

Historic Preservation Commission

June 11, 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

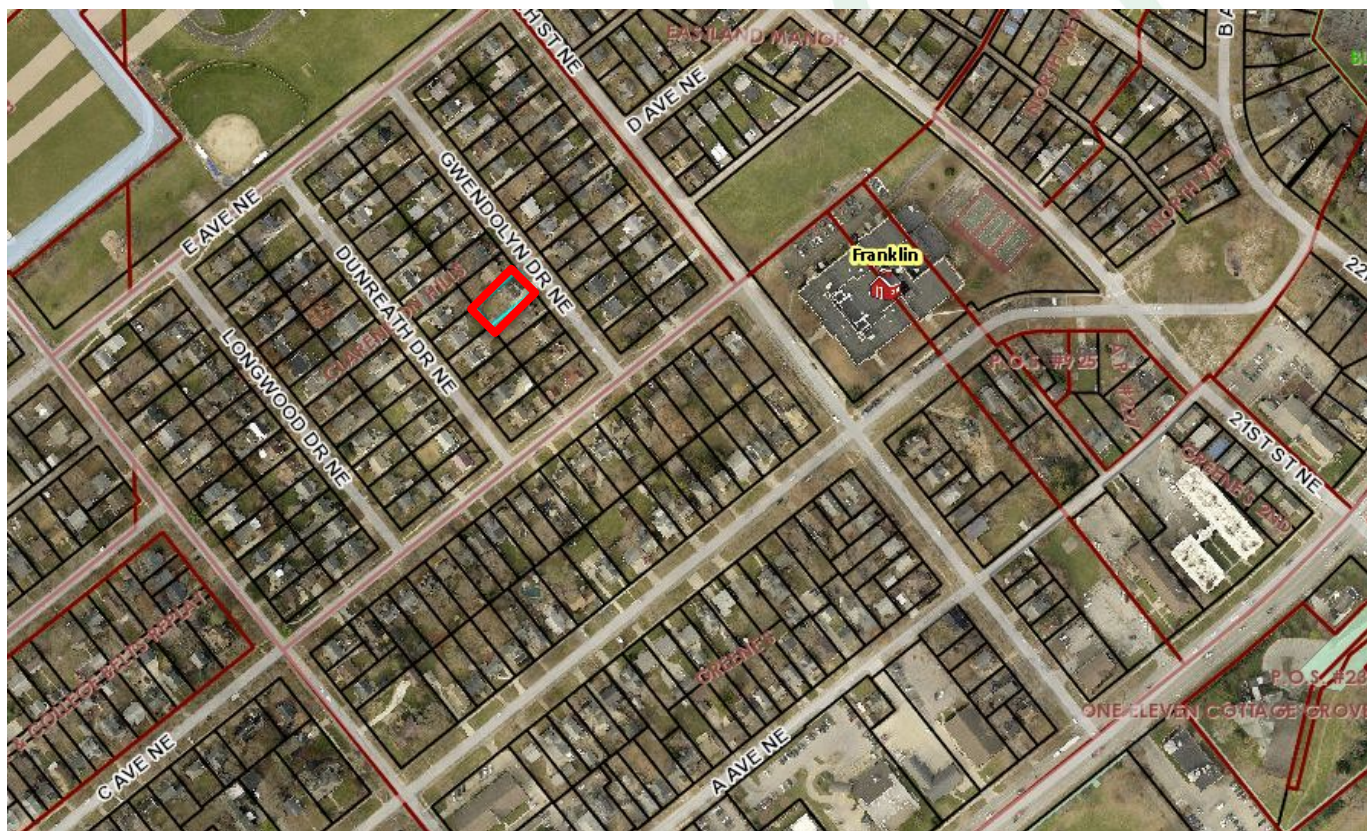


Demolition Review

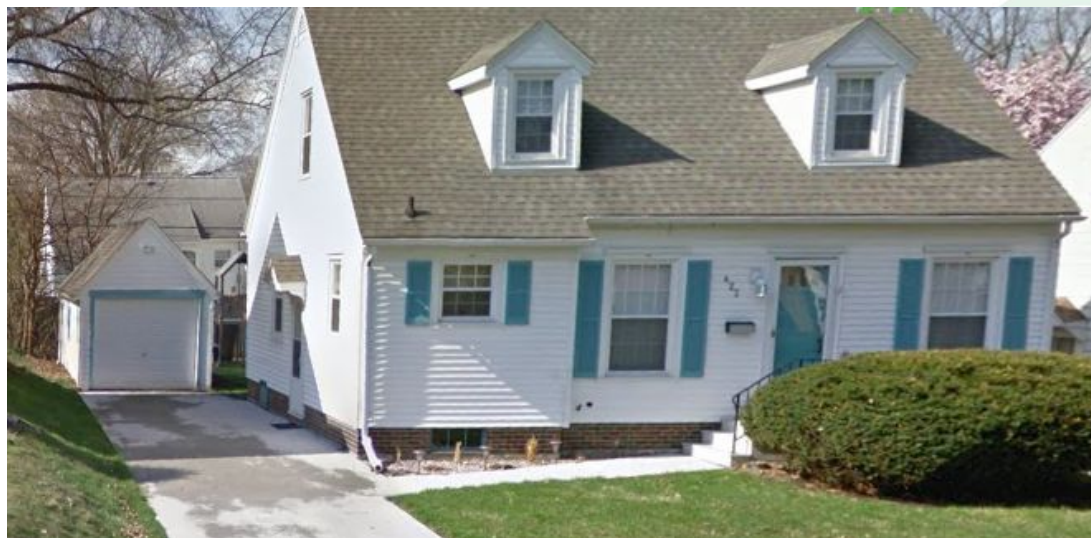
423 Gwendolyn Drive NE – Accessory Structure



423 Gwendolyn Drive NE



423 Gwendolyn Drive NE



Project Description

- Garage built in 1939. It is listed as normal condition per City Assessor
- This property was surveyed in the 2014 Citywide Reconnaissance Survey and was deemed not eligible.



