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# City of Cedar Rapids

## *Historic Preservation Commission*

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Community Development & Planning Department, City Hall, 101 First Street SE, Cedar Rapids, IA 52401, 319-286-5041

### MEETING NOTICE

The City of Cedar Rapids Historic Preservation Commission will meet at:

**4:30 P.M.**

**Thursday, April 13, 2017**

**in the**

**Five Seasons Room, City Services Center**

**500 15<sup>th</sup> Avenue SW, Cedar Rapids, Iowa**

### AGENDA

#### **Call Meeting to Order**

#### **1. Public Comment**

*Each member of the public is welcome to speak and we ask that you keep your comments to five (5) minutes or less. If the proceedings become lengthy, the Chair may ask that comments be focused on any new facts or evidence not already presented.*

#### **2. Approve Meeting Minutes**

#### **3. Action Items**

- a) Consideration of a letter of support for historic tax credit project at 207 3<sup>rd</sup> Avenue SW (10 minutes)
- b) Consideration of Local Historic Landmark Applications (5 minutes)
  - i. 42 7<sup>th</sup> Avenue SW – Mott Building
  - ii. 525 Valor Way SW – Knutson Building
- c) Certificate of Appropriateness (40 minutes)
  - i. 1818 Ridgewood Terrace SE – tuckpointing of chimney
  - ii. 1831 Ridgewood Terrace SE – reconstruction of porch
  - iii. 1714 3<sup>rd</sup> Avenue SE – remodeling of rear sunroom on home
- d) Funding Consideration- Historic Rehab Program (15 minutes)
  - i. 1831 Ridgewood Terrace SE – reconstruction of porch
  - ii. 1818 Ridgewood Terrace SE – tuckpointing and maintenance of chimney
  - iii. 1807 2<sup>nd</sup> Avenue SE – Painting of the dwelling unit
- e) Demolition Applications (20 minutes)
  - i. 4120 18<sup>th</sup> Avenue SW – Primary Structure, *Private Property*
  - ii. 2713 Union Drive SW – Primary Structure, *Private Property*
  - iii. 251 33<sup>rd</sup> Avenue SW – Metal shop and store building, *Private Property*
  - iv. 5001 East Road SW – 10x20 Garage Structure, *Private Property*
- f) Demolition Applications Under Review (5 minutes)
  - i. *Private Property* - 909 16<sup>th</sup> Avenue SE

#### **4. Discussion Items**

- a) Update to historic district guidelines
- b) City demolition bids

#### **5. Announcements**

#### **6. Adjournment**

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a City program, service, or activity, should contact the Community Development Department at (319) 286-5041 or email [cd-plan@cedar-rapids.org](mailto:cd-plan@cedar-rapids.org) as soon as possible, but no later than 48 hours before the event.

**MINUTES**  
**HISTORIC PRESERVATION COMMISSION REGULAR MEETING,**  
**Thursday, March 23, 2017 @ 4:30 p.m.**  
**Greene Square Conference Room, City Services Center, 500 15<sup>th</sup> Avenue SW**

Members Present: Amanda McKnight-Grafton Chair  
Bob Grafton  
Tim Oberbroeckling  
Todd McNall  
Ron Mussman  
Sam Bergus  
Caitlin Hartman

Members Absent: BJ Hobart  
Barb Westercamp  
Mark Stoffer Hunter

City Staff: Jeff Hintz, Planner  
Anne Russett, Planner  
Jennifer Pratt, Community Development Director  
Kevin Ciabatti, Building Services Director  
Anne Kroll, Administrative Assistant

**Call Meeting to Order**

- Amanda McKnight Grafton called the meeting to order at 4:31 p.m.
- Seven (7) Commissioners were present with three (3) absent.

**1. Public Comment**

- Cindy Hadish stated that the Frankie House is for sale and that there will be a press release and open house. This is the house that came to the Commission for demolition and was placed on hold. The home has since been moved and renovated.

**2. Approve Meeting Minutes**

- Tim Oberbroeckling made a motion to approve the minutes from March 9, 2017. Sam Bergus seconded the motion. The motion passed unanimously.

**3. Action Items**

**a) Certificate of Appropriateness**

**i. 1638 3<sup>rd</sup> Avenue SE – Construction of a single-family home and accessory structure**

- Bob Grafton and Amanda McKnight Grafton recused themselves from discussion and voting.
- Jeff Hintz stated that the HPC previewed this project at the February 23, 2017 meeting and the Commission expressed concerns regarding vinyl siding, supported the detached

garage design, and noted the importance of contextual front yard setbacks. Proposed materials include LP Smart Side on the home and garage, vinyl windows, fiberglass front door, and aluminum soffit and fascia. Mr. Hinz shared the site plan and all elevations. The applicant provided samples of the materials. Mr. Hintz reviewed the Historic District Guidelines for streetscapes; the SOI Standards for Rehabilitation; and the analysis for Massing, Form, and Design and Materials which are all consistent with the Guidelines. In summary, the design, form, style, massing, and setbacks match the existing neighborhood, the home is unlikely to add historic value but it does not detract from the historical context, this project addresses a gap within an otherwise intact block with strengthens the historic streetscape, and it is consistent with SOI standards and Guidelines. Staff recommends approval of the project because it has consistent mass, form, setbacks and style with the surrounding homes; consistent with the intent of the Guidelines and SOI standards; consistent with the City's Comprehensive Plan; and accounts for feedback given by HPC during the preview.

