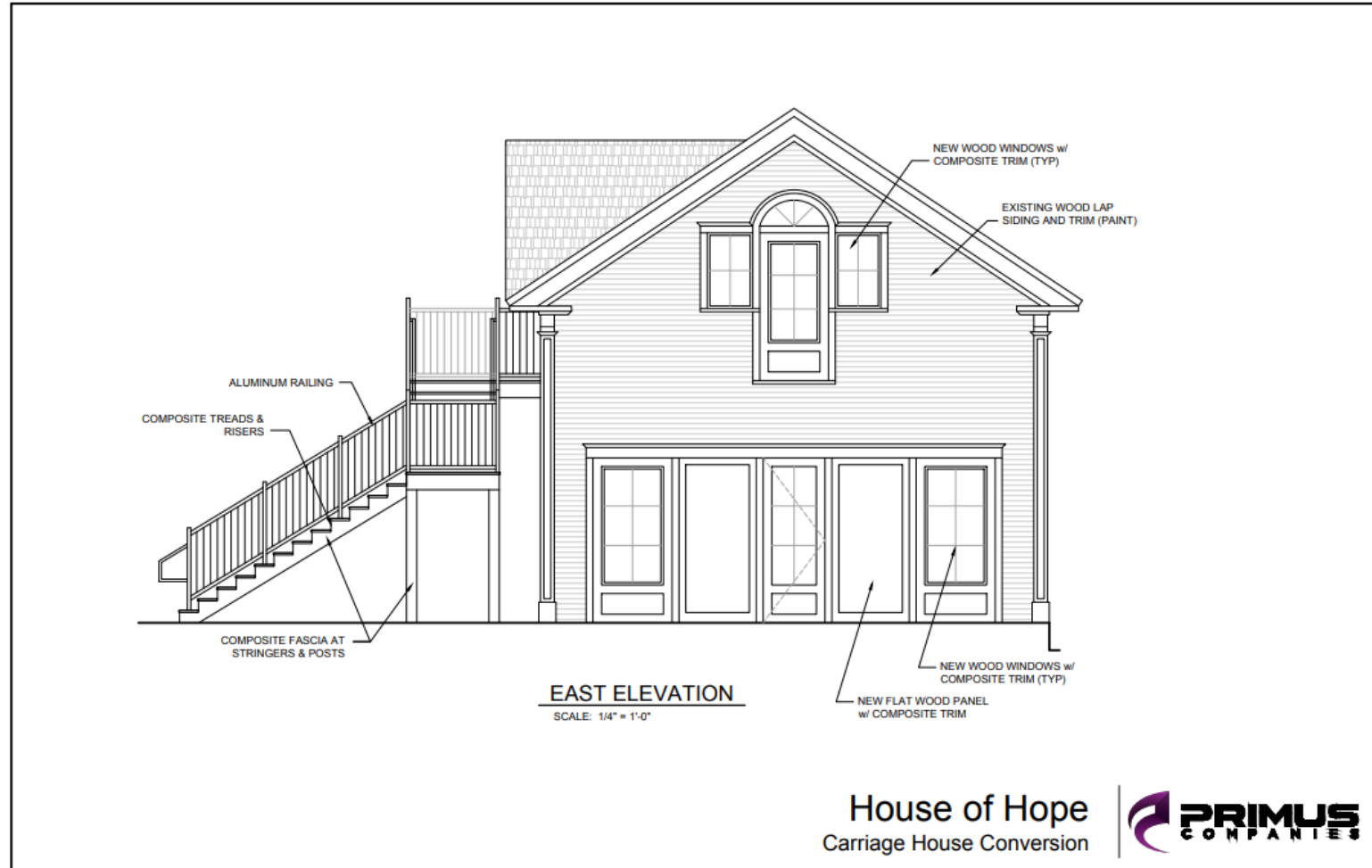
1744 2nd Avenue Carriage House



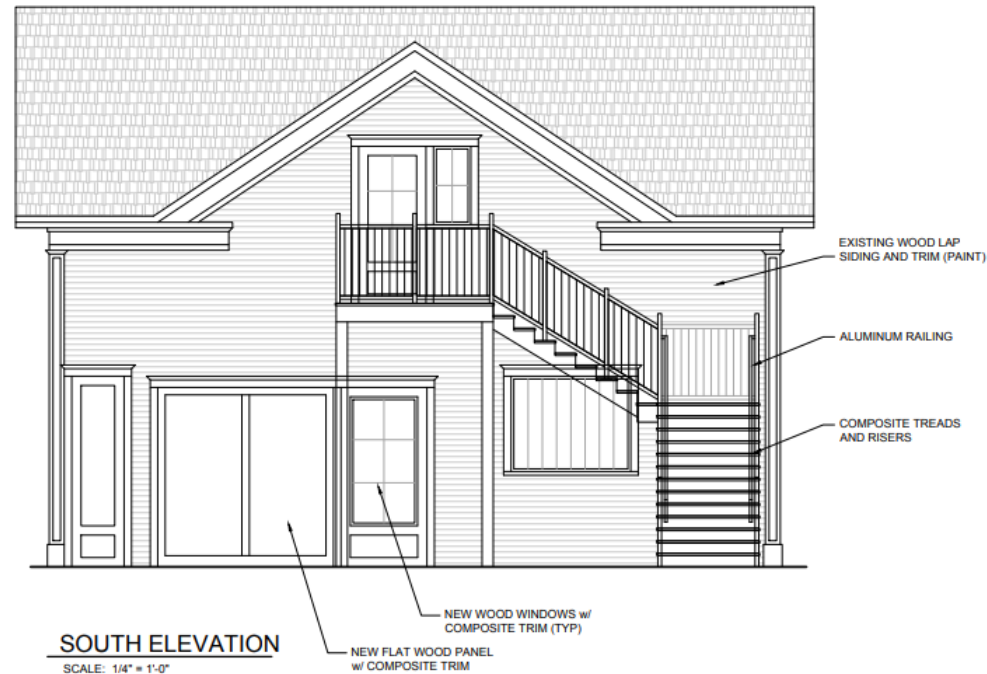
1744 2nd Avenue Carriage House



1744 2nd Avenue Carriage House



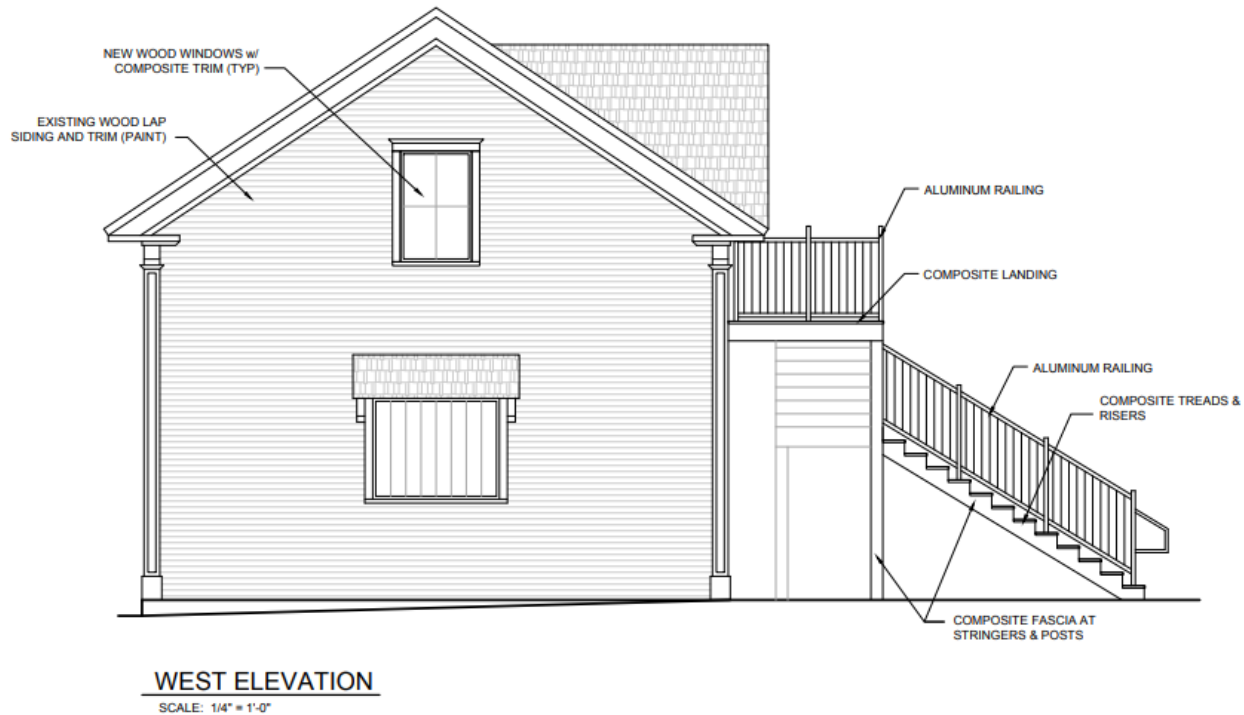
1744 2nd Avenue Carriage House



House of Hope
Carriage House Conversion



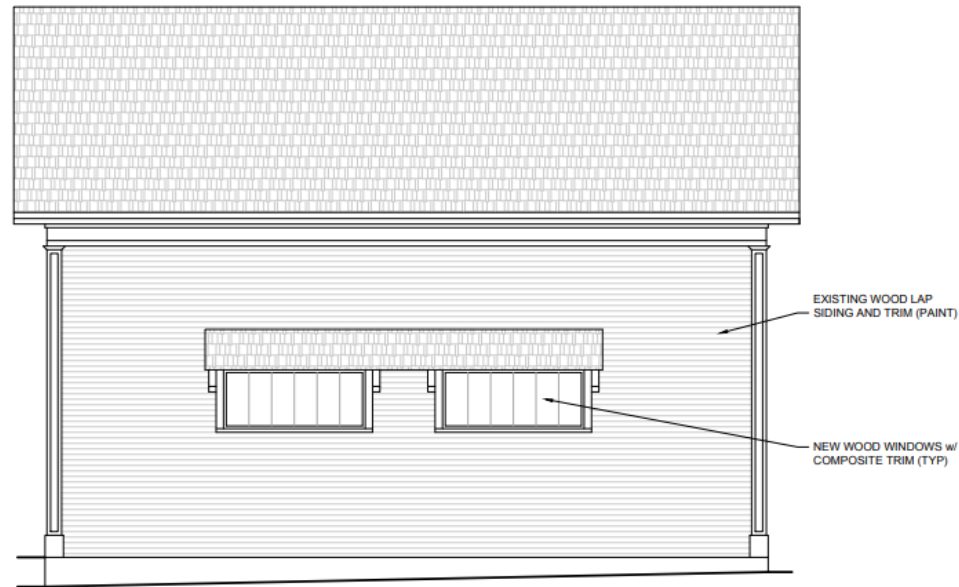
1744 2nd Avenue Carriage House



House of Hope
Carriage House Conversion



1744 2nd Avenue Carriage House



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

House of Hope
Carriage House Conversion



Materials

- Replacing windows with new wood windows with composite trim
- New stairs to second floor will be composite material with aluminum railing



Historic Preservation Guidelines

Accessory Buildings

Appropriate:

- Garages, carriage houses or outbuildings that contribute to a property's historic character, or are original to a property should be preserved and maintained. Original features should be repaired to match the original.

Not Appropriate:

- Removal of architectural detailing, especially when it is visible from the street.

Windows:

Appropriate:

- Replace windows with the home's original window material (e.g. wood for wood)

Not Appropriate:

- Altering character defining window openings on all facades.

Doors:

Appropriate:

- Replacing doors visible from the public right of way with wood doors

Not Appropriate:

- Doors should not be added at locations where they did not originally exist, unless needed to meet safety codes or to enhance the use of a property.



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Recommendation

- Approve as submitted

Actions

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- Deny the application; or
- Request additional information.



River Intake and Low Lift Station– Hold expires 11/26/18



Discussion

Proactive Presentation



Historic Preservation Commission

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