Staff Recommendation

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

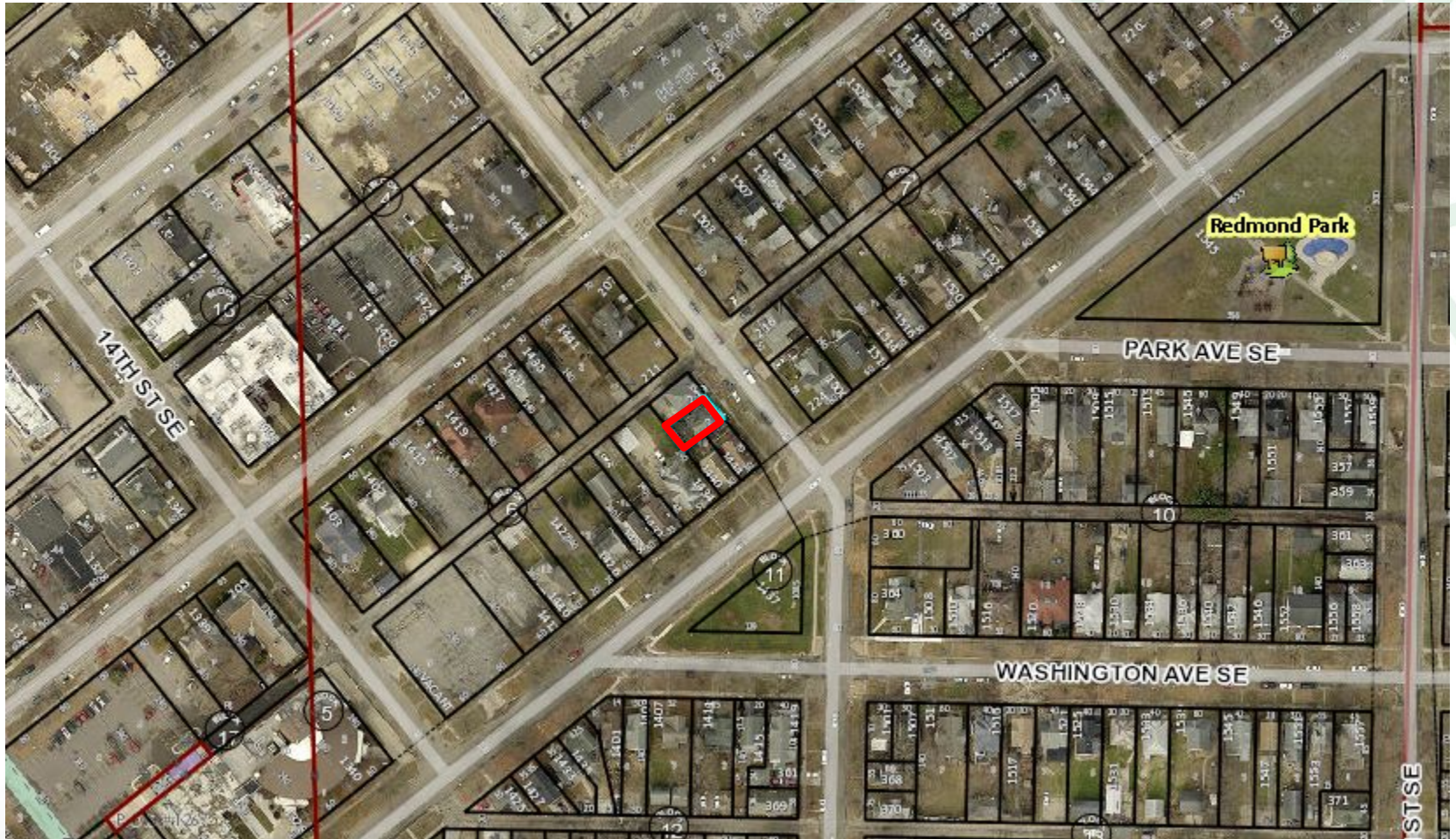


Certificate of Appropriateness

221 15th St. SE–Siding



221 15th St. SE



221 15th St. SE



221 15th St. SE



221 15th St. SE

Proposed LP Smart
Siding



6" RigidStack™ Siding



Project Description

- Home built in 1900
- Located in the 2nd and 3rd Avenue Historic District
- The applicant would like to replace wood siding with 6” wide Diamond Kote LP Smart Siding. LP Smart siding is an engineered wood product.
- The HPC has approved this type of product in the past on projects such as the Habitat for Humanity new construction project at 1638 3rd Ave. SE



Design Guidelines

APPROPRIATE:



- Wood siding original to a building should be repaired rather than replaced. If replacement is necessary, wood siding and shingles should be replaced to match the original in size, placement, and design.
- Wood siding that has been concealed beneath synthetic siding should be repaired. Following the removal of synthetic siding, original siding should be repaired to match the original, caulked and painted.
- Asbestos cladding that is original to a dwelling should be kept stained or painted. If asbestos siding is deteriorated or poses a health hazard, it may be removed and replaced with wood or other substitute siding.

NOT APPROPRIATE:



- Wood siding original to a dwelling should not be concealed beneath synthetic materials such as vinyl, masonite, particle board, or aluminum.
- Repairs should not irreversibly damage or obscure the architectural features and trim of the building, the original decorative detailing or trim including window and door surrounds.
- Walls under wood siding should not be altered with plugholes for the installation of insulation in the walls.
- The concealment of original wood siding under synthetic sidings



Staff Recommendation

- Staff recommends approving the COA because the proposed siding will match the original siding size and design, specifically the unique siding on the upper portion of the house.



