

# Historic Preservation Commission

March 12, 2020

Action Item

# Design Guidelines Update

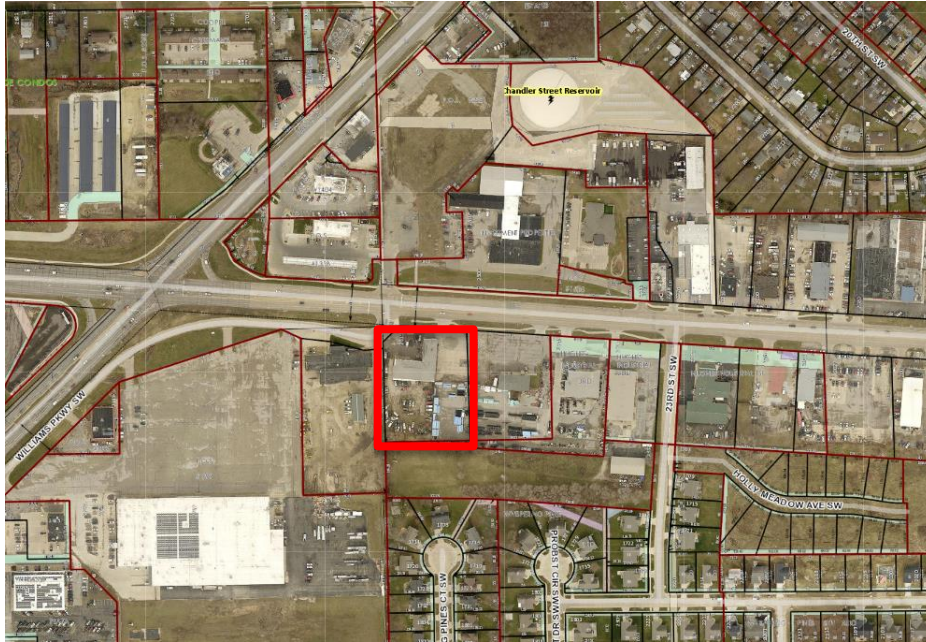


Demolition Review

# 2519 16<sup>th</sup> Avenue SW – Primary Structure



# 2519 16<sup>th</sup> Avenue SW



# Project Description

- 2-story commercial building with office built in 1944 and shop built in 1949
- The condition is below normal, per the City Assessor
- The property has not been surveyed



# Staff Recommendation

- Staff recommends immediate release of the application because there is no evidence of historic significance and it is a poor candidate for local landmarking.



Certificate of Appropriateness

**1610 3<sup>rd</sup> 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 2<sup>nd</sup> & 3<sup>rd</sup> 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

