

# Historic Preservation Commission

December 10, 2020

# 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



Certificate of Appropriateness

# 1716 2nd Avenue SE – Chimney











# Front Elevation Image







# Project Description

- Home is a two-story frame built in 1905 in 2<sup>nd</sup> & 3<sup>rd</sup> Avenue Historic District
- The home contributes to the district and is individually eligible
- The applicant would like to cover up the chimney and vent the hot water heater out of the foundation at the rear of the home
- The chimney was completely knocked down during the August 10<sup>th</sup> storm





# Defining Features

- front-gable roof; with gable dormers on the side; medium width clapboard siding on lower level and square-cut shingles above; screened porch along south side; diamond light windows; windows set in canted wall on lower level and 2-sided oriel above; foliage obscures view of house



# Design Guidelines

## APPROPRIATE:

- 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 Masonry Guidelines.
- 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.

## NOT APPROPRIATE:

- 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 COA to not rebuild the chimney and instead repair the roof. 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.





Certificate of Appropriateness

# 1606 2nd Avenue SE– Siding





# 1606 2nd Avenue SE





# Project Description

- Property is a two story frame home built in 1905 in the 2<sup>nd</sup> and 3<sup>rd</sup> Ave Historic District
- The home contributes to the district, but is not individually eligible.
- It's historic integrity is listed as 'fair', noting the alteration of synthetic siding, wrought iron porch posts and balustrade; vertical skirting covered with vertical paneling; shutters



# Project Description

- The applicant would like to replace 32 squares of siding that was damaged during the August 10th storm with vinyl siding. The existing material on the home is vinyl as well.



# Project Description





# Defining Features

- hipped roof; gable attic dormers; front dormer features shingles curving into recessed 1/1 double-hung window; other windows 1/1 and cottage window to right of entrance



# Design Guidelines

## 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



# Staff Recommendation

- Staff recommends denying the Certificate of Appropriateness because the applicant is proposing synthetic siding, which does not adhere to the design guidelines.



Façade Structure Modification

# 709 2nd Avenue SE







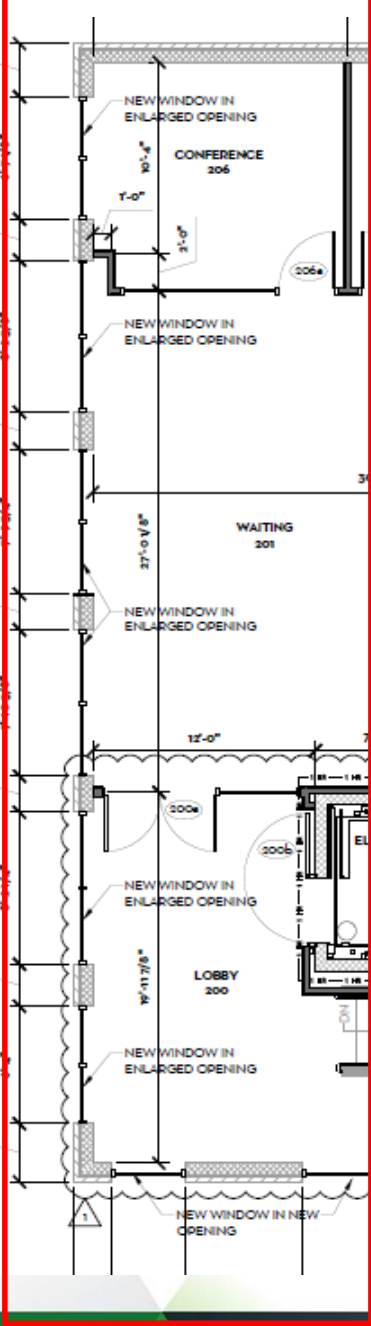




# Project Description

- The structure subject to façade structure modification is a 2 story commercial building built in 1924 per the City Assessor.
- This building is a non-contributing structure to the Automobile Row National Historic District.
- The proposed façade structure modification would resize the six windows on the second story.







# Staff Recommendation

- Staff recommends immediate release because this building is a non-contributing structure to the Automobile Row National Historic District.