Certificate of Appropriateness

1720 3rd Avenue SE –Door Replacement



1720 3rd Avenue SE



Project Description

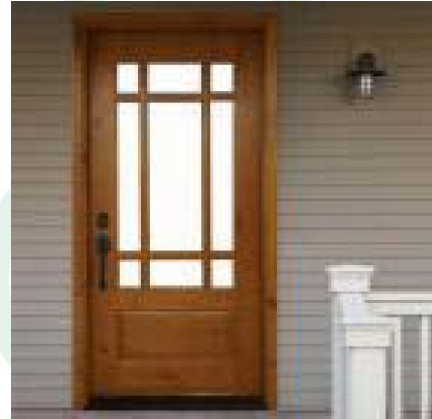
- Home built in 1900
- Located in the 2nd and 3rd Avenue Historic District
- The applicant would like to replace front porch door with a new 36" x 80" nine lite wood door. The applicant stated that in order to fit in the doorjamb, narrower windows to either side will have to be installed. The right window will be 23" x 57" and the left window will be 18" x 57"
- The alterations in size are to make the door more secure



Current Door



Sample Door



Design Guidelines

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.



Staff Recommendation

- Staff recommends approving the COA for the door because the guidelines allow for replacement wood doors and the applicant is re-sizing the opening to make the door more secure.



Historic Rehabilitation Program FY21 Funding



Historic Rehab Program Background

- Provides funding to maintain and restore Local Historic Landmarks and properties in the Local Historic Districts.
- The City has budgeted \$50,000 for FY21, which begins on July 1, 2020.
- Applications were due May 29, 2020



Historic Rehab Program FY21

- Community Development Department received 14 completed applications, totaling \$78,282.80 in requested grant money.
- Historic Rehab Program Guidelines state that when more applications are received than available funding, the HPC should help prioritize applications



Historic Rehab Program Prioritization Criteria

- Projects involving an owner occupied structure, which is the owner's primary home
- Applicants who have not been awarded a grant in the past 3 years
- Projects involving the primary structure on the property



Historic Rehab Program Applications

Address	Project	Owner-Occupied	Past Recipient	Primary Structure	Grant Amount
1636 2 nd Ave SE	Window repair, painting	Yes	No	Yes	\$2,131.50
1720 3 rd Ave SE	Wood windows, door replacement	Yes	No	Yes	\$3,830.50
321 19 th St SE	Painting	Yes	No	Yes	\$4,173
1812 Grande Ave SE	Wood window replacement	Yes	No	Yes	\$7,500
1521 2 nd Ave SE	Painting, chimney repair, porch repair	Yes	No	Yes	\$5,000
1819 2 nd Ave SE	Masonry repair on front porch	Yes	No	Yes	\$1,820



Address	Project	Owner-Occupied	Past Recipient	Primary Structure	Grant Amount
1630 Park Ave SE	Repair wood windows, install new wood storm windows	Yes	Yes	Yes	\$6,987.67
1627 Park Ave SE	Painting	Yes	Yes	Yes	\$5,925.00
1559 Park Ave SE	Tuck-pointing, chimney repair	No	No	Yes	\$5,000.00
1564 2 nd Ave SE	Replace roof & gutters	No	No	Yes	\$7,500.00
1714 Blake Blvd SE	Painting, replace 2 windows, & 2 doors	No	No	Yes	\$5,000.00
119 19 th St SE	Wood window replacement	No	No	Yes	\$7,500.00
221 15 th St SE	New LP Smart Siding	No	No	Yes	\$7,500.00
1612 3 rd Ave SE	Replace roof with laminate roofing	No	No	Yes	\$4,299.50



Staff Recommendation

- Staff recommends funding the following projects:
 1. All projects that meet all 3 prioritization criteria (6 projects): \$24,455.00
 2. Owner-occupied, past grant recipients (2 projects): \$12,912.67
 3. 1559 Park Ave SE tuck-pointing & chimney repair project: \$5,000.00
 4. 1564 2nd Ave SE roof & gutter replacement project: \$5,000.00

