

Historic Preservation Commission

April 14, 2022

Presentation

Country Club Heights Project



Historic Preservation Commission Role

- Ensure City Council has historic preservation details necessary to make an informed decision on relevant council actions
- Properties would need to be reviewed, but no demolition permits have been submitted



Project Description

- Request is for rezoning from S-RLL (Suburban Residential Large Lot) and S-RL1 (Suburban Residential Low Single Unit) districts to P-IN (Public – Institutional) district.
- The proposal includes the following:
 - Total lot area: Approximately 184.4 acres
 - Proposed tennis facility, parking lot expansion, and driving range reconfiguration
 - **4 of the 5 properties would need to be reviewed by the commission under this proposal**
- An open house was held at the Cedar Rapids Country Club on March 3, 2022



Project Location and Country Club Heights



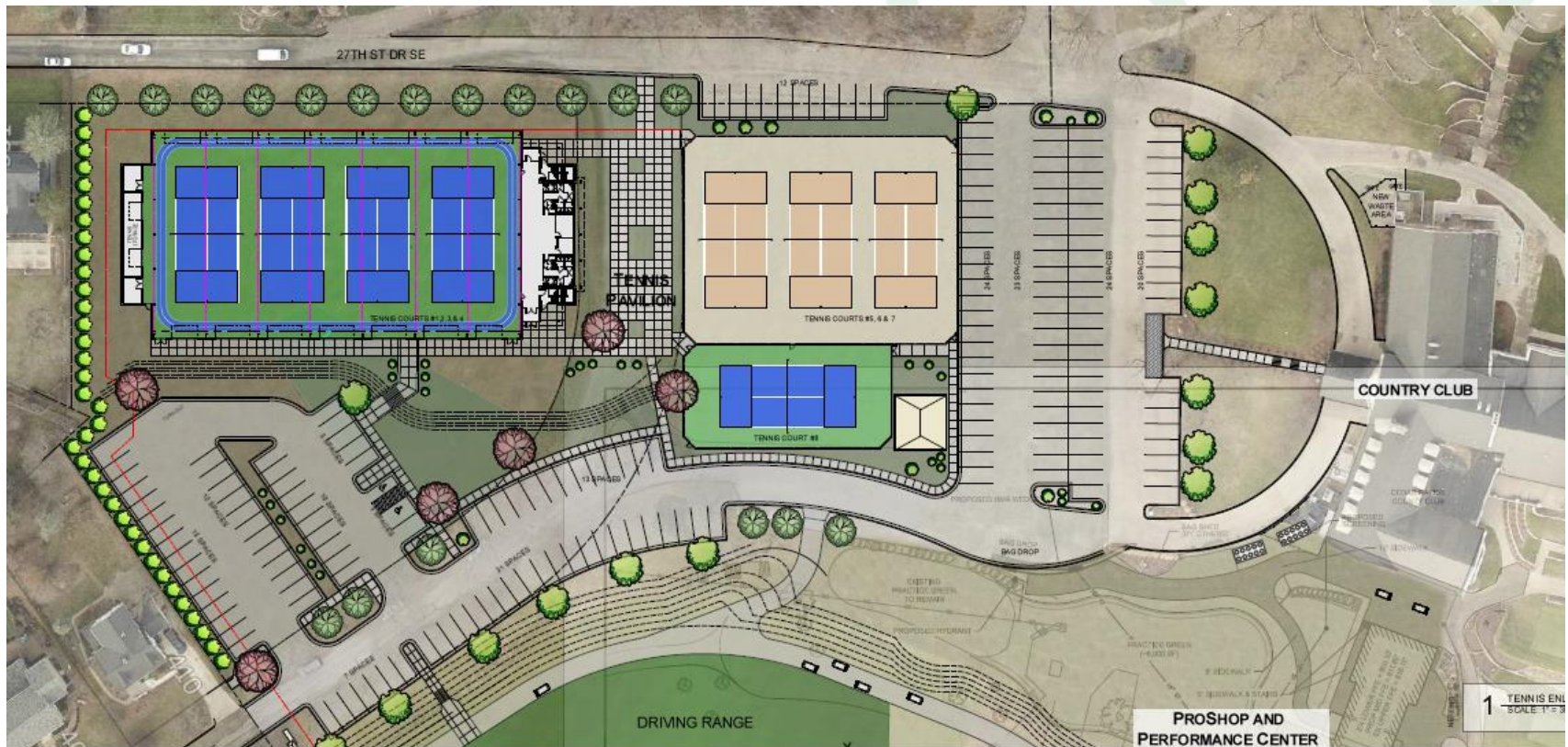
Project Location and Country Club Heights



