

Historic Preservation Commission

August 12, 2021

Presentation

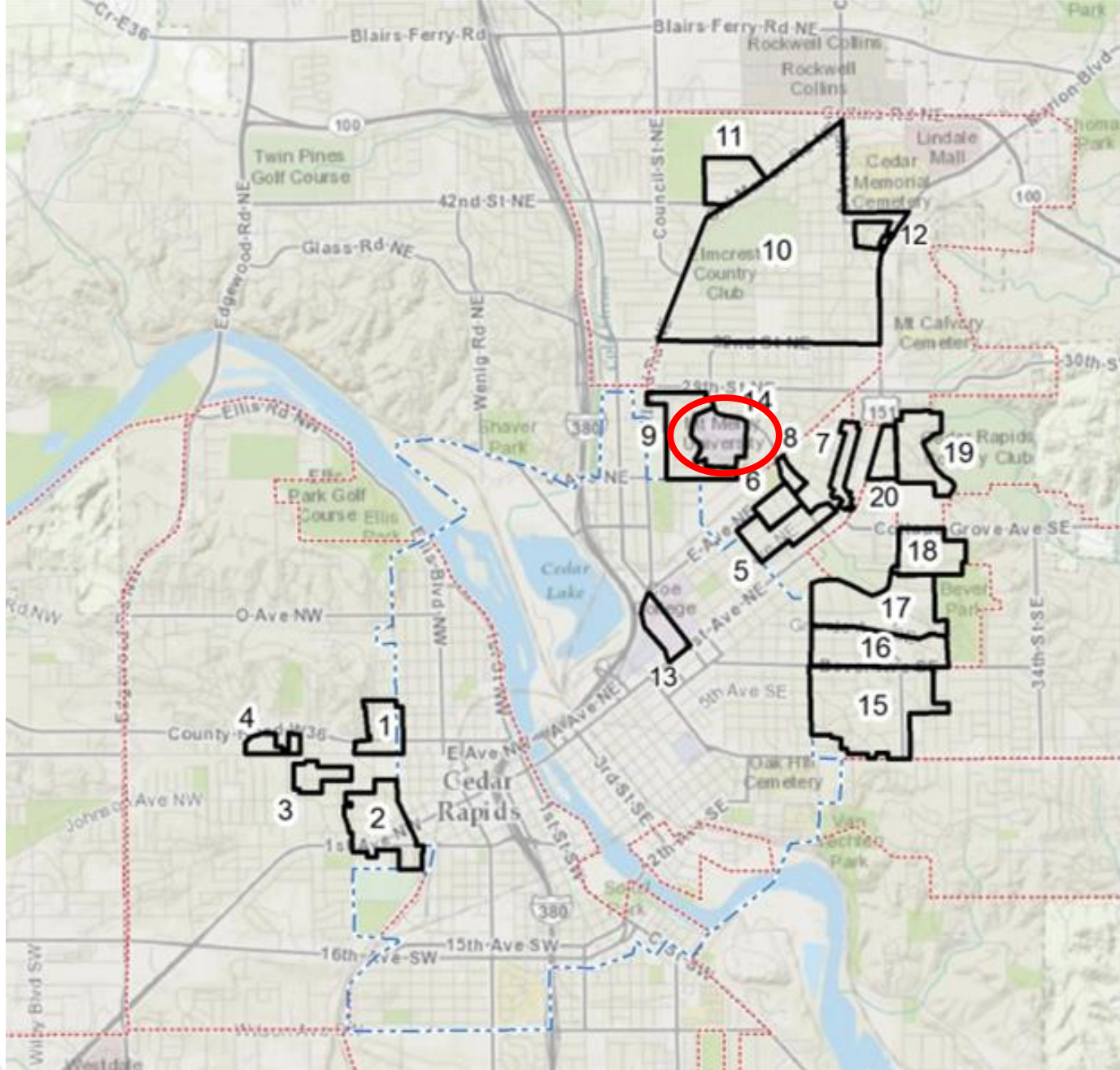
Intensive Survey Review – Mt. Mercy Campus



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 not listed in the 2015 Historic Preservation Plan. Listed individual properties with potential for National Register listing