Total grant awards (10 total projects): \$47,367.67

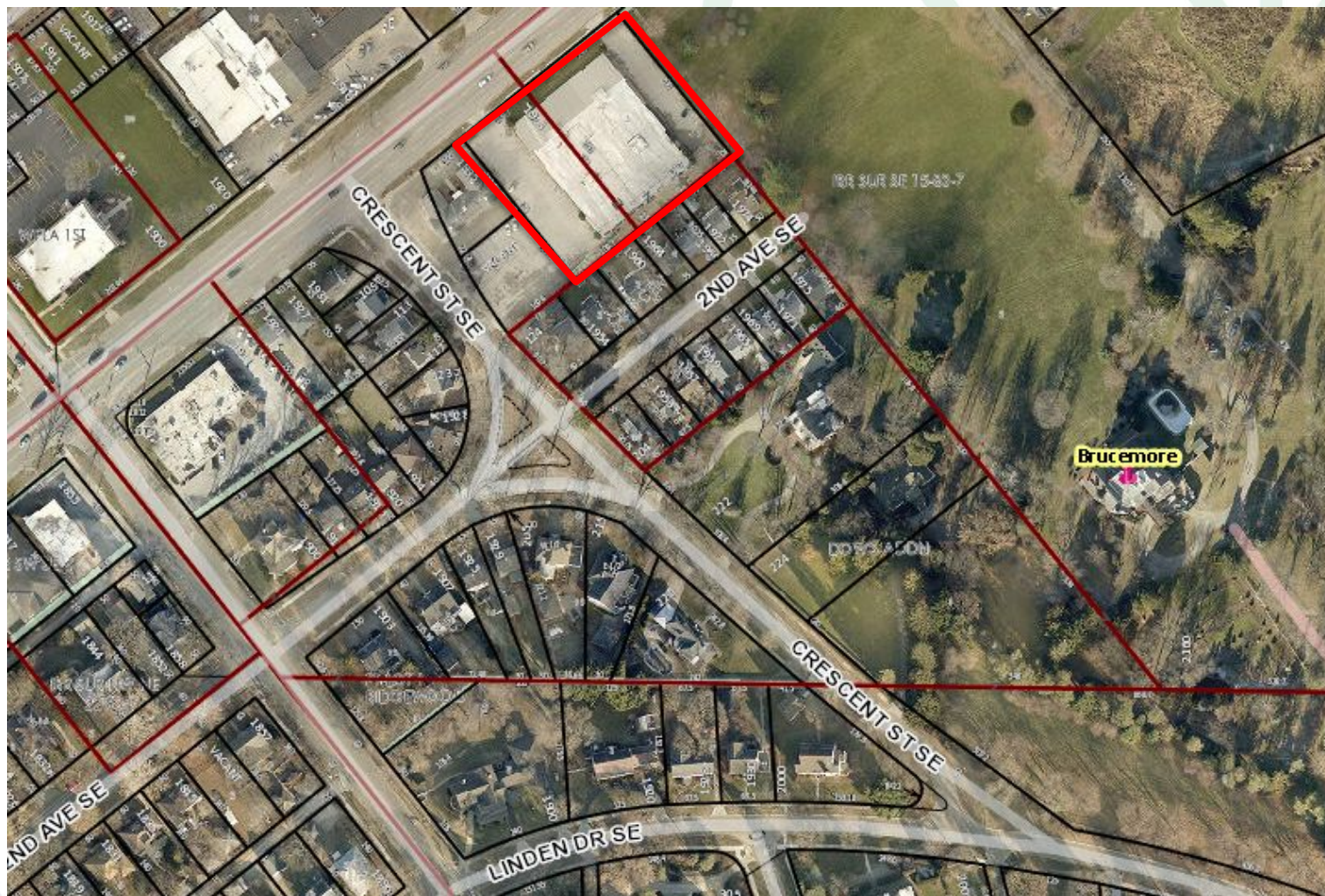


Demolitions on Hold

1953 1st Avenue SE – Primary Structure



1953 1st Avenue SE



1953 1st Avenue SE



Historic Preservation Commission

Staff Liaison:

Adam Lindenlaub

Comm. Dev. Planner

a.lindenlaub@cedar-rapids.org

319.286.5064

