

Historic Preservation Commission

February 27, 2020

Local Landmark Application

Strand Theatre – 316 3rd Ave SE







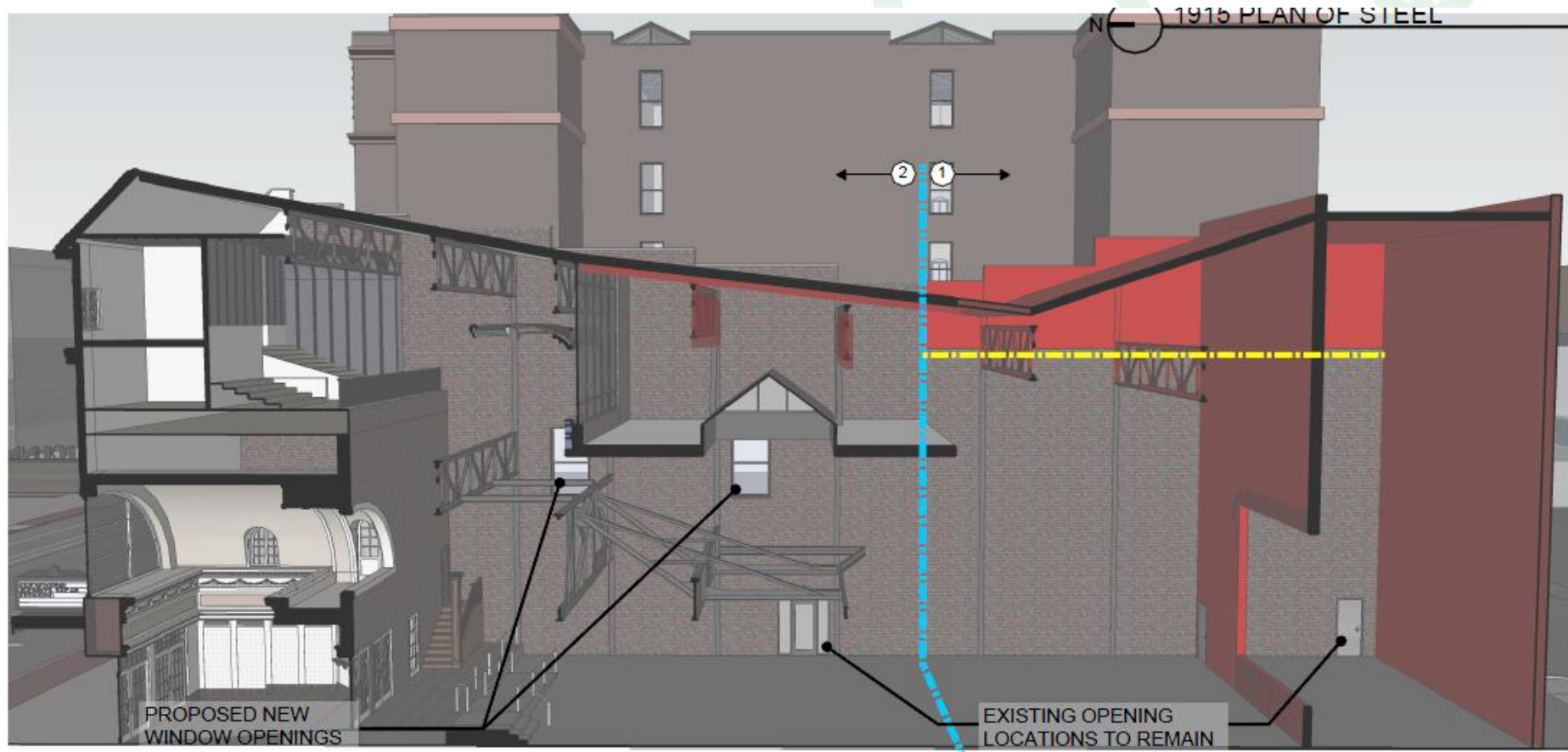
Existing Photos



East Proposed Section



West Proposed Section





Next Steps

- 3/5 - City Planning Commission
- 3/10 - City Council Public Hearing & First Reading of Ordinance
- 3/24 – 2nd & 3rd Reading of Ordinance



