

Historic Preservation Commission

May 27, 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



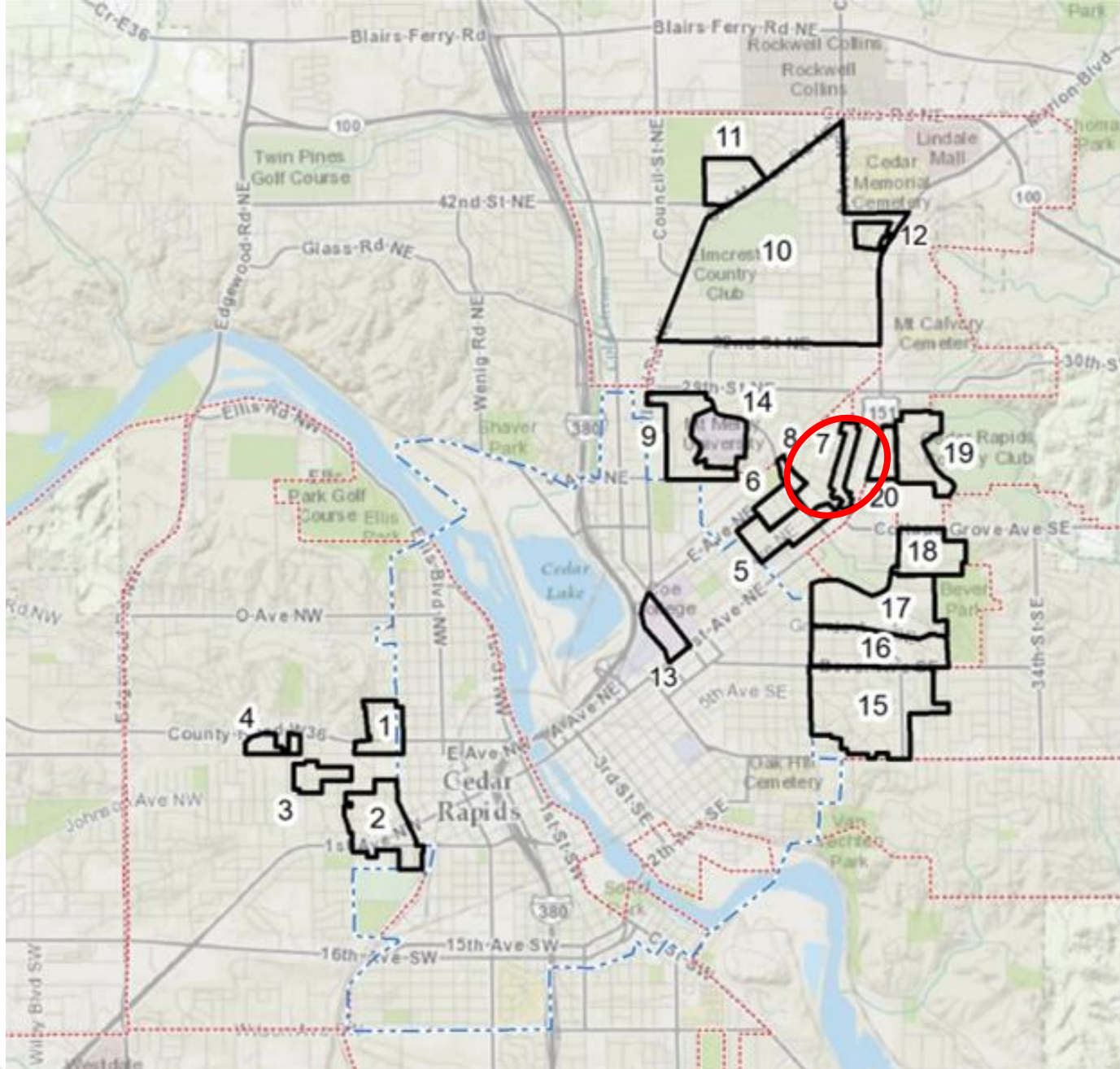
Intensive Survey Area Review – Northview First Addition



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 2nd 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

