



# Historic Preservation Commission

June 8, 2023

Action Item

# Historic Rehabilitation Program FY24 Funding



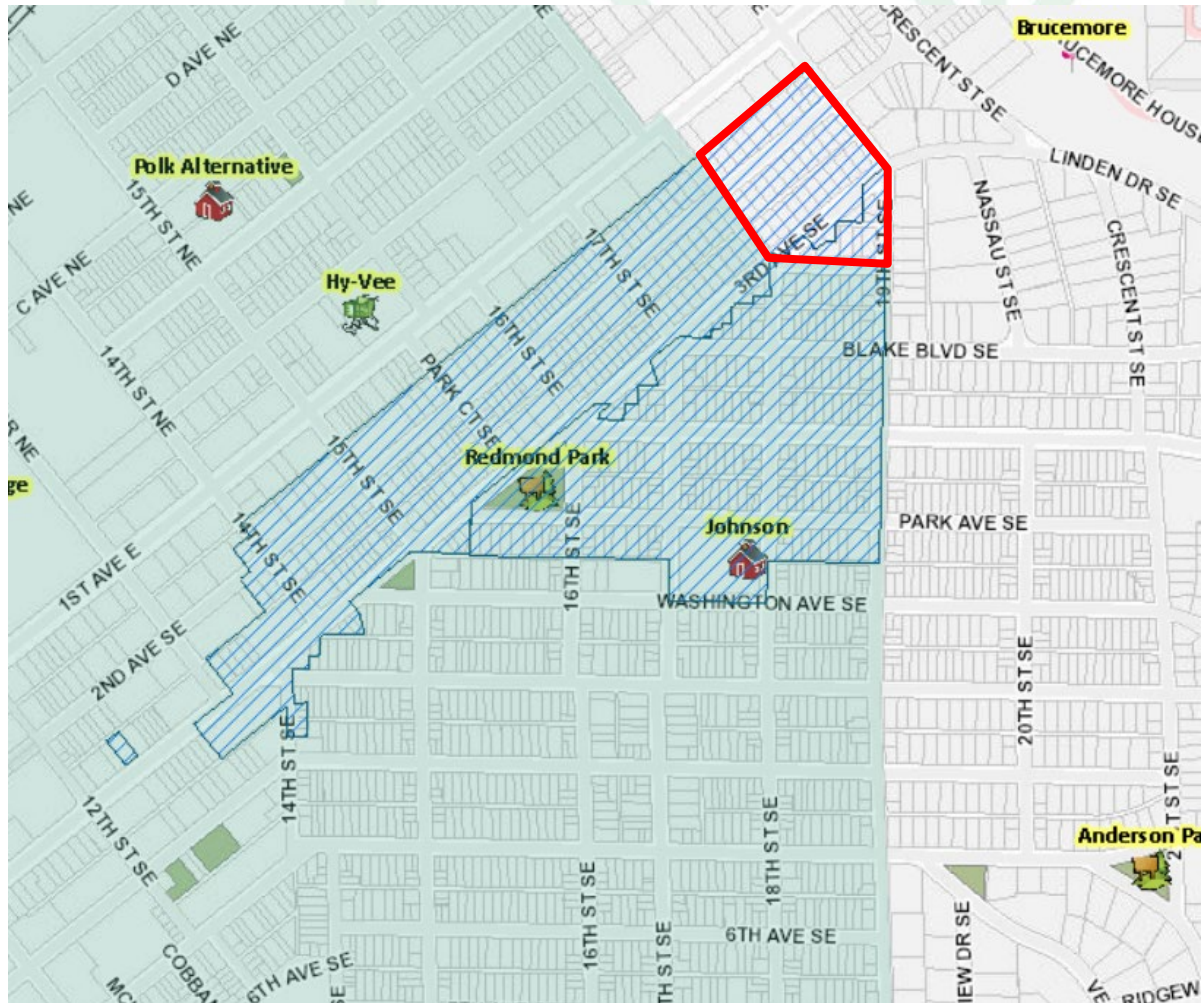
# Program Background

- Provides funding to maintain and restore Local Historic Landmarks and properties in the Local Historic Districts.
- The City has budgeted \$100,000 for FY24, which begins on July 1, 2023.
- Applications were due May 26, 2023



# Program Background

- The program receives funding from two sources:
  - the general fund (**\$25,000**)
  - a Tax-Increment Financing (TIF) District (**\$75,000**).
- Projects located outside of the TIF district are ineligible for that funding



