
City of Cedar Rapids

Historic Preservation Commission

Community Development & Planning Department, City Hall, 101 First Street SE, Cedar Rapids, IA 52401, 319-286-5041

MEETING NOTICE

The City of Cedar Rapids Historic Preservation Commission will hold an electronic meeting at:

4:30 P.M.

Thursday, November 5, 2020

An electronic meeting is being held because a meeting in person is impossible or impractical due to concerns for the health and safety of Commission members, staff, and the public presented by COVID-19. An electronic meeting is allowed by Iowa Code Section 21.8 and Governor Reynolds' Proclamations of Disaster Emergency.

Meeting will be held via Zoom Conference Call

Register at the link below:

https://cedar-rapids.zoom.us/webinar/register/WN_4hDKf_F-TDKRiBzt8dmwHw

Call Meeting to Order - Roll Call

1. Public Comment

Each member of the public is welcome to speak and we ask that you keep your comments to five (5) minutes or less. If the proceedings become lengthy, the Chair may ask that comments be focused on any new facts or evidence not already presented.

2. Approve Meeting Minutes

3. Action Items

- a) Certificate of Appropriateness
 - i. 1615 2nd Avenue SE – Chimney
- b) Demolition
 - i. 1812 Blake Blvd SE – Garage

4. Future Agenda Items

5. Announcements

6. Certificates of No Material Effect Updates

7. Adjournment

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a City program, service, or activity, should contact the Community Development Department at (319) 286-5041 or email cd-plan@cedar-rapids.org as soon as possible, but no later than 48 hours before the event.



Community Development and Planning Department
City Hall
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5041

To: Historic Preservation Commission Members
From: Adam Lindenlaub, Community Development Planner
Subject: COA Request at 1615 2nd Ave. SE
Date: November 5, 2020

Applicant Name(s): William Brown

Local Historic District: 2nd & 3rd Avenue

Year Built: Primary Structure – 1900

Description of Project:

The applicant's chimney was completely knocked down during the August 10th storm and they would like to not rebuild the chimney which is at the rear of the house. The applicant will repair the roof where the chimney exited when they re-roof the rest of the house and vent their hot water heater out the foundation at the side of the house.

Information from Historic Surveys on property:

The 1995 Site Inventory Form from the District Nomination survey lists the integrity of the primary housing structure as "fair."

The defining features are: hipped roof with gable attic dormer (closed gable appearance) at right side; 1/1 double-hung windows and cottage window to right of entrance; modillions along cornice; bay window cut-away at north corner of front; wrap-around porch on north corner with slender boxed supports, spindled balustrade & vertical board porch skirting design.

Alterations: asbestos shingle siding

The home contributes to the historic district, but is not individually eligible for the National Register of Historic Places.

Options for the Commission:



1. **Approve** the application as submitted; or
2. **Modify, then Approve** the application – only if applicant agrees to modifications made; or
3. **Disapprove** the application; or
4. **Table the item to a future, specified meeting date** in order to receive additional information.

Criteria* for Commission decision on application:

- i. 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.
- ii. 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.
- iii. 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.

*See 18.08.C.2.a of the Cedar Rapids Municipal Code

Excerpt(s) from Design Guidelines Applicable to Project:

| APPROPRIATE:  | NOT APPROPRIATE:  |
|---|---|
| <ul style="list-style-type: none">• Replacing any broken, spalled, or missing bricks with the same size and color• Repairing a deteriorated chimney with like material• Replacing a chimney with bricks similar to the original color and size• Mortar that is correct and applied uniformly• Chimneys should be cleaned and re- pointed in accordance with <u>Masonry Guidelines</u>.• Chimneys which require rebuilding should be rebuilt to match the original design in materials, colors, shape, joint profile, and masonry pattern.• Retain and maintain decorative features, such as structural or ornamental rods and chimney pots• Chimneys should have clay, slate, or stone caps. Concrete and metal caps may be acceptable for some styles or if they are not readily visible. | <ul style="list-style-type: none">• Replacing a chimney visible from the street with metal piping• Removing or altering original chimneys• Covering the chimney completely with slurry concrete mix over the brick• Reflective or shiny flashing materials• Decreasing the height of the chimney• Removing the corbel or shoulder or hip (stair stepped brick at the top)• Covering chimneys with stucco or other non-original materials.• Removing original decorative chimney pots |

Staff Recommendation: Staff recommends approving the request as the chimney was completely destroyed and is located at the rear of the house. Since no other part of the chimney is exposed it would look like it never had one. The State Historic Preservation Officer was consulted and she stated that there is no requirement to put back an architectural element that is gone or has been destroyed.



Community Development and Planning Department
City Hall
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5041

To: Historic Preservation Commission Members
From: Jeff Wozencraft, Community Development Planner
Subject: Demolition Request at 1812 Blake Blvd SE
Date: November 5, 2020

Applicant Name(s): Josh & Dana O'Connell

Local Historic District: Redmond Grande Ave

Year Built: Accessory Structure – 1910

Description of Project:

The applicants would like to demolish their garage that suffered 'Major Damage' from the August 10th derecho as evidenced by the photos submitted.

Information from Historic Surveys on property:

The 1995 Site Inventory Form from the District Nomination survey lists the integrity of the primary housing structure as "good."

The defining features are: hipped roof with shed attic dormer on west side; narrow clapboard siding with corner boards and belt course; no front porch; windows are double hung (10/10 & 8/8) with entrance slightly off-center; pilasters on both sides of entrance with semi-circular dentiled arch above; window boxes beneath windows on front.

Alterations: applied shutters

The home contributes to the historic district and is individually eligible for the National Register of Historic Places.

Options for the Commission:

1. **Approve** the application as submitted; or
2. **Modify, then Approve** the application – only if applicant agrees to modifications made; or
3. **Disapprove** the application; or
4. **Table the item to a future, specified meeting date** in order to receive additional information.

Criteria* for Commission decision on application:

- i. 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.
- ii. 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.
- iii. 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.

*See 18.08.C.2.a of the Cedar Rapids Municipal Code

Excerpt(s) from Design Guidelines Applicable to Project:

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.
- Wood siding
- Double wide door (if accessed from an alley)
- Accessory buildings 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.
- Original doors should be maintained, but may be retrofitted with modern hardware.

NOT APPROPRIATE:



- Metal, vinyl, or sheet siding
- Paneled siding
- Disproportionate roof pitch
- Disproportionate building mass
- Moving or relocating accessory buildings original to a property to another part of the lot.
- Removal of architectural detailing, especially when it is visible from the street.

Staff Recommendation: Staff recommends approving the demolition request due to the extensive damage of the garage.