- Tim Oberbroeckling does not think that the vinyl windows should be approved because the Commission is setting precedence for others who apply for vinyl windows. The applicant stated that for Habitat for Humanity to build this without vinyl windows among other things add so much cost. Todd McNall noted that everyone that comes in has a budget. Sam Bergus stated that this is not the only point of precedence for every single future project or every project done before.
- Caitlin Hartman does not like the design of the home as it looks like a development home and does not fit into the neighborhood. Ron Mussman agreed, but does not think it should match exactly. Todd McNall stated that when you put an addition on a historic building, the historic briefs do not want the addition to exactly match the historic building because you want to be able to tell that it is an addition and new construction in comparison to the original. Mr. McNall also pointed out that the homes in this neighborhood are all different and that there are four story homes and bungalows next door to each other.
- Ron Mussman stated that he did not approve of the LP Smart Siding. Tim Oberbroeckling agreed that he did not like the siding. Todd McNall stated that it is technically a wood product and it has a 50 year warranty. Tim Oberbroeckling questioned the use of another wood product that was presented by a Commissioner at a previous meeting. The applicant said he looked into that product and it was more expensive than the LP Smart Siding.
- The Commission discussed using vinyl windows on all sides of the house except the front. Tim Oberbroeckling stated that if he was building this house he would not want that; he would want all the windows to be the same.
- The applicant stated that when you go into a neighborhood and are going to build a home you are going to have that taxable value of your home and the neighborhood sets the price of what the home is worth. If you set a standard so high to build to the top tier is that home going to be to the value to build it at? You do not want to build a home for someone that is going to cost them a lot more than it is worth because of what is beside it.
- Tim Oberbroeckling again shared concerns about vinyl windows and setting the precedence for future projects. Todd McNall stated that SHPO allowed aluminum-clad wood windows on the Brown Apartments (1234 4<sup>th</sup> Avenue SE).
- Tim Oberbroeckling also has an issue with the fiberglass entry door. Jeff Hintz stated that the Commission approved fiberglass doors, similar to the proposal, at 1417 and 1427 3<sup>rd</sup> Avenue SE.
- Jeff Hintz stated that if a future applicant came to staff wanting vinyl windows because this property had them, that staff would tell them that this property is new construction

and non-contributing to the District; they are unlike scenarios, not every property is the same.

- Tim Oberbroeckling is concerned that when staff recommends approval of the project that gives the applicant false hope. Jeff Hintz stated that he lets the applicant know that it is ultimately the Commission's decision. Tim Oberbroeckling also stated that he wished staff would have brought this project to the HPC earlier for their review. Staff mentioned that was the purpose of the HPC preview on February 27.
- Caitlin Hartman suggested assigning a Commission liaison to the project.
- Sam Bergus made a motion to approve the COA for the construction of a single-family home and accessory structure at 1638 3<sup>rd</sup> Avenue SE with the stipulation of having to approve the windows separately. There was not a second and it did not pass.
- The Commission discussed different options with the applicant such as starting the foundation until the Commission makes a decision. The applicant does not want to start anything until the entire project has been approved.
- Tim Oberbroeckling made a motion to table the project and have a liaison work with the applicant. Caitlin Hartman seconded the motion. Sam Bergus does not think that this motion will help and that Commissioners will still have different opinions.
- Tim Oberbroeckling made a motion to deny the COA for the construction of a single-family home and accessory structure at 1638 3<sup>rd</sup> Avenue SE because of the materials. Caitlin Hartman seconded the motion. The motion passed with Tim Oberbroeckling, Caitlin Hartman, and Ron Mussman approving, Sam Bergus opposing, and Todd McNall abstaining.
- The Commission discussed whether the LP Smart Side is real wood or not.
- The Commission requested that Bob Grafton and Mark Stoffer Hunter work with the applicant.

**b) Funding Consideration – Historic Rehab Program**

**i. 209 Park Court SE – Painting of the structure**

- Jeff Hintz stated that this project is for painting the exterior of the home including the trim and prep work. Two (2) bids were obtained. Mr. Hintz shared pictures of the property. Staff recommends approval of funding for the project because the project is eligible for the program, consistent with the District Guidelines, architectural detailing is not being removed, there is no impact on defining features, and this project keeps the structure in use and good repair.
- Tim Oberbroeckling made a motion to approve funding for painting the house at 209 Park Court SE. Todd McNall seconded the motion. The motion passed unanimously.

**c) Section 106 Review – Right-of-way adjacent to 1972 B Avenue NE**

- Jeff Hintz stated the project is to place a small cell facility on existing utility pole in the B Avenue NE Historic District and that the Commission can provide comments on the project. Mr. Hintz shared a location map and a picture of the cell facility looks like. Staff recommends that the Commission make comment that the project be completed as presented because there is minimal impact to surrounding properties and it is consistent with existing facilities in Cedar Rapids Historic Districts.
- Todd McNall made a motion to approve that the Commission had no comments about the Section 106 review for the cell facility at the right-of-way adjacent to 1972 B Avenue NE. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

**d) Demolition Applications under Review**

**i. 909 16<sup>th</sup> Avenue SE – Private Property**

- Bob Grafton stated that there are multiple parties interested in moving the house and that the property should remain on hold.

**4. Discussion Items**

**a) Infill Opportunities and Design Considerations in the Local Historic Districts**

- The Commission discussed single-family, multi-family, and vacant lot zoning restrictions.
- The Commission again discussed the COA project that was not approved. Amanda McKnight Grafton stated that the Commission should have a list of approved products for different situations that can be given to applicants. The applicants are coming to the Commission to fix their properties and they should not be discouraged in doing so.

**5. Announcements**

- There were no announcements.

**6. Adjournment**

- Todd McNall made a motion to adjourn the meeting at 6:48 p.m. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Anne Kroll, Administrative Assistant II  
Community Development

DRAFT



## **Historic Preservation Commission Agenda Item Cover Sheet**

**Meeting Date:** April 13, 2017

**Property Location:** 42 7<sup>th</sup> Avenue SW

**Property Owner/Representative:** Hobart Historic Restoration – Mary Ottoson

**Year Built:** 1902

**Description of Agenda Item:**  Demolition Application  COA  Other – Local Historic Landmark Application

### **Background and Previous HPC Action:**

The property was recently renovated using historic tax credits and has commercial space on the first floor with housing units on the upper floors.

The property was listed on the National Register of Historic Places (NRHP) in 2012. The NRHP [nomination](#) indicates that the property is eligible under Criteria A (events) and C (architecture). The local importance of the property to the community's industrial history and that of development on the west side of the river coupled with the style and architecture of the building are unique. The proposed name for the landmark is Iowa Wind Mill and Pump Company (Mott Building).

**Historic Eligibility Status:** Eligible  Not Eligible  Unknown  N/A

**Explanation (if necessary):** The property is listed on the National Register of Historic Places

### **If eligible, which criteria is met:**

- Associated with significant historical events
- Associated with significant lives of person
- Signifies distinctive architectural character/era
- Archaeologically significant

**Other Action by City:** Yes  No  N/A

### **Explanation (if necessary):**

City Code Section 18.05 requires a recommendation by the HPC and review by SHPO. City Planning Commission will receive recommendation from HPC and SHPO then make recommendation to City Council. City Council will have the final determination as to whether or not the property is granted local historic landmark status.