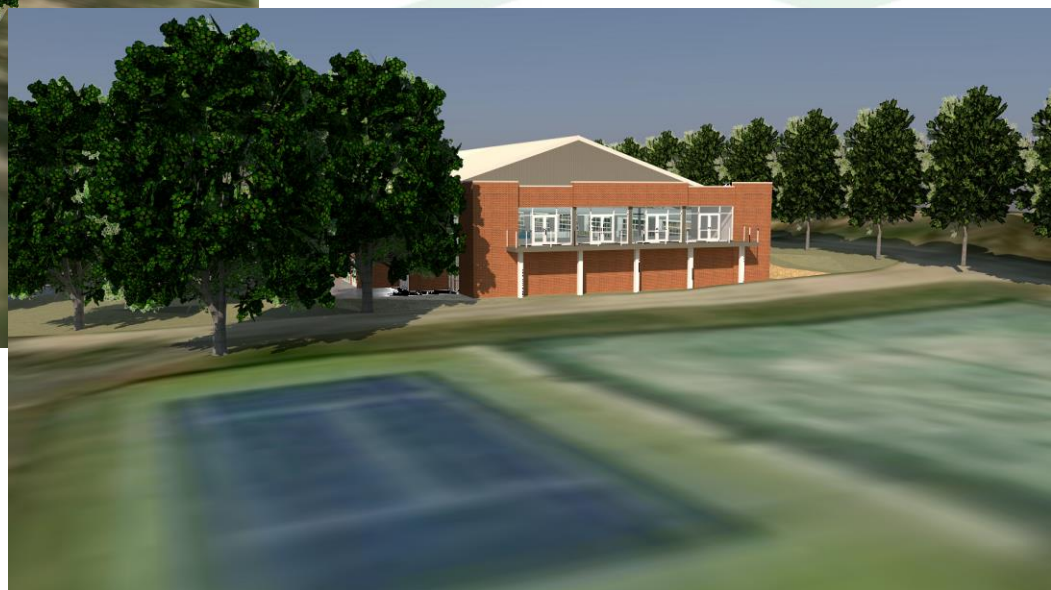
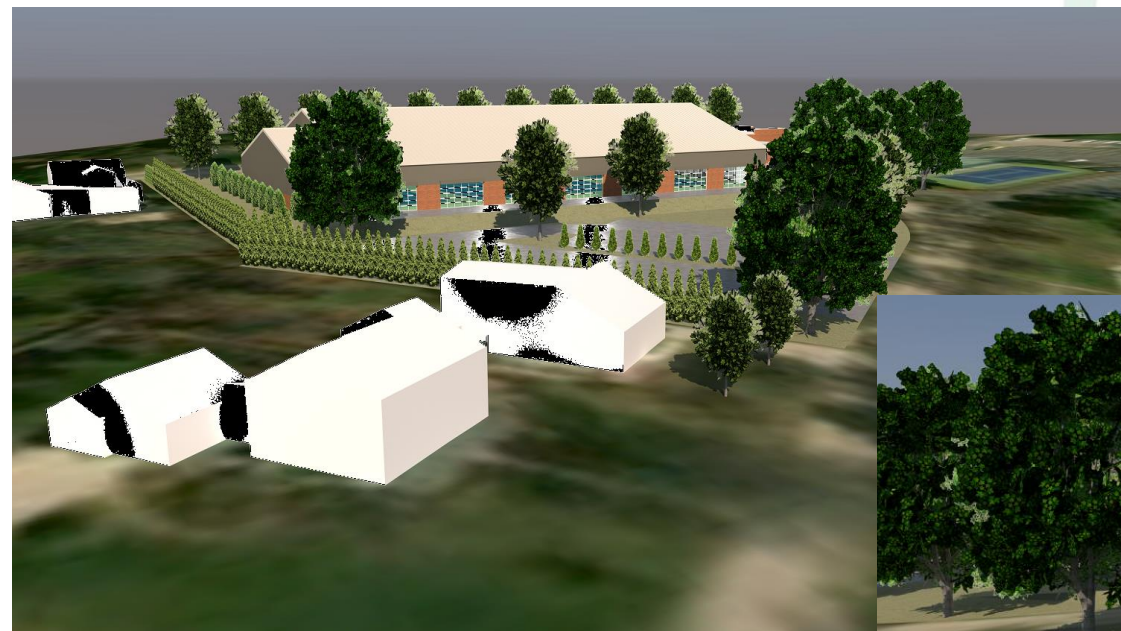
Aerial of Development Area



