

Historic Preservation Commission

May 26, 2022

Presentation

1110 Quarry Avenue SW



Presentation

Commissioner Member Orientation



Review of Chapter 18

Outlines the criteria for all decisions related to:

- Designation of local landmarks and districts
- Review and approval of COA and CNME
- Review and approval of demolitions and façade modifications – properties outside the historic districts



Review of Chapter 18

1. Conduct studies for identification of historic districts and sites.
2. Recommend listing of national or local districts or landmarks to City Council
3. Review and act upon all applications subject to Chapter 18
4. When appropriate, make recommendations to City Council on preservation issues
5. Educate the public on the benefits of historic preservation
6. When requested by the CPC or City Council, consult on changes to land use and zoning changes within local historic districts
7. Shall not obligate itself or the City in any financial undertaking unless authorized by City Council
8. Recommend acquisition or sale of historic properties and recommend preservation or restoration of city owned properties
9. Provide information to the City for the purpose of Historic Preservation
10. Promote educational programs on historic properties in the City



Bylaws

- Outlines the general structure for how commissioners make motions and have discussion
- Duties related to the chair and other officers
- Outlines other responsibilities



Design Guidelines

- Referred to in Chapter 18 as part of the process for reviewing COAs and CNMEs
- Based on Secretary of the Interior's Standards for the Treatment of Historic Properties (for more information, see <https://www.nps.gov/tps/standards.htm>)
- Developed by a sub-commission of HPC: Updated in 2018
- Describes appropriate and inappropriate methods and techniques for treatment of historic properties
- Used by property owners and contractors when working on historic buildings and by the Commission when deciding on approval of COA



Design Guidelines

GUIDELINES: WALLS AND EXTERIORS

Walls and Exteriors

Most of the houses in Cedar Rapids Historic Districts were sided with wood **clapboards** or wood shingles. Different widths of paneling were used to enhance the aesthetics of the facades. Modern siding components may be cheaper in the short run, but will hide everyday damage and trap moisture, which unchecked, will cost more in the long run.



APPROPRIATE:



- Replacing wood exterior **siding** with like materials
- Repairing the existing siding
- Removal of synthetic siding
- Retaining the width of the original paneling
- Retaining 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