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

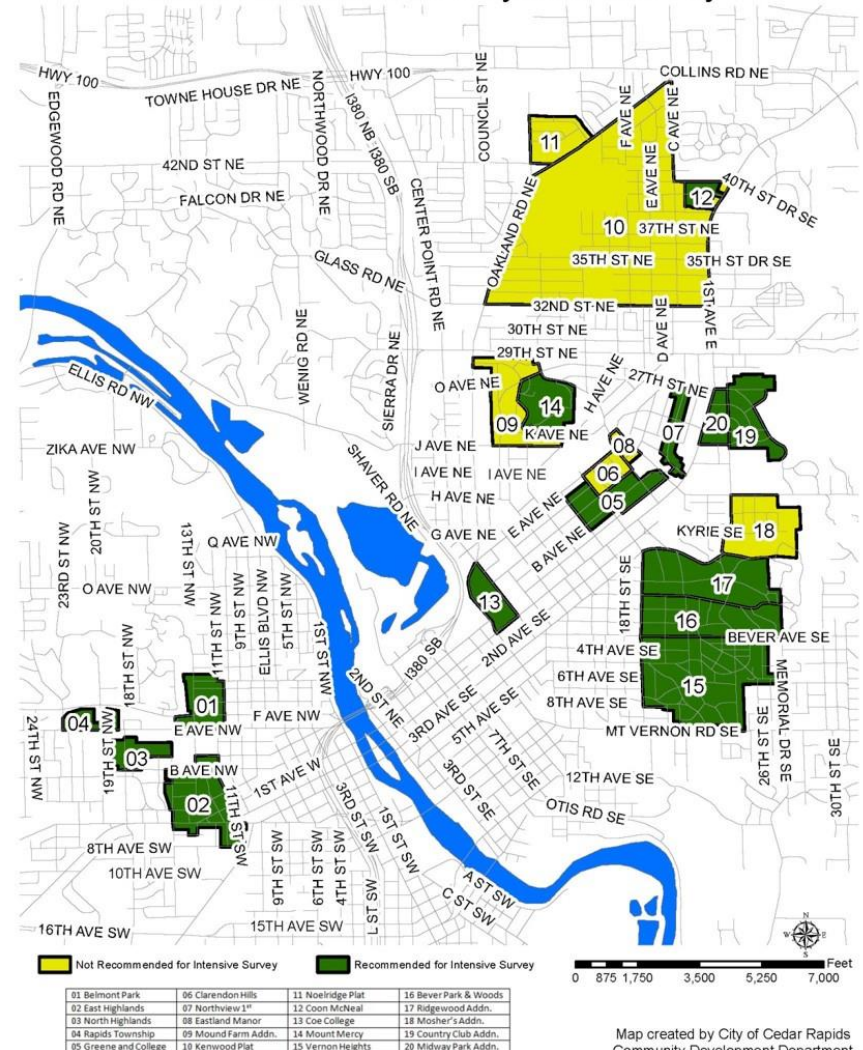
Survey Area	Priority
Greene & College	3
Northview	2
Coon-McNeal Development	1
Coe Campus	4



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



Mt. Mercy History

- Located in the Mound Farm area and encompasses Judge Greene's estate
- Purchased by the Sisters of Mercy during 1906 to 1907. The vacant estate was converted into a convent.
- Warde Hall was built in 1923-1924 to house all academic functions, dormitories, and a small chapel. It was built by William Lightner in the Colonial Revival style
- Mother of Sorrows Grotto was a series of small structures on a sloping hill below Warde Hall that was also designed by Lightner. The Grotto was nominated to the National Register at the time of the Citywide Reconnaissance survey