# Historic Rehab Program FY24

- Community Development Department received 23 completed applications, totaling \$158,870 in requested grant money.
- Historic Rehab Program Guidelines state that when more applications are received than available funding, the HPC should help prioritize applications

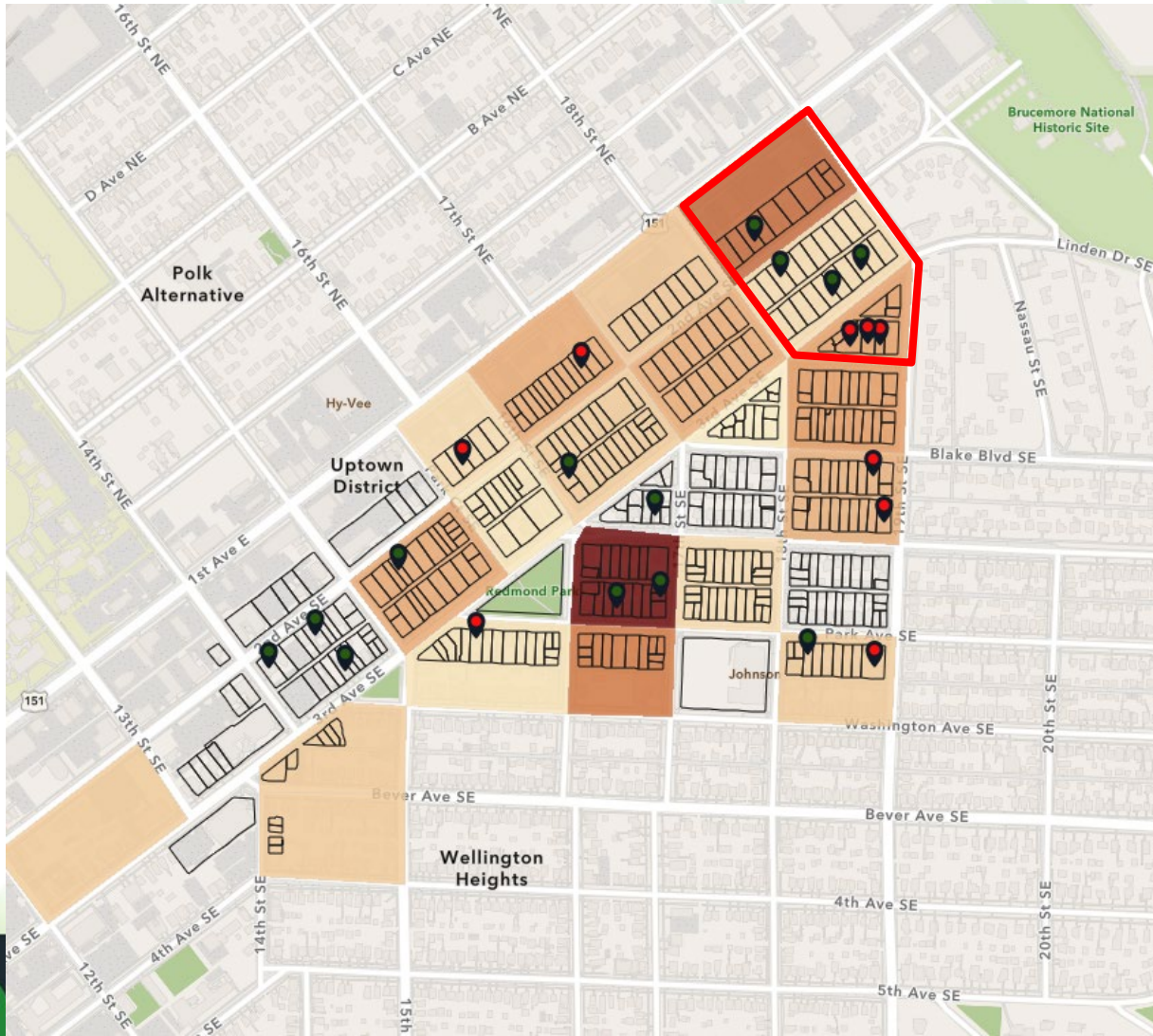


# Historic Rehab Program Prioritization Criteria

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



# Historic Rehab Program Applications



# Historic Rehab Program

## Applications – TIF District Fund

Address	Project	Owner-Occupied	Past Recipient	Primary Structure	Location	Grant Amount
1416 3 <sup>rd</sup> Ave SE	Roof project	No	No	Yes	No funding	\$8,580
1403 2 <sup>nd</sup> Ave SE	Gutter replacement	Yes	No	Yes	No funding	\$3,891
216 16 <sup>th</sup> St SE	Painting and porch repairs	No	No	Yes	\$7,500	\$10,000
1517 2 <sup>nd</sup> Ave SE	Paint and soffit and fascia repair	No	No	Yes	\$12,780	\$9,488
1809 Park Ave SE	Repair siding and roof	Yes	No	Yes	\$7,500	\$6,703
1614 Park Ave SE	Painting (just front)	Yes	No	Yes	\$36,161	\$1,568
1620 Grande Ave SE	Roof and fence repair	Yes	No	Yes	No funding	\$7,013
1427 2 <sup>nd</sup> Ave SE	Roof repair	No	No	Yes	No funding	\$10,000
351 17 <sup>th</sup> St SE	Roof and gutter replacement	No	No	Yes	\$36,161	\$10,000



Address	Project	Owner-Occupied	Past Recipient	Primary Structure	Location	Grant Amount
1831 Blake Blvd SE	Soffit repair and paint	Yes	Yes	Yes	\$11,552	\$10,000
1509 Park Ave SE	Wood window replacement	Yes	Yes	Yes	\$3,818	\$6,929
1840 Grande Ave SE	Wood window repair	Yes	Yes	Yes	\$11,552	\$6,683
1564 2 <sup>nd</sup> Ave SE	Window and porch repair & painting	No	Yes	Yes	\$5,000	\$10,000
1636 2 <sup>nd</sup> Ave SE	Tuckpointing and foundation repair	Yes	Yes	Yes	\$12,364	\$3,411
355 19 <sup>th</sup> St SE	Gutter replacement	No	Yes	Yes	\$7,500	\$5,940
1723 Grande Ave SE	Fence replacement	Yes	Yes	No	\$4,995	\$10,000



# Historic Rehab Program Applications – General Fund

Address	Project	Owner-Occupied	Past Recipient	Primary Structure	Location	Grant Request	Recom Amount
