

Historic Preservation Commission

July 22, 2021

Presentation

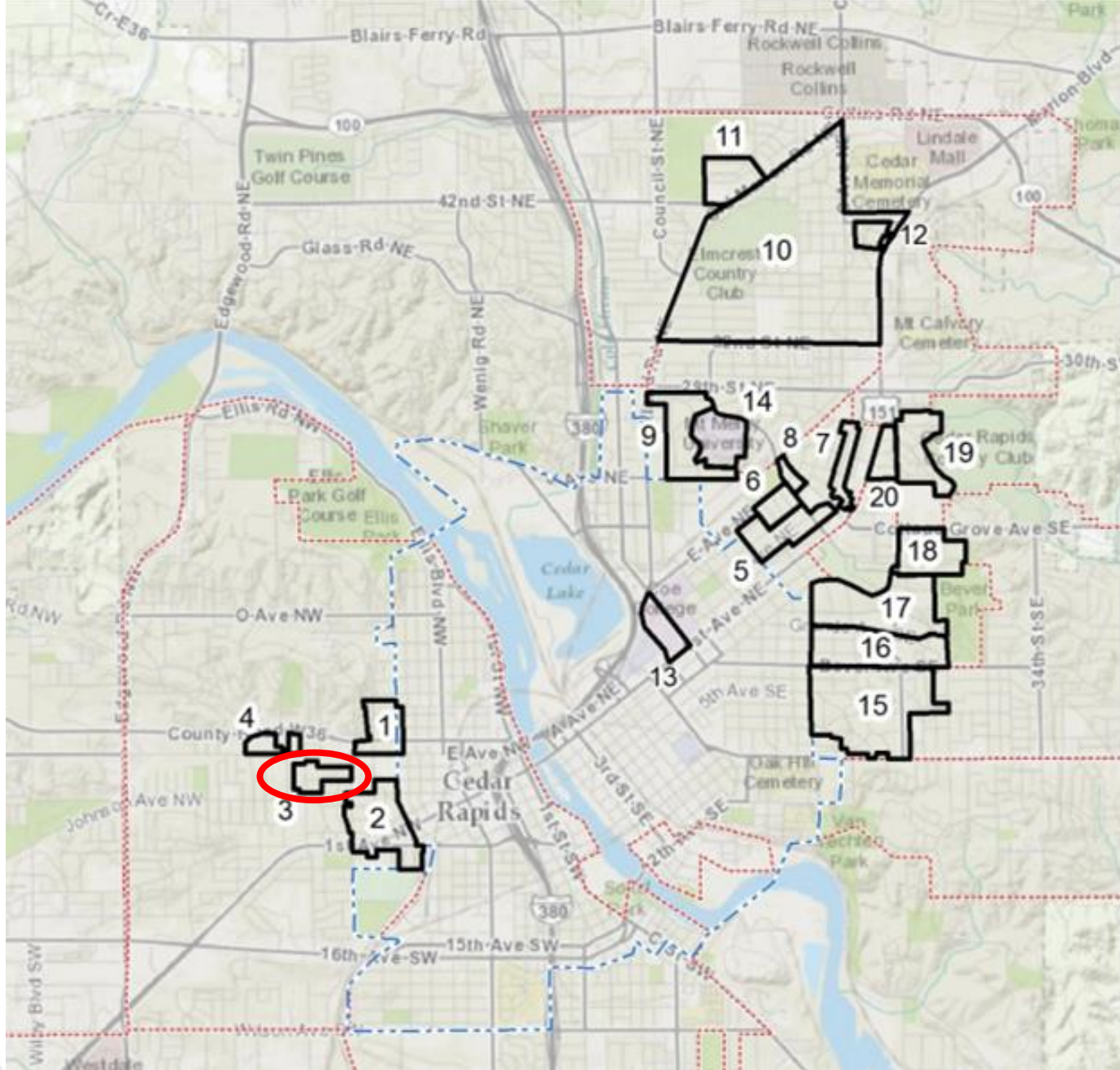
Intensive Survey Review – North Highlands



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.







