

# Historic Preservation Commission

July 9, 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



Presentation

# New Member Orientation



# Chapter 18 of the Municipal Code

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



# Chapter 18 of the Municipal Code

## Duties & Powers Assigned:

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



# Historic Preservation 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
- Developed by a sub-commission of HPC
- 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



## 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





# Chapter 18 & Design Guidelines

- Chapter 18 is the Historic Preservation section of the Cedar Rapids Municipal Code—legally required to be followed
- Design Guidelines are referenced in Chapter 18, but are not a regulatory document. HPC should take them into account, but the Commission has discretion in the application of the guidelines.



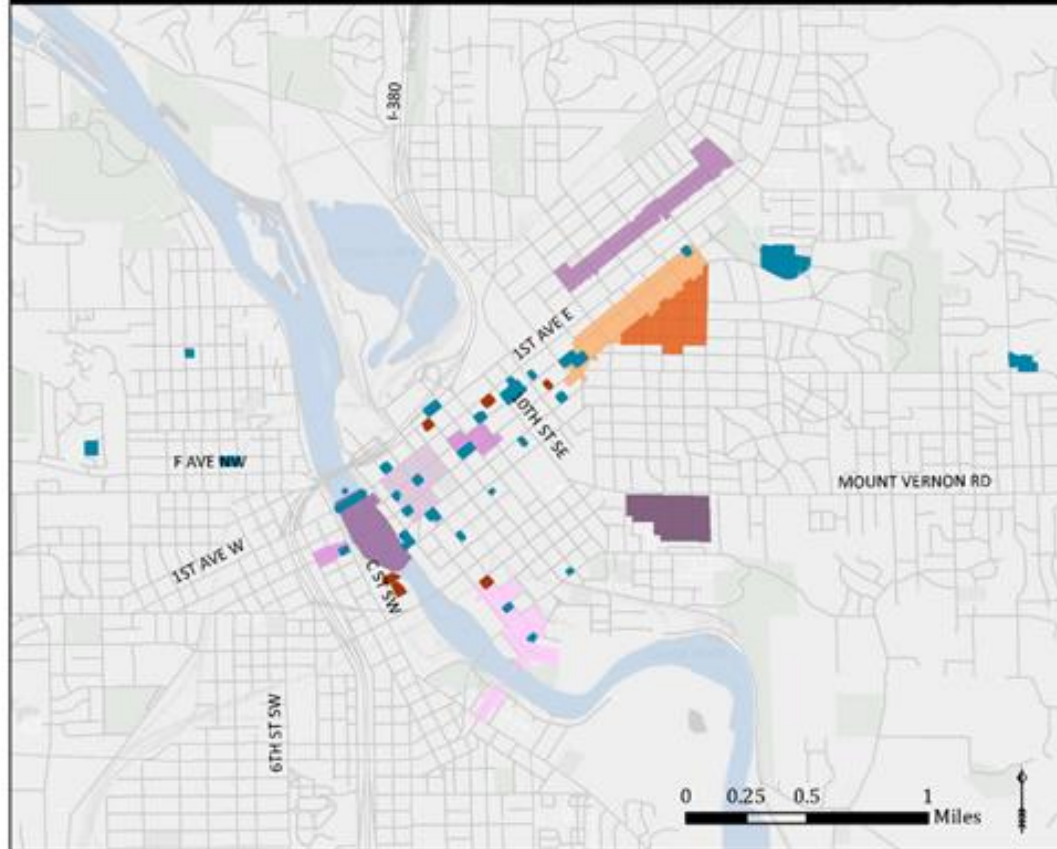


# Local & National Districts/Landmarks

- 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.