HPC Support

2020 Preservation Showcase



Certificate of Appropriateness

1610 3rd Avenue SE



Project Description

- Primary structure built in 1900
- The applicant installed 27 vinyl windows under the assumption a permit was already granted for a previous contractor
- House contributes to the 2nd & 3rd Avenue Historic District, but is not individually eligible



Previous Changes to the House

- Aluminum siding was installed on top portion of the house
- Windows were wrapped in aluminum
- 2 windows were replaced with vinyl windows before this project

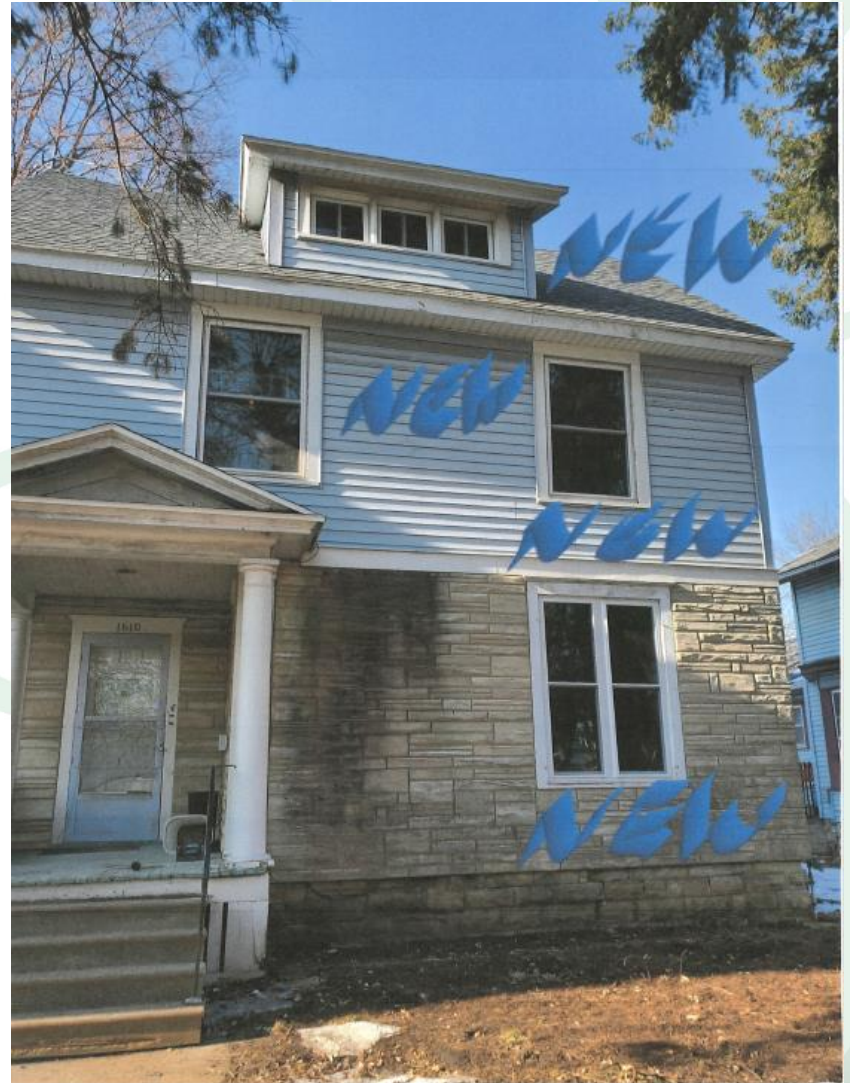


Front

1995 Survey



Current Photo



West



East



Back



Design Guidelines

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 31](#).