NW Quadrant

- Area was recommended as the 3rd priority in the NW 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

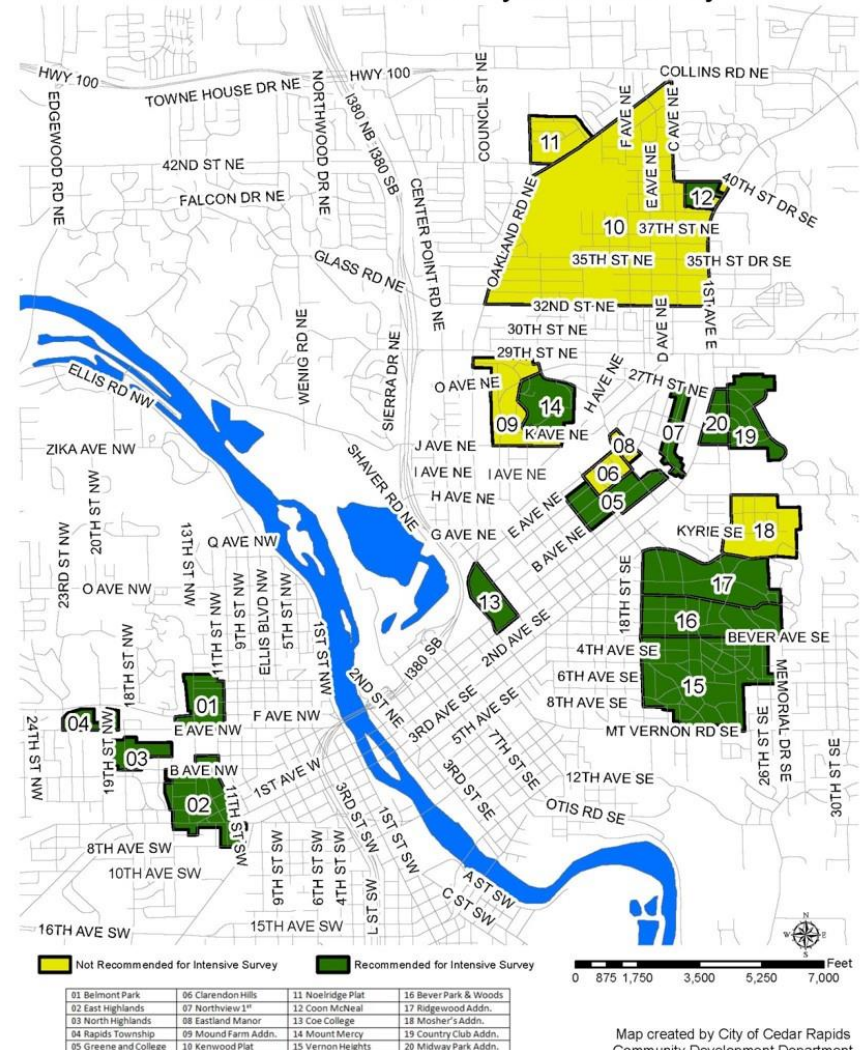
Survey Area	Priority
East Highlands	1
North Highlands	3
Rapids Township	2
Belmont Park	4



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

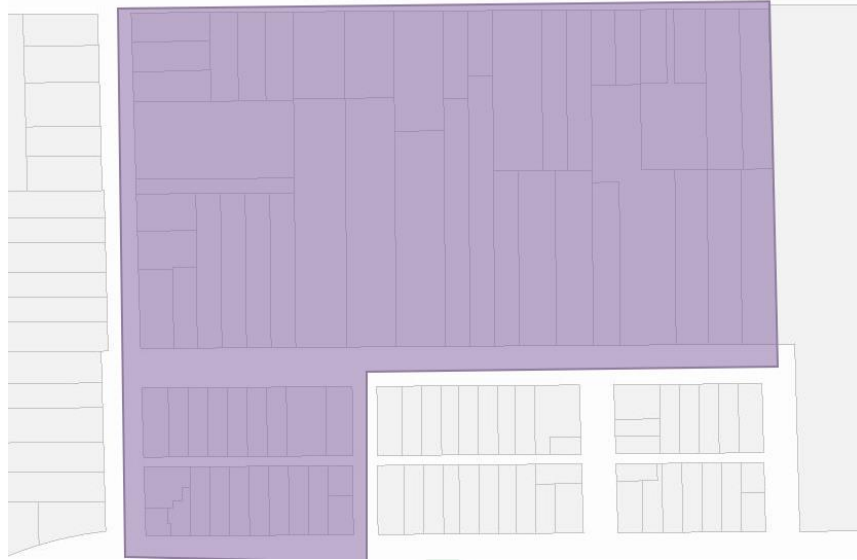


North Highlands History

- Platted between 1913 and 1921
- Bordered west side street car line on B Avenue and formed western boundary of city until 1929
- C Avenue characterized by properties on long, narrow lots set far back from the street
- Styles include Colonial Revival, Tudor Revival, and Craftsman
- 1 of 9 surviving Lustron houses is located at 1500 C Avenue NW