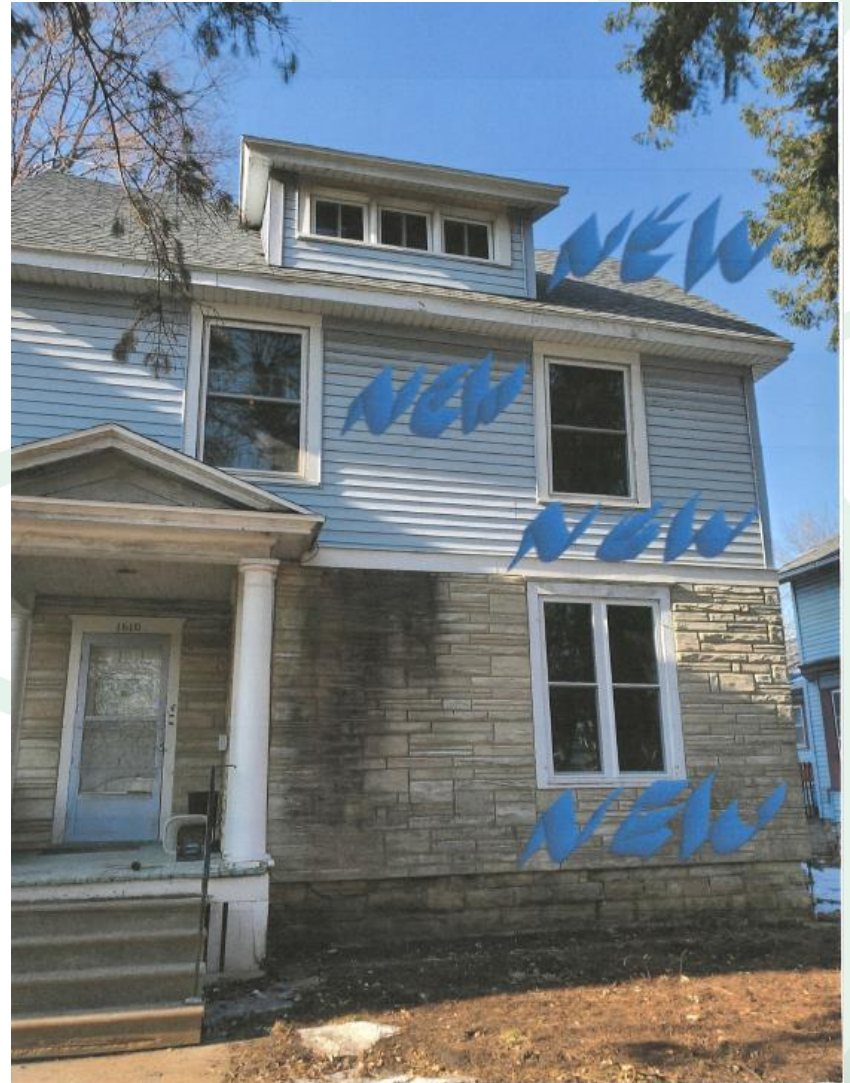


# Front

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.



# Previous Action

- Action approved at 2/27 meeting:
  - **Front:** HPC recommended the applicant replace the front windows with wood in the same style that was previously there
  - **West:** Approved COA for vinyl windows on the west side
  - **East:** Recommended the applicant replace the 1<sup>st</sup> floor windows on the east side with wood windows. 2<sup>nd</sup> floor windows could remain vinyl
  - **Back:** Approved the COA to keep vinyl windows on the back of the house



# Example



# Actions

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



Certificate of Appropriateness

**1515 Park Avenue SE**





# 1515 Park Avenue SE





# 1515 Park Avenue SE



# Project Description

- Primary structure built in 1908
- The applicant is requesting approval of a COA to install 5 vinyl windows on the east of the house on the first floor (2), second floor (1), and attic (2). The existing windows are wood with aluminum exterior wrap.
- House contributes to the Redmond Park – Grande Avenue Historic District, but is not individually eligible





# Project Description



# Project Description





# 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)
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## NOT APPROPRIATE:



- Windows constructed of modern building materials, such as vinyl or aluminum on the front and sides of homes
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- 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 as this side of the house is completely visible from the street.



