

# Historic Preservation Commission

May 13, 2021

# Zoom Meeting

- Commissioners should mute their phones/computers when they are not speaking
- Attendees will automatically be muted, but can raise their hands via computer or by pressing \*9 on their phone



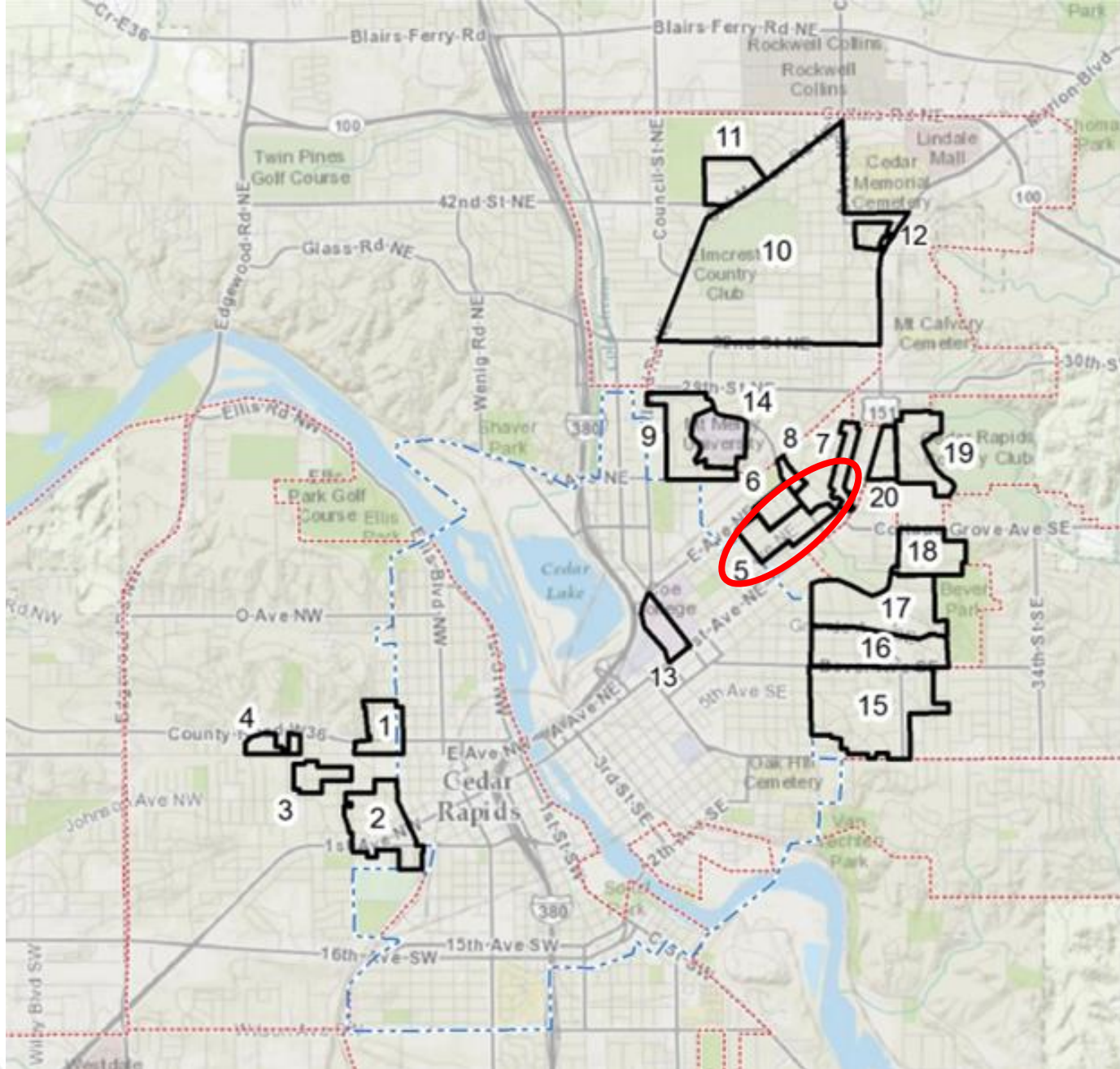
# Intensive Survey Area Review – Greene and College First Addition



# Historic Preservation Plan

- Adopted September 2015
- Uses the areas recommended for intensive survey in 2014 Citywide Reconnaissance Survey
- **HPP Policy:** Encourage and support the identification of historic properties throughout Cedar Rapids.
- **HPP Initiative:** Prioritize the list of areas that have been identified for intensive surveys in the Cedar Rapids Citywide Historic and Architectural Reconnaissance Survey.