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.



Staff Recommendation

- City Staff recommends denying the COA for the front windows and requiring the owner to replace with wood.
- Staff recommends to allow the owner to wait until the Historic Rehab Program opens up again for the new wood windows
- Staff recommends allowing vinyl windows on the east and west sides to be retained due to the aluminum siding and wrap on the windows that already exist



Actions

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



Demolition Review

128 22nd Street NE – Accessory Structure



Project Description

- Garage built in 1927 (same year as house)
- Contractor indicated that the garage is not in good shape – foundation and water issues
- Property is located in an area recommended for intensive survey



128 22nd St NE



128 22nd St NE



Staff Recommendation

- Garage is in poor condition
- Staff recommends immediate release



Demolition Applications On Hold



1241 Hazel Dr NE



1247 Hazel Dr NE



Discussion

Design Guidelines Review Process



Discussion

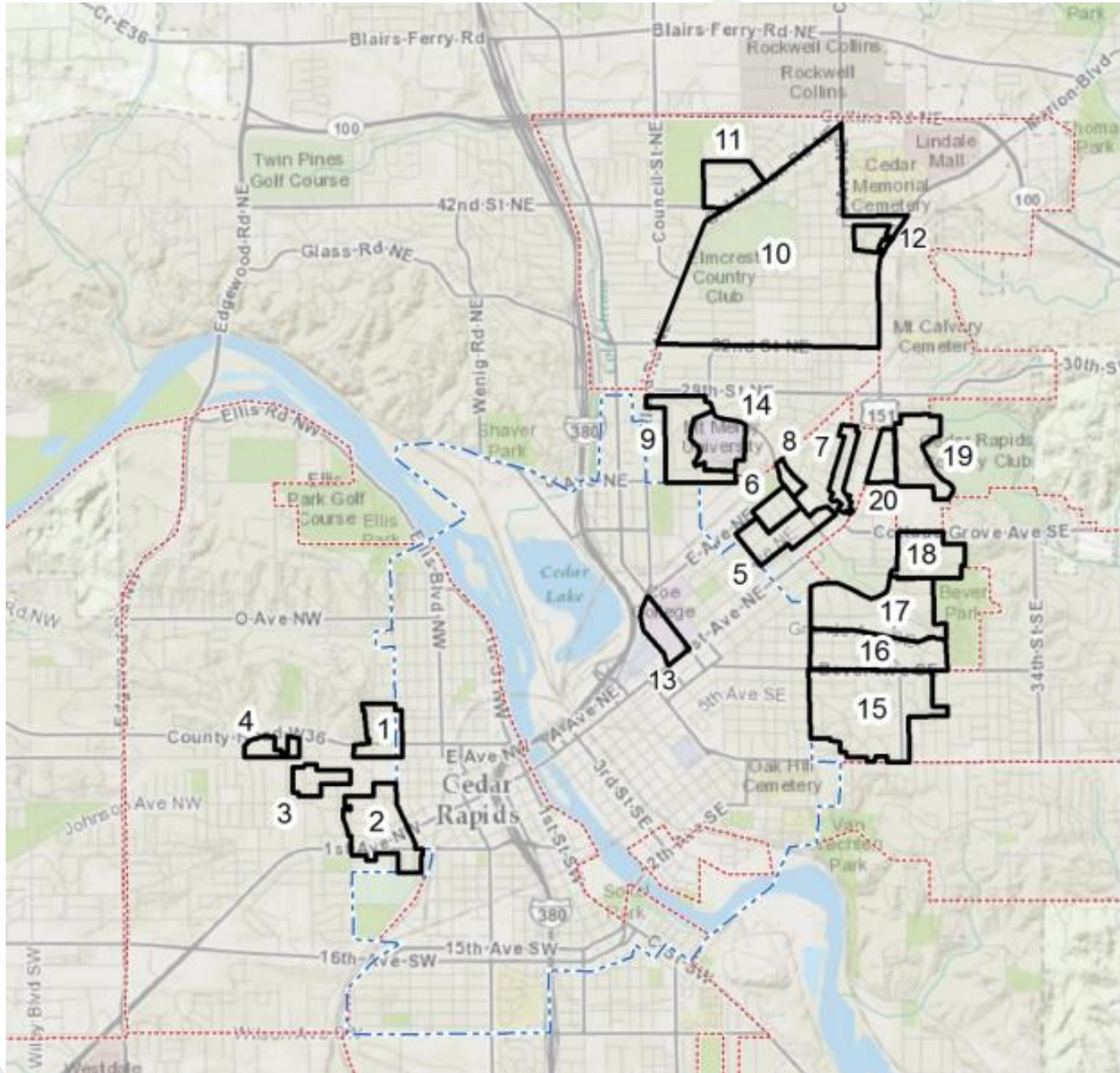
Intensive Survey Priority Areas



Historic Preservation Plan

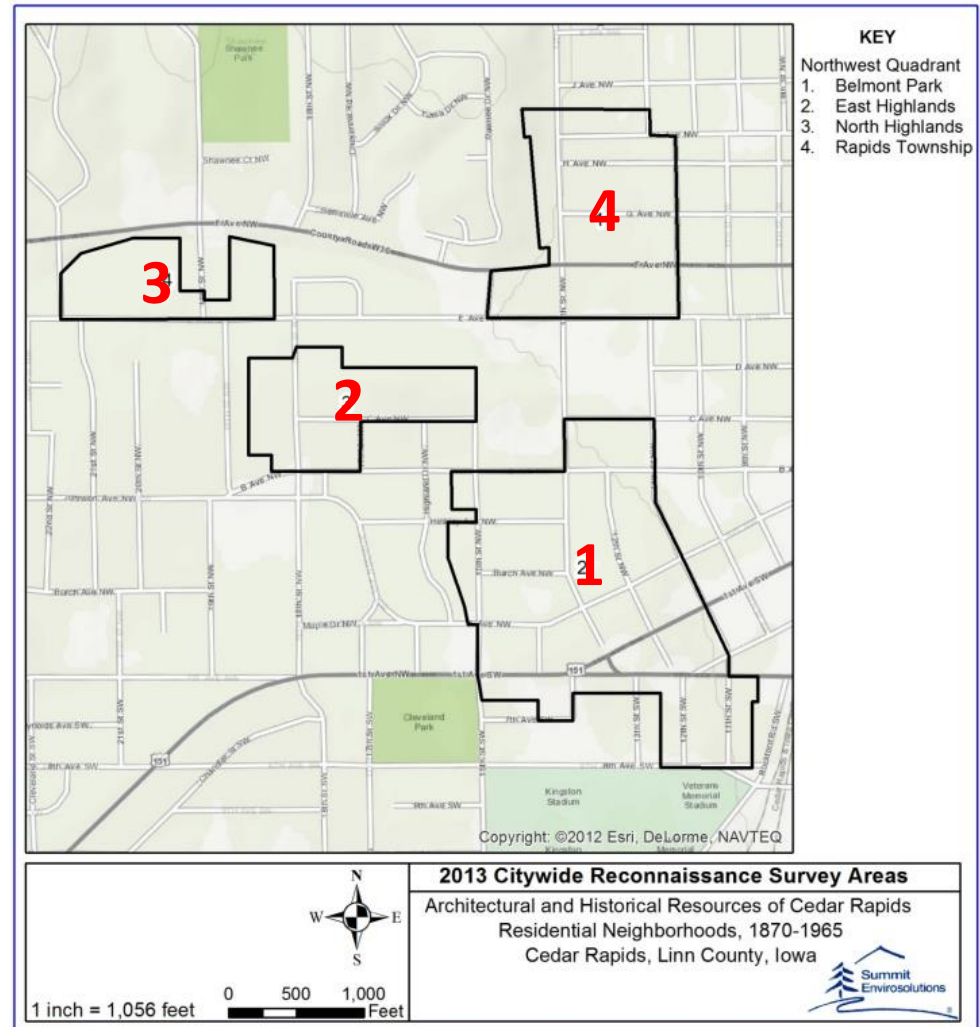
- Adopted September 2015
- Uses the areas recommended for intensive survey in 2014 Citywide Reconnaissance Survey
- Consultants ranked priority areas 1-4 based on the following criteria:
 - Areas likely to help support Heritage Tourism
 - Those where other neighborhood programs and plans are in development
 - Those identified in the reconnaissance survey as being of special interest
- Recommended for NRHP boundaries