Presentation

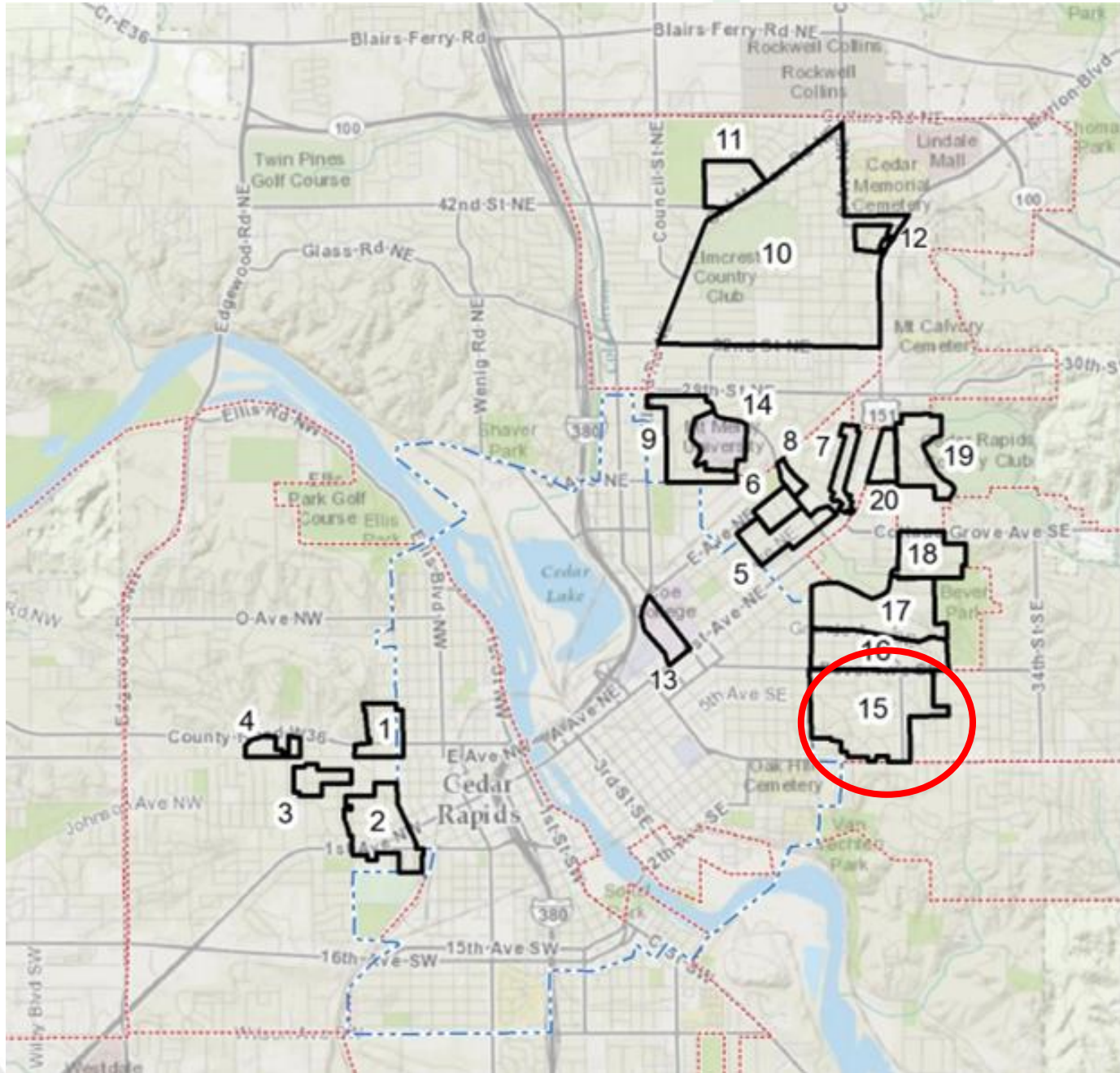
# Intensive Survey Priority Areas: Vernon Heights