# Actions

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





# Demolition Applications On Hold



# 1241 Hazel Dr NE





# 1247 Hazel Dr NE





Discussion

# 22<sup>nd</sup> Avenue SW Photographs



Discussion

# Intensive Survey Priority Areas

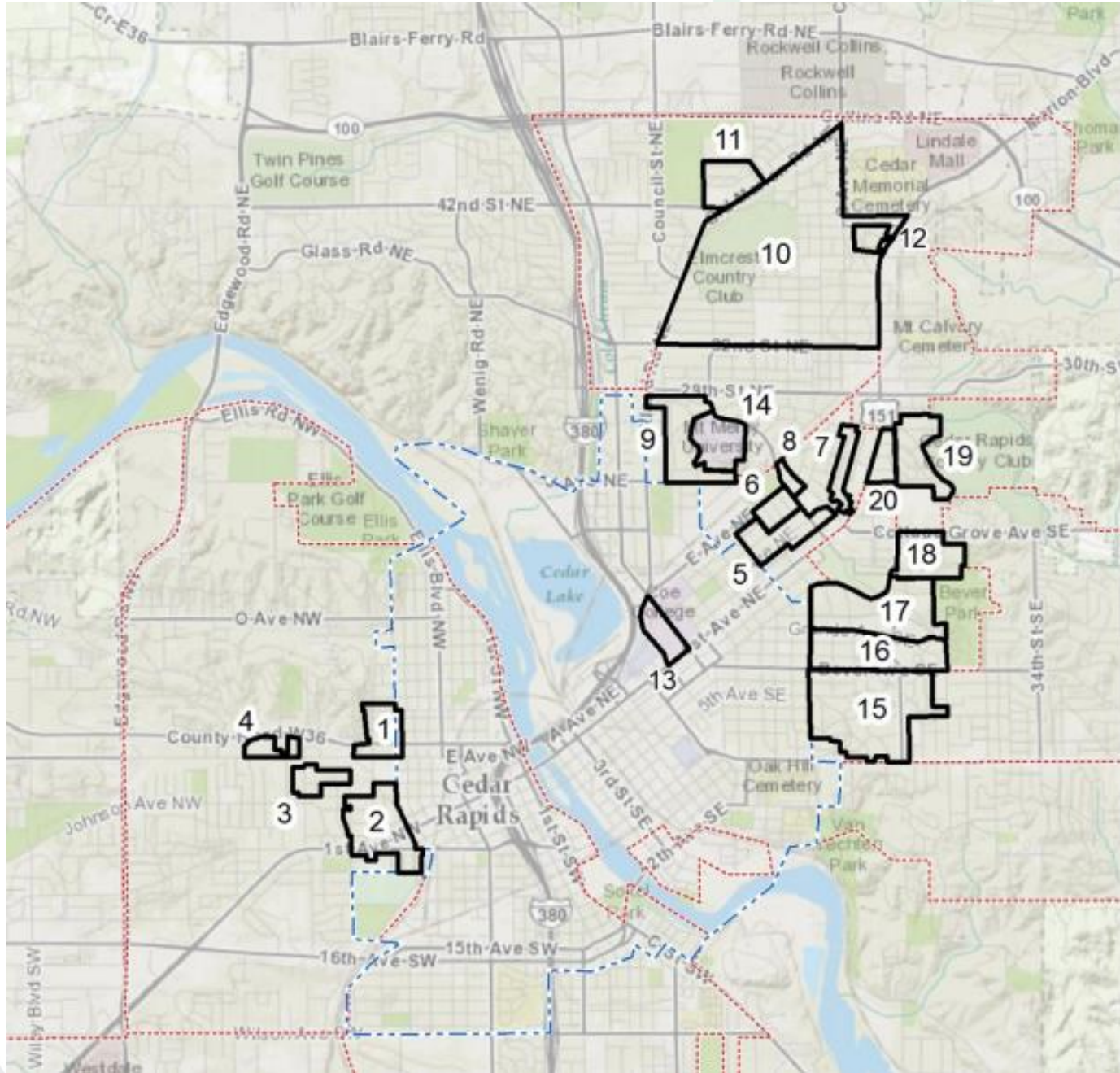


# Historic Preservation Plan

- 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