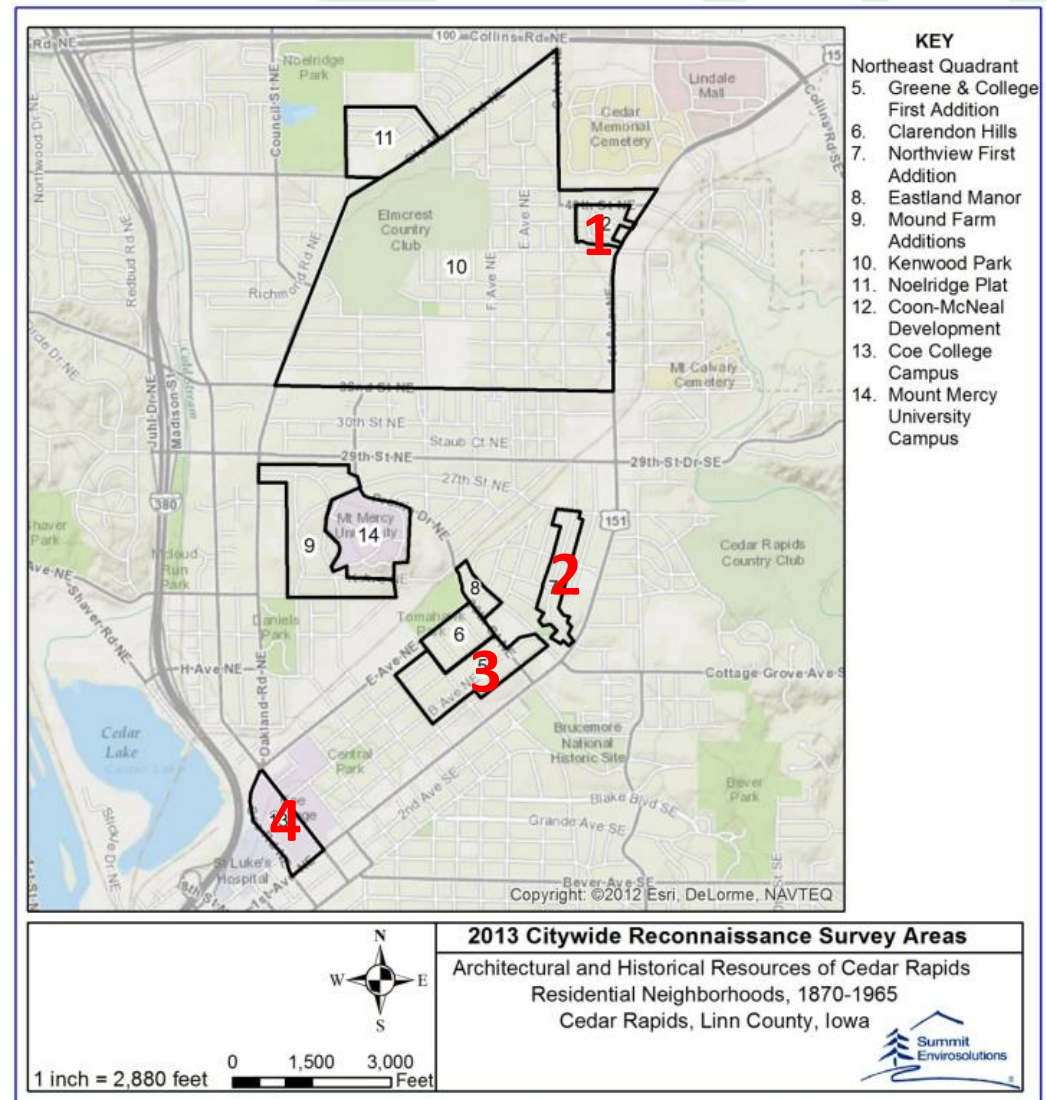
NW Quadrant

Priority	Location
1	East Highlands – 1 st Ave – C Ave NW
2	North Highlands – B Ave NW – E Ave NW
3	Rapids Township – E Ave NW
4	Belmont Park