**Recommendation:** Advancement of the application to the State Historical Preservation Office for their review.



## Historic Preservation Commission Agenda Item Cover Sheet

**Meeting Date:** April 13, 2017

**Property Location:** 525 Valor Way SW

**Property Owner/Representative:** City of Cedar Rapids – Jennifer Pratt and Hobart Historic Restoration – Mary Ottoson

**Year Built:** 1887

**Description of Agenda Item:**  Demolition Application  COA  Other – Local Historic Landmark Application

### **Background and Previous HPC Action:**

The property has been discussed several times during HPC meetings over the past couple of years; the HPC discussed the importance of the property and recommended to the City Council that the building be saved. In 2016 the City of Cedar Rapids entered into a development agreement with Hobart Historic Restoration to rehabilitate the property. As a part of this agreement, the building will be saved and restored using historic tax credits. The building is significant locally as it helps to tell the story of development on the west side of the river. It is the oldest downtown building on the west side of the river standing today. The proposed name for the landmark is Cedar Rapids Milk Condensing Company (Knutson Building).

**Historic Eligibility Status:** Eligible  Not Eligible  Unknown  N/A

**Explanation (if necessary):** The property is identified as eligible under Criteria A and C in the [2009 Kingston Village Reconnaissance Survey](#). Note, the address was 525 H Street SW at the time. The property is currently being nominated for the National Register of Historic Places.

### **If eligible, which criteria is met:**

- Associated with significant historical events
- Associated with significant lives of person
- Signifies distinctive architectural character/era
- Archaeologically significant

**Other Action by City:** Yes  No  N/A

### **Explanation (if necessary):**

City Code Section 18.05 requires a recommendation by the HPC and review by SHPO. City Planning Commission will receive recommendation from HPC and SHPO then make recommendation to City Council. City Council will have the final determination as to whether or not the property is granted local historic landmark status.

**Recommendation:** Advancement of the application to the State Historical Preservation Office for their review.



Community Development and Planning Department  
City Hall  
101 First Street SE  
Cedar Rapids, IA 52401  
Telephone: (319) 286-5041

**To:** Historic Preservation Commission Members  
**From:** Jeff Hintz, Planner II  
**Subject:** COA Request at 1818 Ridgewood Terrace SE  
**Date:** April 13, 2017

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**Owner Name:** Evy-Ann Bajet  
**Address:** 1818 Ridgewood Terrace SE  
**Local Historic District:** Redmond Park – Grande Avenue Historic District  
**Year Built:** 1939

**Description of Project:** Tuckpointing of the chimney, reflashing the chimney and general water protection of the chimney area.

**Information from Historic Surveys on property:** The 1995 Site Inventory Form from the District Nomination survey lists the primary housing structure as “good.” The defining features are: 1½-story ell plan with intersecting-gable roof with single flat roof dormer on right half of front; wide clapboard siding & brick around entrance; small shed roof entrance hood/awning in ell above entrance; windows are double-hung (8/12) and 9/9; pair of 6-light casements in dormer. The home contributes to the historic district but, is not individually eligible for the National Register of Historic Places.

**Options for the Commission:**

1. **Approve** the application as submitted; or
2. **Modify, then Approve** the application – only if applicant agrees to modifications made; or
3. **Disapprove** the application; or
4. **Continue the item to a future, specified meeting date** in order to receive additional information.

**Criteria\* for Commission decision on application:**

- i. 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.
- ii. 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.
- iii. 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.

\*See 18.08.C.2.a of the Cedar Rapids Municipal Code

**Excerpt(s) from *Guidelines for Cedar Rapids Historic Districts* Applicable to Project Chimneys:**

**Recommended:**

- Replacing any broken, spalled, or missing bricks with the same size and color
- Flue caps of clay, stone, concrete, or black metal
- Repairing a deteriorated chimney with like material
- Replacing a chimney with bricks similar to the original color and size

**Not Recommended:**

- Replacing a chimney visible from the street with metal piping
- Demolishing a chimney

**Analysis:** The proposed project meets all the Criteria outlined in Chapter 18 of the Cedar Rapids Municipal Code as it relates to this property and this project specifically. There will be no alteration to any defining features on the property. This proposal seeks specifically to keep the existing chimney in good repair. Additionally, the type of project which is proposed in this application is keeping in line with exactly what the Guidelines for Cedar Rapids Historic District recommend as they relate to this project to do chimney repair.

Since the proposal is keeping in line with criteria i and ii, staff find no adverse impact as a result of the project. The chimney work is recommended in the guidelines and will help to keep the chimney in good working order and prevent future problems. The work proposed to the chimney will not have any detrimental impact on the chimney or any defining features on the roof of the home.

**Staff Recommendation:** Approve as submitted.

**Note:** The application is included as an attachment under 1818 Ridgewood Terrace as a funding consideration for the Historic Rehab Program.



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101 First Street SE  
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Telephone: (319) 286-5041

**To:** Historic Preservation Commission Members  
**From:** Jeff Hintz, Planner II  
**Subject:** COA Request at 1831 Ridgewood Terrace SE  
**Date:** April 13, 2017

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**Owner Name:** Walter Zeck  
**Address:** 1831 Ridgewood Terrace SE  
**Local Historic District:** Redmond Park – Grande Avenue Historic District  
**Year Built:** 1920

**Description of Project:** Removal of metal columns from the porch and replacement with wood columns; removal of the wood landing and skirting and reconstruction with concrete steps and brick masonry to match the existing foundation.

**Information from Historic Surveys on property:** The 1995 Site Inventory Form from the District Nomination survey lists the primary housing structure as “fair.” The defining features are: side-gambrel roof with shed dormer; synthetic siding; pent gable entrance hood windows are double-hung with 6/1 configurations and entrance is centered; 1-story flat roof room addition on east side. The home contributes to the historic district but, is not individually eligible for the National Register of Historic Places.

**Options for the Commission:**

1. **Approve** the application as submitted; or
2. **Modify, then Approve** the application – only if applicant agrees to modifications made; or
3. **Disapprove** the application; or
4. **Continue the item to a future, specified meeting date** in order to receive additional information.

**Criteria\* for Commission decision on application:**

- i. 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.
- ii. 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.
- iii. 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.

\*See 18.08.C.2.a of the Cedar Rapids Municipal Code

## Porches and Other Entrances:

### Recommended:

- Opening an enclosed porch
- Repairing the existing porch or balcony
- Replacing wood elements with wood elements (wood elements should be painted)
- Replacing masonry elements with masonry elements
- Rebuilding a porch with original materials
- Screening
- Painted, not treated wood

### Not Recommended:

- Enclosing porches visible from the street
- 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
- Unpainted treated lumber elements (recommended for hidden supports)

**Analysis:** The applicant has indicated research was done to find a home in the neighborhood with a similar size porch that was built in the same era. The photos below show the current conditions on this property, and a porch the applicant located in the neighborhood and would like to construct.