## Cedar Rapids Local Historic Landmarks and Districts and National Historic Landmarks and Districts

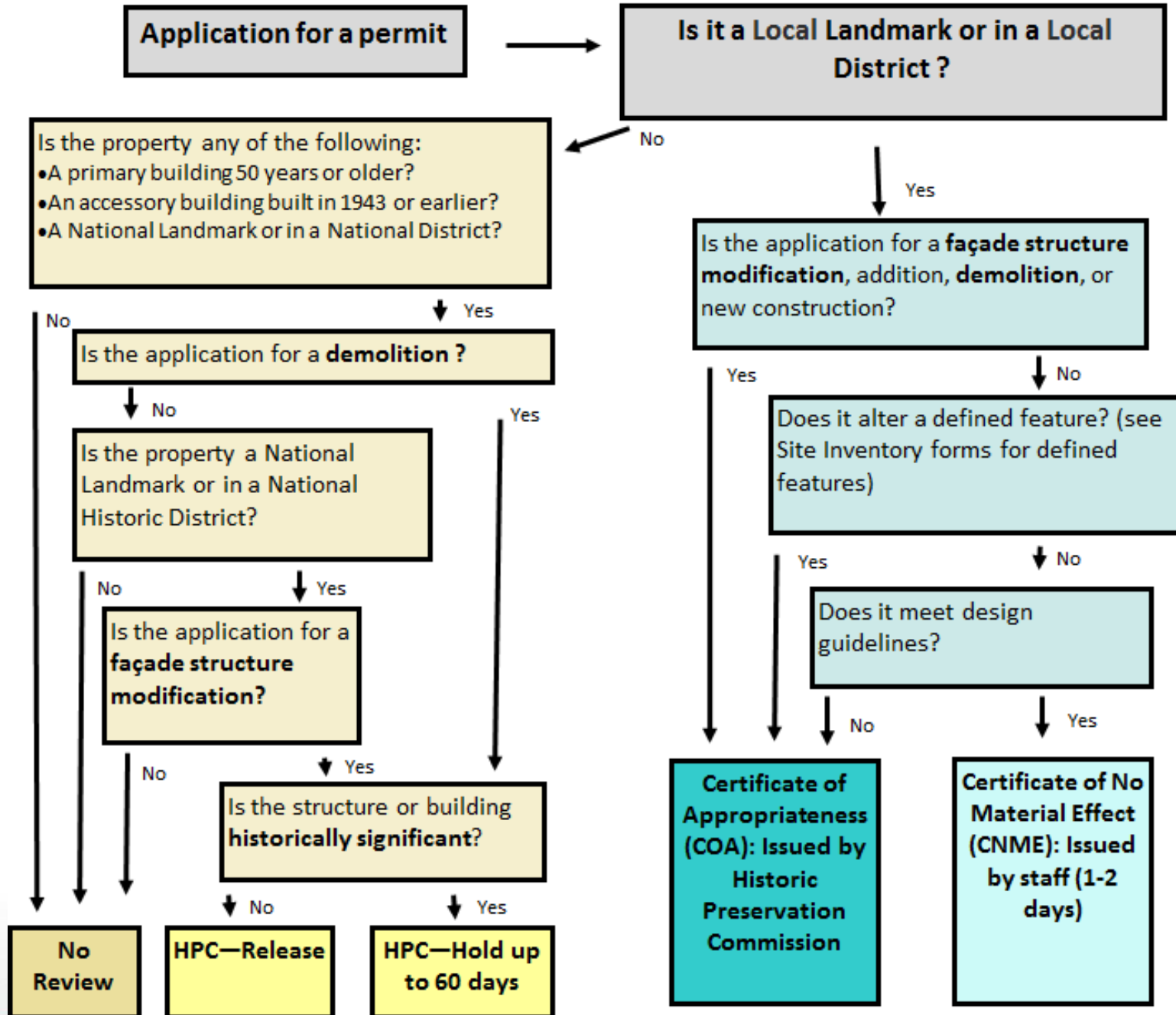


- |   |   |
|---|---|
|  2nd & 3rd Avenue Local Historic District              |  3rd Ave. SW Commercial National Historic District |
|  Redmond Park - Grande Avenue Local Historic District |  Auto Row National Historic District              |
|  National Register of Historic Places Landmarks      |  B Avenue NE National Historic District          |
|  Local Historic Landmarks                            |  Bohemian Commercial National Historic District  |
| -Ausadie Building,<br>845 1st Ave SE  |  Downtown National Historic District             |
| -Cedar Rapids Milk Condensing Company,<br>525 Valor Way   |  May's Island National Historic District         |
| -Iowa Wind Mill and Pump Company,<br>42 7th Ave SE  |  Oak Hill Cemetery National Historic District    |
| -Grace Episcopal Church,<br>525 A Ave NE  |   |
| -Perkins House,<br>1228 3rd Ave SE  |   |
| -Witwer Grocery Company Building,<br>905 3rd St SE  |   |

### Local landmarks:

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





# Historic Rehab Program

- Established in August 2016 to replace Paint Rebate Program
- Limited to local historic districts and local landmarks
- Provides funds for exterior rehab projects, including:
  - Historic window repair
  - Wood door refinishing
  - Painting
  - Front porch repair
- Program provides two tiers of grants, based on Area Median Income (AMI)
  - Above 100% AMI receives 50% of project costs, up to \$5,000 grant
  - At or below 100% AMI receives 75% of project costs, up to \$7,500 grant



Section 106 Review

# Communications Equipment Site Review – 2604 16<sup>th</sup> Ave SW





# 2604 16<sup>th</sup> Ave SW





# 2604 16<sup>th</sup> Ave SW



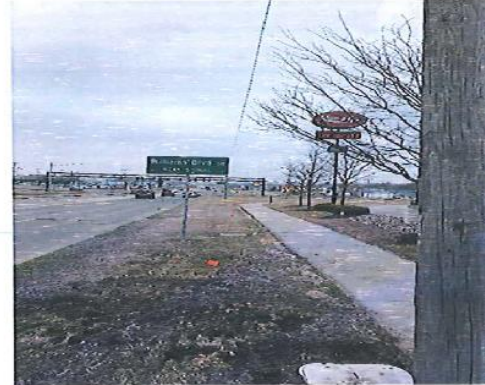