# 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.

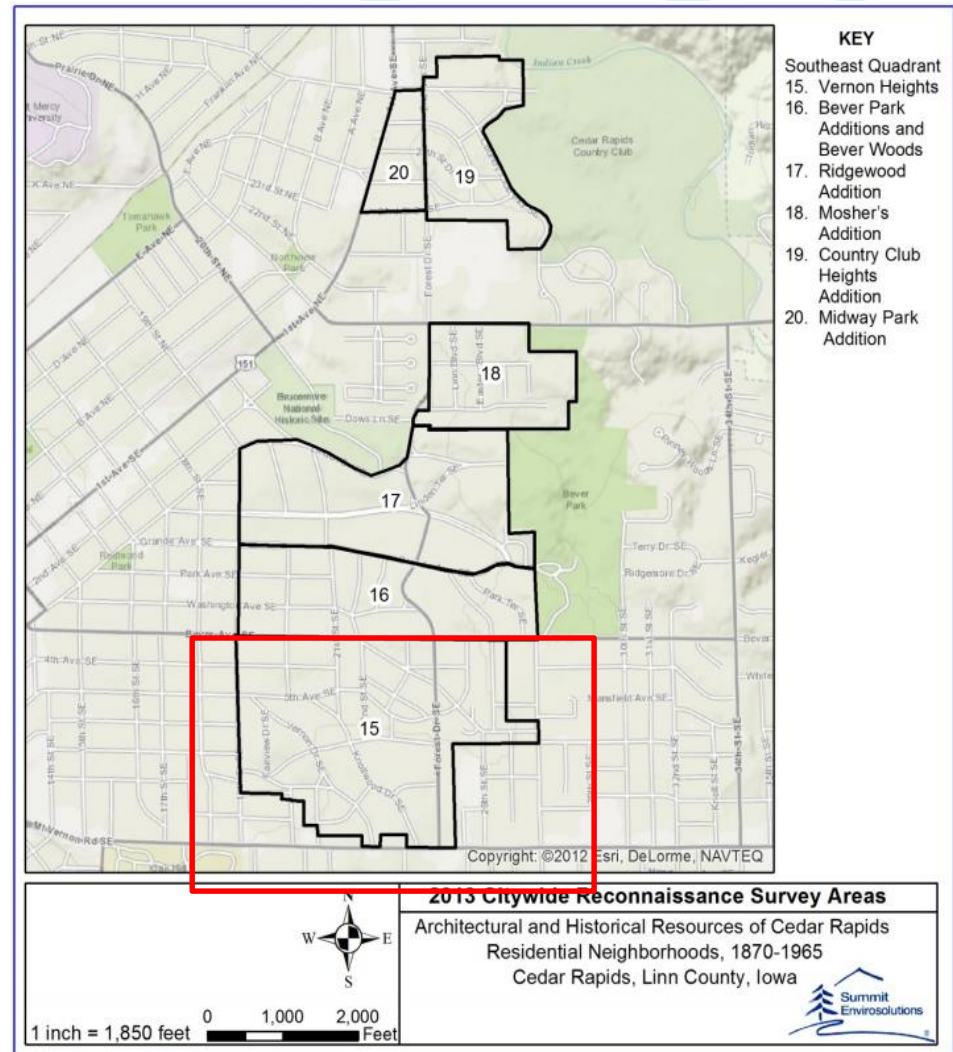






# SE Quadrant

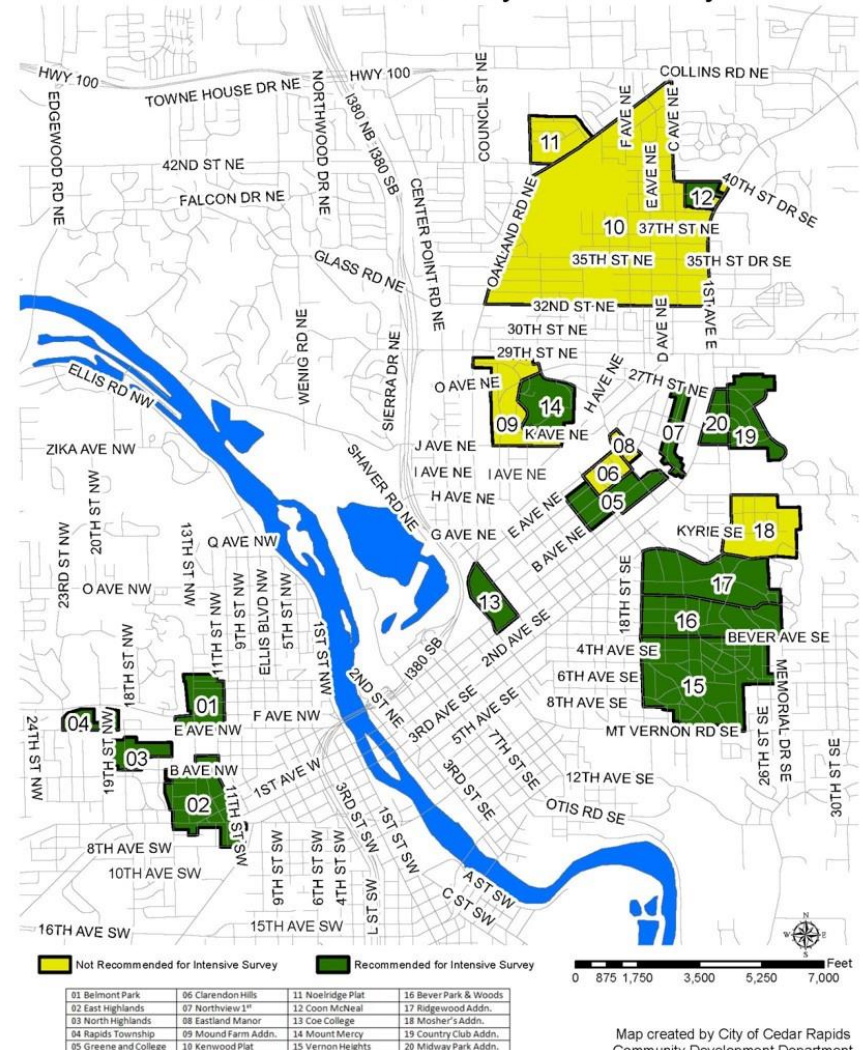
- Area was not recommended as a priority area in the preliminary recommendations of the Historic Preservation Plan