North Highlands



North Highlands



Example: Lustron Home



(Lustron Home on Williams Blvd.) C Avenue property is obscured by the deep setback

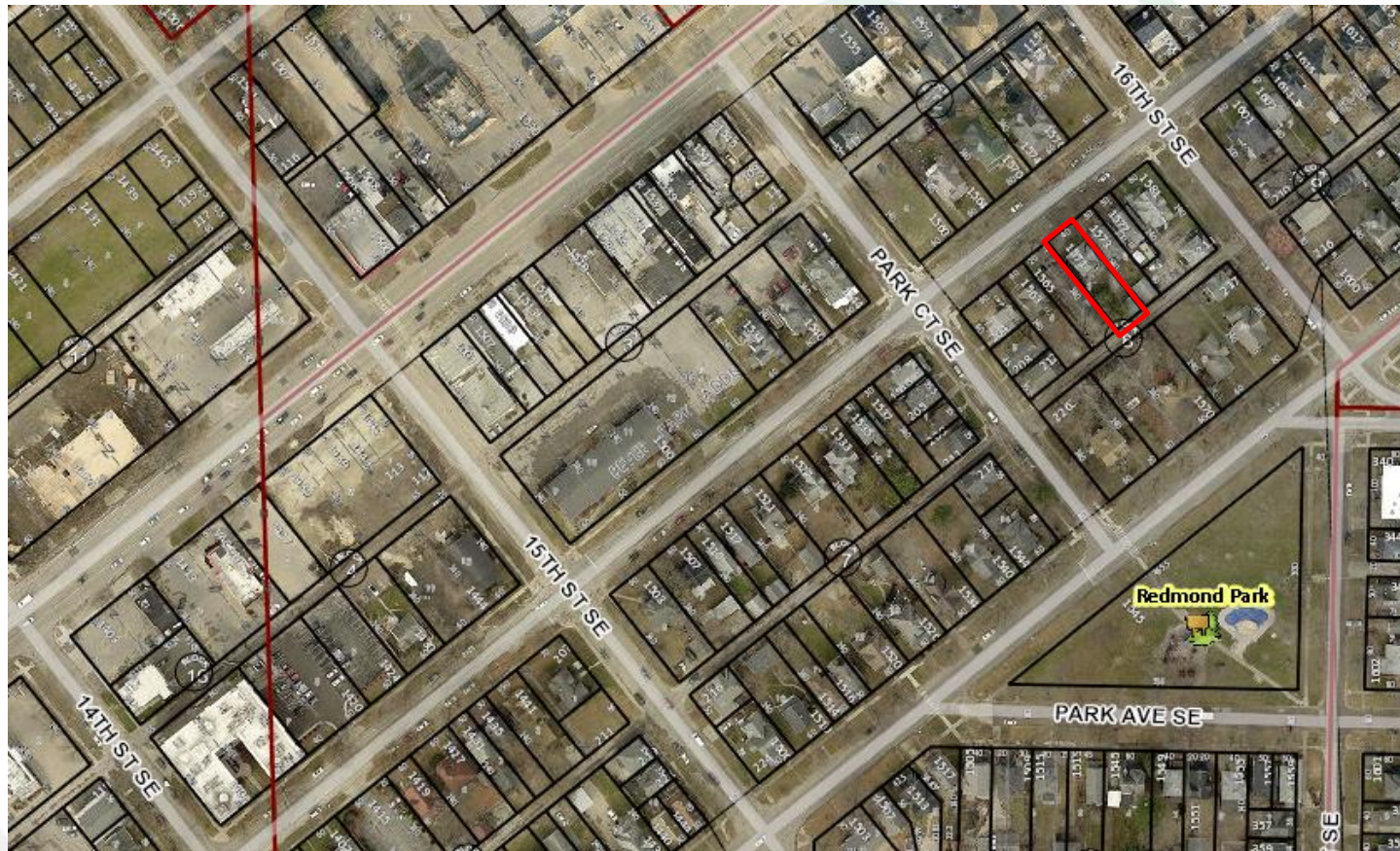


Certificate of Appropriateness

1571 2nd Ave SE– Siding



1571 2nd Avenue SE



1571 2nd Avenue SE



Project Description

- The applicant would like construct an entrance hood and reconstruct the stairs leading into the home
- Additionally, the applicant would like to install vinyl windows on their garage



