

# Historic Preservation Commission

April 4, 2019

Demolition Review

2129 33<sup>rd</sup> Ave SW



# Project Description

- Structure for demolition is a 1-story residential building
- Built in 1900
- Has not been surveyed



# 2129 33<sup>rd</sup> Ave SW



# 2129 33<sup>rd</sup> Ave SW

- Poor candidate for local land marking
- No evidence of historic significance
- Staff recommends immediate release



Demolition Review

410 2<sup>nd</sup> St SW



# Project Description

- Structure for demolition is a 2 story residential building
- Built in 1905
- Surveyed as eligible as part of a historic district
  - Architectural Reconnaissance Survey for Kingston in Cedar Rapids (2009)



# 410 2<sup>nd</sup> Street SW



# 410 2<sup>nd</sup> Street SW

- Staff recommends that HPC consider placing a hold due to the results of the 2009 survey.



Demolition Review

5909 6<sup>th</sup> St SW



# Project Description

- Structure for demolition is 2 story, residential building
- Built in 1940
- This property has not been surveyed



# 5909 6<sup>th</sup> St SW



# 5909 6<sup>th</sup> St SW

- Poor candidate for local land marking
- No evidence of historic significance
- Staff recommends immediate release



Demolition Review

**1615 K Ave NE**



# Project Description

- Structure for demolition is a 16' x 18' accessory structure
- Built in 1920
- The property was surveyed in the 2016 Reconnaissance Survey and deemed not eligible for National Register listing



# 1615 K Ave NE



# 1615 K Ave NE

- Poor candidate for local land marking
- No evidence of historic significance
- Staff recommends immediate release



Demolition Review

74-76 16<sup>th</sup> Ave SW



# Project Description

- Structure for façade modification is a 1-2 story commercial building
- Built in 1926
- Contributing structure in the Bohemian Commercial National Historic District

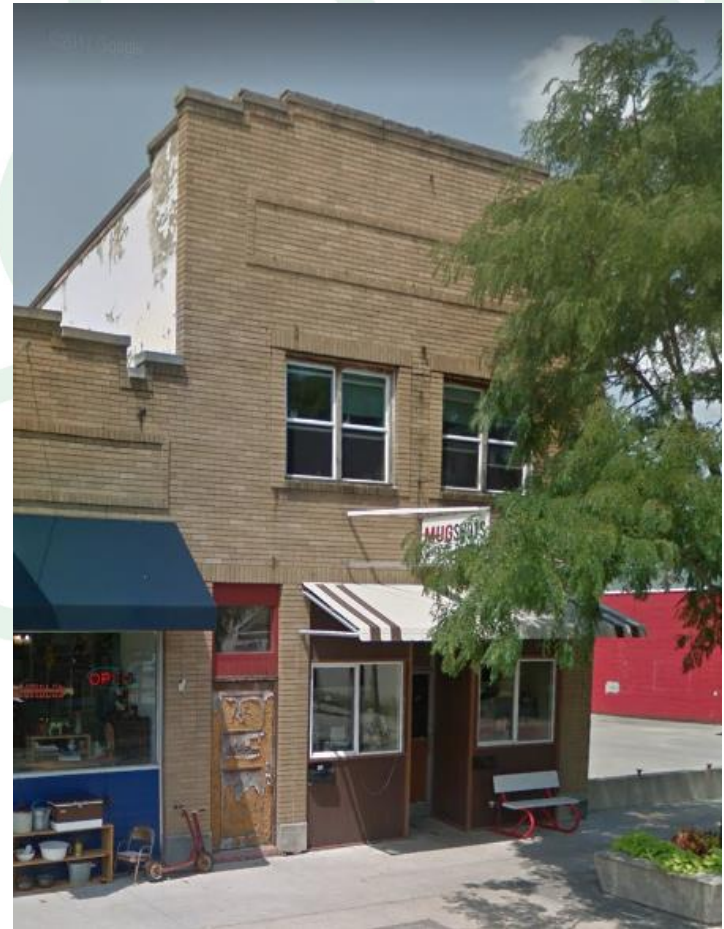
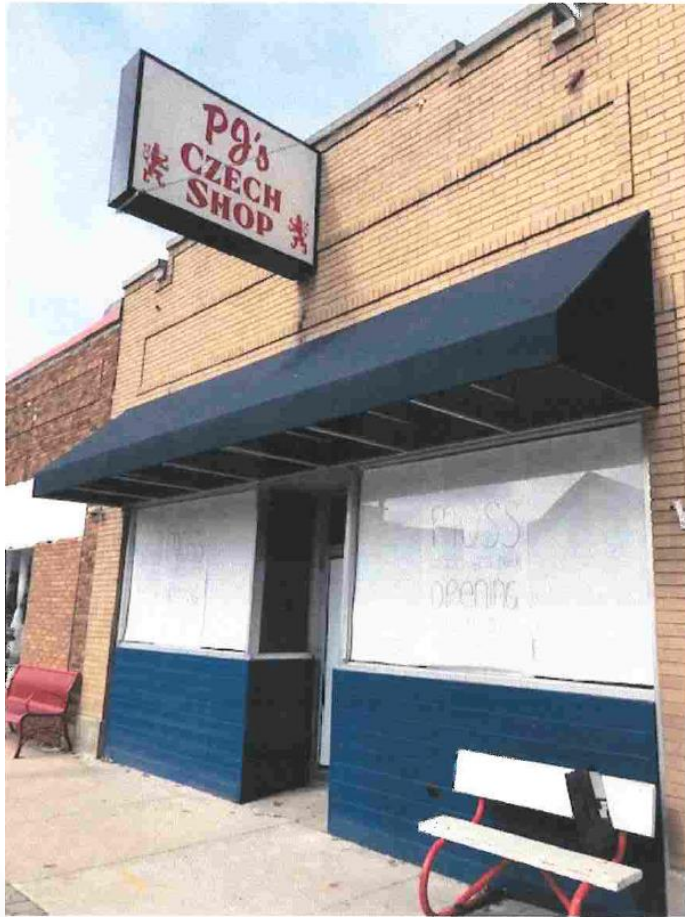