Node 17A- Looking North from the Subject Property



Node 17A- Looking East from the Subject Property



Node 17A- Looking South from the Subject Property



Node 17A- Looking West from the Subject Property

## Site Photographs

U.S. Cellular – Cedar Rapids C-RAN  
Nodes 17A, 18C  
Cedar Rapids, Iowa

Photographed:  
March 12, 2020

GSS Project Number:  
W20062





# Project Description

- US Cellular mounting new communication equipment on existing utility poles at 2604 16<sup>th</sup> Ave SW in front of the Kum & Go
- The parcel has not been surveyed for historical significance and existing building was constructed in 2012



Demolition Review

# 110 40<sup>th</sup> St NE – Primary Structure



# 110 40<sup>th</sup> St NE





# 110 40<sup>th</sup> St NE



# Project Description

- The home is a Single Family, 1 story home built in 1955. It is listed as normal condition per City Assessor
- The property has not been surveyed



# Staff Recommendation

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



Demolition Review

# 124 40<sup>th</sup> St NE – Primary Structure





## An aerial photograph of a commercial and residential area in Lindale, Georgia. The Lindale Mall is visible in the upper left, with a yellow label. To its right is the Marketplace on 1st, also labeled in yellow. Below the mall is a Home Depot store, labeled in yellow. A yellow dashed line outlines a large area in the lower half of the image, which appears to be a mix of undeveloped land and some structures. Street names are visible: Westover Rd, Pepperwood Ln, Charter Oak Ln, 40th Street Dr, North Property Ln, and Leafy Ct. The background of the entire page features a large, light green stylized tree graphic.





