

Historic Preservation Commission

March 10, 2022

Certificate of Appropriateness

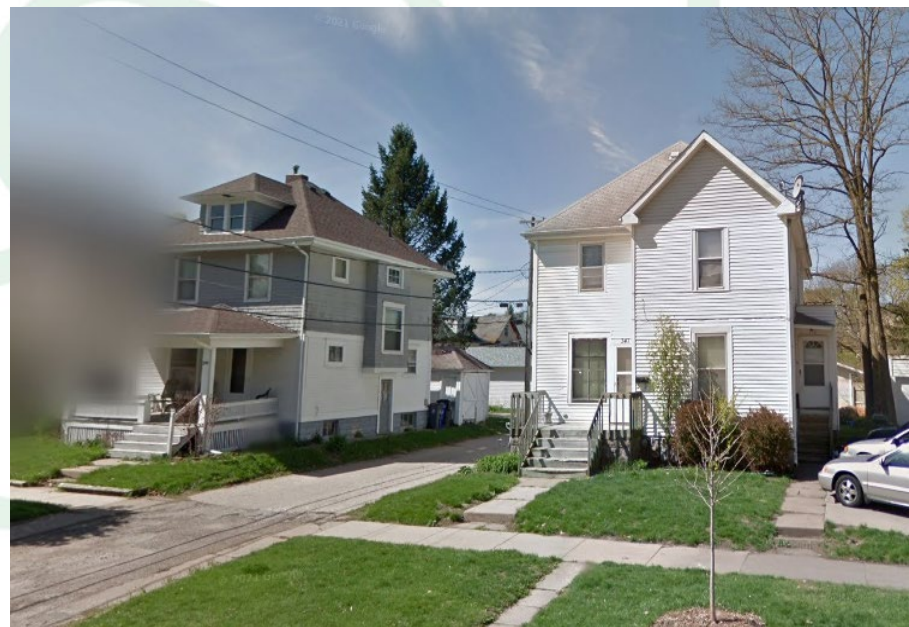
1630 Park Avenue SE – new garage



1630 Park Avenue SE



1630 Park Ave SE



Project Description

- The applicant would like to construct a two car gable-roof garage off of the alley.
- It would be 24'x 24' with a 4/12 pitch roof, garage door facing the alley, a pedestrian door on the west side, and a pedestrian door and two windows facing the house.
- The applicant proposes using LP Smartside 5" lap siding that would be painted to match the house, asphalt shingle roof, aluminum clad wood windows, steel pedestrian doors, and steel garage door.
- There currently is no garage.



Project Description

- The home was built in 1912
- It is located in the Redmond Park-Grande Avenue Historic District
- The home is a contributing structure and individually eligible