# NE Quadrant

- Area was recommended as the 3rd priority in the SE quadrant, from the 2015 Historic Preservation Plan

## Criteria

- Areas likely to help support Heritage Tourism (that is a distinct place with a unique story to tell)
- Those where other neighborhood programs and plans are in development
- Those identified in the reconnaissance survey as being of special interest

## Northeast Quadrant

<b>Greene and College 1<sup>st</sup> Addition</b>	<b>3</b>
<b>Northview 1<sup>st</sup> Addition</b>	<b>2</b>
<b>Coon McNeal Development</b>	<b>1</b>
<b>Coe College Campus</b>	<b>4</b>

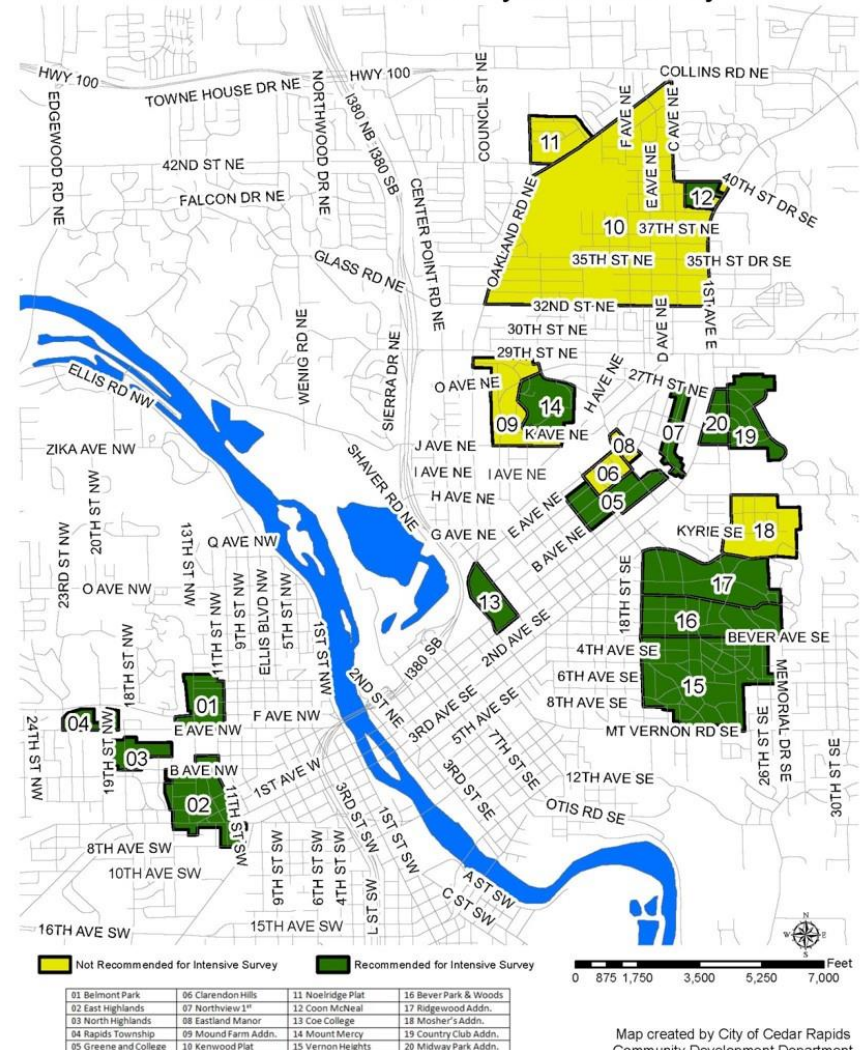




# 2017 Commission Ranking

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



# Green and College 1<sup>st</sup> Addition

## History

- Much of the land had been owned by Judge George Greene – a founder of Cedar Rapids
- Homes range in age from late nineteenth century to the mid-twentieth century
- Styles include Queen Anne, Shingle, Gothic Revival, and Craftsman
- Benjamin Franklin Middle School included in the area designed by Bert Rugh (1923)
  - Presence of many schools in this section reflects the growth the city experienced the early 20<sup>th</sup> century – fostered by the railroads and local industries (like Quaker Oats)



