

Historic Preservation Commission

February 14, 2019

Presentation

Update on the Low Lift Building



Commission Action

Endorsement of 2019 Historic Preservation Showcase



Consideration of Local Historic Landmark Application

905 3rd Street SE – Witwer Grocery Company Building (Bottleworks Loft Condominiums)



Property Description

- Built in 1946
- Listed on the National Register of Historic Places in 1998
- Meets requirements of Criteria A: “associated with events that have made a significant contribution to the broad patterns of our history.”
 - Last multi-story factory/warehouse built along any of the CR railroad industrial corridors
 - Important locally-owned grocery wholesaler in Cedar Rapids



Location



905 3rd Street SE – Witwer Grocery



Next Steps

- Staff recommends advancement of the application to SHPO for their review
- After comments are received from SHPO, the application will go to the City Planning Commission for recommendation to City Council



Certificate of Appropriateness

1407 2nd Avenue SE



Project Description

- Primary structure constructed in 1900
- COA reapplication for window replacement on the southwest back corner of home
 - HPC reviewed first application on 1/10/19 and denied the COA because the applicant replaced the window with one smaller than the original
 - New COA application is a vinyl window of the correct size
- Contributes to the 2nd & 3rd Ave District, but is not individually eligible



Location



1407 2nd Avenue SE



Work Completed



Historic Preservation Guidelines - Windows

APPROPRIATE:



- Retain and repair historic window **sashes**, exterior cap moldings, **sills** and frames
- Windows should be repaired rather than replaced. If non-original or beyond repair and replacement is necessary, the replacement should be in-kind to match the original in material and design.
- Replace windows with the home's original window material (e.g. wood for wood)
- Replacement windows should match the originals as closely as possible
- Repair or install new storm windows
- Vinyl or aluminum products may be allowed at the rear of a house
- Windows should be preserved in their original location, size, and design and with their original materials and glass pattern.
- Windows may have screens and/or storm windows. See Screen, Storm and Security Windows Section, on **page 32**.

NOT APPROPRIATE:



- Windows constructed of modern building materials, such as vinyl or aluminum on the front and sides of homes
- Decreasing the size of the window opening
- Altering window openings on front facades or side facades visible from the street to accommodate new windows of different size, proportion or configuration.
- Adding window openings that are not original to front facades or **elevations** visible from the street.
- Altering character defining window openings on all facades.
- New windows on front facades and sides visible from the street with snap-in or flush **muntins**.
- Enclosing or concealing basement windows on the exterior.



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 approval because the applicant is using the correct size window.

Actions

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



Discussion

Proactive Preservation





Project Details

- Location: 3016, 3010, 3004, and 2956 Center Point Road and 3007 Oakland Road
- Approximate timeline
 - Demolition permit submittal – Summer 2019
 - Construction start – Fall 2019



Properties Impacted

- 3016 Center Point Rd – built in 1913



Properties Impacted

- 3010 Center Point Rd – built in 1915
 - HPC reviewed demolition at 11/30/17 meeting
 - Placed hold until 12/7/17
 - Permit was issued 3/21/18



Properties Impacted

- 3004 Center Point Rd – built in 1915



Properties Impacted

- 2956 Center Point Rd – built in 1917



Properties Impacted

- 3007 Oakland Rd – assessor says built in 1900 (could be incorrect)



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