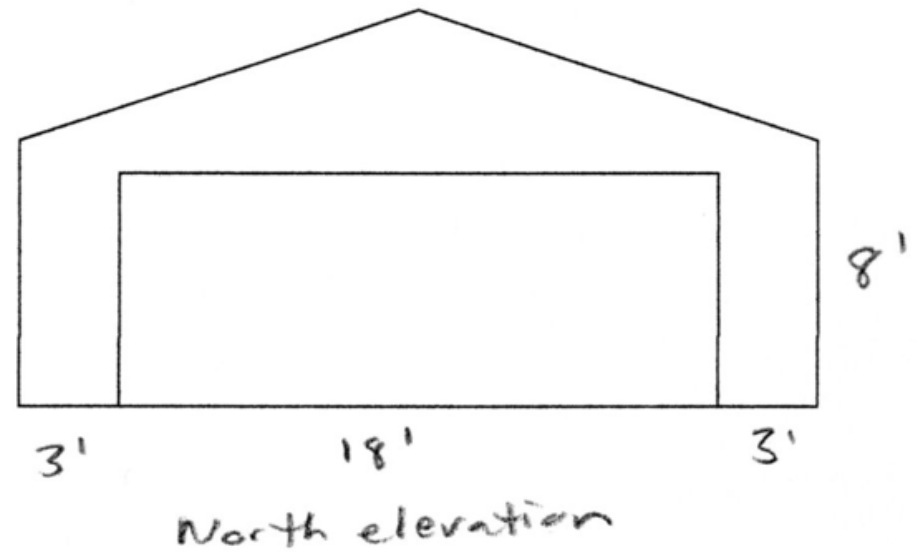
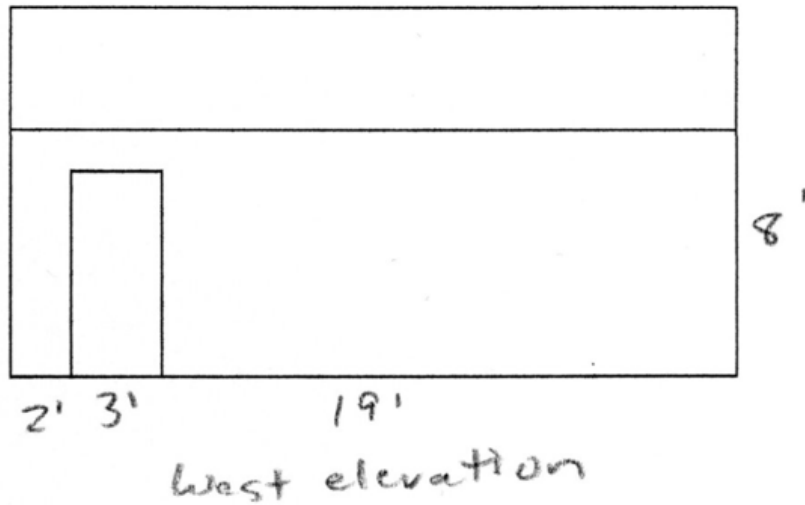


Defining Features

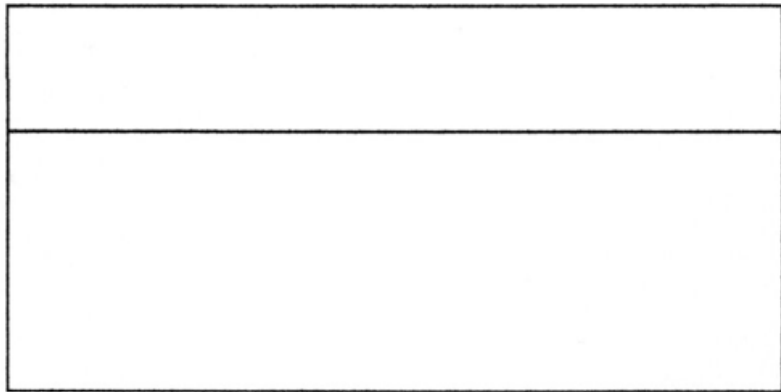
- front-gable roof with gable attic dormers; exposed rafters and knee-brace brackets; clapboard siding & corner boards; shed roof porch across front with exposed rafters on underside; square columns resting on wood pedestals; balustrade has 1"x4: balusters narrowly spaced with matching vertical board design in porch skirting; windows are 1/1 double-hung with entrance off-center; shed roof awning with exposed rafters over upper level window group-wide double-hung flanked by narrow double-hungs