# 124 40<sup>th</sup> St NE



# Project Description

- Home is a 1 story, single family home built in 1947. Condition is poor according to the City Assessor
- The property has not been surveyed



# Staff Recommendation

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



Demolition Review

**4505 C Ave NE**









# 4505 C Ave NE





# Project Description

- Home is a single family, split-foyer frame house built in 1956. The condition is normal according to the City Assessor
- The property has not been surveyed



# Staff Recommendation

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

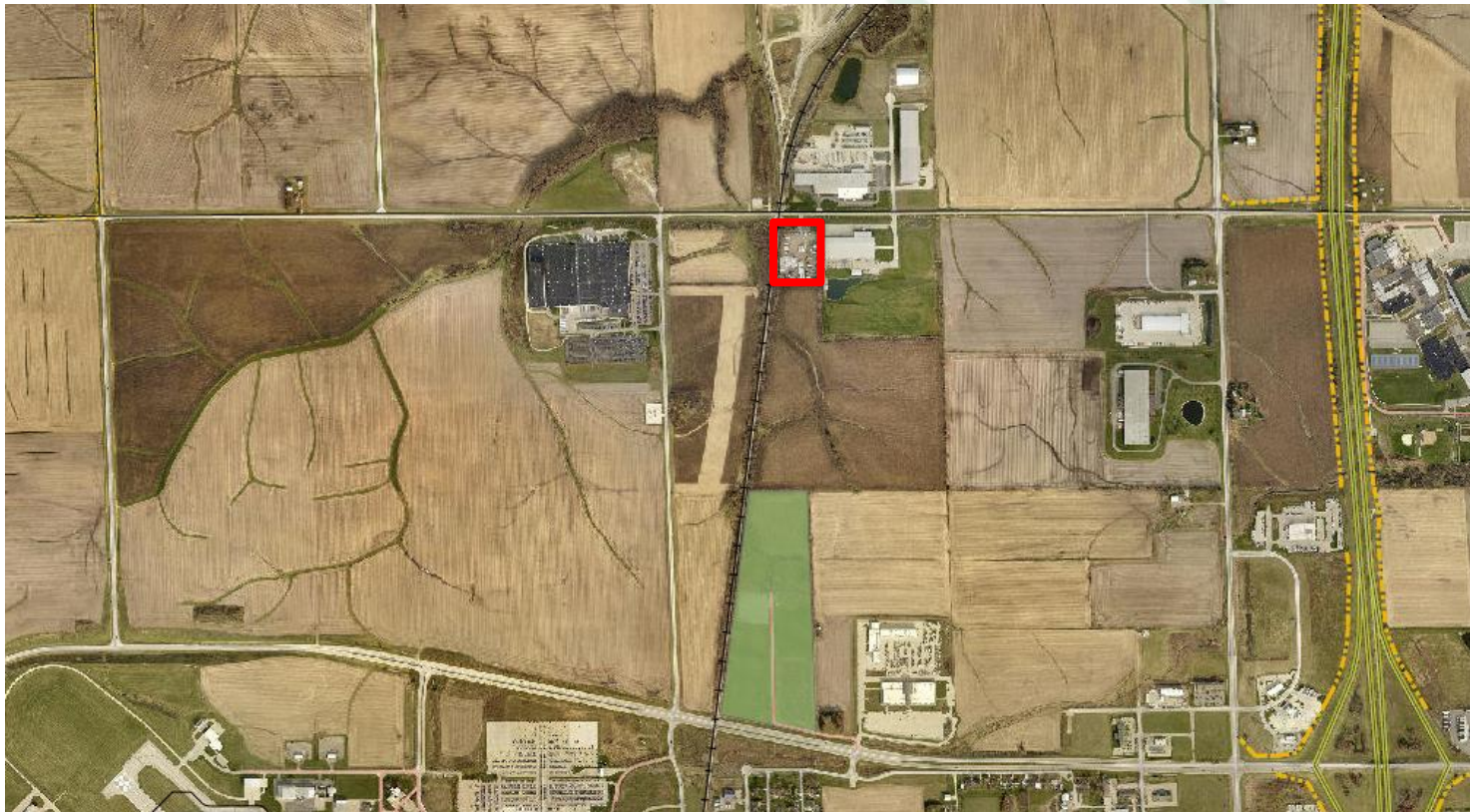


Demolition Review

# 1501 76<sup>th</sup> Avenue SW – Primary Structure



# 1501 76<sup>th</sup> Ave. SW





# 1501 76<sup>th</sup> Ave. SW



# Project Description

- The structure for demolition is a 1 story home built in 1915. The condition is normal according to the City Assessor
- The property has not been surveyed