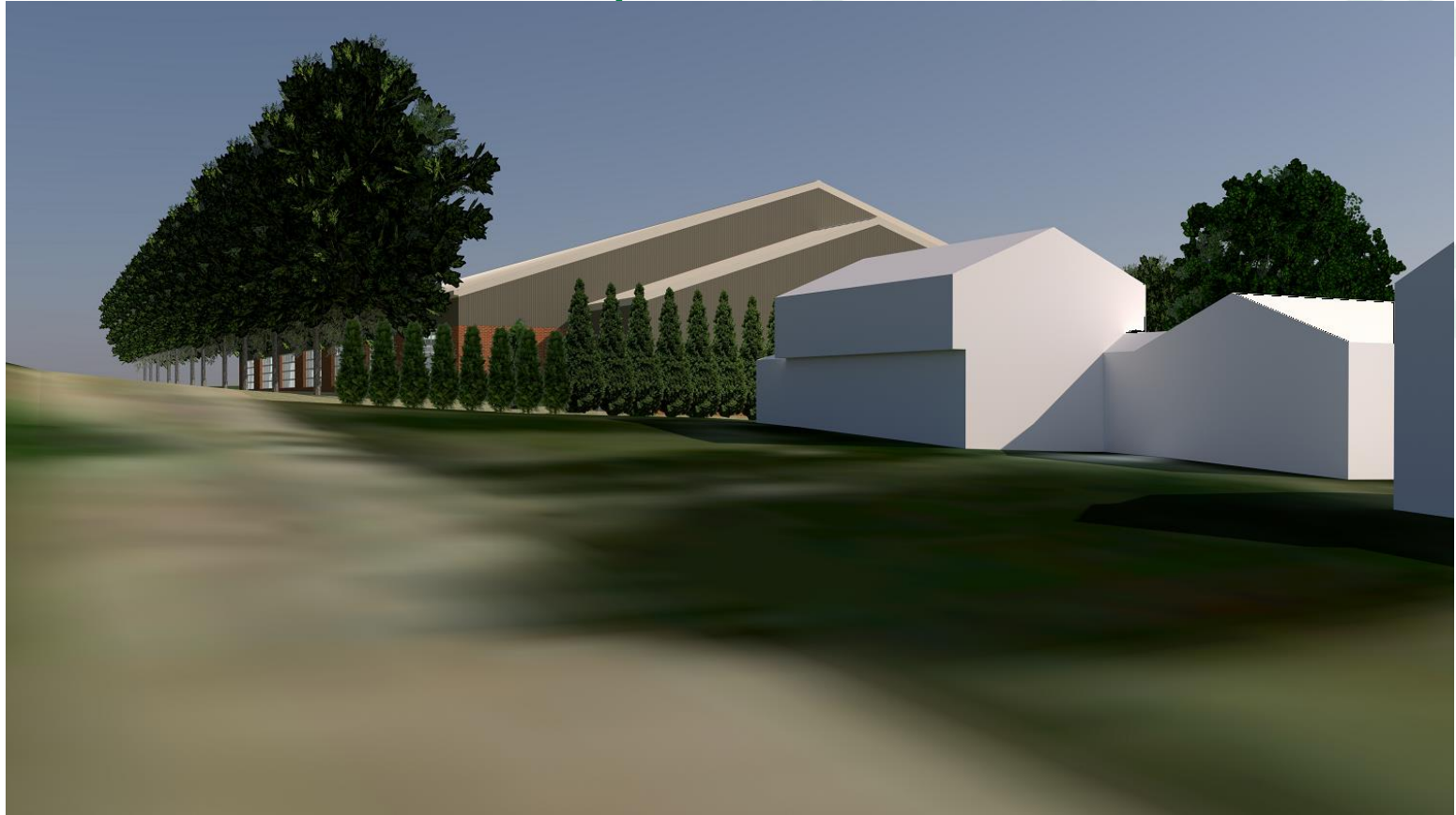
Proposed Site Plan



Tennis Facility



Tennis Facility from 27th St Dr SE



Tennis Center

- Building Height from 27th Street Dr SE is approximately 35', which is at the maximum height permitted for existing zoning.
- Structure is built into ground which slopes towards the golf course.
- Building will meet zoning code requirements for materials.
- Renderings shown are conceptual. Concept shows mix of brick, grass and metal for the façade.



