

Historic Preservation Commission

November 18, 2021

Presentation

Local Landmark Process



Steps

1. Local Landmark Application Submitted with property owner signature
2. HPC Presentation
3. HPC Review
4. HPC Recommendation to City Planning Commission and City Council
5. City Planning Commission Review
6. City Council Public Hearing
7. City Council Review and Adoption



Local Landmark Application

- Found [here](#)

Proposed Local Historic Landmark

Use the name as provided in historic surveys, if possible. Otherwise use a name which best describes the landmark.

Proposed Local Historic Landmark Name: _____

Property Address: _____

Project Manager & Contact

This person is the primary point of contact and correspondence.

Name: _____ Organization: _____

Address: _____

Phone: _____ Email: _____

Additional Materials Required for Nomination:

Electronic versions of these files may be sent to hpreview@cedar-rapids.org.

The following materials must be submitted with this application or the application will not be accepted by the City of Cedar Rapids Community Development Department:

1. A narrative and justification describing how the proposed landmark is historically significant as defined by 18.02.T of the Cedar Rapids Municipal Code.
Historically significant is defined as any structure, building, site, property, object or item which is determined by the Cedar Rapids Historic Preservation Commission, National Park Service or State of Iowa Historic Preservation Office to possess integrity and meet one or more of the following:
 1. Associated with events that have made a significant contribution to the broad patterns of our history; or
 2. Associated with the lives of significant persons in our past; or
 3. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
 4. Yielded, or may be likely to yield, information important in history or prehistory.
2. A map indicating the exact location of the proposed local historic landmark.
3. An inventory of the buildings, structures or historically important sites located on the property.
4. A listing of all the owners of the property subject to the local historic landmark request.



Strand Theatre Example



Historic Significance

- Listed on the National Register as a contributing resource to the Cedar Rapids Central Business District Historic District under Criterion A (events) and C (architecture)
- Reflects the development of the commercial core, built during the period of significance, and retains historic integrity
- Representative of early 20th century architecture design by Cedar Rapids architect William J. Brown
- Important example of a specific property type – playhouse/movie theater



Strand Theater History

- Built in 1915
- Designed to resemble an Italian palazzo style
- Functioned as a playhouse and/or movie theater through 1981
- Evolved in response to changes in the business of entertainment, advancement in technology, interests of audiences, stylistic trends, and economic pressures
- At the time of its closure, the theater was one of only two remaining in downtown Cedar Rapids



Architecture

- One of the significant features is the cantilevered single balcony, the first in Cedar Rapids
- Exterior front façade constructed with cream colored, glazed terra cotta, finished at the top with ornamental cornice and green tiled roof
- Interior included a lobby with retail on each side, foyer, auditorium, and stage



Changes Over Time

- Remodeled extensively in 1960 when it became the World Theatre, removing and replacing the marquee and many elements of the interior
- World Theatre closed in 1981 and the building sat vacant until 1999 when a church occupied it and renovated
- In 2005, the owners gutted the entire facility, removing the marquee, replacing the storefronts with cement board, and stripping away all the interior finishes including floors, balcony, plaster work, staircases, and ceilings
- Removal of the stage components has compromised the structural integrity of the west and north walls
- What remains is the steel structure for the balcony, upper wood lath proscenium framing, and two pieces of asbestos plaster trim
- The lobby is still intact, although in material disrepair



HPC Review

Score Thresholds:

6-15: Application needs a lot more work and/or should not be recommended for advancement at this time.

16-24: Application needs some additional work, but could be considered at a future HPC meeting.

25-30: Application is complete and should be recommended for designation.

Review Criteria	Score (1-5)
1) Historic Significance*	0
a. Is the property listed on the National Register? (1 for not eligible/not surveyed, 3 for eligible, 5 for already listed on the register)	
b. Has the application clearly demonstrated historic significance in category a, b, c, or d?	
c. Has the property been altered beyond its original design? (1 for yes, 3 for somewhat, 5 for not at all)	
2) Application Completeness	0
a. Does the application cite reliable sources to prove historic significance?	
3) Community Benefit	0
a. Is there a clear community benefit to local landmarking this property and/or is the property included in the Historic Asset Inventory?	
b. Is the property a unique historic resource within Cedar Rapids?	
Total	0



Presentation

Intensive Survey Review



2015 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



Other Prioritization Criteria

- Integrity of the existing resources
- Concentration of potential resources
- New types of resources not yet protected
- Possible redevelopment area/history of demolitions
- Unique history
- Presence of public support