Mt. Mercy

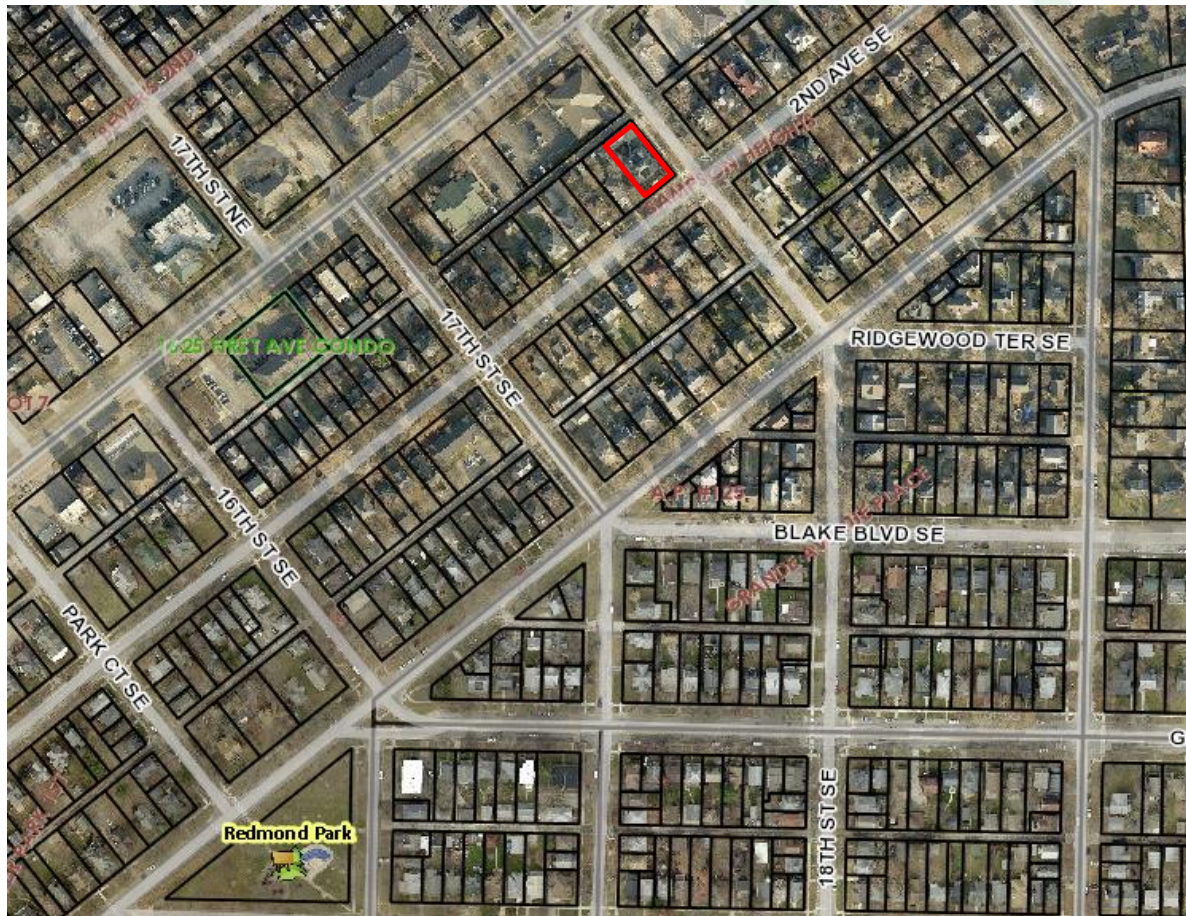


Certificate of Appropriateness

1744 2nd Ave SE– Soffit & Fascia



1744 2nd Avenue SE



1744 2nd Avenue SE



1744 2nd Avenue SE



Project Description

- The applicant would like replace aluminum soffit and fascia with aluminum soffit and fascia



Project Description

- The property is located in the 2nd and 3rd Avenue Historic District
- A 2-story Hipped Cottage in the Colonial Revival and American Four-Square Style built in 1909
- It is a contributing structure and individually eligible
- The condition is noted as 'well-preserved', noting that the rear 2-story porch enclosed; carriage house altered with the addition of double overhead garage; fire escape ladder to attic dormer windows



Project Description

- **Defining Features:** hipped roof with hipped dormers on each face; clapboard cladding ; pilasters for corner boards; center projecting bay beneath gable and above entrance; wide eaves with dentils on main house, front porch and first floor of enclosed rear porch (sleeping porch above); flat porch roof supported by tapered columns on stone pedestals with spindled balustrades; vented masonry (stone) in lieu of porch skirting; 1/1 double-hung windows through out and cottage windows either side of entrance; carriage house has Palladian window treatment in gable end
- **Alterations:** rear 2-story porch enclosed on both levels with clapboard to match house and double-hung windows; carriage house altered with the addition of double overhead garage; fire escape ladder to attic dormer windows
- **Overall Condition:** well-preserved



Proposed Soffit & Fascia

Sell Even 16" X 12' White Aluminum Solid Soffit

Model Number: 4PSS16-WH | Menards® SKU: 1571474



Online Price

PRICE

\$22.48

11% MAIL-IN REBATE Good Through 8/7/21

\$2.47

FINAL PRICE

\$19⁹⁸
each

\$1.25 /sq.ft

You Save \$2.47 with Mail-In Rebate

Variation: White

* Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®.



Proposed Soffit & Fascia

12' White Steel L-6 Fascia

Model Number: White_1564587-01 | Menards® SKU: 1564587



Online Price

PRICE

\$21.41

11% MAIL-IN REBATE Good Through 8/7/21

~~\$2.35~~

FINAL PRICE

\$19⁰⁵
each

You Save \$2.35 with Mail-In Rebate

Color: White

! Additional Packaging/Handling Charges May Apply.

* Mail-In Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®.



FREE Ship To Store

Enter Your ZIP Code for store information



Shipping

Available

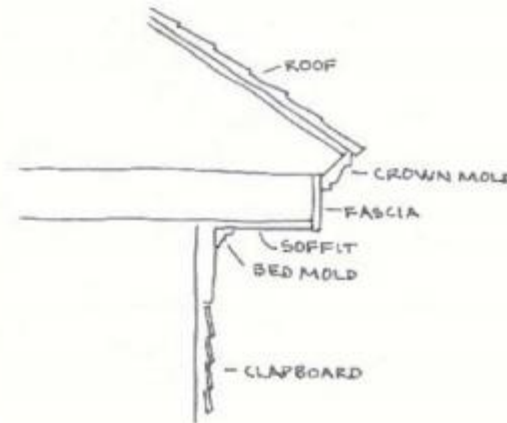


Design Guidelines

Soffits and Fascia

The soffit is the flat horizontal board(s) that enclose the space under the eave or cornice. Often bead board is used for historic homes.

The fascia is the flat board used to cover the ends of roof rafters or located along the rake. Cornice molding or trim is often placed on the fascia board.



APPROPRIATE:



- Soffit, fascia, trim boards, and details should be maintained by painting and proper gutter functioning.
- Soffit, fascia boards, trim and details deteriorated beyond repair should be replaced with boards that match the originals.

NOT APPROPRIATE:



- Original Soffit, fascia, trim boards and details should not be removed.
- Covering the soffit and fascia with synthetic materials such as aluminum or plastic.



Staff Recommendation

- Staff recommends the denial of the Certificate of Appropriateness for aluminum soffits and fascia, however, the commission has approved like-for-like replacements due to Derecho damage in the past.



Demolition

716 5th Avenue SE – Commercial Building





716 5th Avenue SE



Project Description

- Primary structure built in 1930
- Building is considered 'normal' per the assessor's site
- The property has not been surveyed



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.