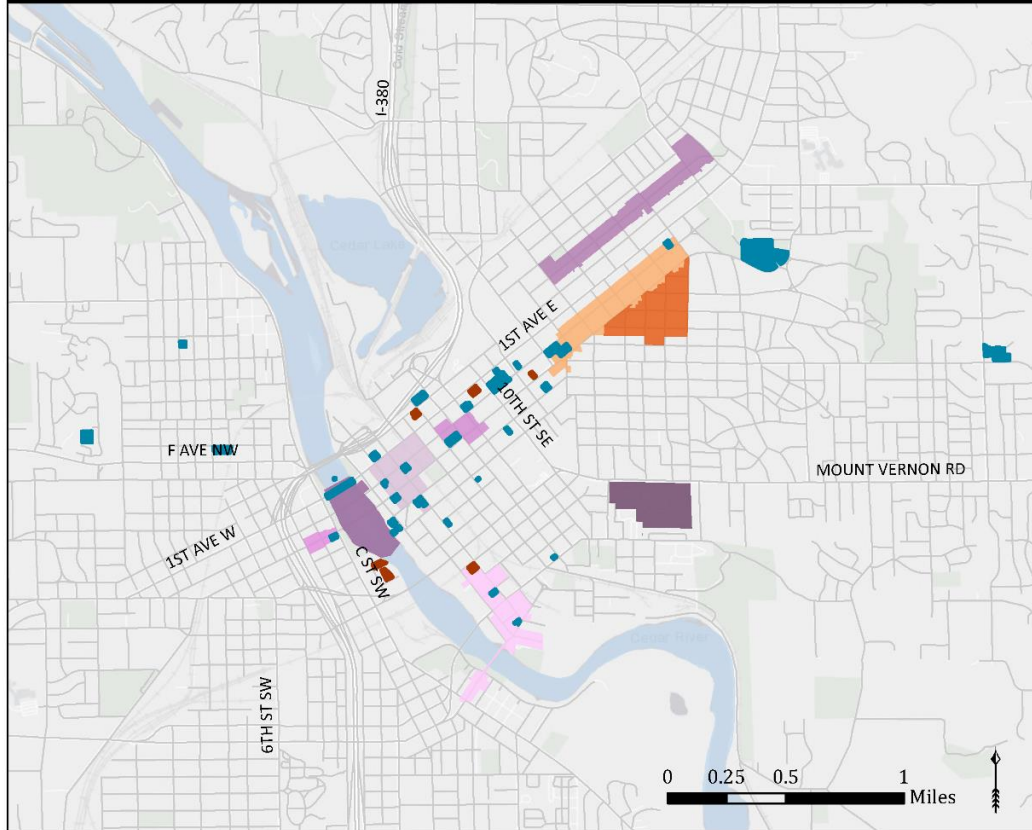


Local and National Districts

Local districts and landmarks have more regulations than national districts and landmarks. Review and approval is required for all exterior changes on local landmarks or properties in local districts.

HPC only reviews demolitions and façade structure modification for national landmarks and districts.





- 2nd & 3rd Avenue Local Historic District
- Redmond Park - Grande Avenue Local Historic District
- National Register of Historic Places Landmarks
- Local Historic Landmarks

- Ausadie Building,
845 1st Ave SE
- Cedar Rapids Milk Condensing Company,
525 Valor Way
- Iowa Wind Mill and Pump Company,
42 7th Ave SE
- Grace Episcopal Church,
525 A Ave NE
- Perkins House,
1228 3rd Ave SE
- Witwer Grocery Company Building,
905 3rd St SE

- 3rd Ave. SW Commercial National Historic District
- Auto Row National Historic District
- B Avenue NE National Historic District
- Bohemian Commercial National Historic District
- Downtown National Historic District
- May's Island National Historic District
- Oak Hill Cemetery National Historic District

Local landmarks:

- Ausadie Building, 845 1st Ave SE
- Cedar Rapids Milk Condensing Company, 525 Valor Way SW
- Iowa Wind Mill and Pump Company, 42 7th Ave SW
- Grace Episcopal Church, 525 A Ave NE
- Perkins House, 1228 3rd Ave SE
- Witwer Grocery Company Building, 905 3rd St SE
- Central Park Presbyterian Church, 1700 B Ave NE



2015 Historic Preservation Plan

- Vision for Preservation in Cedar Rapids
- Goals, policies, and initiatives
- Implementation plan
- Historic Preservation administration
- List of identified and potential resources
- Incentives and benefits
- Educational resources
- Information on Cedar Rapids history

http://www.cedar-rapids.org/local_government/departments_and_community_development/plans/index.php