**Current front porch**



**Proposed style of reconstructed porch**

The proposed reconstructed porch would surely use elements which were used at the time this home as built in 1920. This is not to say that the wood stoop is an inaccurate material, however the porches pictured above are not of the size, style and scale of others in different locations in the local historic districts. An exact decade the metal work on the railings and columns was done is unknown, but this is not believed to be original to the property. It could be theorized that this work to the porch took place anywhere from the 1960's to the late 1980's based on a staff site visit to the property and knowledge of development patterns and construction methods of the mid-20<sup>th</sup> century. The important takeaway is that the landing area, railings and columns are unlikely to be original to the property, regardless of pinpointing the exact date of the change.

The 1995 Site Inventory Form does not list the porch area itself as defining, however the "pent gable entrance hood" is listed as defining. This proposal to reconstruct a porch from the period

the house was built does not in any way impact the entrance hood above it, the hood will remain. The columns and surface of the porch will be replaced; the applicant is proposing wood columns and would like to use concrete and brick to replicate the look of another porch in the neighborhood. Rebuilding a porch with original materials is something listed as recommended within the Guidelines. The applicant did research and looked for historical photos of the home, but was unable to locate any photos. As an alternative, he examined housing styles and porches in the area and looked for homes built in the same time period as the subject property when making this proposal.

The porch reconstruction project successfully mitigates and adverse impact on the historic district and on this property specifically. The project does not alter any defining features on the home and is consistent with the Guidelines. Furthermore, this porch project seeks to remove materials which are not original to the property and are not historic in nature. The final result will yield a porch which has been reconstructed and is in better harmony with the housing structure as well as the district as a whole.

**Staff Recommendation:** Approve as submitted

**Attachments:** The application is included as an attachment under 1831 Ridgewood Terrace as a funding consideration for the Historic Rehab Program.



Community Development and Planning Department  
City Hall  
101 First Street SE  
Cedar Rapids, IA 52401  
Telephone: (319) 286-5041

**To:** Historic Preservation Commission  
**From:** Jeff Hintz, Planner II  
**Subject:** COA Request 1714 Third Avenue SE  
**Date:** April 13, 2017

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**Owner Name:** Andrew Pace  
**Address:** 1714 Third Avenue SE  
**Local Historic District:** Second and Third Avenue Historic District  
**Year Built:** 1910

**Description of Project:** Reconfiguration of the rear sunroom on the property to include:

- Removal of a sliding deck door; installation of a window in this location; and
- Installation of a fiberglass, wood grain finished appearance door on the wall;
- Installation of wood windows with wood trim on the west elevation of the sunroom; and
- Installation of a salvaged decorative window on the east elevation of the property; and
- Beveled cedar siding to close any openings to match that of the dormers on the house; and
- Installation of a new set of stairs with railing off the rear entrance.

This project is graphically explained in the drawing submitted by the applicant at the end of this report.

**Information from Historic Surveys on property:** The 1995 Site Inventory Form from the District Nomination survey lists the property as “excellent.” The defining features listed include: flared hipped roof with extremely deep eaves and flared gable attic dormers; brick with stone trim & narrow clapboard siding on attic gables; pair of small, diamond light fixed sash in dormers; 1/1 double-hung windows of various dimension elsewhere & cottage window, lower level; stone window lintels; low-pitched, hipped roof porch across front with brick piers on stone pedestals for roof supports, closed (brick) balustrade, and stone work in place of porch skirting. The dwelling unit is individually eligible for the National Register and contributes to the district.

**Options for the Commission:**

1. **Approve** the application as submitted; or
2. **Modify, then Approve** the application – only if applicant agrees to modifications made; or
3. **Disapprove** the application; or
4. **Continue the item to a future, specified meeting date** in order to receive additional information.

**Criteria\* for Commission decision on application:**

- i. 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.
- ii. 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.
- iii. 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.

\*See 18.08.C.2.a of the Cedar Rapids Municipal Code

**Excerpt(s) from *Guidelines for Cedar Rapids Historic Districts* Applicable to Project:**

**Doors**

**Recommended:**

- Repairing the original wood door
- Replacing doors visible from the street with wood doors
- Storm or screen doors
- Retaining the same door size
- Retaining historic trim around doors

**Not Recommended:**

- Replacing doors visible from the street with doors made of modern materials
- Unusual shaped glass panes (such as star bursts)
- Increasing or decreasing the original door size.

**Walls and Exteriors**

**Recommended:**

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

**Not Recommended:**

- Synthetic siding (this includes products that try to mimic historic patterns)
- Horizontal paneling
- Siding that does not match the existing paneling pattern

**Windows**

**Recommended:**

- Retain and repair historic window sashes and frames
- 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 are allowed only at the rear of a house

**Not Recommended:**

- Windows constructed of modern building materials, such as vinyl or aluminum on the front and side of homes
- Decreasing the size of the window opening

**Analysis:** The sunroom portion of the home is not believed to be original to the home, regardless of this, the location is such that it is not readily visible from the street and also in a location which the [Guidelines for Cedar Rapids Historic Districts](#) (Guidelines) afford the Commission the most flexibility. Pages 6-7 of the Guidelines discuss evaluation of projects and the intent of this section as Step 1 and Step 2 are applied to projects is to afford flexibility and where this flexibility is appropriate. In terms of what is being proposed, the only portion of the project which is inconsistent with what is recommended in the Guidelines is the installation of a wood grain appearance fiberglass door. This door is not visible from the street and it should also be noted the Commission has approved this exact type of door on two front entrances in the 1400 block of 3<sup>rd</sup> Avenue SE; these doors are much more visible than this rear door ever would be. Installation of a fiberglass door, simulating wood is something that should be given strong consideration in this instance, in this location for this particular property.

The proposal to use wood siding is in line with the guidelines; additionally, this wood will match that of the dormers on the house. This symmetry is something that aligns with the spirit and intent of the Guidelines and helps tie this room to the primary structure. The actual footprint of the room will not be changing, but the configuration of the windows will be on the west and south views as they are labelled on the attachment. A decorative, salvaged window will be added to the only side of this room which is visible from the street (south view on attached elevations). The west and north view of this room is not visible from the street at all. On the west elevation the window and door are essentially swapping places, the existing window will simply be reinstalled. On the west view, new wood windows will be used and wood trim will also be used. The entrance proposal is important, but at the same time the stairs and railing will not be visible from the street. The applicant has proposed a style and materials which are consistent with the Guidelines and will be of a similar style to other entrance railings and stairs in the historic district.