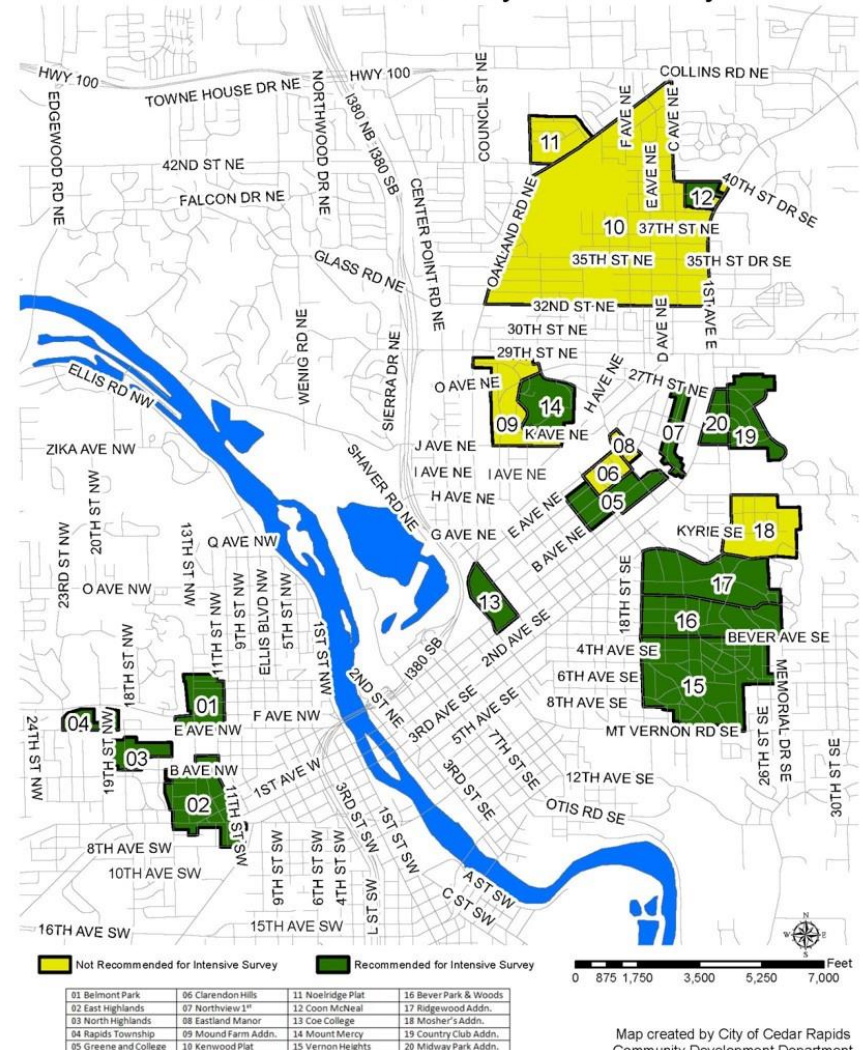
Greene and College 1st Addition	3
Northview 1st Addition	2
Coon McNeal Development	1
Coe College Campus	4



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



Northview First Addition History

- Platted in 1913 by Malcolm V Bolton and Company
 - Praised proximity to First Avenue and streetcar
- Mostly developed by 1930
- Higher elevations had larger lots for “nice homes”
- Arthur School, built in 1914, anchors the area on the north end



Northview 1st Addition



Northview 1st Addition Homes



Arthur Elementary



Certificate of Appropriateness

525 Valor Way SW - Entrance





525 Valor Way SW



Project Description

- Alteration of the front staircase is due to the construction of the McGrath Amphitheatre restroom and storage facility located directly north of and adjacent to the property.
- Access improvements to the end of Valor Way require moving the Right-of-Way (ROW) line closer to the Chelsea building, which after receiving feedback at the April 22nd HPC meeting have led to the proposed addition of one step to the front stairs of the building.
- Any existing railing removed will be replaced with the same ornamental railing as exists today.



Defining Features

- The main façade faces Valor Way to the west and features a central bay that projects forward from the main vertical plane of the building. A non-historic, concrete ramp leads from the concrete sidewalk running parallel to the street up to the centered metal and concrete-slab-topped landing on front of the primary entrance located on the first floor. This concrete landing is presumed to be non-historic, based on the limited photographic documentation. The entrance consists of a set of contemporary steel double doors with clear inset glass that has been painted over from the inside. An artist's rendering of the building in 1889 suggests that originally there were stairs that led up to the primary entrance.