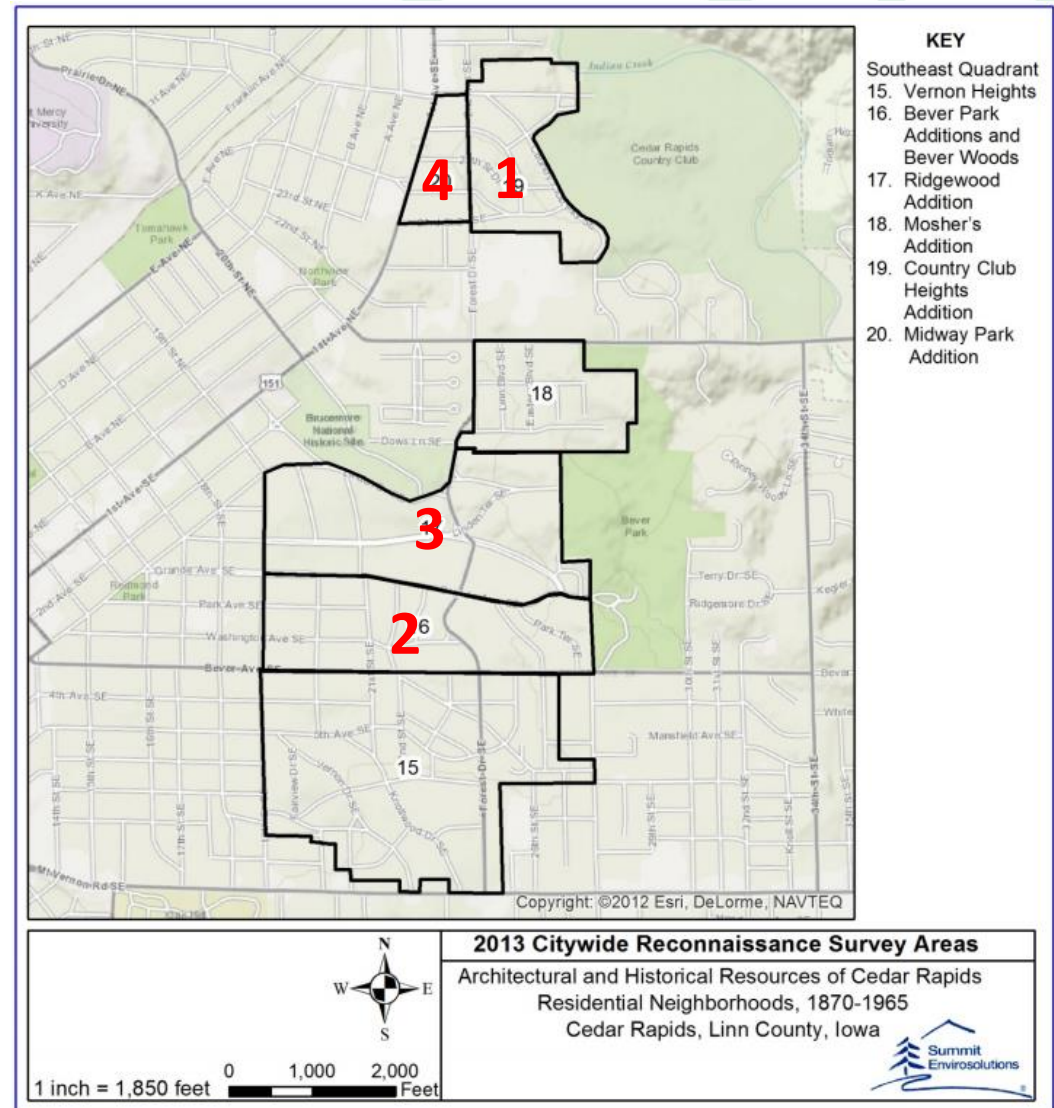
NE Quadrant

Priority	Location
1	Kenwood Park: Coon-McNeal Development
2	Northview First Addition
3	Greene & College First Addition
4	Coe College Campus – west addition



SE Quadrant

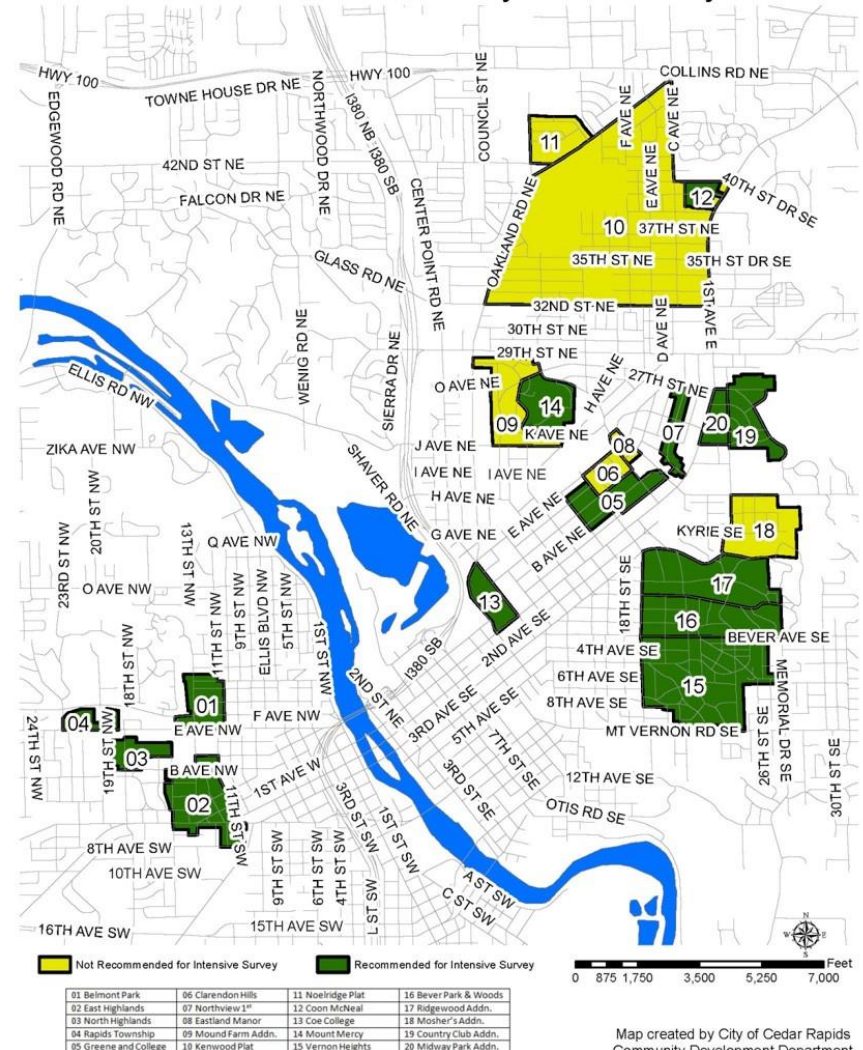
Priority	Location
1	Country Club Heights Additions
2	Bever Park Additions and Bever Woods
3	Ridgewood Addition
4	Midway Park and Country Club Heights



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



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
- Others?