As this proposal relates to the criteria for approval by the Commission, none of the defining features of this property are impacted by the proposal to reconfigure the sunroom at the rear of the home. With the exception of the fiberglass door at the rear, all other elements of this project are consistent with the Guidelines and are listed as recommended. The final criteria for the Commission to base a decision on this application is in relation to if the proposal mitigates for adverse effects, this would be specifically for the door only (the remainder of the project is exactly what the Guidelines call for). Since the door is not visible from the street and is in a style and material which has been approved by the HPC before, on this property, on this particular location staff finds this proposal mitigates for any adverse effects.

**Staff Recommendation:** Approval of the application as submitted.

**Attachments:** Application from applicant with elevations of project.

# CEDAR RAPIDS

## HISTORIC DISTRICT APPLICATION

Community Development Department, 101 First Street SE, Cedar Rapids, IA 52401, Phone 319-286-5041

<p style="text-align: center;"><b>Owner Information</b></p> Name <u>Andrew Pace</u> Address <u>1714 Third Avenue SE</u> City <u>Cedar Rapids</u> State <u>IA</u> Zip <u>52403</u> Phone <u>319-651-7016</u>	<p style="text-align: center;"><b>Applicant Information</b></p> Name _____ Company _____ Address _____ City _____ State _____ Zip _____ Home Ph. _____ Work Ph. _____
<b>Address of Property</b> where work is to be done: <u>1714 Third Avenue SE, Cedar Rapids, IA 52403</u>	
<b>Project type:</b> House <input checked="" type="checkbox"/> , Garage <input type="checkbox"/> , Shed <input type="checkbox"/> , Fence <input type="checkbox"/> , Addition <input type="checkbox"/> , other _____	
<b>Project description:</b> <u>Reconfigure door and some windows in sun room addition</u> <u>on back of home. Add trim to door and all windows.</u> <u>Replace siding and porch/steps.</u>	
<b>Location:</b> Describe where (what part of building, or where on property) work will be done: _____ <u>South and West sides of sun room addition on back of home.</u>	
<b>Materials:</b> Type and design to be used <u>Entry door will be fiberglass with woodgrain finish,</u> <u>new triple window will be made of pine and cedar, porch/steps will be treated pine and</u> <u>cedar, siding will be composite beveled clapboard (as existing)</u>	
<b>Estimates required:</b> If you will not be using the same type of materials as already used on the building, then you must obtain two estimates using the existing material(s) and two estimates using the new material(s).	
<b>Samples:</b> Applicant must bring a sample of the material(s) to HPC meeting if a COA is required.	
<b>Applicant's signature:</b> _____	

**For Community Development Department use only:**

Date Received:	Received by:	File No.
Redmond Park-Grande Avenue <input type="checkbox"/>	Contributing structure? <input type="checkbox"/> Yes <input type="checkbox"/> No	CNME Issued? <input type="checkbox"/> Yes <input type="checkbox"/> No
Second and Third <input type="checkbox"/>	Key structure? <input type="checkbox"/> Yes <input type="checkbox"/> No	COA required? <input type="checkbox"/> Yes <input type="checkbox"/> No