Roles and Responsibilities

Commissioners

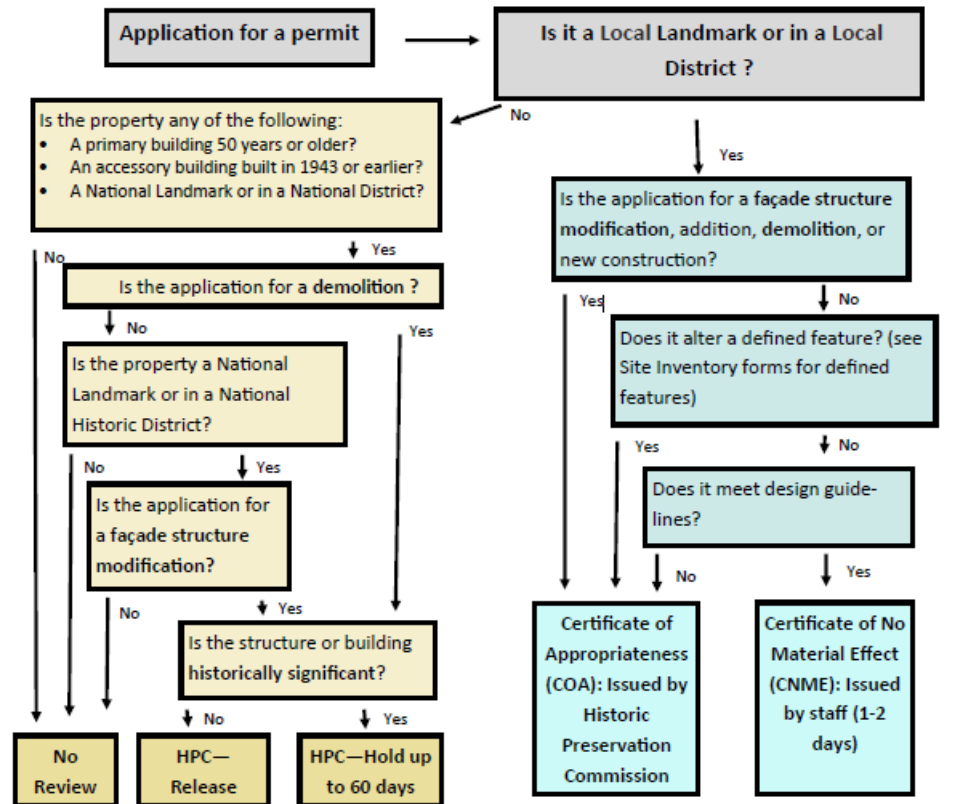
- Review applications:
 - COA
 - Demolition Review
 - Façade structure modification review

Staff

- Approve CNMEs
- Coordinate with applicants to provide a clear understanding of projects
- Provide staff report and other information on projects
- Complete administrative tasks associated with commission
- Provide education and training opportunities



Flowchart



Key Definitions [from Cedar Rapids Municipal Code, Chapter 18]:

Demolition: Activity requiring a building permit(s) which results in the permanent destruction and removal of a building or structure, up to and including the foundation of a building or structure.

Façade Structure Modification: Modifications to a primary building or structure which would do any of the following:

- On a façade wall facing a public street right-of-way:
 - Add floor area to the building or structure; or
 - Add another wall which encloses the original wall from view.
- On a façade wall facing a public street right-of-way, removal of existing, above ground wall structure consisting of any of, but not limited to, the following elements: wall studs, wall framing, beams, masonry elements, and/or columns. This shall not include alternatives to exterior materials such as, but not limited to: siding, wood, stucco, hardie plank, cement board or other similar exterior wall coverings.
- Permanent alteration to the pitch of a roof.

Historically Significant: Any structure, building, site, property, object or item which is determined by the Cedar Rapids Historic Preservation Commission, National Park Service or State of Iowa Historic Preservation Office to possess integrity and meet one or more of the following:

- Associated with events that have made a significant contribution to the broad patterns of our history; or
- Associated with lives of significant persons in our past; or
- 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
- Yielded, or may be likely to yield, information important in history or prehistory.

Section 106 Review

Required for all Federal undertakings as part of the National Historic Preservation Act of 1966.

- Determination and coordination of review is the responsibility of the Federal agency.
- Federal agency works with SHPO to identify historic properties and prevent or mitigate adverse effects

Typically comes into effect

- Wireless communications facilities (FCC)
- Road projects using federal dollars



Historic Significance

Historically Significant: Any structure, building, site, property, object, or item which is determined by the Cedar Rapids Historic Preservation Commission, National Park Service or State of Iowa Historic Preservation Office to possess integrity and meet one or more of the following:

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.