Project

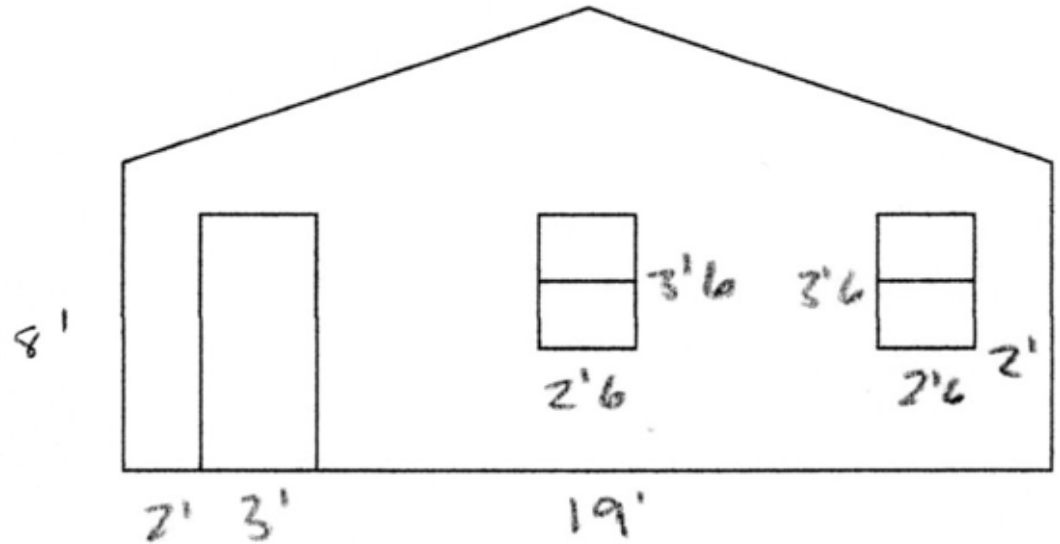


Project



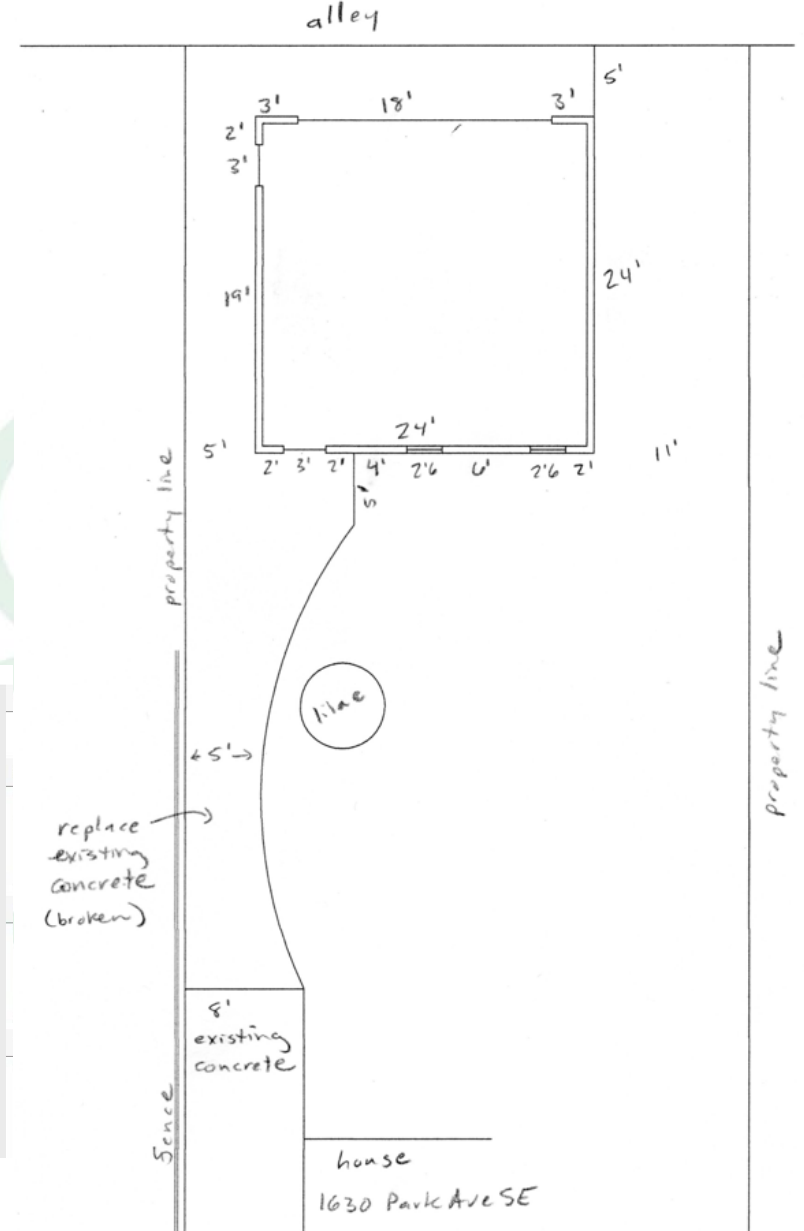
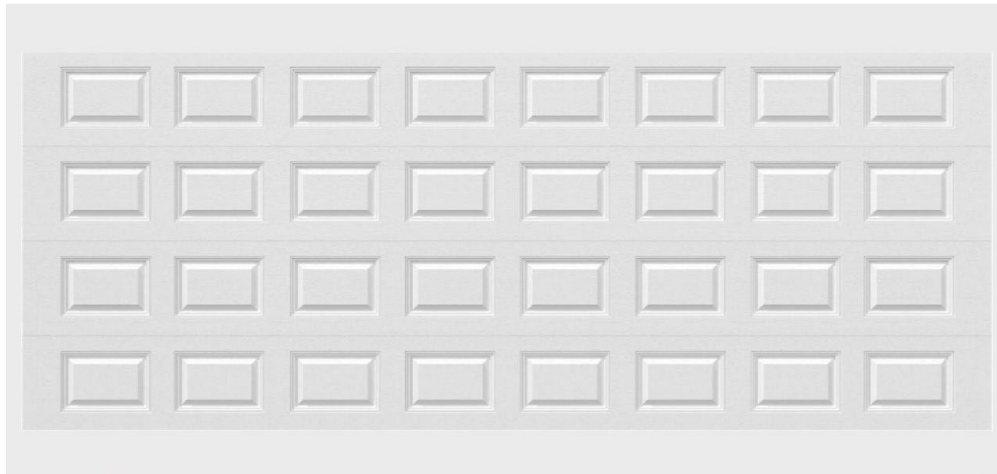
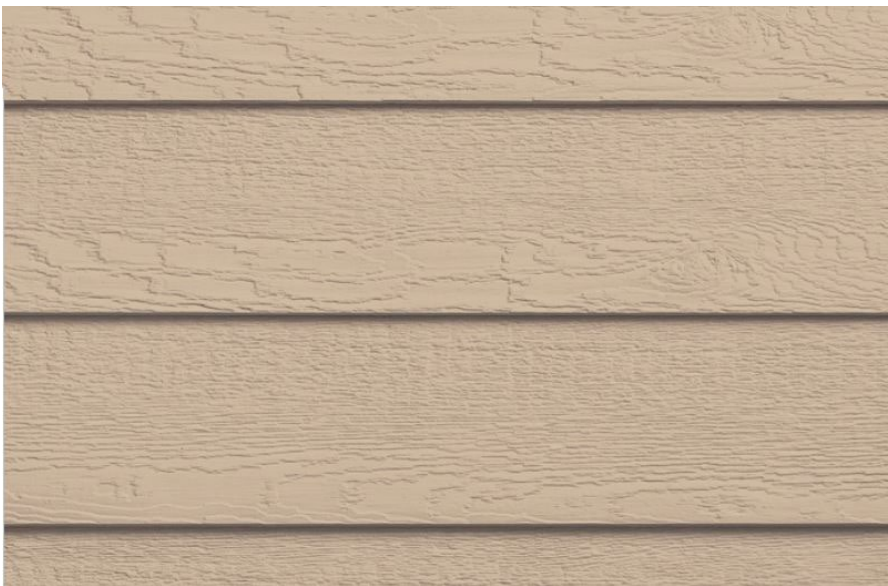
24'

East elevation



South elevation







Design Guidelines

APPROPRIATE:



- New accessory structures should be compatible with primary buildings.
- A new secondary structure should be subordinate in height to primary structures seen along the street front.
- A secondary structure of no more than one-and-one-half stories in height is preferred.
- Locate a secondary building to the rear of the lot.
- Locating a secondary structure to the side of the primary structure, but set back significantly from the front wall plane.
- A secondary structure should be oriented similar to those seen traditionally along the alley.
- A garage should be located off an alley where possible.
- On a lot where a garage must be accessed from the street, set it back from the front wall plane of the primary structure.

NOT APPROPRIATE:



- Locating a garage such that it is visually prominent.
- Secondary structures with incompatible building design or materials.



Staff Recommendation

- Staff recommends approving the Certificate of Appropriateness because it aligns with the design guidelines for new construction.