## Sunroom Reconfiguration Plans

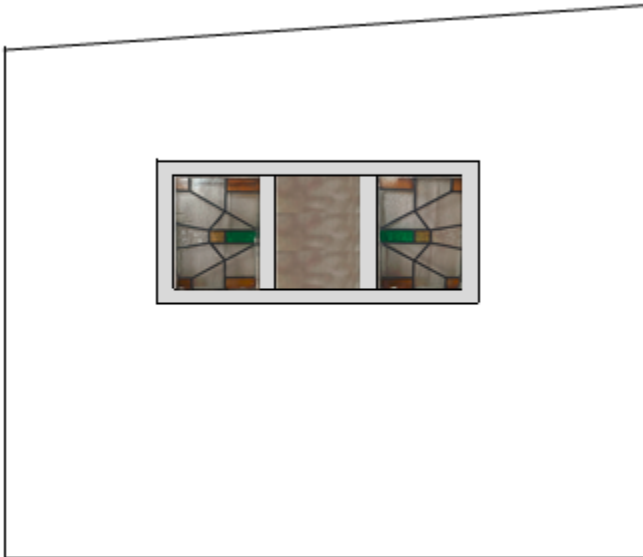
April 4, 2017

### South View

Existing



Future

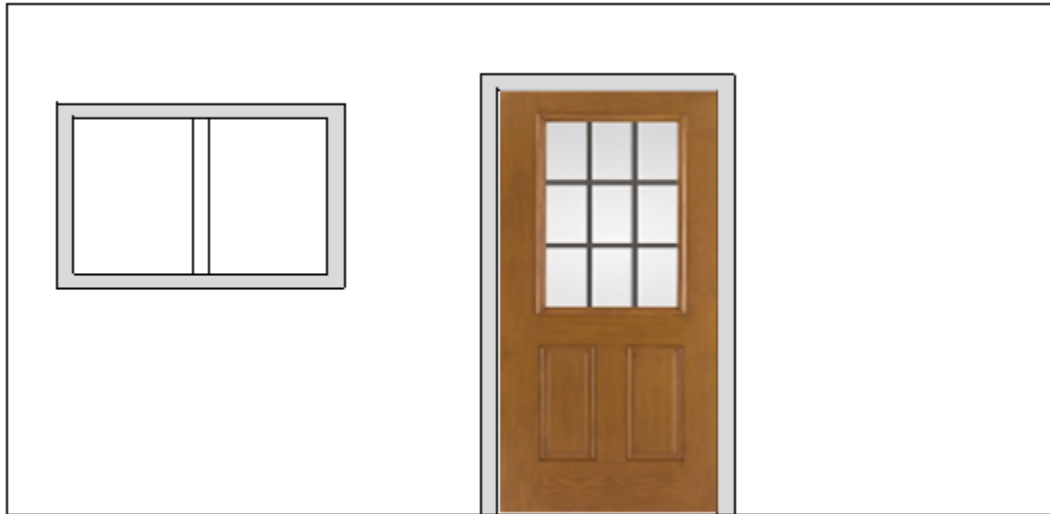


**West View**

Existing



Future



**Proposed door and entry style:**

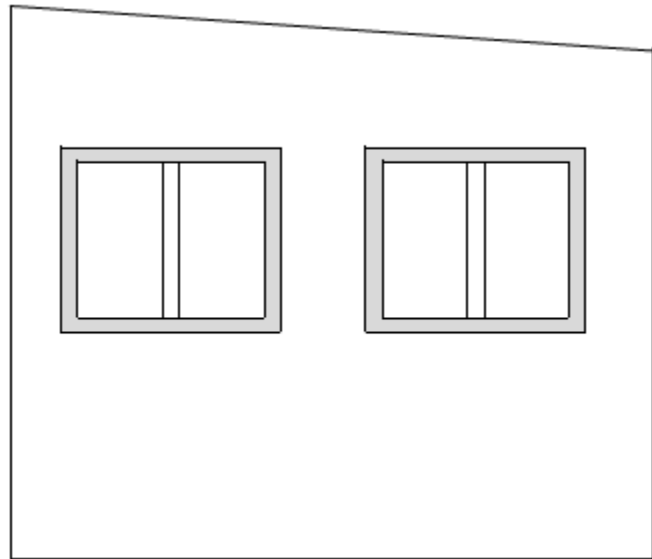


**North View**

Existing



Future





Community Development and Planning Department  
City Hall  
101 First Street SE  
Cedar Rapids, IA 52401  
Telephone: (319) 286-5041

**To:** Historic Preservation Commission  
**From:** Jeff Hintz, Planner II  
**Subject:** Historic Rehab Program Application –1831 Ridgewood Terrace SE  
**Date:** April 13, 2017

---

**Owner Name:** Walter Zeck  
**Address:** 1831 Ridgewood Terrace SE  
**Local Historic District:** Redmond Park – Grande Avenue Historic District  
**Year Built:** 1920

**Description of Project:** Removal of the front stoop and metal columns and reconstruction of the stoop and columns in a manner and materials which are consistent with when the home was built. The reconstruction would use bricks, concrete and wood columns.

**Removing Architectural Detailing:**  Yes  No

**Eligible Project under the Historic Rehabilitation Program:**  Yes  No

**Consistency with Historic District Guidelines:** Porches are discussed on page 19 of the Guidelines. This proposal is consistent with guidelines which specifically recommend rebuilding a porch with original materials.

**Porch Work Bid Summary:**

Bid 1: Cutter Construction LLC - \$10,593.91  
Bid 2: Elite Home Builders - \$12,100.00

**Options for the Commission:**

1. **Approve** the application for funding; or
2. **Deny** the application for funding.

**Staff Recommendation:** Approval of funding.

**Attachments:** Application from applicant.

RECEIVED

MAR 24 2017

BY: .....

# CEDAR RAPIDS

## Historic Rehabilitation Program Application

Community Development Department, 101 First Street SE, Cedar Rapids, IA 52401, Phone 319-286-5041

The following information is necessary for all those interested in participating in the Historic Rehabilitation Program. Please answer all questions and provide all attachments. Incomplete applications will not be accepted. Sections beginning with ^ may be skipped if a Certificate of Appropriateness has previously been obtained for the work AND the work has not begun.

Owner Information	Applicant Information (skip if owner)
Name <u>Walter Zeck</u>	Name/Company _____
Address <u>1831 Ridgewood Ter SE</u>	Email _____
City <u>Cedar Rapids</u>	Address _____
State <u>IA</u> Zip <u>52403</u>	City _____
Phone <u>319-784-8166</u>	State _____ Zip _____
Email <u>Wally Zeck@gmail.com</u>	Phone _____
Address of Property where work will occur: <u>1831 Ridgewood Ter SE Cedar Rapids IA 52403</u>	
Project type: House <input type="checkbox"/> Garage <input checked="" type="checkbox"/> Shed <input type="checkbox"/> Fence <input type="checkbox"/> Other <input type="checkbox"/> _____	
Project description: <u>Remove chain link Fence Remove &amp; Rebuild Front Porch</u>	
^Location: Describe where (what part of building, or where on property) work will be done: <u>Around complete property line for Fence. Front street Facing Front of The House</u>	
^Existing Material(s): <u>Metal, Wood.</u>	
^Materials Proposed: <u>slate stone, concrete, bricks and wood Columns.</u>	
Will you be permanently removing architectural detailing/ornamentation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please explain why: _____	
Description of how project meets the Guidelines for Cedar Rapids Historic Districts or rationale for why the project is not consistent with the Guidelines for Cedar Rapids Historic Districts: <u>Work will be completed by licenced Contractors only Using materials From The Area if original construction</u>	



1832



1831



1831



1831



Community Development and Planning Department  
City Hall  
101 First Street SE  
Cedar Rapids, IA 52401  
Telephone: (319) 286-5041

**To:** Historic Preservation Commission  
**From:** Jeff Hintz, Planner II  
**Subject:** Historic Rehab Program Application – 1818 Ridgewood Terrace SE  
**Date:** April 13, 2017

---

**Owner Name:** Evy-Ann Bajet  
**Address:** 1818 Ridgewood Terrace SE  
**Local Historic District:** Redmond Park – Grande Avenue Historic District  
**Year Built:** 1939

**Description of Project:** Tuckpointing of the chimney, reflashing the chimney and general water protection of the chimney area.

**Removing Architectural Detailing:**  Yes  No

**Eligible Project under the Historic Rehabilitation Program:**  Yes  No

**Consistency with Historic District Guidelines:** Chimneys are discussed on page 12-13 of the [Cedar Rapids Guidelines for Historic Districts](#). Maintaining flashing, counter flashing, and crickets are discussed as ways to prevent moisture problems. Having the chimney repointed is also discussed as a way to keep the chimney in good repair.

**Bid Summary:**

Bid 1: DC Chimney and Masonry LLC - \$2,350.00  
Bid 2: Cutter Construction LLC - \$3,390.97

**Options for the Commission:**

1. **Approve** the application for funding; or
2. **Deny** the application for funding.