Project Description

- The property is located in the 2nd and 3rd Avenue Historic District
- A 2 ½ Open-Gable Cottage in the Craftsman Style built in 1905
- It is a contributing structure, but not individually eligible
- The condition is noted as 'fair', noting that the porch was possibly removed and replacement with an entrance hood and the synthetic siding



Project Description

- **Defining Features:** front-gable roof with gable wall dormers; aluminum siding; pair of 1/1 windows in attic with 1/1 double-hung windows elsewhere; pedimented entrance hood over right side entrance door
- **Alterations:** possible porch removal & replacement with entrance hood;
- **Overall Condition:** synthetic siding diminishes significance



Existing Porch

- The applicant would like to maintain the orientation of the porch to connect to the existing walkway
- Stairs would be wood and the railing would wrought iron



Example porch



Example window



Design Guidelines

APPROPRIATE: ✓

- Porches original or important to the building's historical integrity that have deteriorated or have deteriorated components should be repaired or replaced to match the original in design, materials, scale, dimensioning, detailing, and placement.
- Porches with wood floors should have wood steps. The treads should have rounded nosings. The rise of the step should be an enclosed riser.
- Wood floors should have wood tongue and groove flooring running perpendicular to the façade and be painted.
- Original porches of masonry or patios and terraces with poured concrete floors should have poured concrete steps.
- If original porch columns and railings have been removed or replaced on porches visible from the street, they should be rebuilt in historic designs to match the style of the building.
- Porches may require new balusters for the railing. Porch balusters (also called spindles) should be appropriate for the building's style and period. They should be located between a top and bottom rail
- Open areas below porches should be enclosed as was traditional for the type and style of the original porch building material. This could include decorative wood framed skirting, vertical slats, or lattice panels of square pattern. Diamond pattern is typically not appropriate.

NOT APPROPRIATE: ✗

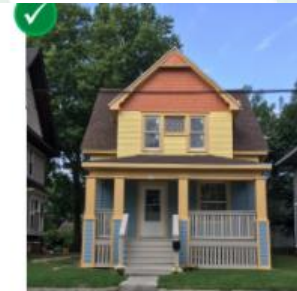
- Porch columns and railings of aluminum, wrought iron, or other modern materials, with the exception of some houses built after World War II, are not appropriate.
- Adding a wood trellis that removes an original porch building material.



Example of a traditional front porch.



Before: An enclosed porch detracted from the historic character of this home.



After: Reopening the porch and updating the paint color has restored the home's historic character. This home won the Residential Rehabilitation Award in 2018 at the annual Preservation Showcase.

APPROPRIATE: ✓

- Retain and restore original porch columns and railings
- Porches on front and side facades that are original or important to a building's historical integrity should be maintained in their original design and with original materials and detailing unless they are deteriorated beyond repair and then replaced with like materials.
- Repairing the existing porch or balcony
- Replacing masonry elements with masonry elements
- Porches with wood components should be painted unless the building style features unpainted wood such as found in the Shingle or Modern style. See [Paint Section](#).
- Opening an enclosed porch
- Porches may be screened. If screened, the structural framework for the screen panels should be minimal and the open appearance of the porch maintained. Screen panels should be placed behind the original features such as columns or railings and should not hide decorative details or result in the removal of original porch materials.

NOT APPROPRIATE: ✗

- Modern straight-edged railings
- Columns made of modern materials (fiberglass for an example)
- Plywood panel flooring on entrances facing the street
- Carpeted flooring on entrances facing the street
- Concrete steps that are visible from the street, unless original to the building
- Unpainted treated lumber elements, unless used for hidden decorative supports
- Changing the style of columns
- Enclosing porches on the front façades enclosed with wood, glass, or other materials that alter the open appearance. If historically the porch style was enclosed, windows, doors and screening of style and material appropriate to the building style may be used.