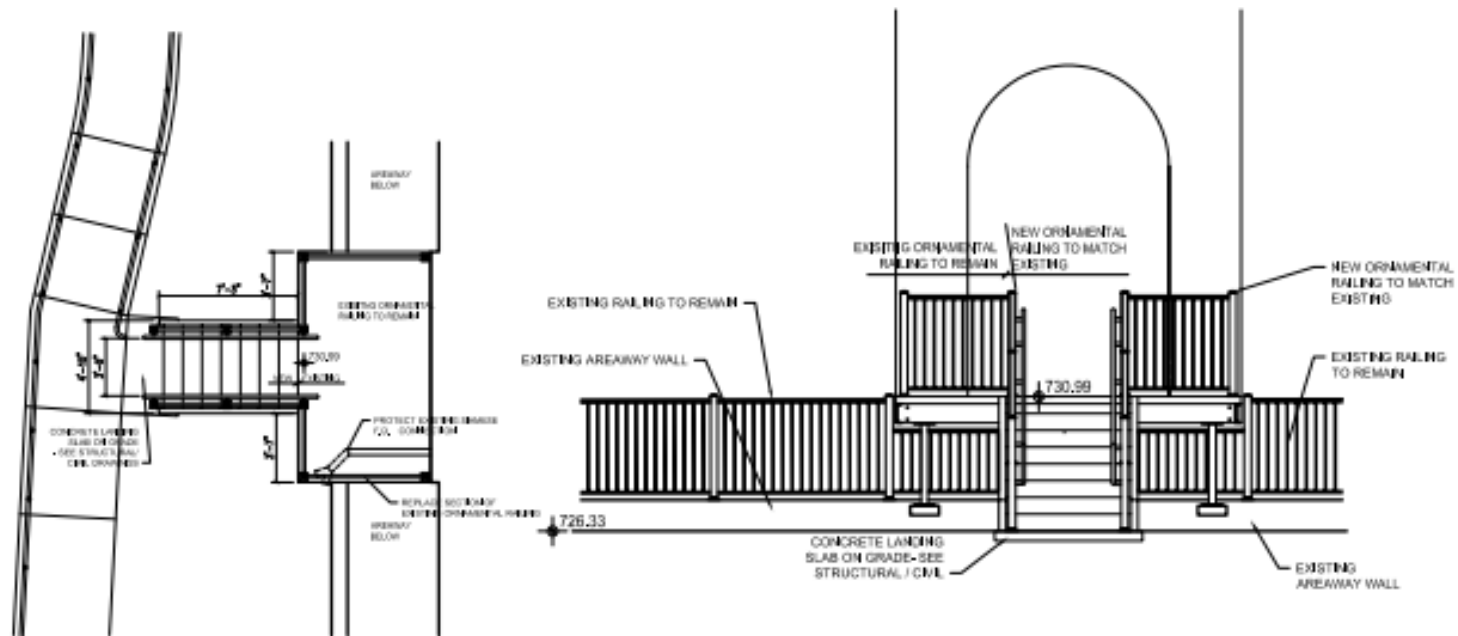
Project Description



Project Description

EXISTING PLAN - ENTRANCE STAIR
12/17/17

DEMOLITION PLAN - ENTRANCE STAIR
12/17/17



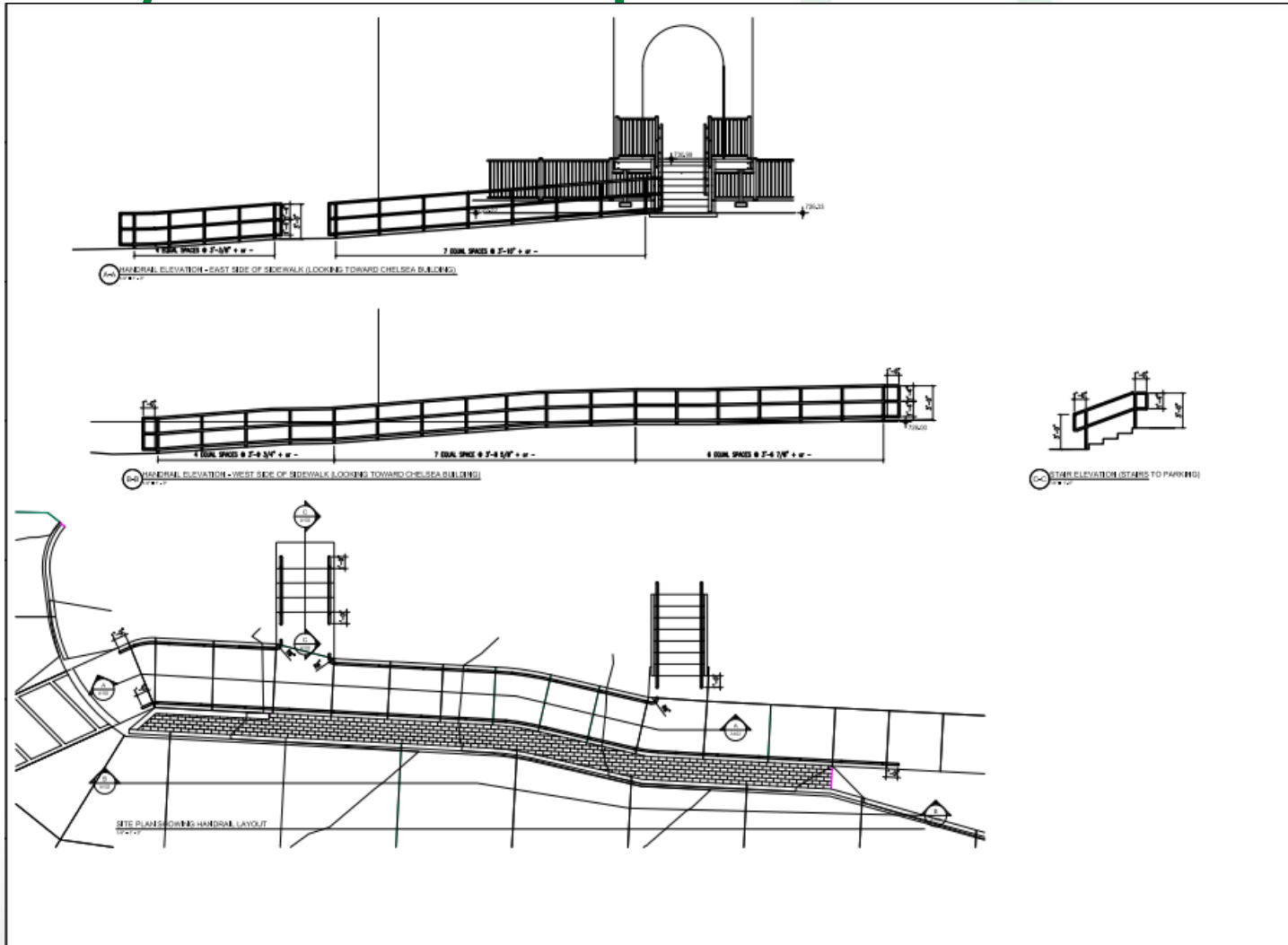
PROPOSED PLAN - ENTRANCE STAIR
12/17/17

1 STAIR FRONT ELEVATION
12/17/17

2 STAIR
12/17/17



Project Description



Staff Recommendation

- Staff recommends approving the Certificate of Appropriateness as the staircase is considered to be a non-historic element of the structure per the local landmark documentation and the historic alignment is maintained.



