

Historic Preservation Commission

May 14, 2020

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



Demolition Review

1305 O Avenue NW – Primary Structure



1305 0 Avenue NW



Project Description

- Single family 1-story frame home built in 1951. It is listed as normal condition per City Assessor
- This property has not been surveyed



Staff Recommendation

- No evidence of historic significance and poor candidate for local landmarking
- Staff recommends immediate release

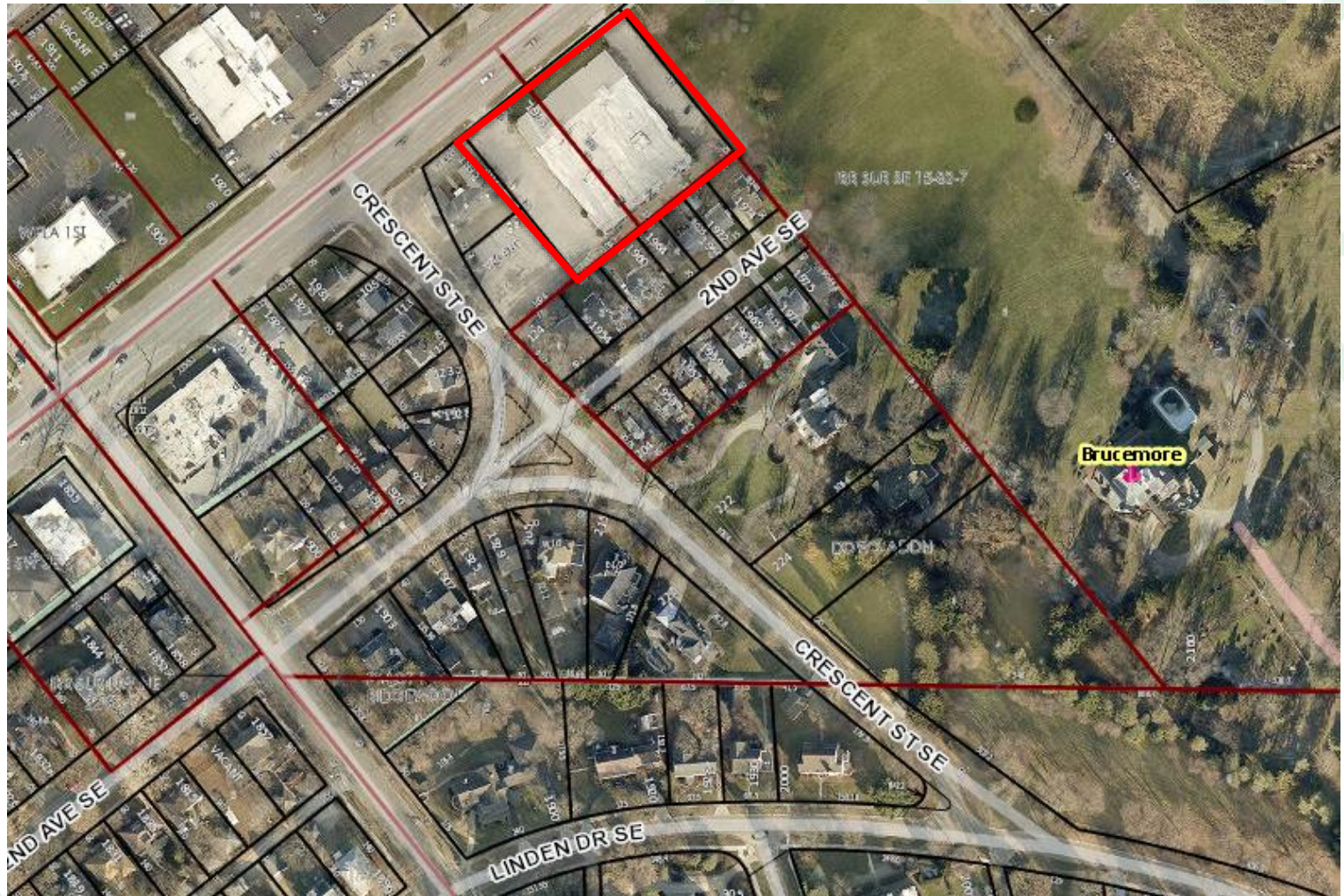


Demolition Review

1953 1st Avenue SE – Primary Structure



1953 1st Avenue SE



1953 1st Avenue SE



Project Description

- Commercial building built in 1969
- The condition is below normal, per City Assessor
- This property has not been surveyed



Staff Recommendation

- No evidence of historic significance and poor candidate for local landmarking
- Staff recommends immediate release