# Greene & College First Addition

- Several houses are of individual interest
  - 2015 B Avenue NE – moved from the SE side in 1917
  - 1955 B Avenue NE – moved from 1<sup>st</sup> Avenue
  - Lustron house at 1941 B Avenue NE



2015 B Avenue NE





# Greene and College 1<sup>st</sup> Addition Homes



1941 B Avenue NE– Lustron house



# Greene and College 1<sup>st</sup> Addition Homes



1955 B Avenue NE





# Greene and College 1<sup>st</sup> Addition

*Benjamin Franklin High School, Cedar Rapids, Iowa*



Franklin Middle School— Designed by Bert Rugh



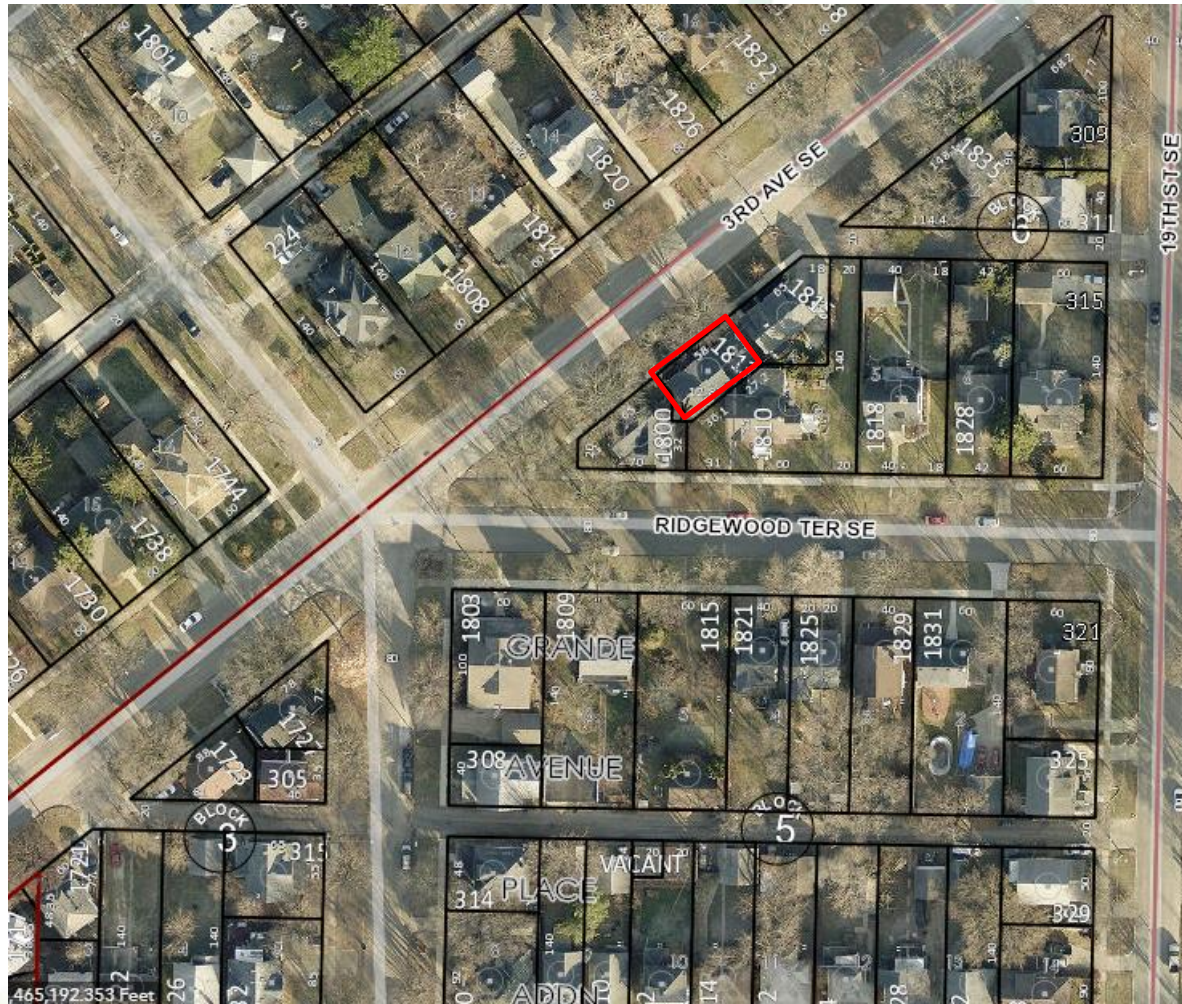


Certificate of Appropriateness

# 1813 3<sup>rd</sup> Avenue SE– Siding/Windows



# 1813 3rd Avenue SE





# 1813 3<sup>rd</sup> Avenue SE





# Project Description

- The property is located in the 2<sup>nd</sup> & 3<sup>rd</sup> Avenue Historic District
- The primary structure was built in 1910, the accessory structure was built in 1996
- It is 2-story Center Gable Cottage built in the Craftsman style
- It is a contributing structure but not individually eligible
- The condition is noted as 'fair', noting the synthetic siding and applied shutters



# Defining Features

- side-gable roof with center-gable wall dormer; group of 4/1 double-hung windows centered beneath center-gable peak & 4/1 (vertical lights) double-hung windows elsewhere; half-gable room addition on left; broad gable entrance over door supported by triangular knee brace brackets; Craftsman Style hanging ceiling light above entrance



# Project Description

- The applicant is making repairs caused by the damage from the August 10<sup>th</sup> storm
- Included in these repairs is replacing the siding with aluminum siding and replacing the aluminum soffit covers
- The applicant is also replacing windows and looking at two models; one model is all wood, the other is wood with aluminum cladding.





# Project Description



**Rainware, Fascia, Soffit**



**Napco**



**+28 more**

**American Herald® Double 4"  
Vinyl Siding**



# Project Description



# 1813 3<sup>rd</sup> Avenue SE





# Design Guidelines

Excerpt(s) from Design Guidelines Applicable to Project:



## 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



# Design Guidelines

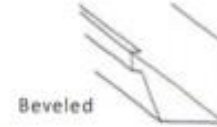
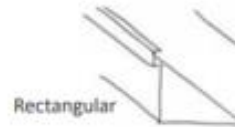
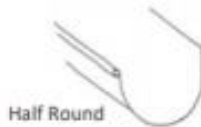
## APPROPRIATE: ✓

- Soffit, fascia, trim boards, and details should be maintained by painting and proper gutter functioning.
- Soffit, fascia boards, trim and details deteriorated beyond repair should be replaced with boards that match the originals.

## NOT APPROPRIATE: ✗

- Original Soffit, fascia, trim boards and details should not be removed.