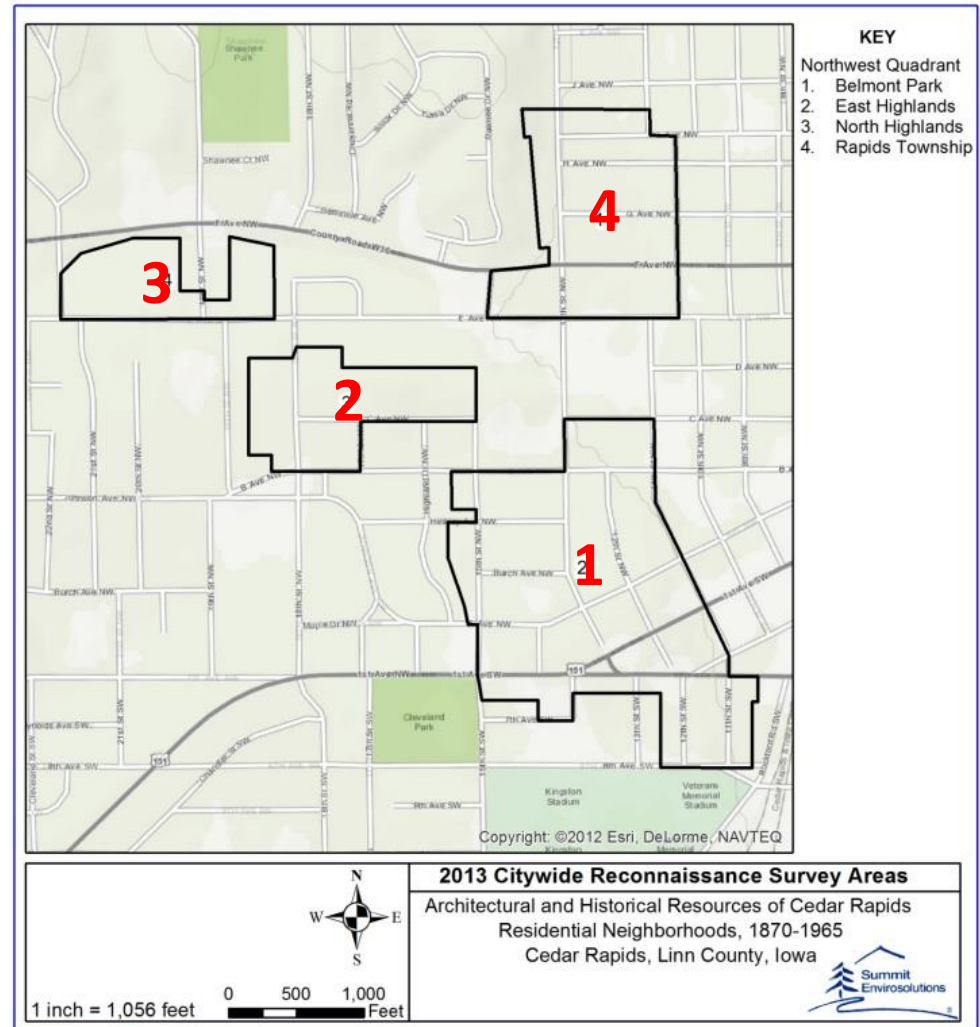






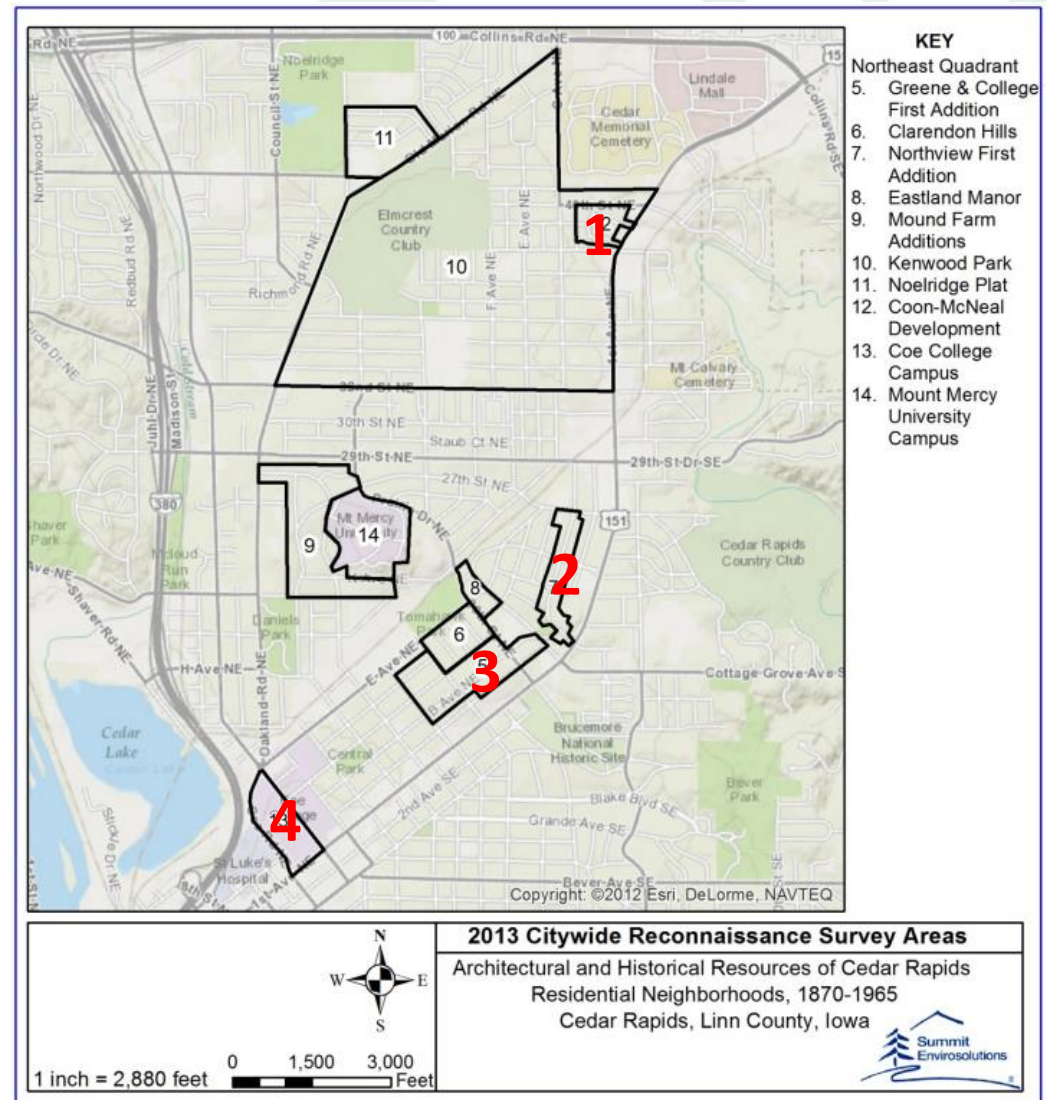
# NW Quadrant

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