Design Guidelines



Window divided by muntins



Repairable historic window



Restored historic window

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

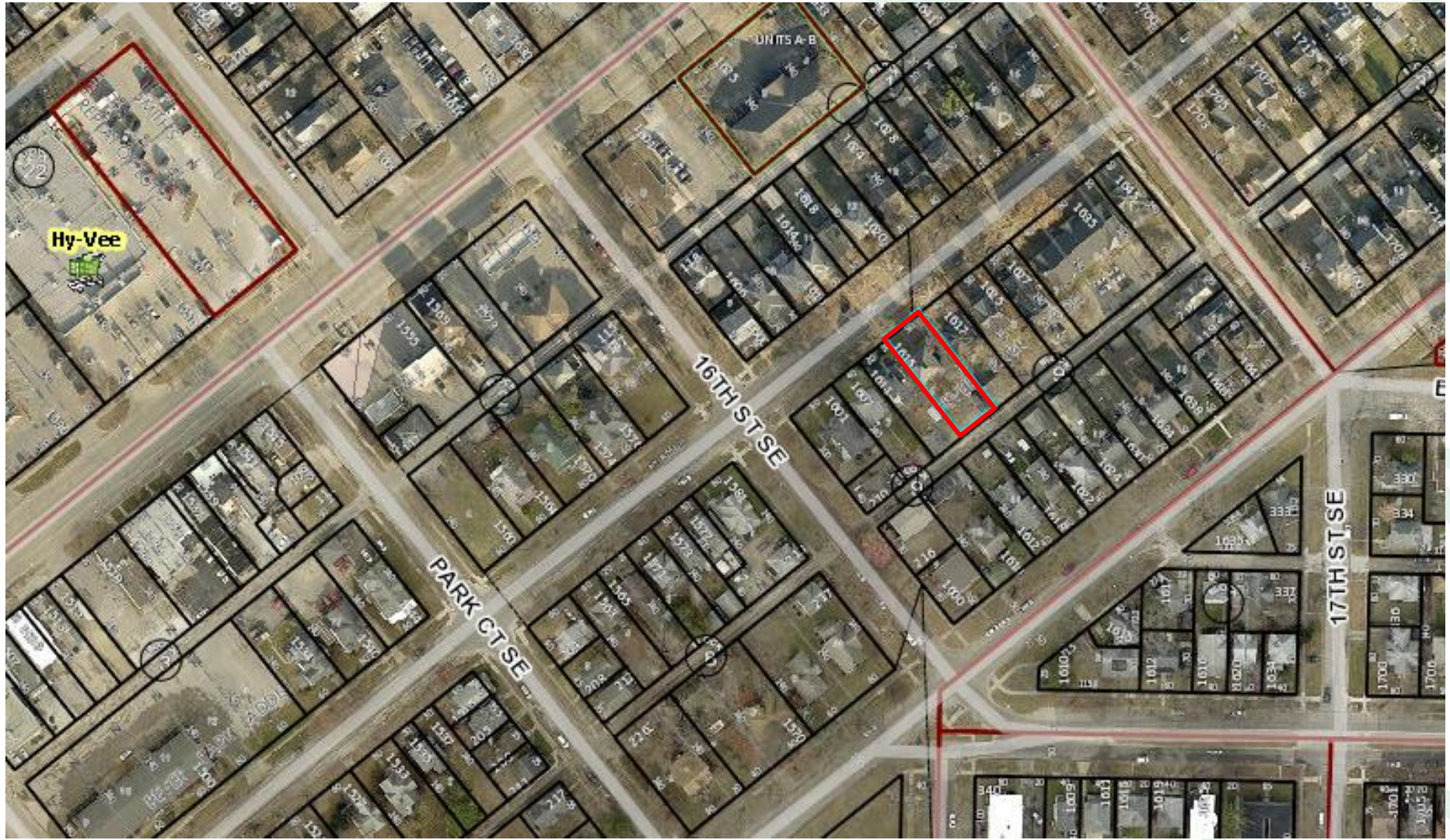
- Staff recommends approving the Certificate of Appropriateness for replacing the limestone stoop with wooden steps and adding an eyebrow over the stoop as proposed by the applicant because the site inventory form notes that a porch was ‘possibly removed’, indicating the limestone stoop may not be original.