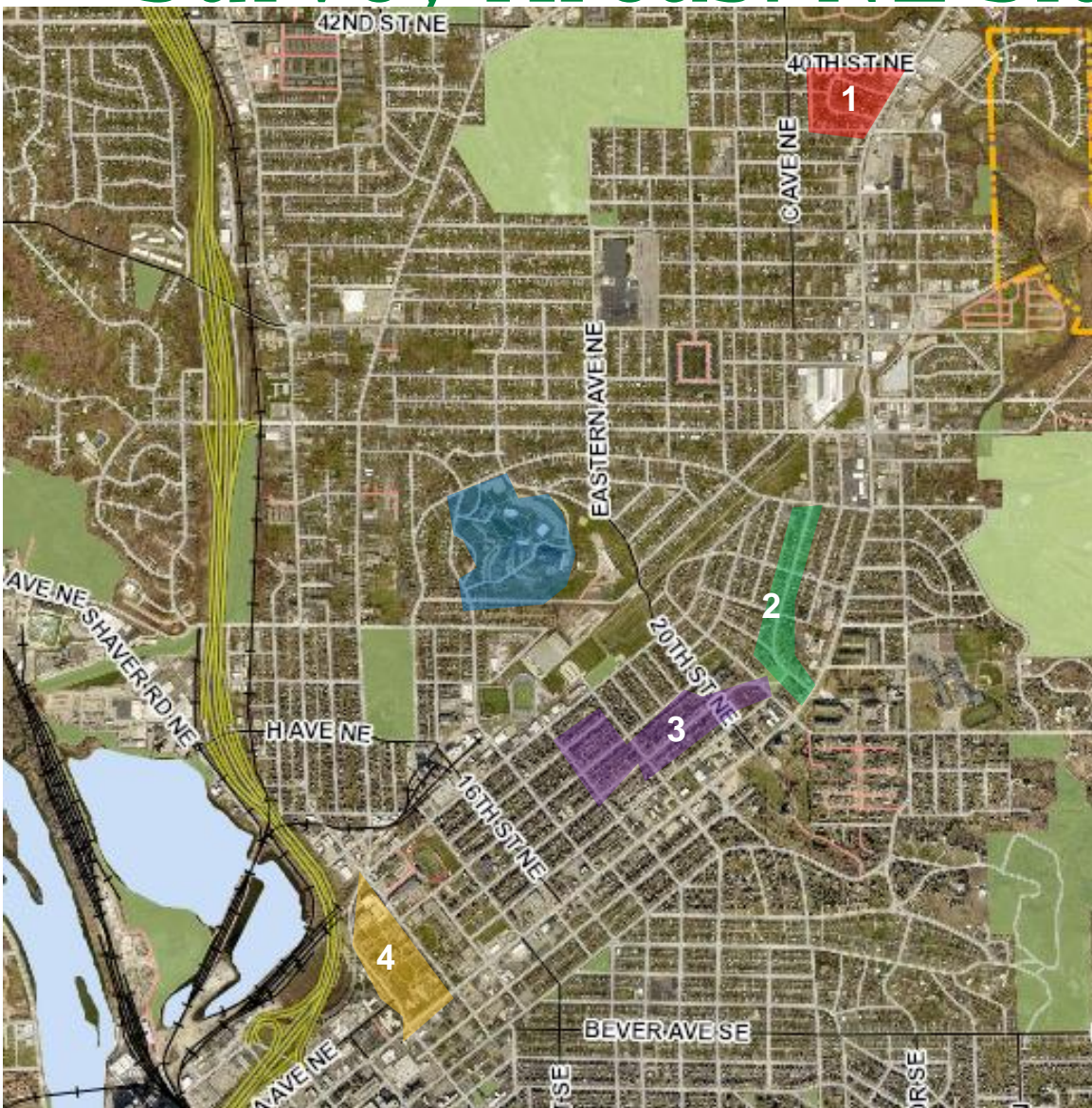


Survey	Priority
Southeast Quadrant	
• Bever Park Additions and Bever Woods (recommend intensive survey for NRHP boundaries)	2
• Midway Park and Country Club Heights (recommend intensive survey for NRHP boundaries)	4
• Ridgewood Addition (recommend intensive survey for NRHP boundaries)	3
• Country Club Heights Additions (recommend intensive survey)	1