**Staff Recommendation:** Approval of funding for the project.

**Attachments:** Application from applicant.



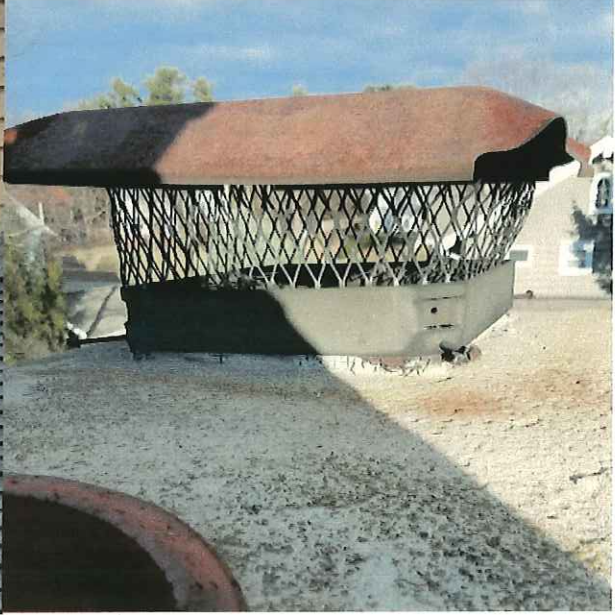
# CEDAR RAPIDS

## Historic Rehabilitation Program Application

Community Development Department, 101 First Street SE, Cedar Rapids, IA 52401, Phone 319-286-5041

The following information is necessary for all those interested in participating in the Historic Rehabilitation Program. Please answer all questions and provide all attachments. Incomplete applications will not be accepted. Sections beginning with ^ may be skipped if a Certificate of Appropriateness has previously been obtained for the work AND the work has not begun.

<b>Owner Information</b> Name <u>EVY-ANN BAJET</u> Address <u>1818 RIDGEWOOD TERRSE</u> City <u>CEDAR RAPIDS</u> State <u>IA</u> Zip <u>52403</u> Phone <u>319-389-3898</u> Email <u>evy-ann b@hotmail.com</u>	<b>Applicant Information (skip if owner)</b> Name/Company _____ Email _____ Address _____ City _____ State _____ Zip _____ Phone _____
Address of Property where work will occur: <u>1818 Ridgewood Terr SE</u>	
Project type: House <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Shed <input type="checkbox"/> Fence <input type="checkbox"/> Other <input type="checkbox"/>	
Project description: <u>Tuckpoint chimney stack, remove old flashing and install new flashing, counter-flashing and iceguard.</u>	
^Location: Describe where (what part of building, or where on property) work will be done: <u>Chimney on roof of house</u>	
^Existing Material(s): <u>Brick, mortar and flasing</u>	
^Materials Proposed: <u>Same.</u>	
Will you be permanently removing architectural detailing/ornamentation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please explain why: _____	
Description of how project meets the Guidelines for Cedar Rapids Historic Districts or rationale for why the project is not consistent with the Guidelines for Cedar Rapids Historic Districts: <u>The project is on the exterior of the home and entails refurbishing the chimney stack.</u>	



↑ will install new  
bird cap



Community Development and Planning Department  
City Hall  
101 First Street SE  
Cedar Rapids, IA 52401  
Telephone: (319) 286-5041

**To:** Historic Preservation Commission  
**From:** Jeff Hintz, Planner II  
**Subject:** Historic Rehab Program Application – 1807 Second Avenue SE  
**Date:** April 13, 2017

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**Applicant Name(s):** Jennifer Szymanowski  
**Owner Name:** Chris and Jennifer Szymanowski  
**Address:** 1807 Second Avenue SE  
**Local Historic District:** Second and Third Avenue Historic District  
**Year Built:** 1910

**Description of Project:** Painting the exterior of the home, and any necessary prep work.

**Removing Architectural Detailing:**  Yes  No

**Eligible Project under the Historic Rehabilitation Program:**  Yes  No

**Consistency with Historic District Guidelines:** While painting does not have its own section within the Guidelines for Cedar Rapids Historic Districts, painting is mentioned throughout as a way to protect and preserve surfaces. The Walls and Exteriors section on page 25 does discuss importance of paint to keep wood surfaces in good repair.

**Bid Summary:**

Bid 1: CertaPro Painters - \$10,277.67  
Bid 2: Diamond Painting - \$16,585.00

**Options for the Commission:**

1. **Approve** the application for funding; or
2. **Deny** the application for funding.

**Staff Recommendation:** Approval of funding for the project.

**Attachments:** Application from applicant.



# CEDAR RAPIDS

## Historic Rehabilitation Program Application

Community Development Department, 101 First Street SE, Cedar Rapids, IA 52401, Phone 319-286-5041

The following information is necessary for all those interested in participating in the Historic Rehabilitation Program. Please answer all questions and provide all attachments. Incomplete applications will not be accepted. Sections beginning with ^ may be skipped if a Certificate of Appropriateness has previously been obtained for the work AND the work has not begun.

Owner Information	Applicant Information (skip if owner)
Name <u>Chris + Jennifer Szymanowski</u>	Name/Company _____
Address <u>1807 2<sup>nd</sup> Ave SE</u>	Email _____
City <u>Cedar Rapids</u>	Address _____
State <u>IA</u> Zip <u>52403</u>	City _____
Phone <u>319-929-9074</u>	State _____ Zip _____
Email <u>jlsadilek@hotmail.com</u>	Phone _____
Address of Property where work will occur: <u>1807 2<sup>nd</sup> Ave SE</u>	
Project type: House <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Shed <input type="checkbox"/> Fence <input type="checkbox"/> Other <input type="checkbox"/>	
Project description: <u>Repaint entire home, including scraping old exterior paint + repainting entire exterior</u>	
^Location: Describe where (what part of building, or where on property) work will be done: <u>All exterior wood including trim, shutters and soffits</u>	
^Existing Material(s): <u>Wood</u>	
^Materials Proposed: <u>Painted wood</u>	
Will you be permanently removing architectural detailing/ornamentation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please explain why: _____	
Description of how project meets the Guidelines for Cedar Rapids Historic Districts or rationale for why the project is not consistent with the Guidelines for Cedar Rapids Historic Districts: <u>House paint is peeling and in need of scraping and repainting</u>	



## Historic Preservation Commission Agenda Item Cover Sheet

**Meeting Date:** April 13, 2017

**Property Location:** 4120 18<sup>th</sup> Avenue SW

**Property Owner/Representative:** Regent Investment Corporation

**Owner Number(s):** **Demolition Contact:** DW Zinser 319-846-8090

**Year Built:** 1953

**Description of Agenda Item:**  Demolition Application  COA  Other

**Background and Previous HPC Action:** The applicant does not have any future plans submitted on the property at this time, the space the structure on the property occupies will be backfilled with dirt and seeded for grass. The current structure on the lot is in "Very Poor" condition per the City Assessor. The house has not been lived in for several years and has several violations related to the condition of the exterior at this time. The applicant has proposed demolition

**City Assessor Information on the parcel:**

<http://cedar Rapids.iowaassessors.com/parcel.php?parcel=13361260060000>

**Historic Eligibility Status:** Eligible  Not Eligible  Unknown  N/A   
**Explanation (if necessary):**

This property was looked at through general level windshield survey as part of the [Citywide Reconnaissance Survey](#). The area where this property is located was not deemed worthy of a narrative description, but document page 20 (PDF page 23) shows a map of what was surveyed. This area was reviewed as indicated by the red dashed line on the map; areas which were given a narrative are highlighted with black outlines and numbered.