Certificate of Appropriateness

1615 2nd Ave SE– Siding





1615 2nd Avenue SE



Project Description

- The applicant would like to cover the asbestos siding on their home with ascend composite siding



Project Description

- Home is a two-story frame built in 1900 in 2nd & 3rd Avenue Historic District
- The home contributes to the district, but is not individually eligible
- The integrity is noted as ‘fair’, noting the asbestos siding



Project Description

- **Defining features:** hipped roof with gable attic dormer (closed gable appearance) at right side; 1/1 double-hung windows and cottage window to right of entrance; modillions along cornice; bay window cut-away at north corner of front; wrap-around porch on north corner with slender boxed supports, spindled balustrade & vertical board porch skirting design.
- **Alterations:** asbestos shingle siding
- **Overall condition:** synthetic siding diminishes significance



Example siding



MAKE IT **AUTHENTIC.**
MAKE IT **YOUR OWN.**



TEXTURE

The difference is... that it's hard to tell the difference. Details matter, even if they'll only be seen up close. A realistic woodgrain appearance drives a stunning and striking look.



PROFILE

A smart investment. Featuring a tall 7" profile that provides a high-end appearance to help deliver a higher value to your home.



COLOR

Shades of you. An extensive line of colors—chosen with an eye toward designer-inspired trends—lets you customize to your style while leaving a lasting impression.

TIMELESS DESIGN.
LONG-TERM DURABILITY.
UNSURPASSED VALUE.

With a lifetime limited warranty and a minimal need for maintenance, ASCEND Composite Cladding is a smart investment that pays off even more the longer you own your home.



Design Guidelines

APPROPRIATE:



- Replace wood exterior siding with like materials
- Repairing the existing siding
- Removing of synthetic siding
- Retaining the width of the original paneling
- Retain 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



Additional Research

- Contacted multiple contractors and the State Historic Preservation Office
- Unable to find a contractor that would install LP smart siding over the asbestos and retain the warranty
- SHPO concerned about connection between the window and the siding and its appearance

Inventory of Siding in the Historic Districts

2nd and 3rd Avenue Historic District

Type of Siding	Count	Percentage
Wood or Original	122	61.9%
Vinyl	22	11.2%
Synthetic	8	4.1%
Asbestos	15	7.6%
Aluminum	30	15.2%
Total	197	

Redmond Park Grande Avenue Historic District

Type of Siding	Count	Percentage
Wood or Original	143	74.5%
Vinyl	7	3.6%
Synthetic	14	7.3%
Asbestos	12	6.3%
Aluminum	16	8.3%
Total	192	

- 6.9% of properties in the historic districts have asbestos siding according to the site inventory forms (27 of 389 properties)



Staff Recommendation

- Staff recommends the approval of the Certificate of Appropriateness to apply Ascend composite siding at 1615 2nd Avenue SE due to the following factors:
 - The extenuating circumstances caused by the Derecho have forced, not under their own volition, the applicant to address their asbestos siding
 - After consulting with multiple contractors, no consensus was achieved on whether other alternatives are feasible or possible without having to abate the asbestos
 - The cost of abating the asbestos is prohibitively expensive for the applicant.



Action Item

Historic Rehab Program Approval



Description

- FY22 Program Budget: \$75,000
 - Increase of \$25,000 from FY21
 - Amount allocated to projects: \$75,000+
- Remaining funds to allocate: \$10,049
 - 3 projects received on the same date after the initial deadline, totaling request of \$21,437



Prioritization

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



Projects

Address	Project	Funding Request	Owner Occupied	Past Recipient (Last 3 years)	Primary Structure
1571 2 nd Ave SE	Siding/Porch	\$7,500	Y	N	Y
1715 2 nd Ave SE	Window Restoration	\$6,437	Y	N	Y
1858 2 nd Ave SE	Siding/Paint Project	\$7,500	N	Y	Y



Staff Recommendation

- Staff recommends splitting the remaining funding, of \$5,024.50, for FY22 to 1571 2nd Avenue SE and 1715 2nd Avenue SE to align with the prioritization criteria set forth in the Historic Rehab Program Guidelines.