# Staff Recommendation

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



Demolition Review

# 2259 Meadowbrook Dr. SE





# 2259 Meadowbrook Dr. SE



# 2259 Meadowbrook Dr. SE





# Project Description

- The structure for demolition is a garage built in 1919. The condition is below normal according to the City Assessor.
- The property was recommended for intensive survey from the 2014 Reconnaissance Survey



# Staff Recommendation

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



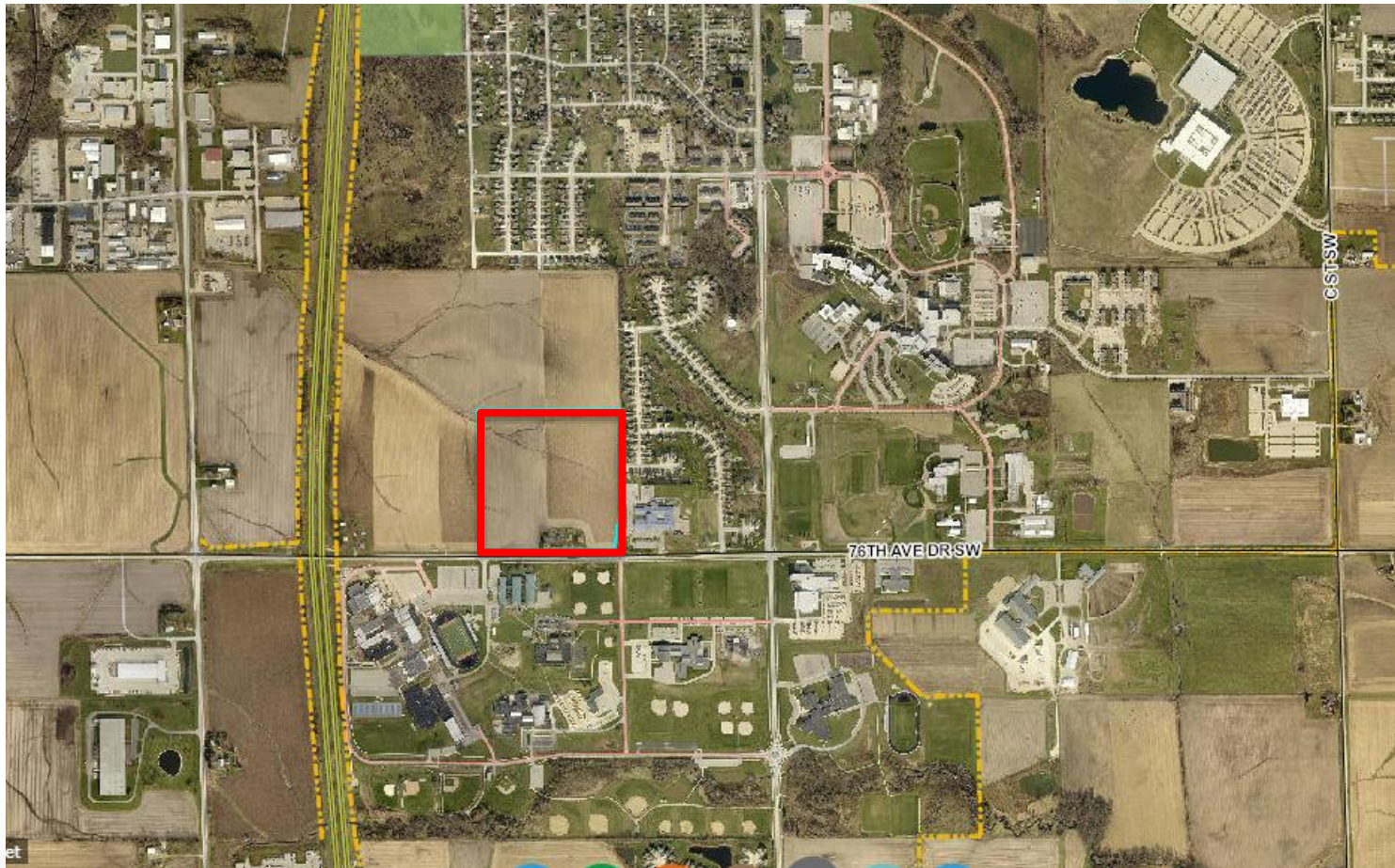


Demolition Review

# 200 76<sup>th</sup> Avenue SW



# 200 76<sup>th</sup> Avenue SW



# 200 76<sup>th</sup> Avenue SW



# Project Description

- The structure for demolition is a 1 ½ story home built in 1889. The condition is normal according to the City Assessor.
- The property has not been surveyed