Certificate of Appropriateness

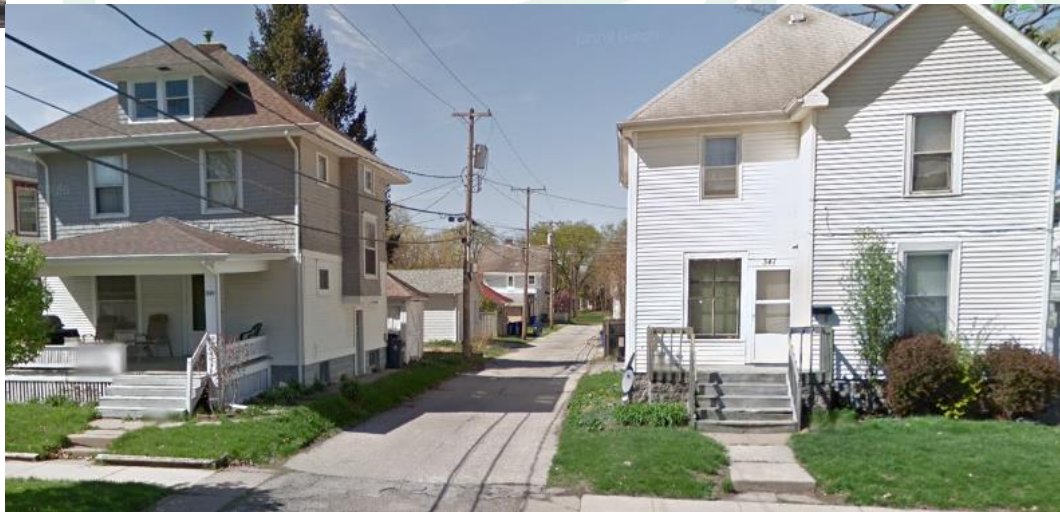
1628 Park Avenue SE – Garage Addition



1628 Park Avenue SE



1628 Park Avenue SE



Project Description

- Garage built in 1999
- Located in the Redmond Park – Grande Avenue Historic District
- The applicant is adding a 10' addition to the current garage towards the house and 8'x42' carport to the west side of the garage
- Materials will match the current materials of the garage





Proposed Garage Exten. 1628 park Ave SE



Design Guidelines

APPROPRIATE:

- Garages, carriage houses or outbuildings that contribute to a property's historic character, or are original to a property should be preserved and maintained. Original features should be repaired to match the original.
- Wood siding
- Double wide door (if accessed from an alley)
- Accessory buildings that contribute to a property's historic character, or are original to a property should be preserved and maintained. Original features should be repaired to match the original.
- Original doors should be maintained, but may be retrofitted with modern hardware.

NOT APPROPRIATE:

- Metal, vinyl, or sheet siding
- Paneled siding
- Disproportionate roof pitch
- Disproportionate building mass
- Moving or relocating accessory buildings original to a property to another part of the lot.
- Removal of architectural detailing, especially when it is visible from the street.



Staff Recommendation

- Staff recommends approval of the COA given that garage is not original to the property, the improvements will not change the appearance of any defining feature, and is consistent with the design guidelines.



Certificate of Appropriateness

1720 3rd Avenue SE – Window Replacement



1720 3rd Avenue SE



1720 3rd Avenue SE



Project Description

- Home built in 1921
- Located in the 2nd and 3rd Avenue Historic District
- The applicant would like to replace 14 windows on the enclosed front porch, to make it a four seasons porch. The proposed window would be a wood window with a similar sash pattern as the original window with thin aluminum cladding on the front side



Project Description

- 1995 Site Inventory Form lists the defining features as the: side-gable roof with no dormers; narrow clapboard siding; broad gable roof porch with closed balustrade and screen windows; double-hung windows with uneven divided sash
- The home contributes to the historic district, but is not individually eligible for the National Register of Historic Places





Front



Back



15 None Assigned



PK #
2056

Viewed From Exterior

Architect, Traditional, 4-Wide Sash Set, Poplar White

1: Non-Standard SizeNon-Standard Size Fixed Sash Set

General Information: Standard, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Painted, Standard Enduraclad, Poplar White

Interior Color / Finish: Prefinished White Paint Interior

Sash / Panel: Ogee, Ogee, Standard

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Performance Information: U-Factor 0.28, SHGC 0.27, VLT 0.50, CPD PEL-N-1-53758-00002,

Rating 50, Calculated Negative DP Rating 50, Year Rated 11



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.



Staff Recommendation

- Staff recommends approval of the COA for this project because the Design Guidelines allow for wood windows with aluminum storm windows and these proposed windows match the design as closely as possible.



Discussion

Bever Woods Survey Update



Historic Preservation Commission

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