# NE Quadrant

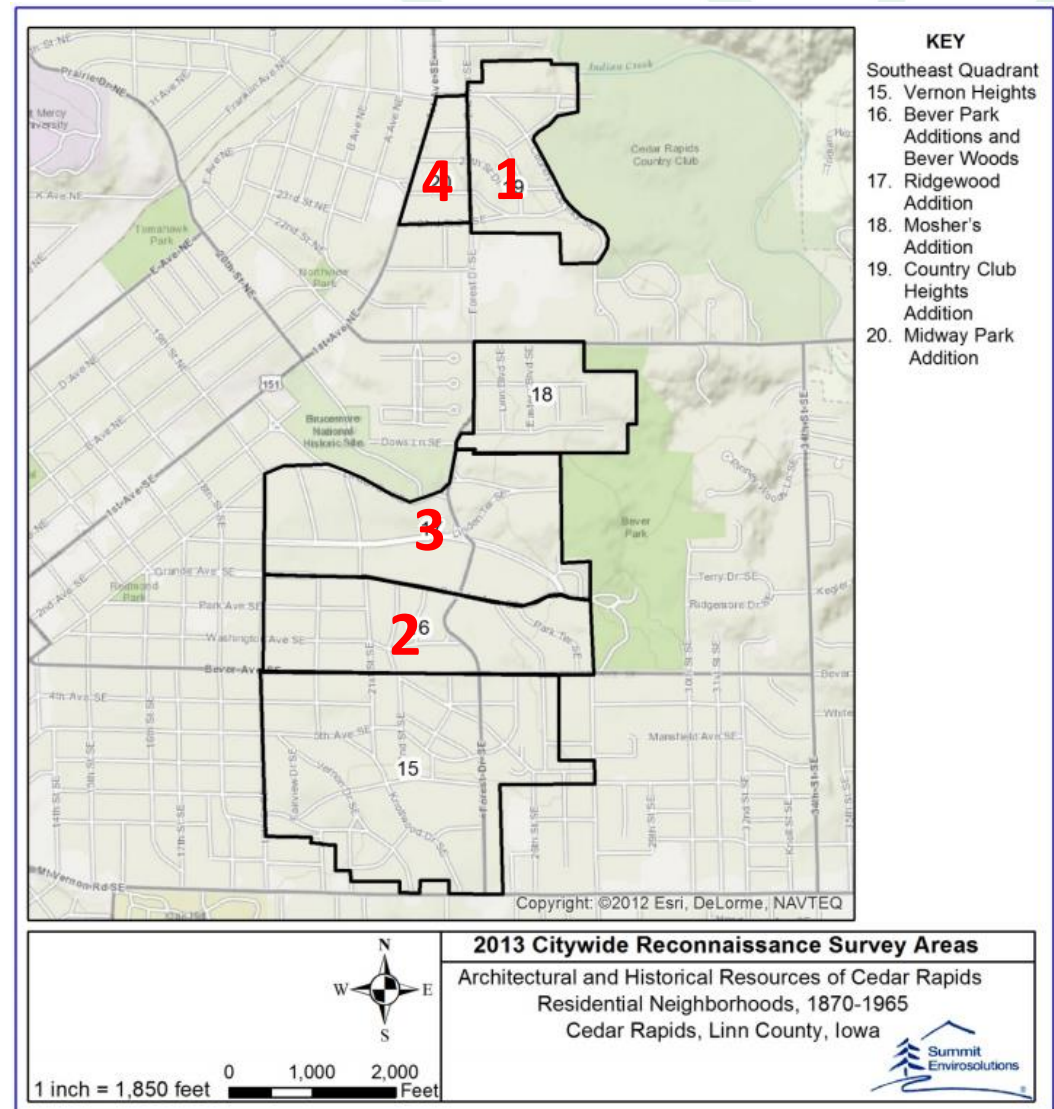
Priority	Location
1	Kenwood Park: Coon-McNeal Development
2	Northview First Addition
3	Greene & College First Addition
4	Coe College Campus – west addition