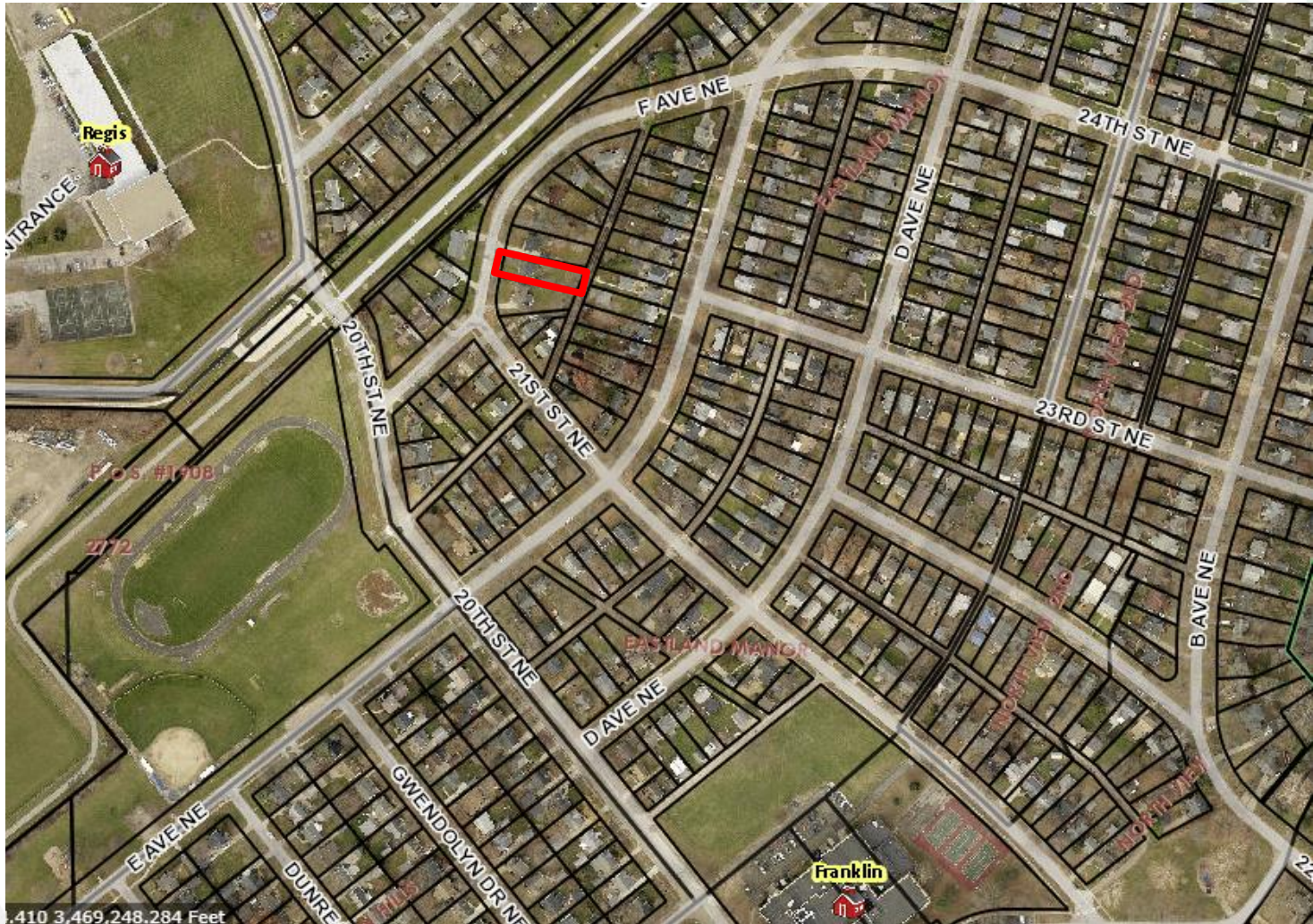


Demolition

2111 F Avenue NE - Garage



2111 F Avenue NE



2111 F Avenue NE



Project Description

- Primary structure built in 1938
- Accessory structure built in 1938
- Garage is considered 'normal' per the assessor's site
- The property has not been surveyed



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

826 21st Avenue SW - Garage



826 21st Avenue SW



826 21st Avenue SW



Project Description

- Primary structure built in 1925
- Accessory structure built in 1930
- Garage is considered 'normal' per the assessor's site
- The Young's Hill/Kingston Survey determined the property to be not individually eligible for the National Register.



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.