Certificate of Appropriateness

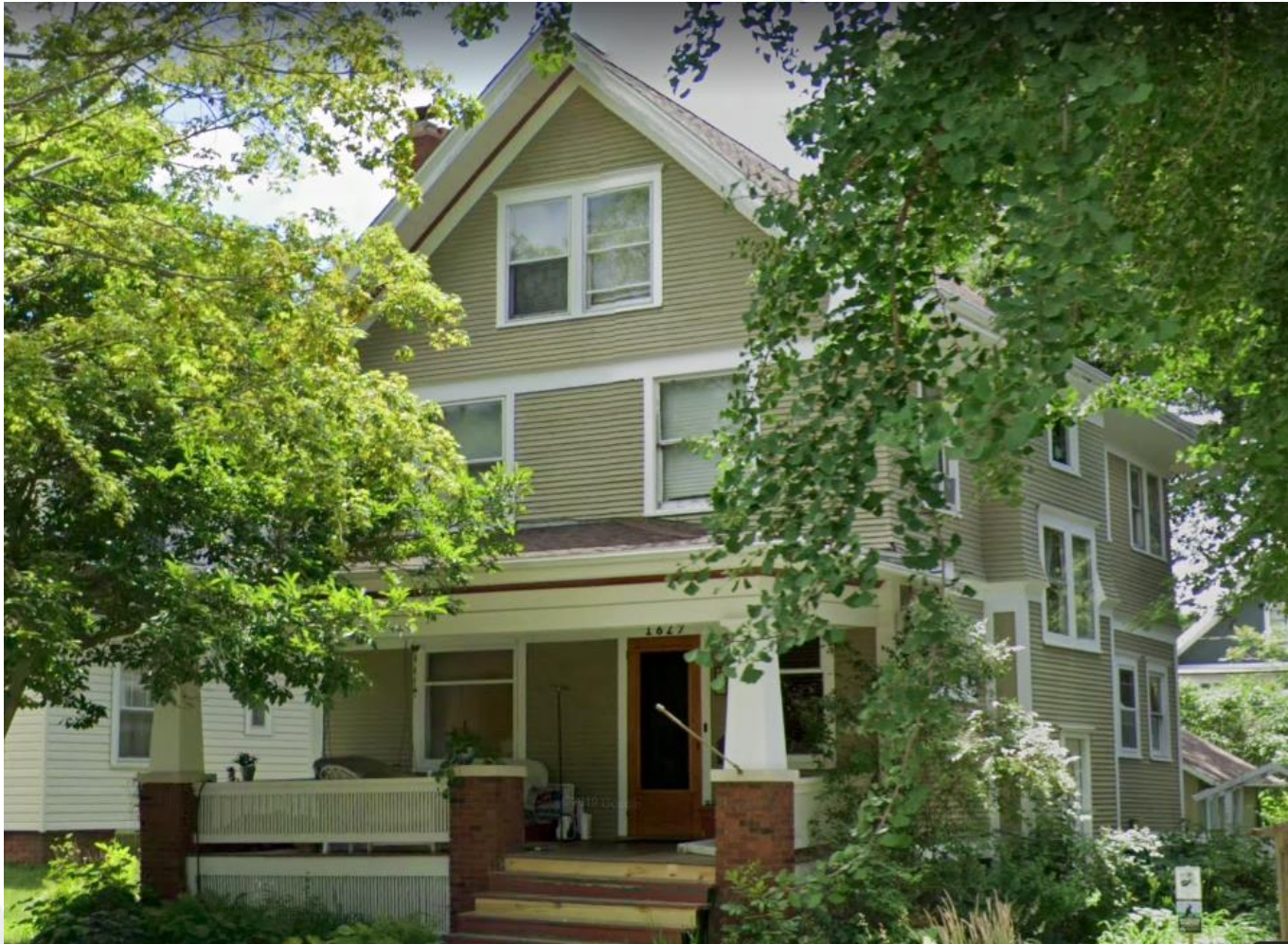
1829 Ridgewood Terrace SE – New Garage



1829 Ridgewood Terrace SE



1829 Ridgewood Terrace SE



Project Description

- The property is located in the Redmond Park Grande Avenue Historic District
- A 2 ½ Open-Gable Cottage in the Craftsman Style built in 1915
- It is a contributing structure and individually eligible
- The condition is noted as 'well-preserved'



Defining Features

- flared front-gable roof with no dormers; narrow clapboard siding; low hipped roof porch across front with piers resting on brick pedestals; balustrade has very narrow, square balusters closely spaced with matching vertical board design in porch skirting; windows are double-hung with entrance off-center; cottage window to left of entrance



Project Description

- The applicant would like to rebuild a garage in the same spot as the one destroyed in Derecho. The original garage was built in 1915 according to the Assessor's site
- It will be on the south side of the property close to the alley.
- It will be constructed like the original with wood siding and roofing material to match the house.
- There will be three windows and one door as was in the original building. There will be a metal garage door facing the alley (south side).
- The windows will be vinyl and the door metal. The rest of the construction will be wood.