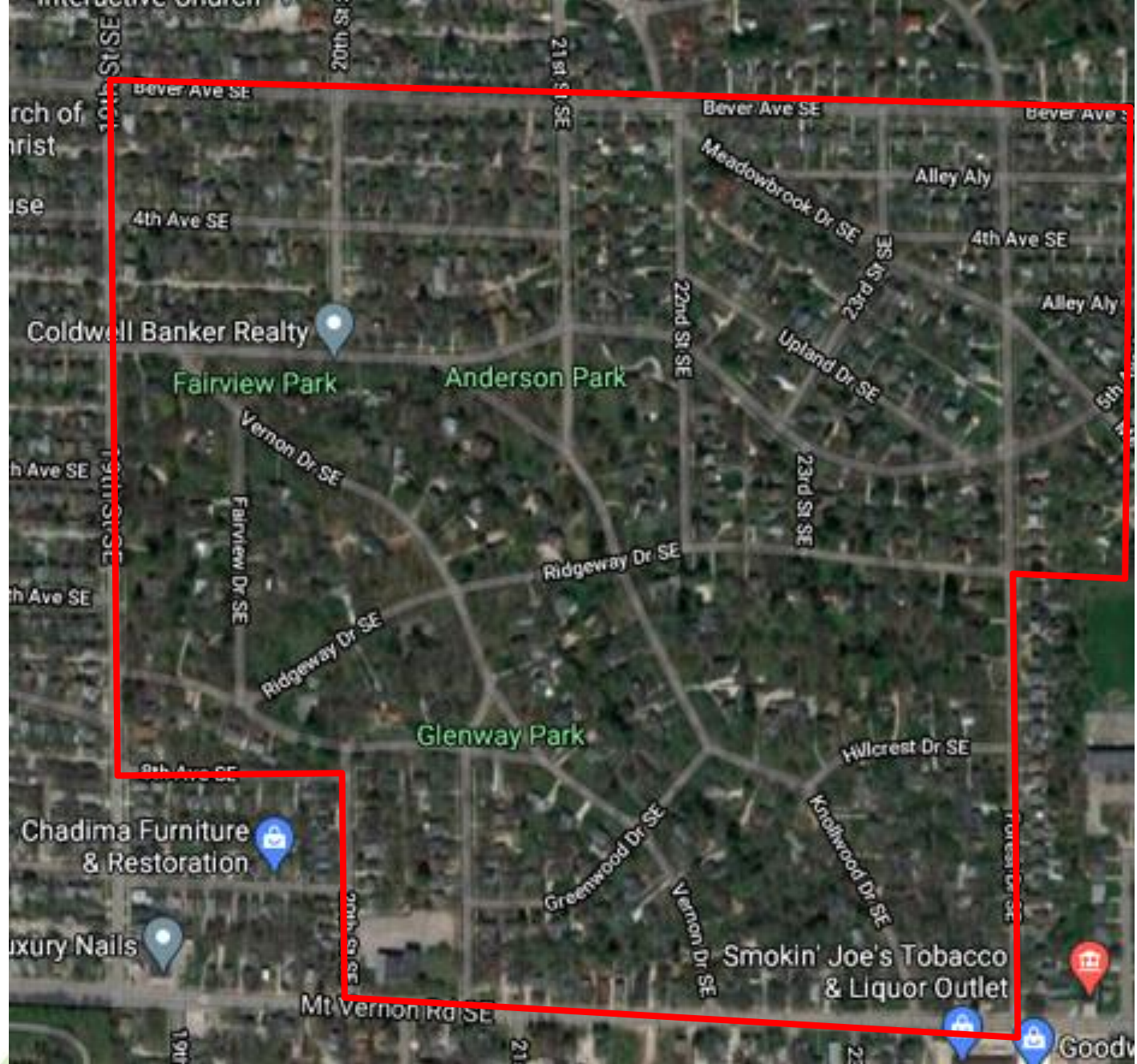
# 2017 Commission Ranking

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







# Vernon Heights History

- Vernon Heights was platted in ten additions, beginning in 1907, and was the first addition to be platted east of 19th Street SE.
- Vernon Heights was developed for the Higley family by the Anderson Land Company, of which Lew Wallace Anderson was president.
- The intent was to be home to what was called “the first high-class residential addition” in Cedar Rapids.





# Vernon Heights Style

- Came out of City Beautiful Movement
  - Curvilinear streets. No grid pattern
  - Park-like setting - *“the idea of a beautiful park of 157 acres being given over exclusively to private residences was never thought of in this city until the opening of this addition.”*
  - Regimented building standards and deed restrictions
- Many variations of Colonial Revival and Tudor Revival homes









# Historic Preservation Commission

## Staff Liaison:

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