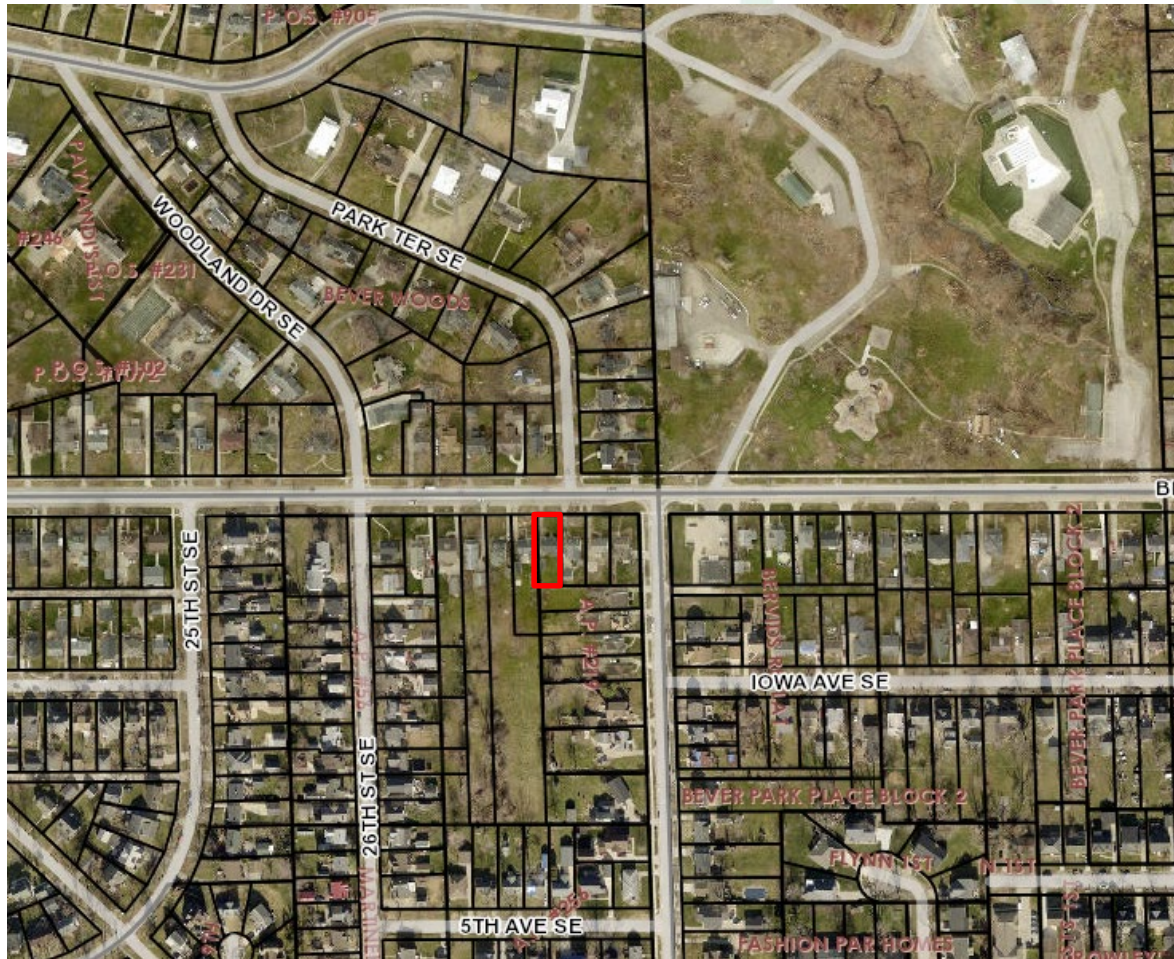


Demolition

2365 Bever Avenue SE - garage



2635 Bever Avenue SE



2635 Bever Avenue SE



Project Description

- Garage was built in 1938
- It is in below normal condition per the assessor's site
- The property has not been surveyed



Recommendation

- Staff recommends immediate release because there is no evidence of historical significance, and the property is a poor candidate for local landmarking.



Historic Preservation Commission

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