Survey Areas



Survey Areas: NE Side



Northeast Quadrant

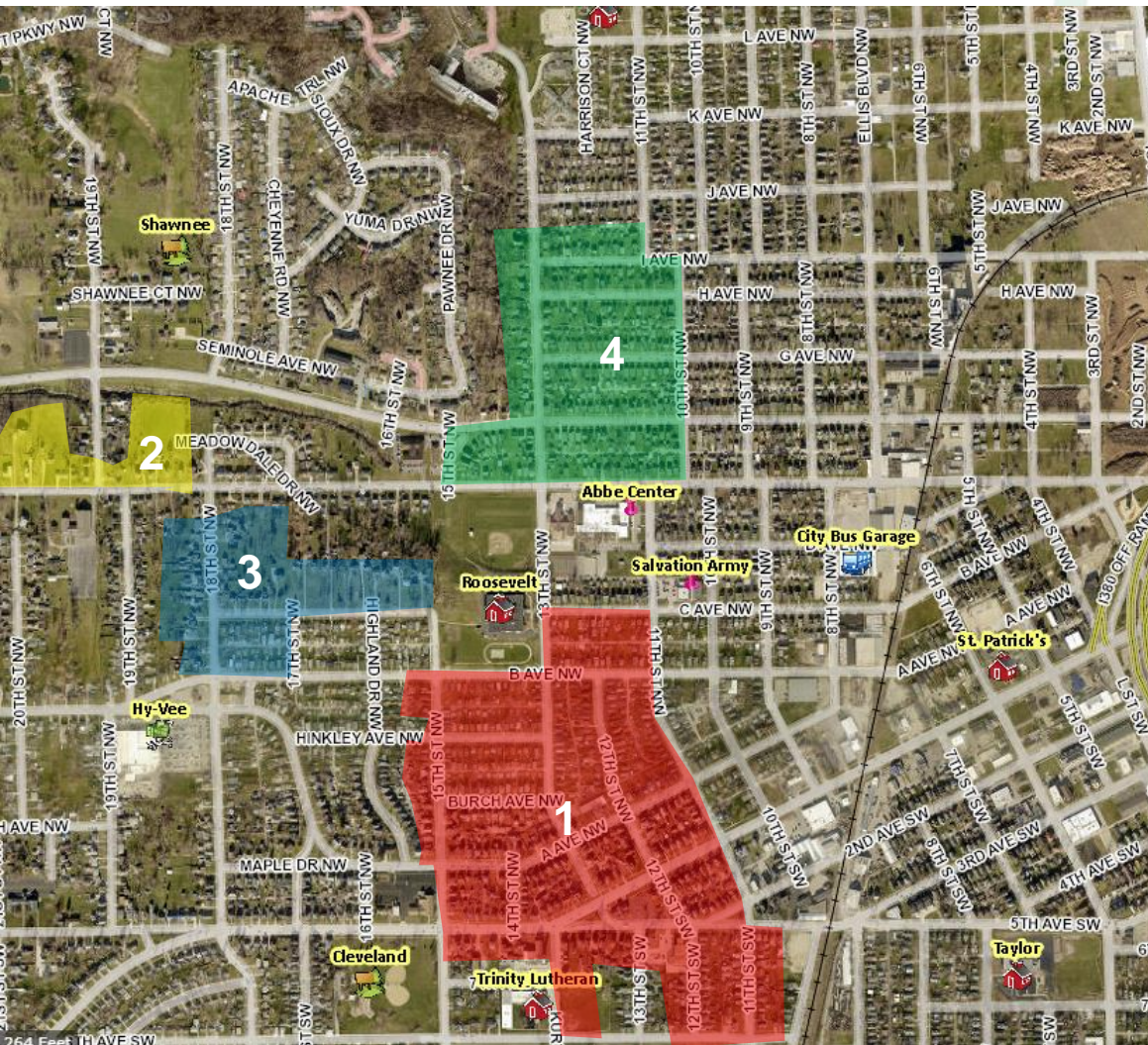
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|---|---|
| • Greene & College First Addition: including listed B Avenue NE Historic District (recommend intensive survey for NRHP boundaries relative to listed B Avenue NE historic district) | 3 |
| • Northview First Addition (recommend intensive survey for NRHP boundaries) | 2 |
| • Kenwood Park: Coon-McNeal Development (recommend intensive survey for NRHP boundaries) | 1 |
| • Coe Campus College - west section (recommend intensive survey for NRHP boundaries) | 4 |