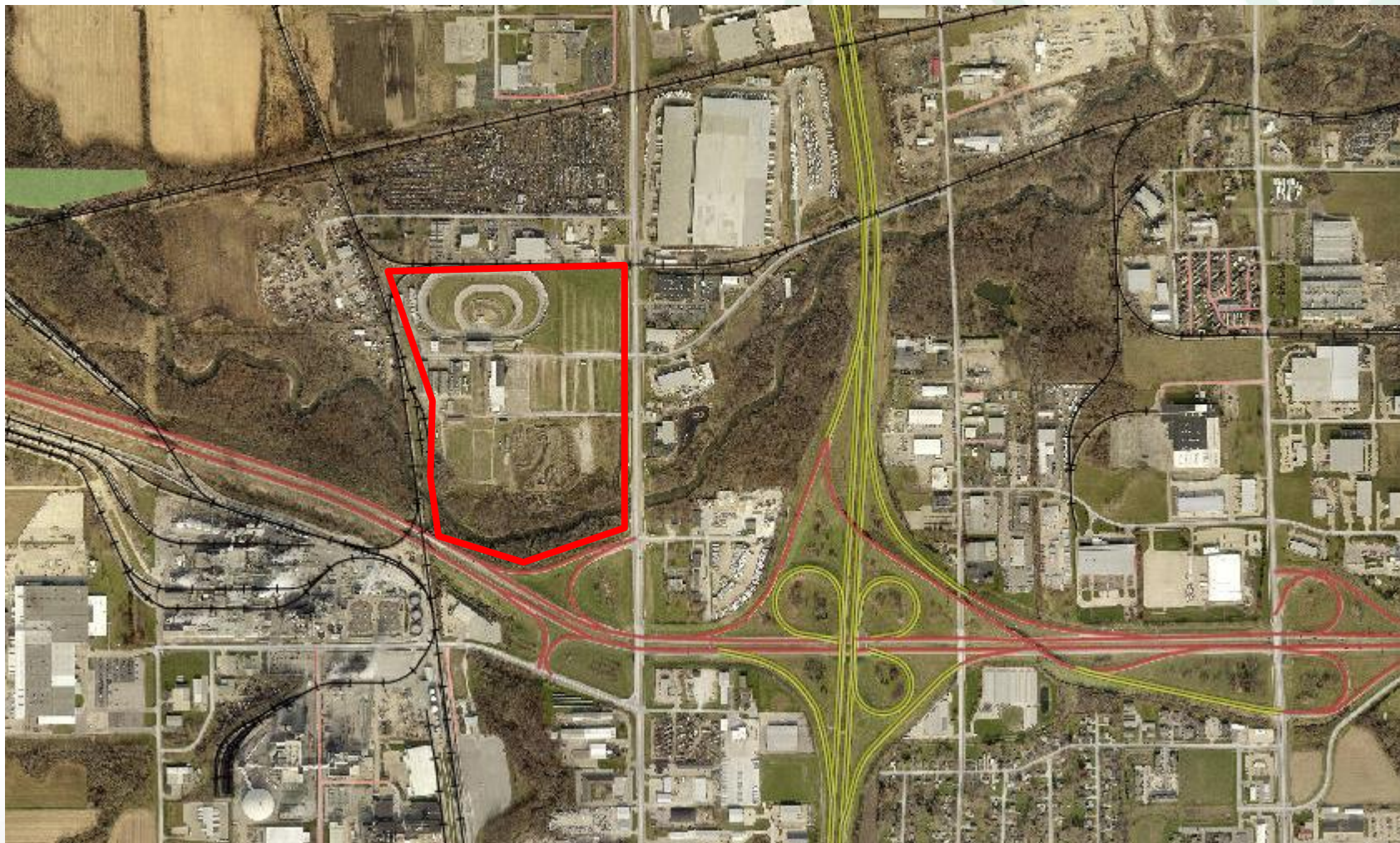


Demolition

4400 6th Street SW – Office & Warehouse



4400 6th Street SW



4400 6th Street SW



4400 6th Street SW



Office building



4400 6th Street SW



Building 3



Project Description

- Warehouse (building 3) built in 1960
- Office building built in 1930
- The Office Building is considered in Very Poor condition by the City Assessor and Building 3 is considered in Poor condition.
- A third structure, the Ag Barn, will be demolished under a Notice and Order due to storm damage from the 2020 Derecho.
- The property has not been surveyed.



Staff Recommendation

- Staff recommends the immediate release of the permit because there is no evidence of historic significance, due to the property not being surveyed.



Demolition

1324 30th Street SE - Garage



1324 30th Street SE



1324 30th Street SE



Project Description

- Primary structure built in 1900
- Accessory structure built in 1943
- Garage is considered 'above normal' per the assessor's site
- The property has not been surveyed



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.