# 74-76 16<sup>th</sup> Ave SW

- Updating store front façade with 20" knee wall, modern glass, and anodized steel trim.
- Existing 4ft knee-wall will be removed.
- Historic proportions of windows maintained
- Widening recessed entryway to provide ADA accessibility



# 74-76 16<sup>th</sup> Ave SW



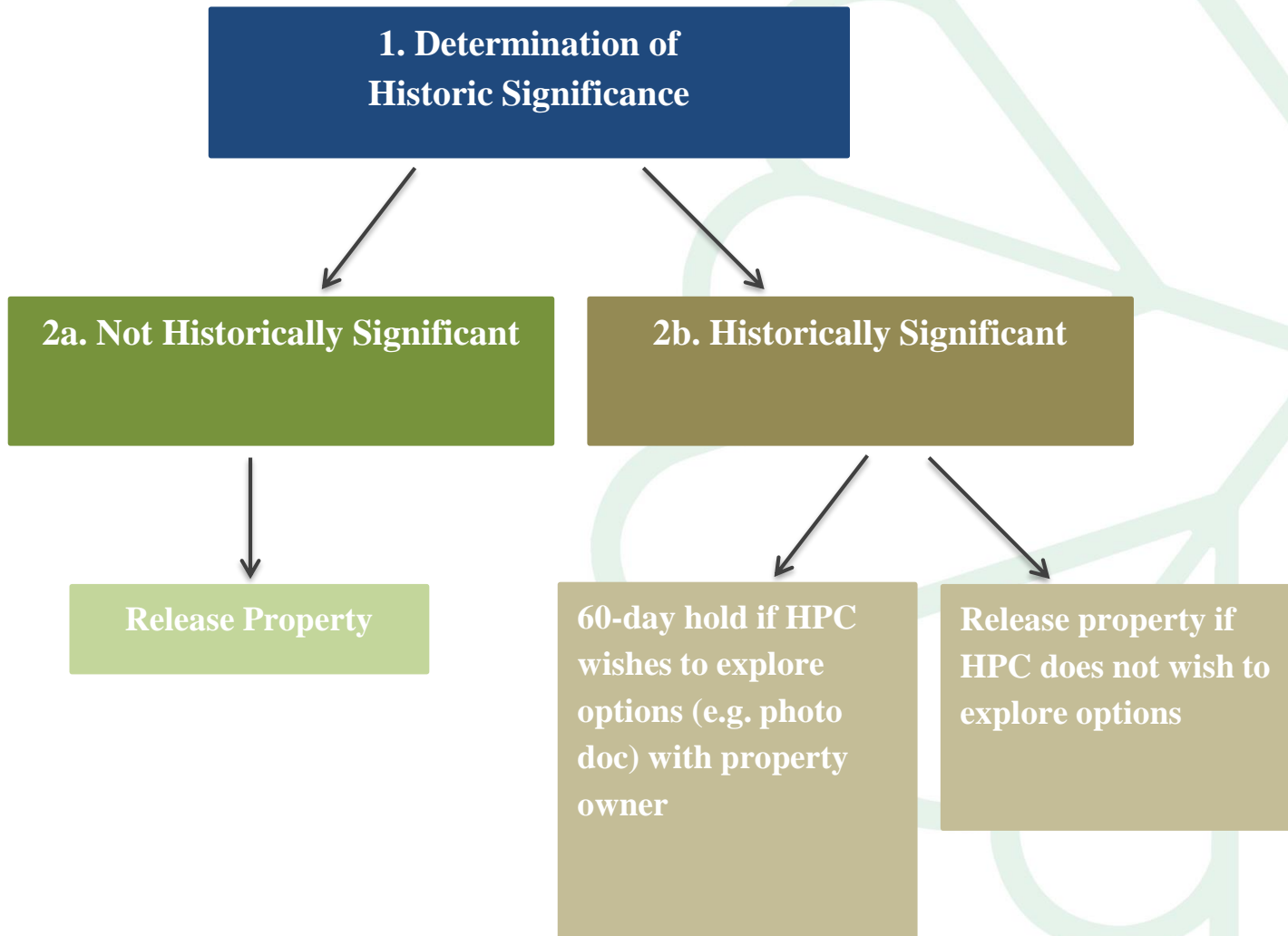
# 74-76 16<sup>th</sup> Ave SW



# 74-76 16<sup>th</sup> Ave SW

- Contributing structure to the Bohemian Commercial National Historic District
- Façade structure modification preserves historic character
- Staff recommends immediate release





## 18.02(T) Cedar Rapids Municipal Code – Historic Significance:

1. Associated with events that have made a significant contribution to the broad patterns of our history; or
2. Associated with the lives of significant persons in our past; or
3. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
4. Yielded, or may be likely to yield, information important in history or prehistory.



Certificate of Appropriateness

**359 17<sup>th</sup> Street SE**



# Project Description

- Primary structure constructed in 1907
- Applicant is replacing two windows:
  - Front attic window which faces street
  - Back kitchen window on back of house
- The applicant is requesting to replace both wood windows with vinyl
- House contributes to the Redmond Park – Grande Avenue District and is individually eligible for National Register