Survey Areas



Survey Areas: NW Side



Survey	Priority
Northwest Quadrant	
• East Highlands - First Avenue - C Avenue NW (recommend intensive survey for NRHP boundaries)	1
• North Highlands - B Avenue NW - E Avenue NW (recommend intensive survey for NRHP boundaries)	3
• Rapids Township - E Avenue NW (recommend intensive survey for NRHP boundaries)	2
• Belmont Park (Increased boundary, recommend intensive survey for NRHP boundaries)	4



Survey Areas



Demolitions

- <https://www.google.com/maps/d/edit?mid=1YRwQS1ikBgF9AMsrnFTqrvfy1RNxerCl&ll=41.9640805321456%2C-91.67360544488554&z=15>



2017 Review

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

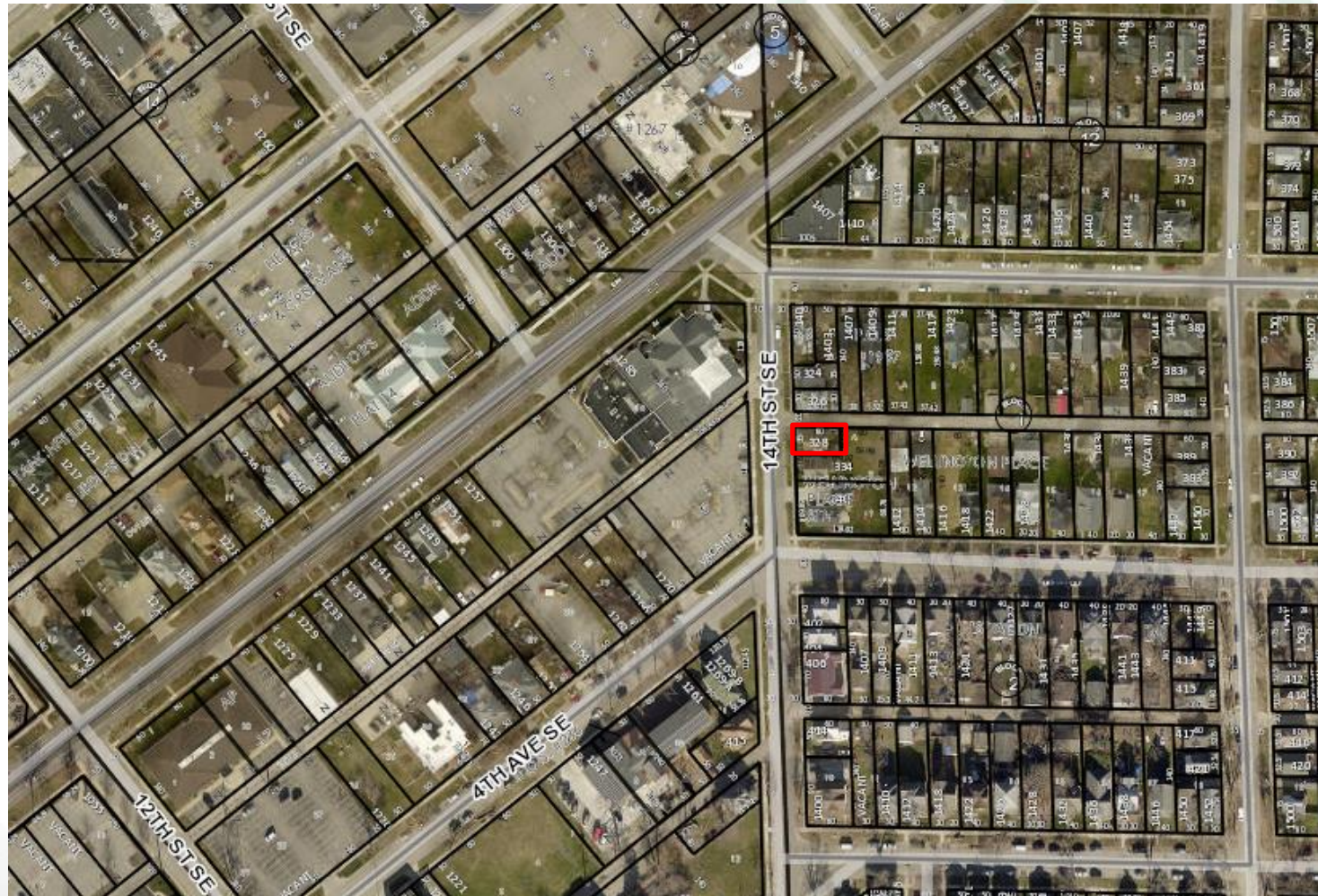


Certificate of Appropriateness

**328 14th Street SE – siding, soffit,
fascia**



328 14th Street SE



328 14th Street SE



Project Description

- The house was built in 1900
- 2 ½ story Open-Gable Cottage style home
- The property is in the 2nd and 3rd Ave Historic District
- It is contributing and individually eligible