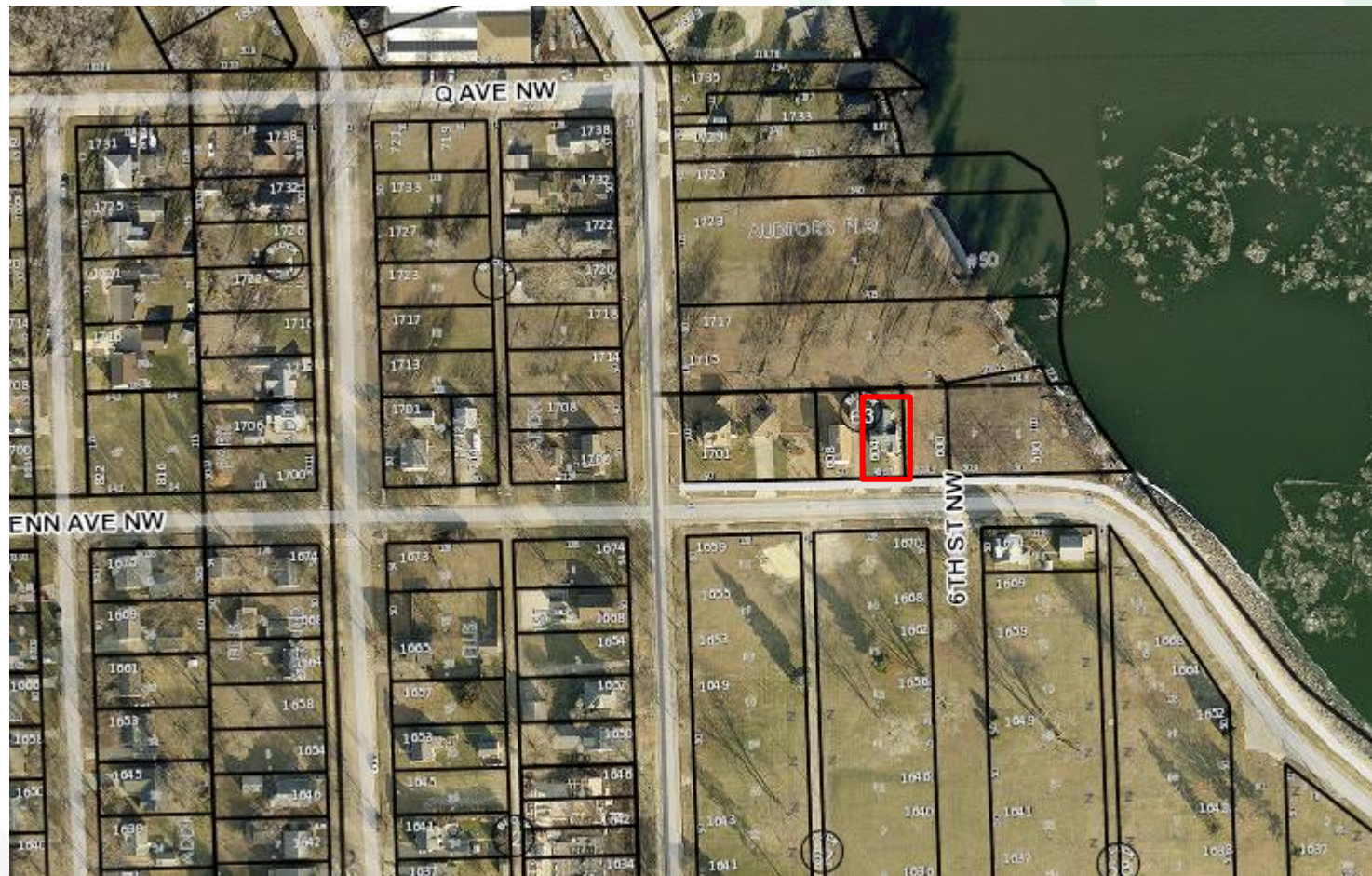


Demolition

604 Penn Avenue NW – Primary Structure



604 Penn Avenue NW



604 Penn Avenue NW



Project Description

- Primary structure built in 1941
- The home is considered 'above normal' per the assessor's site
- The Hull's 6th Survey determined the property to not be individually eligible for the National Register.



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.