# Location



# 359 17<sup>th</sup> Street SE



# 359 17<sup>th</sup> Street SE



# 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 of using vinyl for back kitchen window, but recommends denial of vinyl on front window

## Actions

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



Consideration of Local Historic Landmark Application

# 1700 B Ave NE– Cedar Park Presbyterian Church (Mission of Hope)



# Property Description

- Built in 1904
- Listed on the National Register of Historic Places in 2013 as a contributing structure to the B Avenue NE Historic District
- Side-Steeple Church, with brick and stone primary construction and finish materials, rounded openings, steeple with open belfry



# Historic Significance

- B Ave Neighborhood is listed in National Register under Criteria C (architecture)
- Central Park Presbyterian Church Historic significance:
  - Contribution to the development of the Central Park/Mound View neighborhood
  - Connection to famed artist Grant Wood
  - Connection to the William Waterhouse family who were significant in the development of the Central Park Neighborhood, the church, and downtown Cedar Rapids within the 200 and 300 blocks of 1st Avenue East in the 1870's and 80's



# Location



# 1700 B Ave NE– Central Park Presbyterian Church



# 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



Discussion

# Proactive Preservation



# Announcements

- CLG Grant Proposal Review
- Demolition without permit: 156 24<sup>th</sup> Street  
Drive SE Accessory Structure
- Czech Cottage Renovations



# Historic Preservation Commission

## Staff Liaison:

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