Fairway Terrace SE closure

- The applicant is requesting the City vacate portions of Fairway Terrace SE



Country Club Heights History

- It was platted in about 1925 with lots being offered for sale by the Hedges Company, the same organization that sponsored the development of Belmont Park on the West Side.
- Laid out with curvilinear street pattern to follow topography
- Advertised the proximity and views of the Country Club
- Listed as a priority area for an intensive survey in the 2015 Historic Preservation Plan
- Country Club established in 1904 – original clubhouse, built in 1904, burned in 1927 and in 1928 the brick clubhouse was built



Country Club Heights

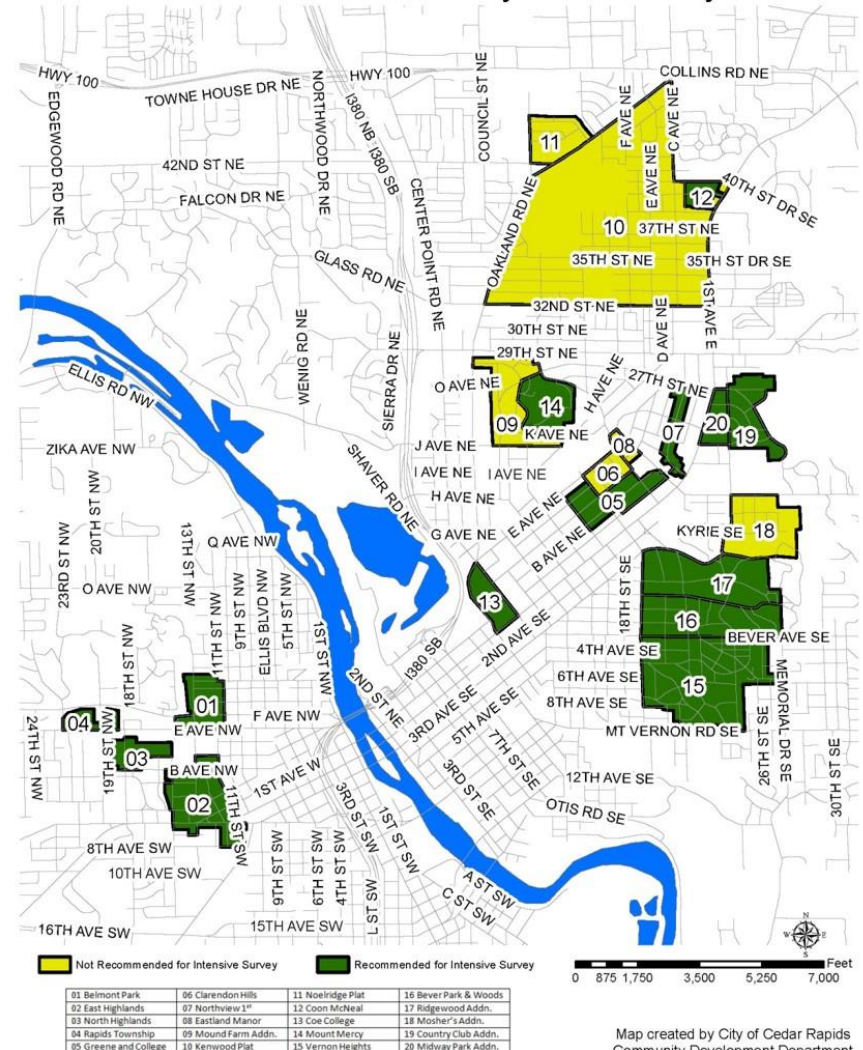




2017 Commission Ranking

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



Historic Preservation Concerns

- Connections to the Sinclair Family – platted areas originally owned by members of the family
- 5th overall priority for intensive survey by the commission from their 2017 ranking



Certificate of Appropriateness

1563 2nd Avenue SE– Siding



1563 2nd Avenue SE



1563 2nd Avenue SE



Project Description

- 2 ½ storied open-gable cottage built in 1905
- Located within the 2nd and 3rd Avenue historic district
- The property is contributing, but not individually eligible
- Synthetic siding noted as diminishing significance



Project Description

- The applicant would like to replace the current aluminum/asbestos siding with Royal vinyl siding and Portsmouth vinyl shake
- The home has tested positive for asbestos
- The applicant is able to abate the asbestos as a part of their insurance claim, but unable to afford increased costs of LP Smart Siding or wood repair.
- Vinyl siding is \$900 less per square than LP Smart Siding



Project Description

- **Defining Features:** front-gable roof with gable wall dormers; square-cut shingles in wave pattern in gable ends and aluminum siding below; single 4/1 attic window with 1/1 double-hung windows elsewhere & a cottage window left of entrance; hipped roof entrance hood over double doors
- **Alterations:** possible porch removal & replacement with entrance hood; original or conversion to two family; wrought iron hand rails and balustrades
- **Overall Condition:** synthetic siding diminishes significance