Project Description

- Old garage had wood siding, asphalt shingles to match house, steel door, vinyl windows, and aluminum garage door



Project Description



Project Description



New Garage



ENDWALL B

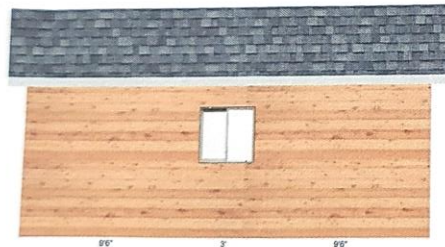
Ideal Door® 3-Star 16' x 7' White Standard Value Non-insulated Garage Door



SIDEWALL D

Mastercraft® 36"W x 80"H White Smooth Fiberglass 6-Panel Composite Frame Exterior Door

Northview Aspen 36"W x 36"H Vinyl Sliding Window with Built-in J-Channel



SIDEWALL C

Northview Aspen 36"W x 36"H Vinyl Sliding Window with Built-in J-Channel



ENDWALL A

Northview Aspen 36"W x 36"H Vinyl Sliding Window with Built-in J-Channel



New Garage

T-R1 1st HISTORICAL DISTRICT N/C/L

NLW ACCESSIBLE RAMP AT THE FRONT OF A SFD

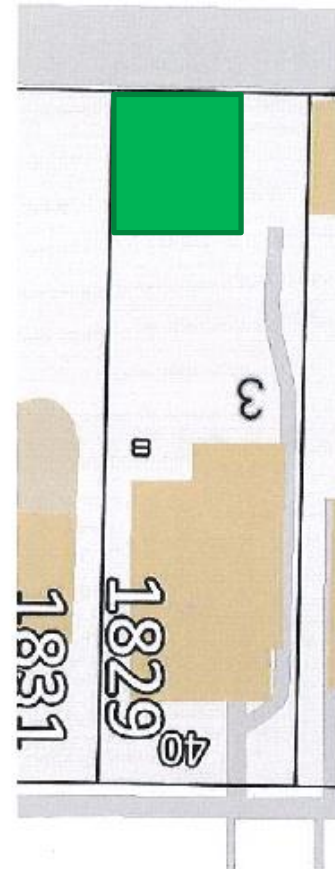
4** LOT SIZE 40 X 140

ATTENTION

Setbacks are measured from lot lines or proposed right-of-ways,
NOT city sidewalks, streets, curbs, alleys or fences!

APPLICANT IS RESPONSIBLE FOR LOCATING LOT LINES!

THANKS!



Design Guidelines

New Accessory Structures

APPROPRIATE: ✓

- New accessory structures should be compatible with primary buildings.
- A new secondary structure should be subordinate in height to primary structures seen along the street front.
- A secondary structure of no more than one-and-one-half stories in height is preferred.
- Locate a secondary building to the rear of the lot.
- Locating a secondary structure to the side of the primary structure, but set back significantly from the front wall plane.
- A secondary structure should be oriented similar to those seen traditionally along the alley.
- A garage should be located off an alley where possible.
- On a lot where a garage must be accessed from the street, set it back from the front wall plane of the primary structure.

NOT APPROPRIATE: ✗

- Locating a garage such that it is visually prominent.
- Secondary structures with incompatible building design or materials.



A secondary structure should be compatible with the primary building. This building has a similar paint color and siding as the primary building on the site.



Locate a secondary building to the rear of the lot. Incorporate materials similar to the way they were used traditionally on single-family homes.



Staff Recommendation

- Staff recommends approving the Certificate of Appropriateness for the new accessory structure because the materials proposed will match the materials of the previous structure and the structure will be located in such a way that it is not visually prominent.



Demolition

602 D Avenue NW



602 D Avenue NW



602 D Avenue NW



602 D Avenue NW



602 D Avenue NW



602 D Avenue NW



Project Description

- 3 buildings built between 1895 and 1913 per Sanborn Fire Insurance maps
- First appear in the 1913 Sanborn fire insurance maps
- 2009 Architectural Survey of St. Patrick's neighborhood determined buildings to be non-contributing and not individually eligible