Historic Significance

- City surveys
 - Reconnaissance Level Survey
 - Intensive Level Survey

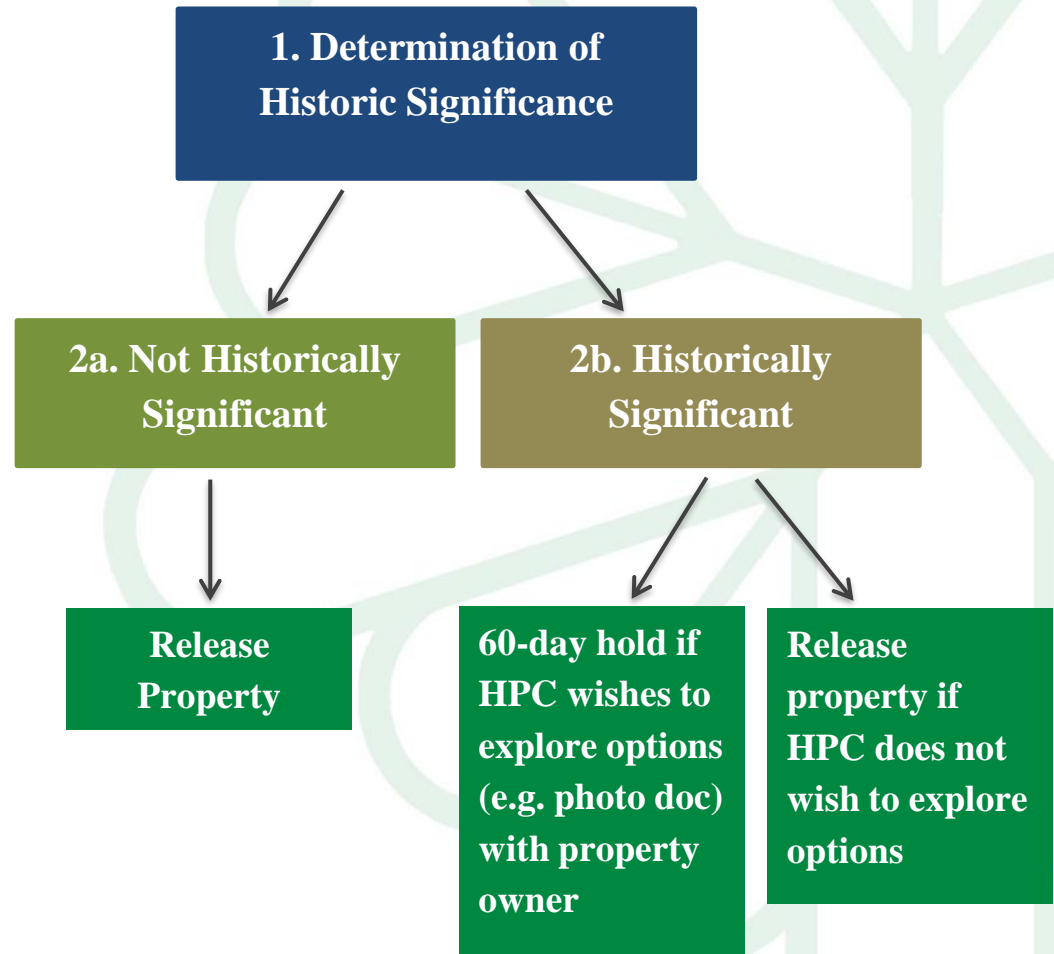
http://www.cedar-rapids.org/local_government/departments_and_data/index.php

Access completed surveys

<http://crgis.cedar-rapids.org/HDV/index.html>

GIS Map showing historic districts and survey information

- For properties that have not been surveyed, the City relies on the guidance and expertise of the Commission to determine historical significance



Other Entities Involved

- National Park Service
 - Provides and administers federal preservation efforts
- State Historic Preservation Office
 - State government office that promotes/administers preservation efforts
 - Administer the Certified Local Government (CLG) program.
 - Review documents and other materials for both public agencies and private entities.
- Local organizations
 - Local non-profits
 - The History Center