- Covering the soffit and fascia with synthetic materials such as aluminum or plastic.

## Gutters and Downspouts



## APPROPRIATE: ✓

- Gutters and downspouts of boxed, built-in type, and/or copper should be preserved, and repaired rather than replaced if possible.
- Gutters and downspouts should be located away from significant architectural features on the front of the building, such as columns.
- Hanger straps should be nailed under, not on top, of the roofing material. If new roof is installed at same time as the gutters, the straps should be nailed under roofing material.

## NOT APPROPRIATE: ✗

- Gutter and downspout installation should not result in the removal of any existing eave features.



# Staff Recommendation

- Staff recommends denying the Certificate of Appropriateness because the project does not adhere to the design guidelines of utilizing synthetic siding & materials.





Certificate of Appropriateness

# 1500 2<sup>nd</sup> Avenue SE– Colonial Building



# 1500 2nd Avenue SE



# 1500 2<sup>nd</sup> Avenue SE





# Project Description

- The property is located in the 2<sup>nd</sup> & 3<sup>rd</sup> Avenue Historic District
- A modern building, built in 1972, in a simplified colonial style with gable ends
- It is a non-contributing structure and not individually eligible
- The condition is noted as 'good'



# Defining Features

- No defining features noted in site-inventory form



# Project Description

- The City's Housing Department is rehabilitating the structure. Below are the repairs that are forecasted:
  - Repair siding, fascia, soffit & gutters to match existing.
  - Repair or replace windows to match existing if needed like-for-like or replace with vinyl if possible to match existing look.
  - Replace existing doors with security doors.
  - Repair, remove or replace existing awning in the back of the building.
  - Construct a new wheel chair ramp at the front of the building to comply with ADA Requirements.
  - Repair or re-roof the existing roof with asphalt shingles
  - Repair gable vinyl siding.





# Design Guidelines

## Awnings

### APPROPRIATE:



- Awnings should be attached with care to prevent unnecessary damage of original details and materials.
- Awnings should be of canvas, or similar woven material, and compatible with the style of the house.
- Awnings should be of colors to compliment the dwelling.
- Awnings should fit the opening to which they are applied. Rectangular openings should have straight across shed type awnings, not bubble or curved forms.
- Arched openings should have curved or rounded, not bubble, awnings to match the opening.