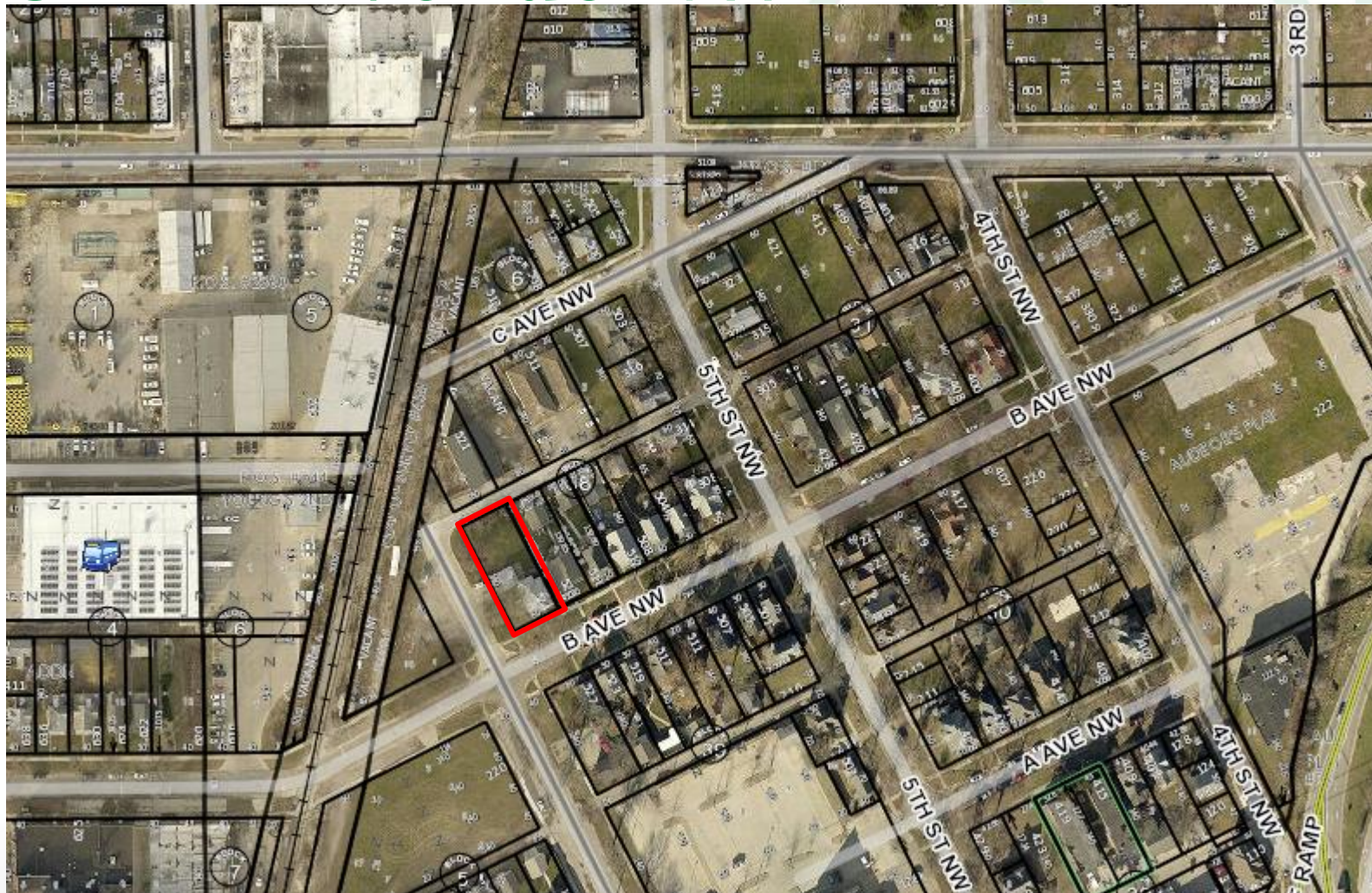


Demolition

524 B Avenue NW



524 B Avenue NW



524 B Avenue NW



Project Description

- Primary structure built in 1905
- Accessory structure built in 1940
- Garage is considered 'normal' per the assessor's site
- The 2009 Architectural Reconnaissance Survey of the St. Patrick's Neighborhood determined the property to be non-contributing and not individually eligible.



Staff Recommendation

- Staff recommends the immediate release of the permit because there is no evidence of historic significance and the property is a poor candidate for local landmarking.



Demolition

2424 18th Street SW – 2 Houses and 5 accessory structures



2424 – 2428 18th Street SW



2424 – 2428 18th Street SW





Historic Preservation Commission

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