# SE Quadrant

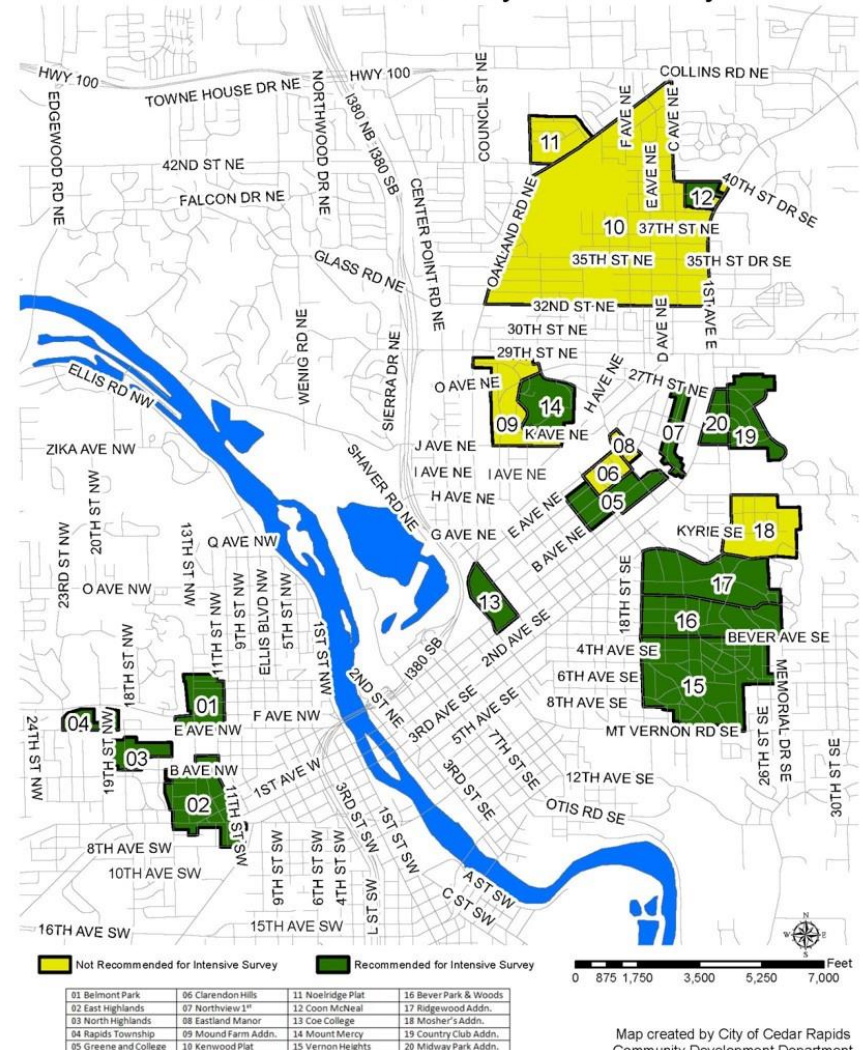
Priority	Location
1	Country Club Heights Additions
2	Bever Park Additions and Bever Woods
3	Ridgewood Addition
4	Midway Park and Country Club Heights



# 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

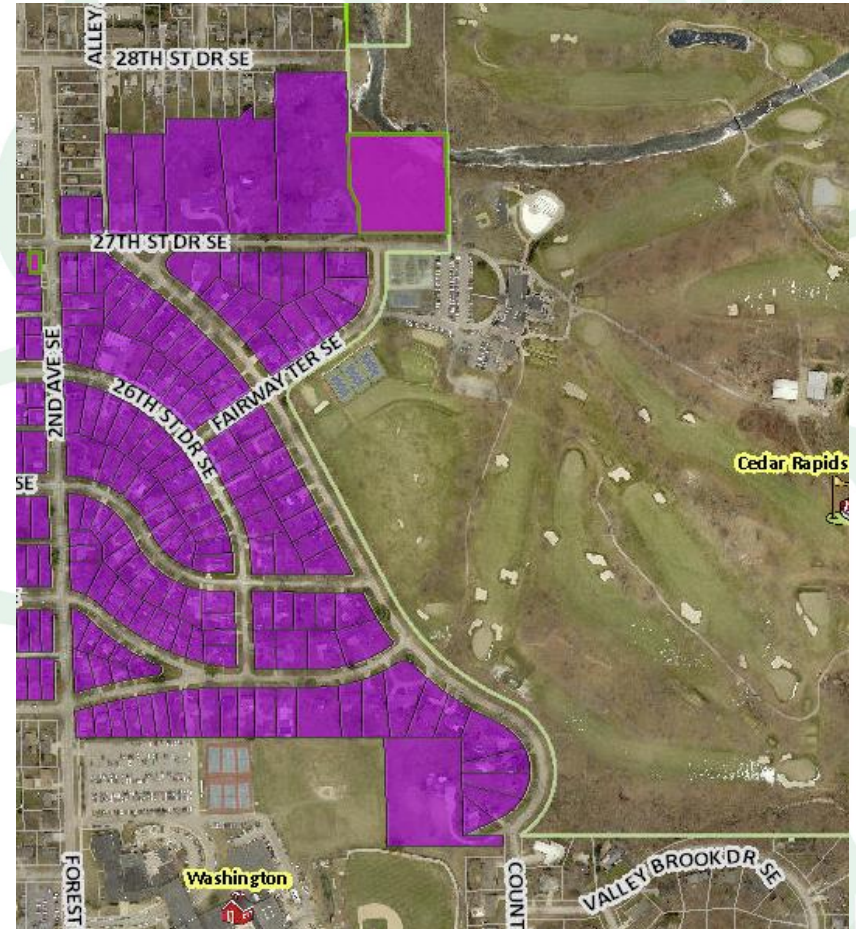
- Integrity of the existing resources
- Concentration of potential resources
- New types of resources not yet protected
- Possible redevelopment area/history of demolitions
- Unique history
- Presence of public support
- Others?