# Staff Recommendation

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

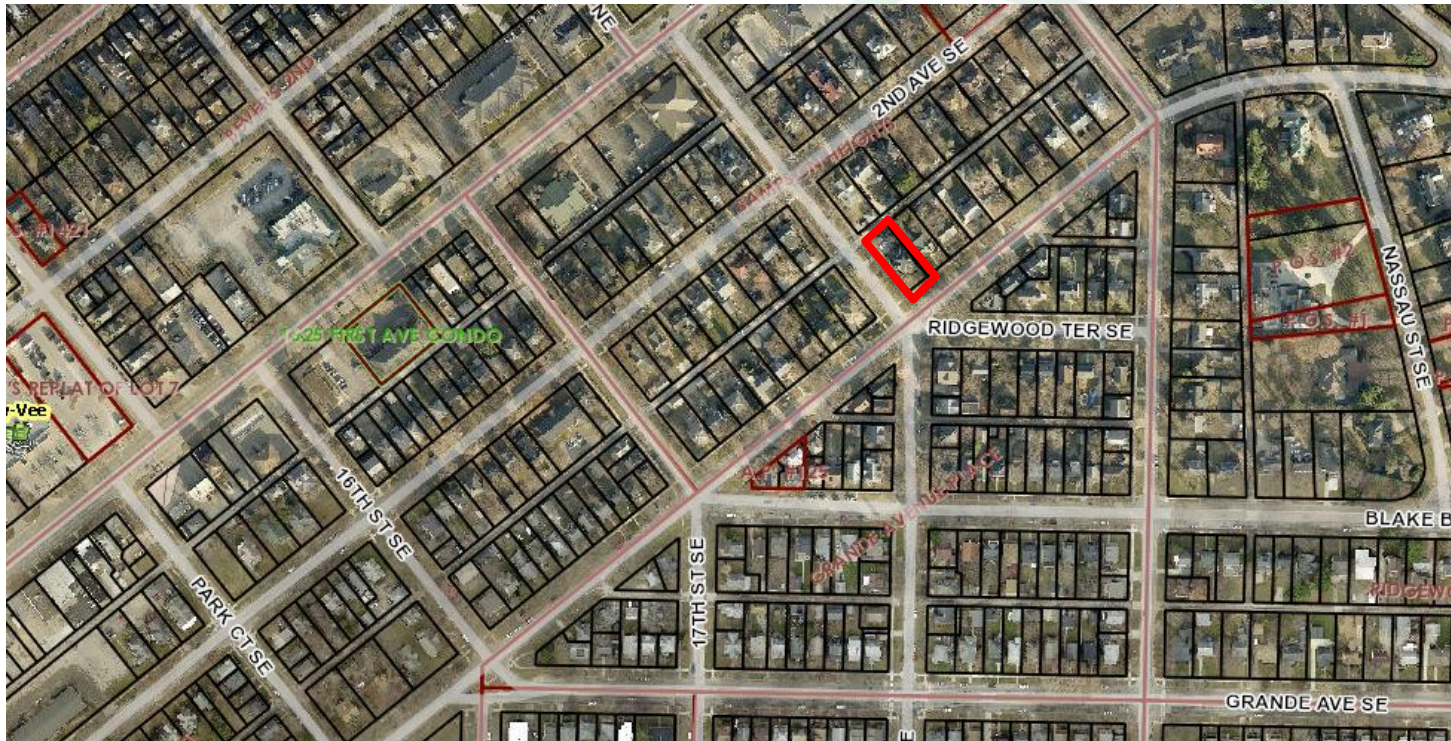


Certificate of Appropriateness

**224 18<sup>th</sup> St. SE– New Shed**



# 224 18<sup>th</sup> St. SE



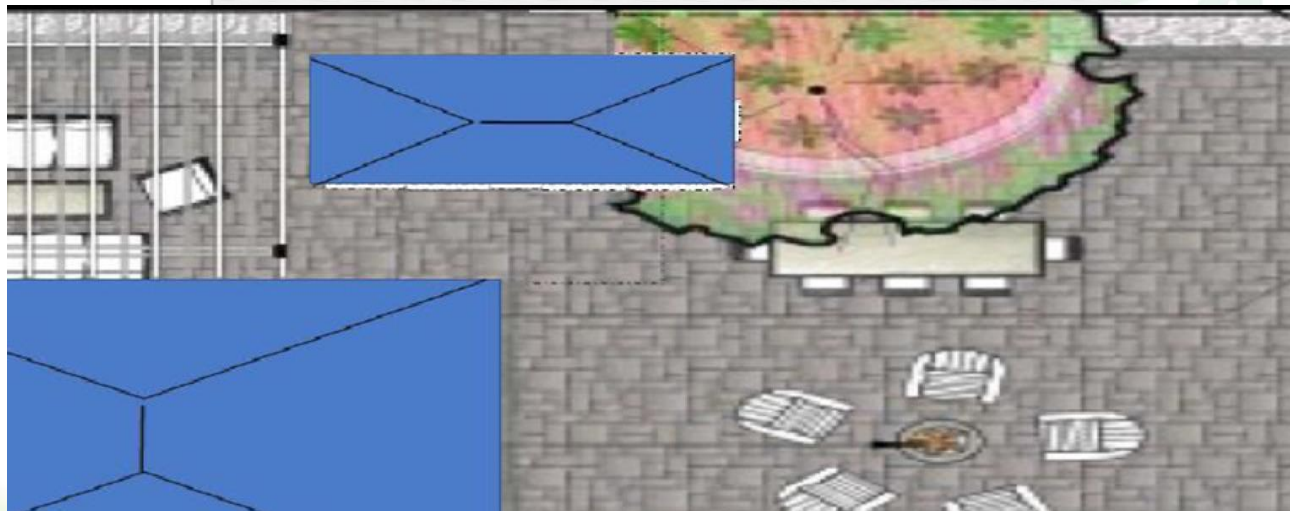


# 224 18<sup>th</sup> St. SE

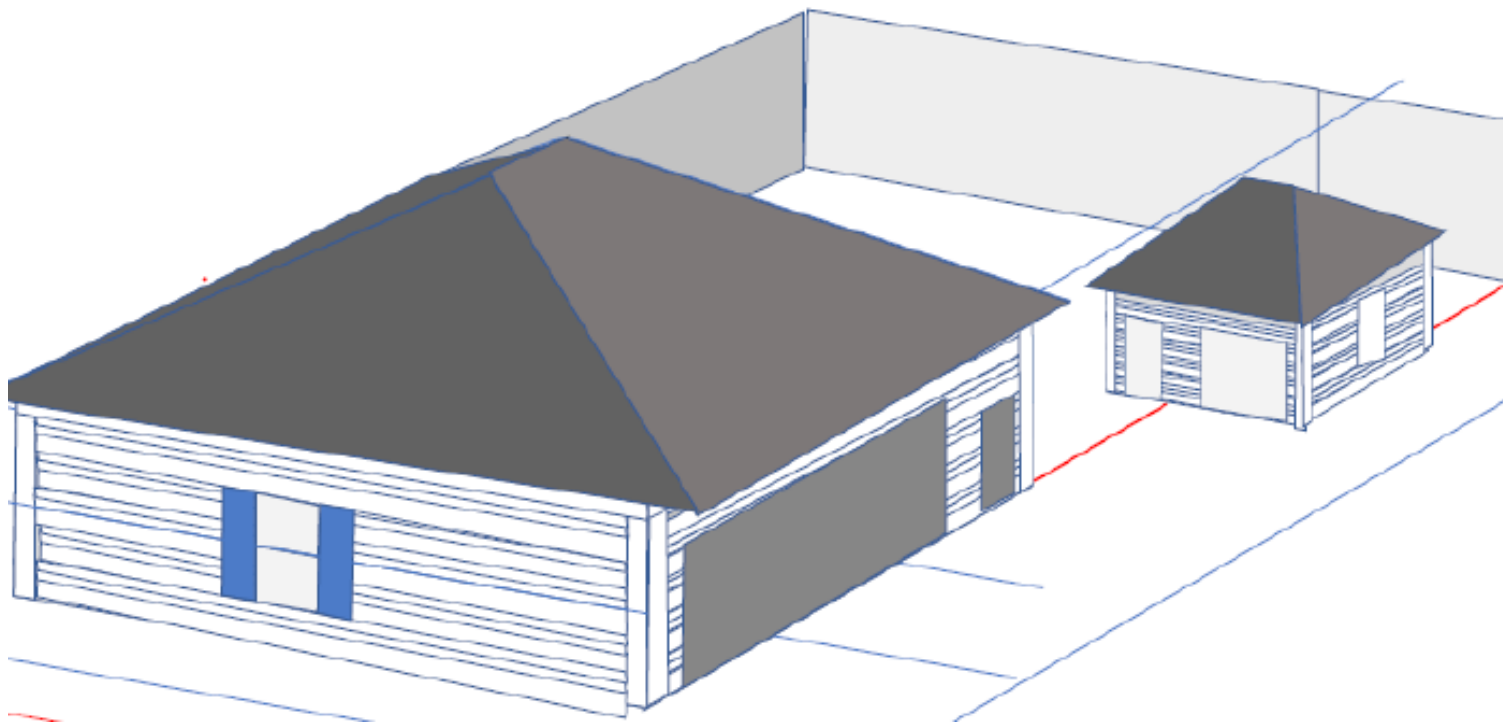




# 224 18<sup>th</sup> St. SE



224 18<sup>th</sup> St. SE



# Project Description

- Home built in 1878
- Located in the 2<sup>nd</sup> and 3<sup>rd</sup> Avenue Historic District
- The home contributes to the historic district and is individually eligible for the National Register of Historic Places. Its integrity is listed as well-preserved
- The applicant would like to build a new shed (8 x 12), matching the architecture and materials: wood lap siding, hipped roof, and asphalt shingles, of the existing garage.



# Design Guidelines

## 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.





# Staff Recommendation

- Staff recommends approving the COA because the new shed will match the architecture and materials of the existing garage, as well as follow the Design Guidelines regarding location and size of the accessory structure



Demolitions Under Hold Expiring August 24th

6250 Edgewood Rd. SW

6312 Edgewood Rd. SW

6550 Edgewood Rd. SW



# 6250 Edgewood Rd. SW



# 6312 Edgewood Rd. SW





# 6550 Edgewood Rd. SW



# Historic Preservation Commission

## Staff Liaison:

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