Project Description

- Defining Features:
 - Front-gable roof with gable wall dormer facing south; **medium width clapboard siding with square-cut shingles in gable end**; corner boards and horizontal belt-course between upper level and gable follows the upper edge of windows; hipped roof porch extends across left half of front; **porch has pairs of slender, square columns resting on closed balustrade sections at the corners extending to ground in lieu of skirting**; other balustrade sections have replacement balusters; windows are 1/1 double-hungs of various sizes; horizontal 15- light window to left of entrance and fanlight in gable peak



Project Description

- The applicant would like to replace existing wood siding with vinyl and wood soffit and fascia with aluminum. The applicant also proposes boxing in the front porch railing and covering with vinyl siding. Please note that the applicant started work without a permit and has made substantial improvements prior to the stop work order. The applicant has indicated that they will or have removed the bed molding under the soffit and the porch railing and spindles. The images also show window detailing has been removed.



Project Description



Project Description



Project Description



Design Guidelines

- Siding

APPROPRIATE:



- Replace wood exterior siding with like materials
- Repairing the existing siding
- Removing of synthetic siding
- Retaining the width of the original paneling
- Retain service openings (e.g. ice & mail delivery openings)

NOT APPROPRIATE:



- Synthetic siding – Vinyl, aluminum or other synthetic sidings (this includes products that try to mimic historic patterns)
- Horizontal paneling siding that does not match the existing paneling pattern

APPROPRIATE:



- Wood siding original to a building should be repaired rather than replaced. If replacement is necessary, wood siding and shingles should be replaced to match the original in size, placement, and design.
- Wood siding that has been concealed beneath synthetic siding should be repaired. Following the removal of synthetic siding, original siding should be repaired to match the original, caulked and painted.
- Asbestos cladding that is original to a dwelling should be kept stained or painted. If asbestos siding is deteriorated or poses a health hazard, it may be removed and replaced with wood or other substitute siding.

NOT APPROPRIATE:



- Wood siding original to a dwelling should not be concealed beneath synthetic materials such as vinyl, masonite, particle board, or aluminum.
- Repairs should not irreversibly damage or obscure the architectural features and trim of the building, the original decorative detailing or trim including window and door surrounds.
- Walls under wood siding should not be altered with plugholes for the installation of insulation in the walls.
- The concealment of original wood siding under synthetic sidings



Design Guidelines

- Porch

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.
- 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



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Continued on the following page



Design Guidelines

- Soffit & Fascia

APPROPRIATE:



- Soffit, fascia, trim boards, and details should be maintained by painting and proper gutter functioning.
- Soffit, fascia boards, trim and details deteriorated beyond repair should be replaced with boards that match the originals.

NOT APPROPRIATE:



- Original Soffit, fascia, trim boards and details should not be removed.
- Covering the soffit and fascia with synthetic materials such as aluminum or plastic.



Staff Recommendation

- Staff recommends denying the Certificate of Appropriateness for the proposed improvements as they do not comply with the Historic Preservation Design Guidelines.