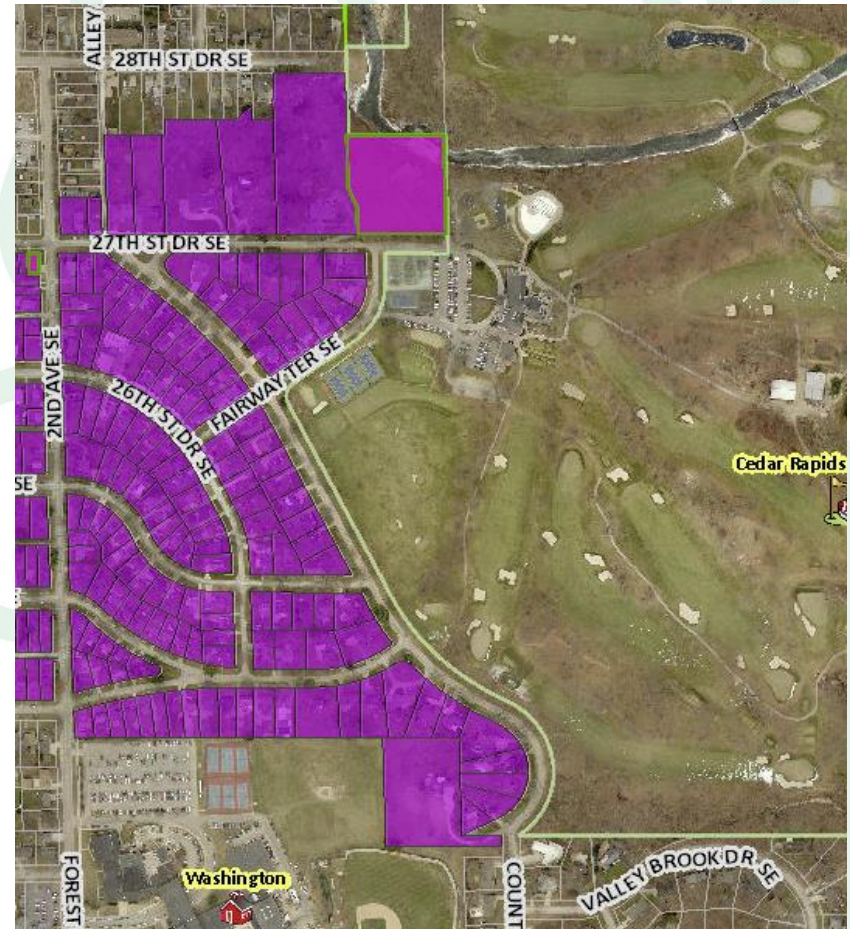
# Example #1 - Country Club Heights Addition

- Recommended for intensive survey
- Platted in 1925
- Developed with curvilinear street plan to follow topography
- Display Craftsman, Colonial Revival, and Tudor Revival styles
- Grant Wood association (301 23<sup>rd</sup> St Dr SE)



# Example #1 - Country Club Heights Addition

- 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 #2 – North Highlands – B Ave NW – E Ave NW

- Recommended for intensive survey
- Large houses display popular revival styles of early twentieth century
- Includes one of the 9 Lustron houses (1500 C Ave NW)



North Highlands: 1730 through 1722 B Avenue NW, facing northwest.





## Example #2 – North Highlands – B Ave NW – E Ave NW

- 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?



# Historic Preservation Commission

## Staff Liaison:

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