

# Historic Preservation Commission

May 9, 2019

Action Item

# Election of HPC Officers



Demolition Review

**2515 1<sup>st</sup> Ave SW**



# Project Description

- Structure for demolition 20' x 25'  
City-owned barn
- Built in 1920
- Has not been surveyed
- City would like to demolish this structure to use the land for stormwater management



# 2515 1<sup>st</sup> Ave SW



# 2515 1<sup>st</sup> Ave SW

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





Demolition Review

412 2<sup>nd</sup> St SW



# Project Description

- Structure for demolition is a single-family house
- Built in 1905
- Surveyed as eligible as part of a historic district
  - Architectural Reconnaissance Survey for Kingston in Cedar Rapids (2009)





# 412 2<sup>nd</sup> St SW



# 412 2<sup>nd</sup> St SW

- Not individually eligible
- Adjacent properties have already been approved for demolition
- Staff recommends release



Certificate of Appropriateness

**1738 3<sup>rd</sup> Ave. SE**



# Project Description

- Primary structure constructed in 1920
- The applicant's request is to replace two wood windows with vinyl
  - The first floor windows on the west side adjacent to fire place
- Contributes to the 2<sup>nd</sup> & 3<sup>rd</sup> Ave District, but is not individually eligible





# View of west facade





# View of east facade



# 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

- City Staff recommends approval of installation of vinyl windows because it is less visible from the public right-of-way and other windows on the east side of the house have been replaced with vinyl.

## Actions

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





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

## Hold expires 6/4/19



Discussion

# Proactive Preservation



# Historic Preservation Commission

## Staff Liaison:

**Adam Lindenlaub**

*Comm. Dev. Planner*

[a.lindenlaub@cedar-rapids.org](mailto:a.lindenlaub@cedar-rapids.org)

319.286.5064