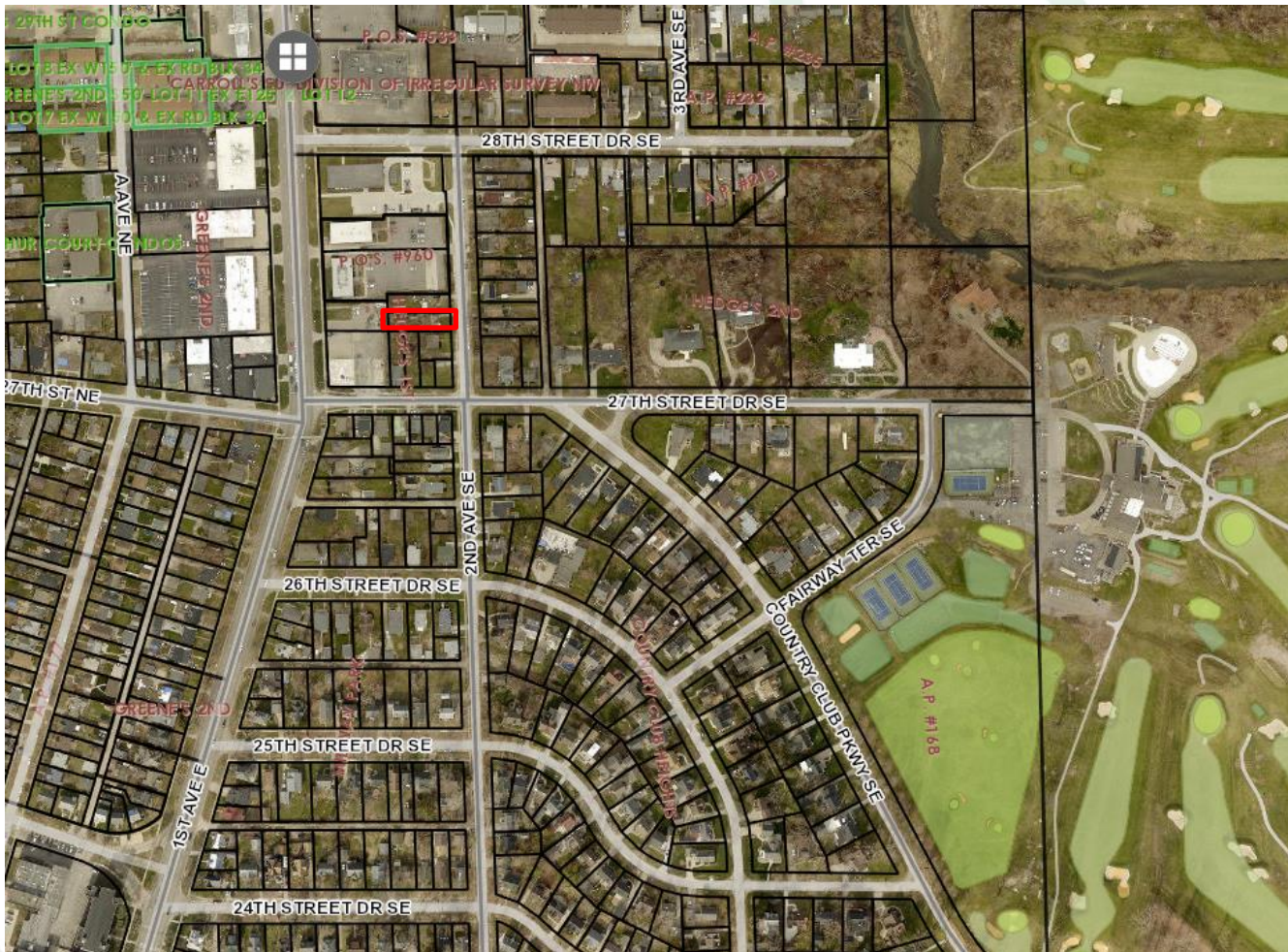


Demolition

2714 2nd Avenue SE – house and garage



2714 2nd Avenue SE



2714 2nd Avenue SE



2714 2nd Avenue SE



Project Description

- The house was built in 1938; the garage was damaged in the derecho and has been removed from the assessor's site, so its age is unknown
- The condition of the house is considered 'normal' according to the assessor.
- The property has not been surveyed.



Staff Recommendation

- Staff recommends the immediate release of the demolition permit because there is no evidence of historic significance and the property is a poor candidate for local landmarking



Demolition

2720 2nd Avenue SE - house



2720 2nd Avenue SE



2720 2nd Avenue SE



2720 2nd Avenue SE



Project Description

- The house was built in 1940; the garage was damaged in the derecho and has been removed from the assessor's site, so its age is unknown
- The condition of the house is considered 'normal' according to the assessor.
- The property has not been surveyed.



Staff Recommendation

- Staff recommends the immediate release of the demolition permit because there is no evidence of historic significance and the property is a poor candidate for local landmarking



Demolition

1705 Center Point Road NE - house



[illegible]

1705 Center Point Road NE



Project Description

- The house was built in 1951
- The condition of the house is considered 'below normal' according to the assessor.
- The property has not been surveyed.



Staff Recommendation

- Staff recommends the immediate release of the demolition permit because there is no evidence of historic significance and the property is a poor candidate for local landmarking



Demolitions on Hold – Expiring November 22nd

1900 1st Avenue NE- Commercial Building



1900 1st Avenue NE



Demolitions on Hold – Expiring November 22nd

124 19th Street NE - Commercial Building



124 19th Street NE



Historic Preservation Commission

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