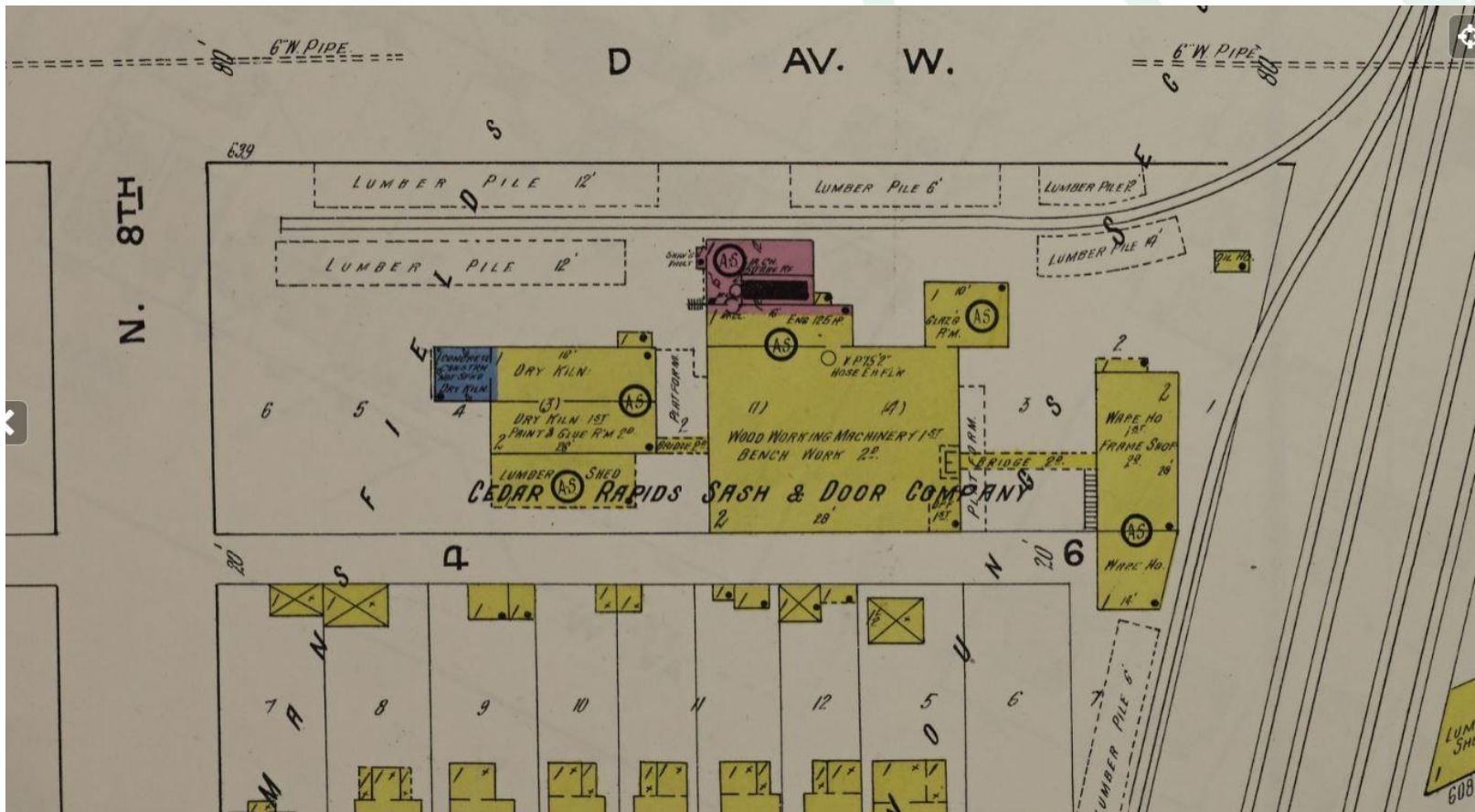


Project Description

- These three buildings, previously owned by Midamerican Energy, will be removed as part of the new connection of Ellis Boulevard NW to 6 th Street NW as identified in the approved Framework Plan for Reinvestment and Revitalization (2008) and the Northwest Neighbors Neighborhood Action Plan (2017)



1913 Sanborn Map Image



Staff Recommendation

- Staff recommends release of the demolition permits because there is no evidence of historic significance and the properties are poor candidates for local landmarking.



Future Agenda Items



Announcements



Historic Preservation Commission

Staff Liaison:

Adam Lindenlaub

Comm. Dev. Planner

a.lindenlaub@cedar-rapids.org

319.286.5064

Jeff Wozencraft

Planner

j.wozencraft@cedar-rapids.org

319-286-5772