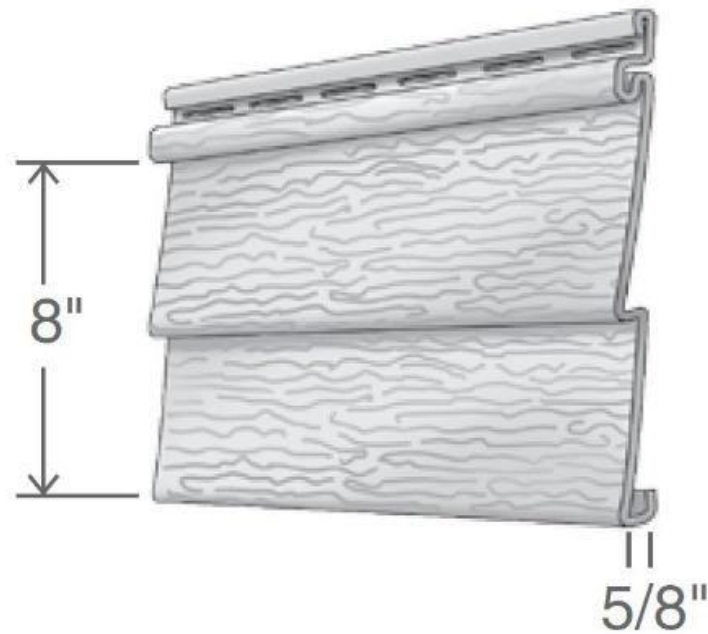


Proposed Siding


GAUGE: NOMINAL THICKNESS 0.044"

**DOUBLE 4"
TRADITIONAL**

PRODUCT CODE:
ESTD4



Proposed Siding

PRODUCT	
DOUBLE 7" CEDAR SHINGLE PRODUCT CODE: D7CEDAR Use with 3/4" pocket accessories.	 <p>The diagram illustrates the installation of Double 7" Cedar Shingle siding. It shows two rows of shingles. The top row consists of three shingles, each with a white rectangular pocket at the top. The bottom row consists of six shingles. A vertical dimension line to the left of the shingles indicates a height of 14 inches for the top row of shingles.</p>



A large, white, two-story house with a gabled roof and a small front porch. The house has multiple windows and a dark roof. A large, bare bush is in the foreground, and a grassy lawn is visible. The sky is blue with white clouds.



Language from National Register Nomination

- *Synthetic siding will not automatically preclude designation of a building as contributing if its scale and massing remain, its placement is critical to maintain a sense of streetscape, it is felt the installation of the siding is reversible, and the balance of the building meets the other integrity tests. In a similar fashion, the addition of later porches, unobtrusive additions on non-principal facades, and modern roofing materials will not automatically disallow a building from consideration.*



Language from National Register Nomination

- In the future it is possible that several of the non-contributing buildings might become contributing if rehabilitations of their exteriors are completed that either remove or reverse major alterations. Some may also move into the category of "key" buildings with the removal of synthetic siding, the reversal of porch alterations, or the reestablishment of original window openings. Buildings that might become contributing through the completion of sensitive rehabilitations include properties at 1601 Second Avenue SE, 1627 Second Avenue SE, and 118 Sixteenth Street SE. Unlikely reversals include the three properties that have been connected to one another at 1633, 1635, and 1643 Second Avenue that would need to be disconnected from one another and reestablished as single family houses or the property at 1503 Third Avenue SE, which would need to have a major addition removed as well as other changes.*



Design Guidelines

Siding

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 approving the Certificate of Appropriateness to apply vinyl siding for the following reason:
 - The damage from the 2020 Derecho requires the property owner to unexpectedly replace the siding.
 - HPC has approved the replacement of 2020 Derecho damaged synthetic siding with synthetic siding because a like-for-like replacement is not possible in these instances.



Demolition

86 8th Avenue SW– Home



86 8th Avenue SW



86 8th Avenue SW



Image from April 2012



Project Description

- The home was built in 1900
- It is considered to be in 'above normal' condition according to the assessor (most likely pre-derecho assessment)
- The property was surveyed in 2009 for the Starchworks area survey and deemed 'not eligible'



Staff Recommendation

- Staff recommends the immediate release of the demolition permit because the property has been surveyed and was found to be 'not eligible' according to the Starchworks Survey in 2009.



Historic Preservation Commission

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