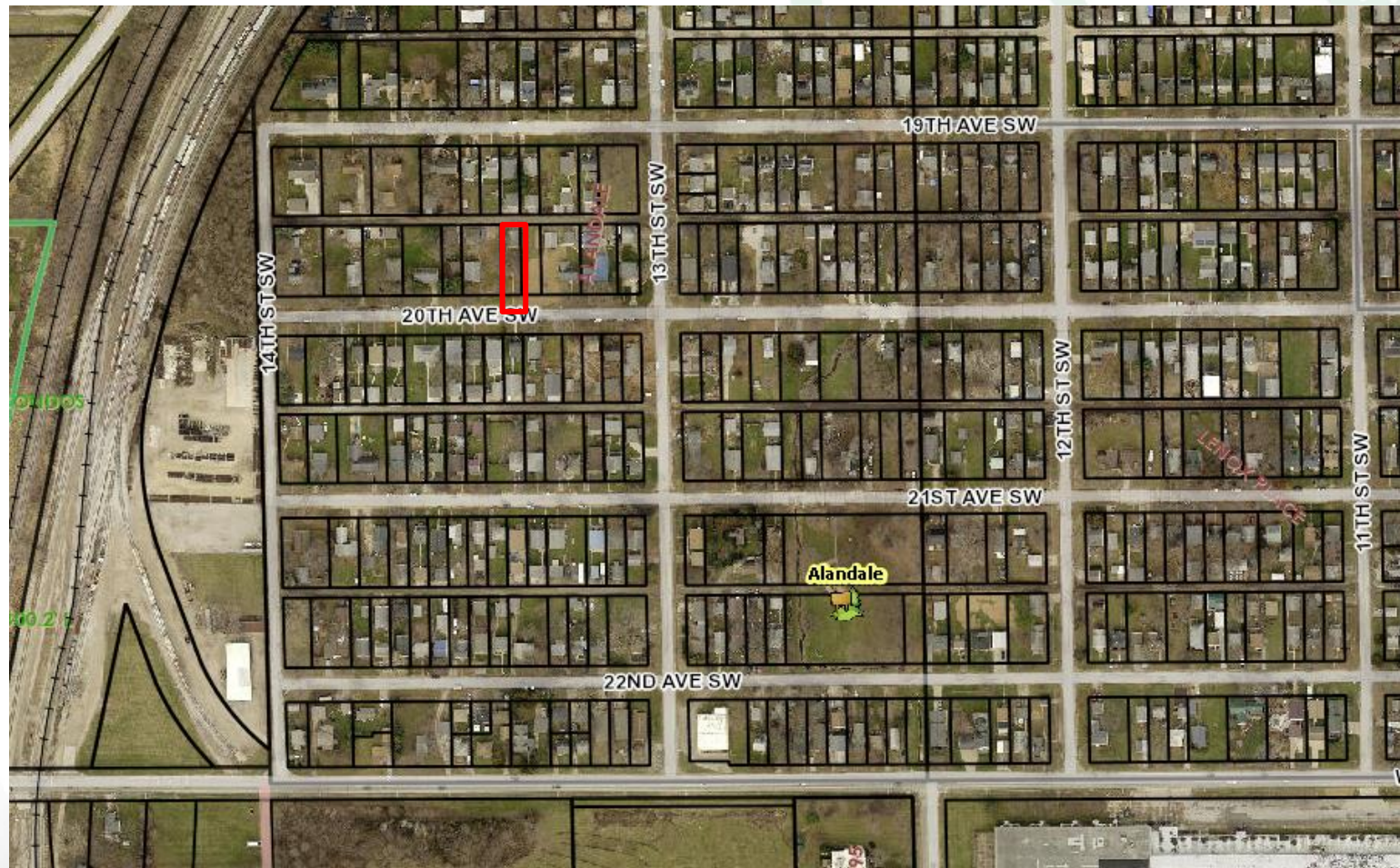


Demolition

1324 20th Avenue SW– Primary Structure



1324 20th Avenue SW



1324 20th Avenue SW



Project Description

- Primary structure built in 1920
- The primary structure was severely damaged by the Derecho and has been vacant for a substantial period of time
- The property was surveyed in the Young's Hill Kingston Survey and determined not eligible for listing on the National Register



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.



Section 106 Review

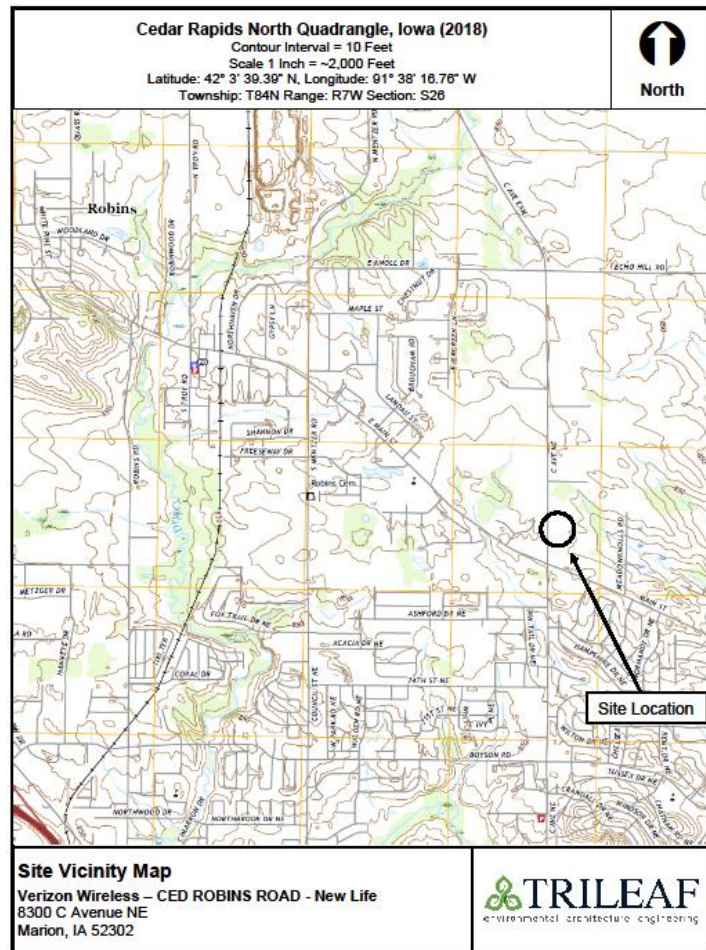
8300 C Avenue NE



8300 C Avenue NE



8300 C Avenue NE



Project Description

- Verizon Wireless proposes to construct a 70-foot (75-foot overall) monopole telecommunications tower and associated equipment compound within a 50-foot by 50-foot (2,500-square-foot) lease area.
- A 20-foot-wide access/utility easement is proposed to extend approximately 135 feet west away from the lease area towards C Avenue NE. In addition, a 10-foot-wide utility easement is proposed to extend approximately 70 feet west away from the lease area.
- This site is currently a manicured grass lawn.
- The antenna will be licensed by the Federal Communications Commission (FCC).



Demolition

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



2424 – 2428 18th Street SW



2424 – 2428 18th Street SW





Update

Certificates of No Material Effect



1739 2nd Avenue SE



Replace roof on home and garage with asphalt shingles



1620 Park Avenue SE



Replacement of glass in existing 2nd story storm window, replacement of damaged/missing wood fence sections to match existing. Replace asphalt shingles on home and detached garage.