### NOT APPROPRIATE:



- Awnings with illumination should not be used.
- Awnings should not be used on windows with shutters.
- Metal, fiber glass, or vinyl awnings should not be used.
- Awnings should not cover or conceal significant architectural details such as window hood molding.

## Soffits and Fascia

### APPROPRIATE:



- Soffit, fascia, trim boards, and details should be maintained by painting and proper gutter functioning.
- Soffit, fascia boards, trim and details deteriorated beyond repair should be replaced with boards that match the originals.

### NOT APPROPRIATE:



- Original Soffit, fascia, trim boards and details should not be removed.
- Covering the soffit and fascia with synthetic materials such as aluminum or plastic.



# Design Guidelines

## Doors

### APPROPRIATE:

- Repairing the original wood door
- Replacing doors visible from the public right of way with wood doors
- Storm or screen doors retaining the same door size
- Retaining historic trim around doors
- Retaining original door opening
- Doors that are missing or deteriorated beyond repair on the front or side facades visible from the street should be replaced with doors appropriate for the style and period of the building. Replacement doors should be similar in design to the original in style, materials, glazing (glass configuration) or appropriate to the architectural style of the building.
- Unless they are historic to the building, doors of flush wood, fiberglass or steel design may be considered for use only at rear entrances or side entrances that are not visible from the street.

### NOT APPROPRIATE:

- Replacing doors visible from the street with metal or vinyl doors
- Replacement doors not of the era of the home's architectural style
- Unusual shaped glass panes (such as star bursts)
- Increasing or decreasing the original door size.
- Installing storm doors that cover the original wood door
- Doors and/or original door features such as surrounds, sidelights, and transoms should not be removed, altered or covered. Door openings should not be enlarged, reduced, or shortened for new door installation.
- Doors should not be added at locations where they did not originally exist, unless needed to meet safety codes or to enhance the use of a property.
- Windows should not be turned into doors.

## Security Doors

### APPROPRIATE:

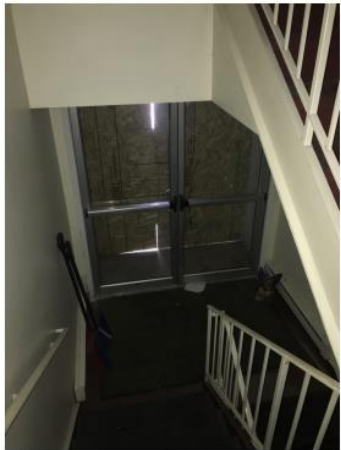
- Original wood frame storm or screen doors should be maintained. Screen, storm, and security doors should be correctly sized to fit the entrance opening and should be compatible with the style of the building.
- When metal screen, storm, or security doors on front or visible sides are used, they should have a painted, anodized, or non-metallic finish to match the trim color.
- Screen and storm doors added to the front or visible side doors should be wood. These should be either full view or with divisions aligned to those of the primary door.
- Security doors at locations not visible from the street are acceptable and may have more extensive structural framework than would be acceptable for doors visible from the street.
- Security doors added to the fronts of dwellings should be full view design or have minimal structural framework to allow for the viewing of the primary door behind them.

### NOT APPROPRIATE:

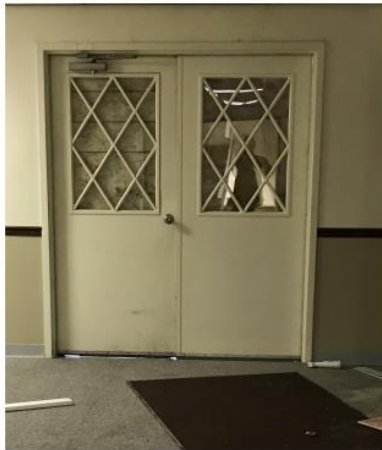
- Door openings should not be enlarged, reduced, or shortened for new door installation.
- Security doors are less appropriate for fronts of dwellings than at rear and side facades not visible from the street.