The State Historic Preservation Office has reviewed and concurred with this survey.

**If eligible, which criteria is met:**

- Associated with significant historical events (Criteria A)
- Associated with significant lives of person (Criteria B)
- Signifies distinctive architectural character/era (Criteria C)
- Archaeologically significant (Criteria D)

**Other Action by City:** Yes  No  N/A

**Explanation (if necessary):**

**Recommendation:** Immediate release.

**Rationale:** Poor candidate for local landmarking. It is not believed historical events or persons are associated with the structure or site. The features on the building are not consistent with craftsman's work distinctive with an architectural character or era; the structure is not archeologically significant.



## Historic Preservation Commission Agenda Item Cover Sheet

**Meeting Date:** April 13, 2017

**Property Location:** 2713 Union Drive SW

**Property Owner/Representative:** Kevin Van Houten

**Owner Number(s):** 319-350-7401 **Demolition Contact:** contractor not yet determined

**Year Built:** 1948

**Description of Agenda Item:**  Demolition Application  COA  Other

**Background and Previous HPC Action:** The property owner seeks to build a new structure on the lot once the current home is demolished. The City Assessor notes the home is in below normal condition; at 650 square feet, this is one of the smaller housing structures the HPC has reviewed prior to demolition. Aerial photos of the area show development generally occurring in the early 1950's.

**City Assessor Information on the parcel:**

<http://cedarrapids.iowaassessors.com/parcel.php?parcel=191115300300000>

**Historic Eligibility Status:** Eligible  Not Eligible  Unknown  N/A

**Explanation (if necessary):**

The City of Cedar Rapids does not currently have survey information on this property; it has never been surveyed for historic significance. Given the criteria below, it is not believed historical events or persons are associated with the structure or site. The features on the building are not consistent with craftsman's work distinctive with an architectural character or era, nor is the site believed to be archeologically significant.

**If eligible, which criteria is met:**

- Associated with significant historical events (Criteria A)
- Associated with significant lives of a person (Criteria B)
- Signifies distinctive architectural character/era (Criteria C)
- Archaeologically significant (Criteria D)

**Other Action by City:** Yes  No  N/A

**Explanation (if necessary):**

**Recommendation:** Immediate release.

**Rationale:** Poor candidate for local landmarking. Rehab or integration with new construction plans is not economical.



## Historic Preservation Commission Agenda Item Cover Sheet

**Meeting Date:** April 13, 2017

**Property Location:** 251 33<sup>rd</sup> Avenue SW

**Property Owner/Representative:** Kwik Trip Inc

**Owner Number(s):** 608-793-6283 **Demolition Contact:** Holst Trucking and Excavating – 563-343-3163

**Year Built:** 1966

**Description of Agenda Item:**  Demolition Application  COA  Other

**Background and Previous HPC Action:** The property owner seeks to build a new Kwik Trip establishment on the property once the current structures are demolished. The City Assessor notes the property is in below normal condition. Similar to other industrial facilities the HPC has reviewed on Blairs Ferry Road NE, this facility lacks architectural detail. While it has never been surveyed for historic significance, it is doubtful that the structure would be eligible under any of the eligibility criteria.

**City Assessor Information on the parcel:**

<http://cedarrapids.iowaassessors.com/parcel.php?parcel=190427600100000>

**Historic Eligibility Status:** Eligible  Not Eligible  Unknown  N/A

**Explanation (if necessary):**

The City of Cedar Rapids does not currently have survey information on this property; it has never been surveyed for historic significance. Given the criteria below, it is not believed historical events or persons are associated with the structure or site. The features on the building are not consistent with craftsman’s work distinctive with an architectural character or era, nor is the site believed to be archeologically significant.

**If eligible, which criteria is met:**

- Associated with significant historical events (Criteria A)
- Associated with significant lives of a person (Criteria B)
- Signifies distinctive architectural character/era (Criteria C)
- Archaeologically significant (Criteria D)

**Other Action by City:** Yes  No  N/A

**Explanation (if necessary):**

**Recommendation:** Immediate release.

**Rationale:** Poor candidate for local landmarking. Rehab or integration with new construction plans is not feasible or economical.



## Historic Preservation Commission Agenda Item Cover Sheet

**Meeting Date:** April 13, 2017

**Property Location:** 5001 East Road SW

**Property Owner/Representative:** Mike Putz

**Owner Number(s):** 319-899-2130 **Demolition Contact:** Northern Construction

**Year Built:** 1930

**Description of Agenda Item:**  Demolition Application  COA  Other

**Background and Previous HPC Action:** The structure subject to demolition is the 12x20 garage built in 1930, it currently sits between two other structures on the lot. The applicant plans on building a new accessory structure on the lot which will be larger in size.

**City Assessor Information on the parcel:**

<http://cedarrapids.iowaassessors.com/parcel.php?parcel=191115100200000>

**Historic Eligibility Status:** Eligible  Not Eligible  Unknown  N/A

**Explanation (if necessary):**

The reconnaissance surveys the City has commissioned generally do not mention accessory structures. This area of the City has not yet been looked at for historic significance by a reconnaissance or windshield survey at this time.

**If eligible, which criteria is met:**

- Associated with significant historical events (Criteria A)
- Associated with significant lives of person (Criteria B)
- Signifies distinctive architectural character/era (Criteria C)
- Archaeologically significant (Criteria D)

**Other Action by City:** Yes  No  N/A

**Explanation (if necessary):**

**Recommendation:** Immediate release.

**Rationale:** The intent of Chapter 18 was not to target garages lacking ornate features, but to target structures designed as carriage houses. The building style and character are not consistent with historical carriage houses in the City.