1840 Grande Avenue SE



Replace 5 damaged front porch planks and replace 24 linear feet of wood privacy fence



1700 2nd Avenue SE



Installation of 170 feet of 5 feet 4 inch 8 feet wide wood privacy fence to replace derecho damaged fence and add new along alley and west side of property.



1721 Blake Boulevard SE



Installation of privacy fence damaged in the 2020 Derecho. Replacement of two damaged kitchen windows with wood windows



1534 3rd Avenue SE



Replace roof.



315 19th Street SE



Replace roof.



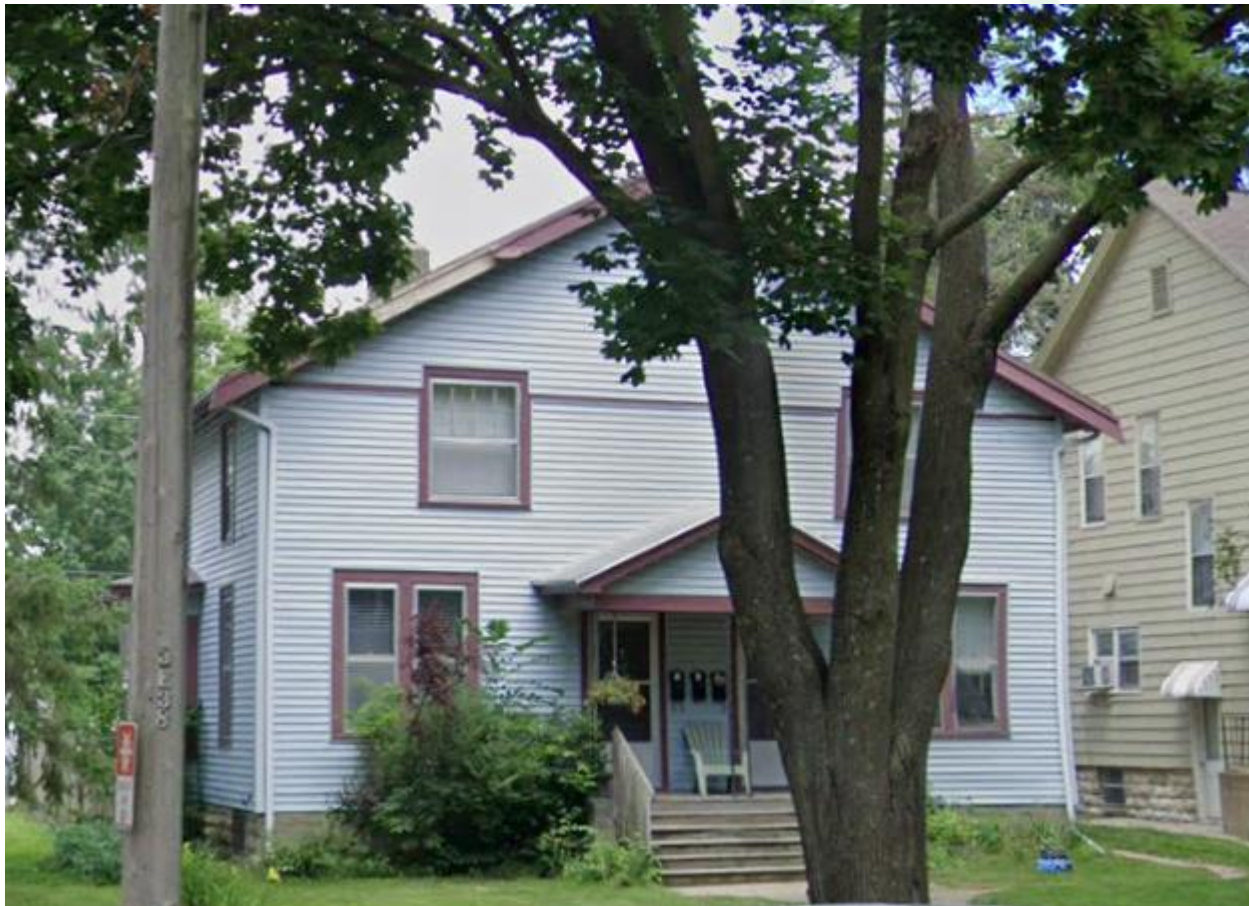
1601 Park Avenue SE



Reroof and install new gutters and downspouts.



1612-14 3rd Avenue SE



Reroof



1624 3rd Avenue SE



Replace damaged side 4 foot high wood picket fence posts and pickets with wood material. Replace damaged rear 6 foot high wood privacy fence post and pickets with wood material.



1857 2nd Avenue SE



Fence repair



334 14th Street SE



Install new wood fence



336 18th Street SE



Reroof house



1636 2nd Avenue SE



Repoint chimney where needed and install Craftsman style wooden railings to replace the current wrought iron railing.



1810 Ridgewood Terrace SE



Porch repairs including the refastening of rails, repairing the detailed wood work or replacing with like materials painted white, and cement repaired with brick maintained.



Historic Preservation Commission

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