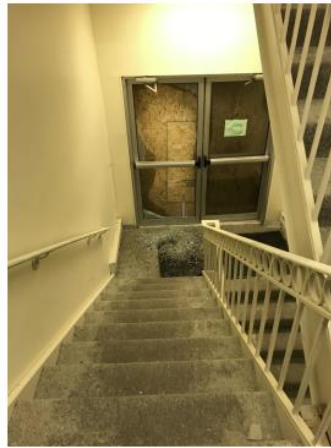
# Doors



Existing Side Door



Existing Front Door



Existing Back Door





# Design 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 31](#).

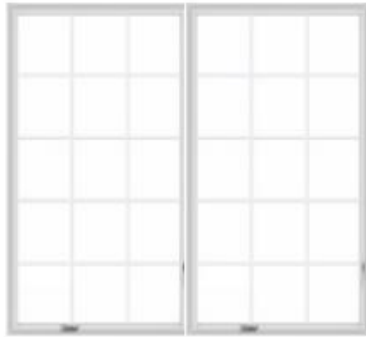
### NOT APPROPRIATE:



- 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.



# Windows



**Example of the replacement windows.**

**Final Manufacture & Specification of the windows to be determined by Architect**



**Existing Window**



# Design Guidelines

## APPROPRIATE: ✓

- Porches original or important to the building's historical integrity that have deteriorated or have deteriorated components should be repaired or replaced to match the original in design, materials, scale, dimensioning, detailing, and placement.
- Porches with wood floors should have wood steps. The treads should have rounded nosings. The rise of the step should be an enclosed riser.
- Wood floors should have wood tongue and groove flooring running perpendicular to the façade and be painted.
- Original porches of masonry or patios and terraces with poured concrete floors should have poured concrete steps.
- If original porch columns and railings have been removed or replaced on porches visible from the street, they should be rebuilt in historic designs to match the style of the building.
- Porches may require new balusters for the railing. Porch balusters (also called spindles) should be appropriate for the building's style and period. They should be located between a top and bottom rail.
- Open areas below porches should be enclosed as was traditional for the type and style of the original porch building material. This could include decorative wood framed skirting, vertical slats, or lattice panels of square pattern. Diamond pattern is typically not appropriate.

## NOT APPROPRIATE: ✗

- Porch columns and railings of aluminum, wrought iron, or other modern materials, with the exception of some houses built after World War II, are not appropriate.
- Adding a wood trellis that removes an original porch building material.



Example of a traditional front porch.

## Porches

### APPROPRIATE: ✓

- Retain and restore original porch columns and railings
- Porches on front and side façades that are original or important to a building's historical integrity should be maintained in their original design and with original materials and detailing unless they are deteriorated beyond repair and then replaced with like materials.
- Repairing the existing porch or balcony
- Replacing masonry elements with masonry elements
- Porches with wood components should be painted unless the building style features unpainted wood such as found in the Shingle or Modern style. See [Paint Section](#).
- Opening an enclosed porch
- Porches may be screened. If screened, the structural framework for the screen panels should be minimal and the open appearance of the porch maintained. Screen panels should be placed behind the original features such as columns or railings and should not hide decorative details or result in the removal of original porch materials.

### NOT APPROPRIATE: ✗

- Modern straight-edged railings
- Columns made of modern materials (fiberglass for an example)
- Plywood panel flooring on entrances facing the street
- Carpeted flooring on entrances facing the street
- Concrete steps that are visible from the street, unless original to the building
- Unpainted treated lumber elements, unless used for hidden decorative supports
- Changing the style of columns
- Enclosing porches on the front façades enclosed with wood, glass, or other materials that alter the open appearance. If historically the porch style was enclosed, windows, doors and screening of style and material appropriate to the building style may be used.





# ADA Accommodations



Existing East side of stairs in front



Existing East side of stairs in front



# ADA Accommodations

**Examples of what the wheel chair ramp that may be proposed. Final design and configuration to be determined by the Architect**



# 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 for the following reasons:
  - The building is 49 years old
  - It is not individually eligible for the National Register of Historic Places
  - It is non-contributing to the district.



Demolition

# Coolidge Elementary



# Coolidge Elementary





# Coolidge Elementary



# Project Description

- The structure is an elementary school built in 1967
- This elementary school building was determined by the Cedar Rapids Community School District (CRCSD) to be in need of replacement as part of CRCSD's 2018 approved Facility Master Plan.
- It has not been surveyed



# Staff Recommendation

- Staff recommends release of the demolition permits because there is no evidence of historic significance and the property is a poor candidate for local landmarking.





# Future Agenda Items



# Announcements



# Historic Preservation Commission

## Staff Liaison:

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