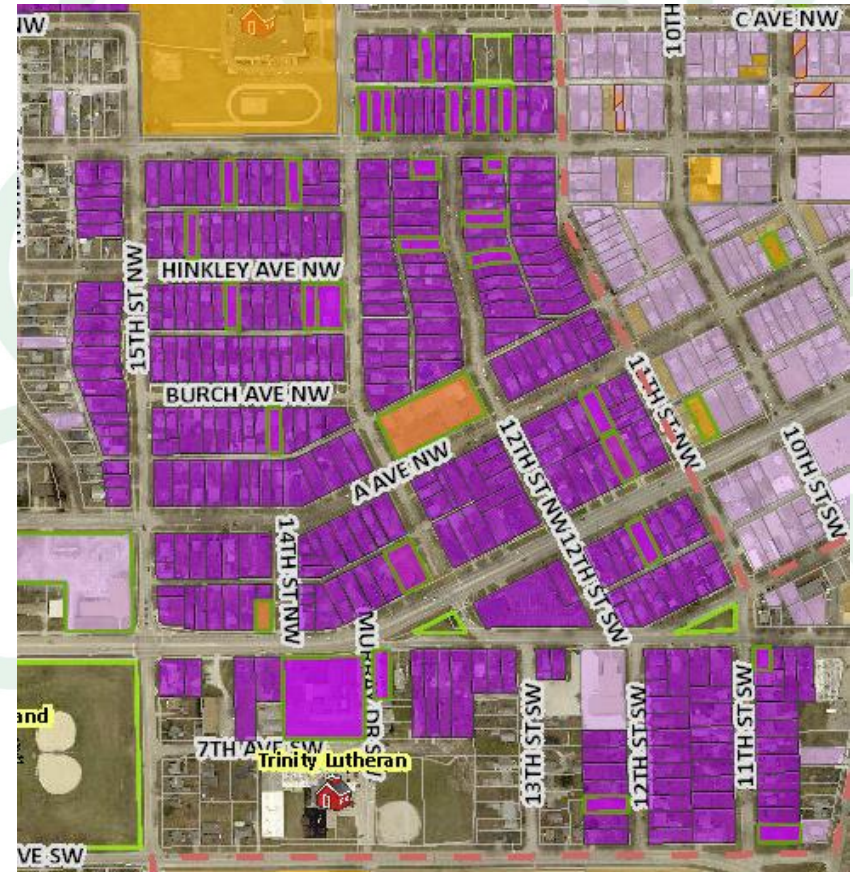


Example #1 - East Highlands – 1st Ave – C Ave NW

- Recommended for intensive survey
- Began to be developed in late 19th century and into 1940s and 50s
- Most houses are wood frame and display distinctive stylistic detail including Craftsman, Colonial Revival, and Tudor Revival



East Highlands: 1408 through 1404 A Avenue NW, facing northeast.



Example #1 - East Highlands – 1st Ave – C Ave NW



202 12th St NW – 1899 Romanesque Revival
“Home for Aged Women” (Kingston Hill)



1304 1st Ave NW – 1898 Queen
Anne/Colonial Revival



Example #1 - East Highlands – 1st Ave – C Ave NW

- Integrity of the existing resources
- Concentration of potential resources
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- Unique history
- Presence of public support
- Others?



Example #2 - Kenwood Park: Coon-McNeal Development

- Recommended for intensive survey
- Coon-McNeal Construction Co. of Des Moines built 22 one-story brick cottages between 1944 & 1945, built under the FHA housing program



Coon-McNeal Development: 3900 block of Hart Court NE, facing north



Example #2 - Kenwood Park: Coon-McNeal Development

- 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
- Others?



Update

Certificates of No Material Effect



Historic Preservation Commission

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