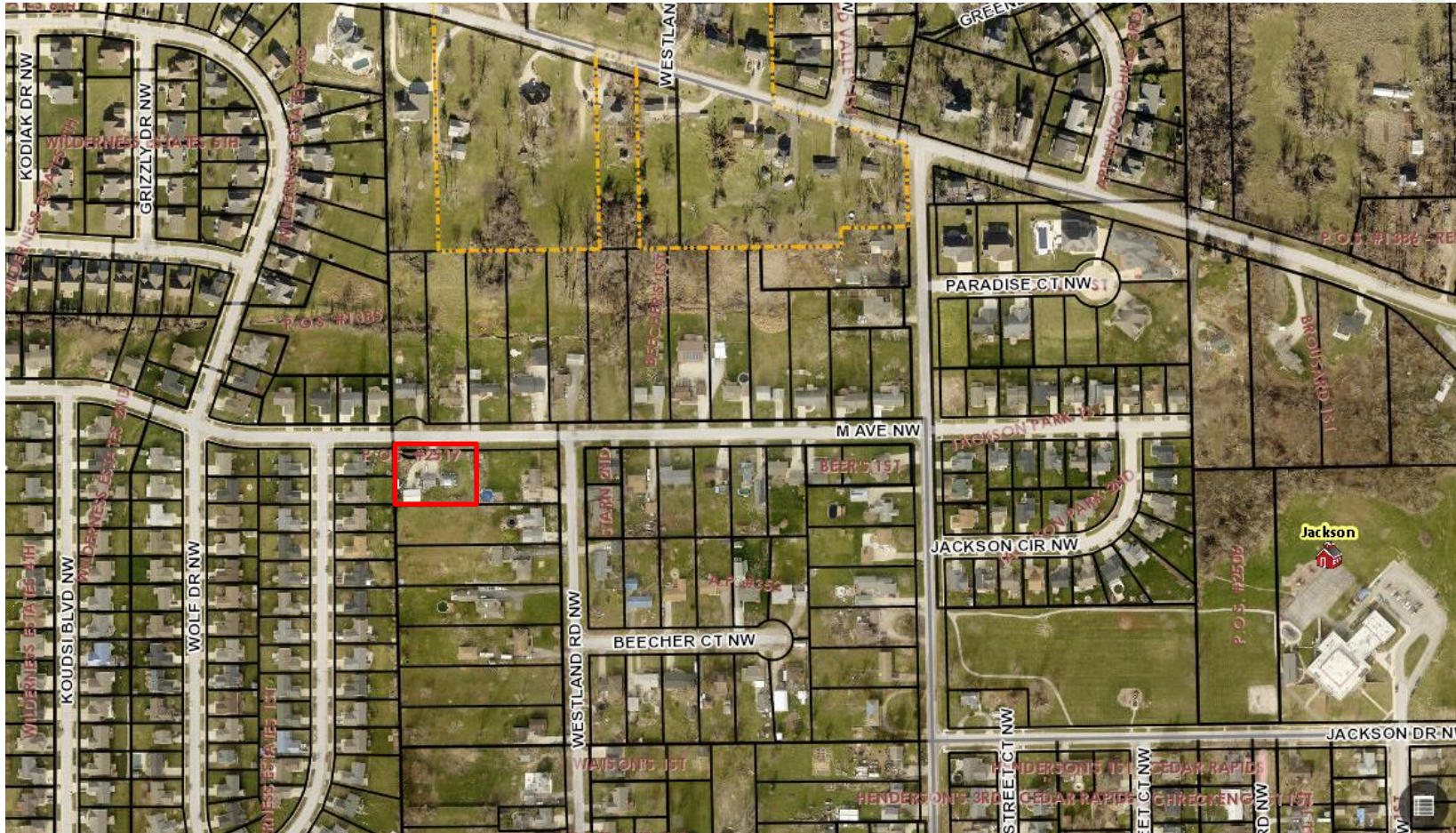


Demolitions

4431 M Avenue NW - house



4431 M Avenue NW



4431 M Avenue NW



4431 M Avenue NW



Project Description

- Home was built in 1920
- The property has not been surveyed and is normal condition per the assessor's site



Staff Recommendation

- Staff recommends immediate release of the demolition permit because there is no evidence of historic significance and the structure are poor candidates for local landmarking



Demolitions

1758 Memorial Drive SE- house



1758 Memorial Drive SE



1758 Memorial Drive SE



Project Description

- Home was built in 1880
- Considered to be in normal condition per the City Assessor
- The property has not been surveyed



Staff Recommendation

- Staff recommends immediate release of the demolition permit because there is no evidence of historic significance and the structure are poor candidates for local landmarking



Future Agenda Items



Announcements



Historic Preservation Commission

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