1846 3 <sup>rd</sup> Ave SE	Painting	Yes	No	Yes	\$5,000	\$4,389	\$3,556
1812 2 <sup>nd</sup> Ave SE	Porch repair	Yes	No	Yes	\$22,500	\$9,075	\$7,353
1826 3 <sup>rd</sup> Ave SE	Porch repair	Yes	No	Yes	\$5,000	\$7,390	\$5,988
1809 2 <sup>nd</sup> Ave SE	Chimney repair	Yes	No	Yes	\$5,000	\$10,000	\$8,102
1810 Ridgewood Ter SE	Painting	Yes	Yes	Yes	\$13,929	\$10,000	
1818 Ridgewood Ter SE	Soffit repair and portico	Yes	Yes	Yes	\$13,929	\$2,105	
1828 Ridgewood Ter SE	Porch Repairs	Yes	Yes	Yes	\$13,929	\$5,706	



# Staff Recommendation

- Staff recommends funding the following projects:
  1. General fund – four projects that have not received funding in the previous three years proportionally (4 projects): \$25,000.00
  2. TIF Fund – funding all properties that have not received an award previously - \$67,243 – and funding 1564 2<sup>nd</sup> Avenue SE at \$7,757 because all other properties have received funding in FY22 or FY23

**Total grant awards (14 total projects): \$100,000**



Demolition

# 430 Fairway Terrace SE - House



# 430 Fairway Terrace SE







# Project Overview

- The home was built in 1940
- The assessor considers the home to be in normal condition
- The property has not been surveyed, but was recommended for intensive survey with the Country Club Heights area from the 2014 Citywide Reconnaissance Survey



# Staff Recommendation

- Staff recommends not placing a hold on the demolition application since a historical survey has not been completed in this area, which would indicate if there was historical significance.



# Commission Action

- Do not place a hold on the demolition permit
- Place a hold for \_\_\_\_ days on the demolition permit for one of the following NPS criteria:
  - **A.** That are associated with events that have made a significant contribution to the broad patterns of our history; or
  - **B.** That are associated with the lives of persons significant in our past; or
  - **C.** That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
  - **D.** That have yielded or may be likely to yield, information important in prehistory or history

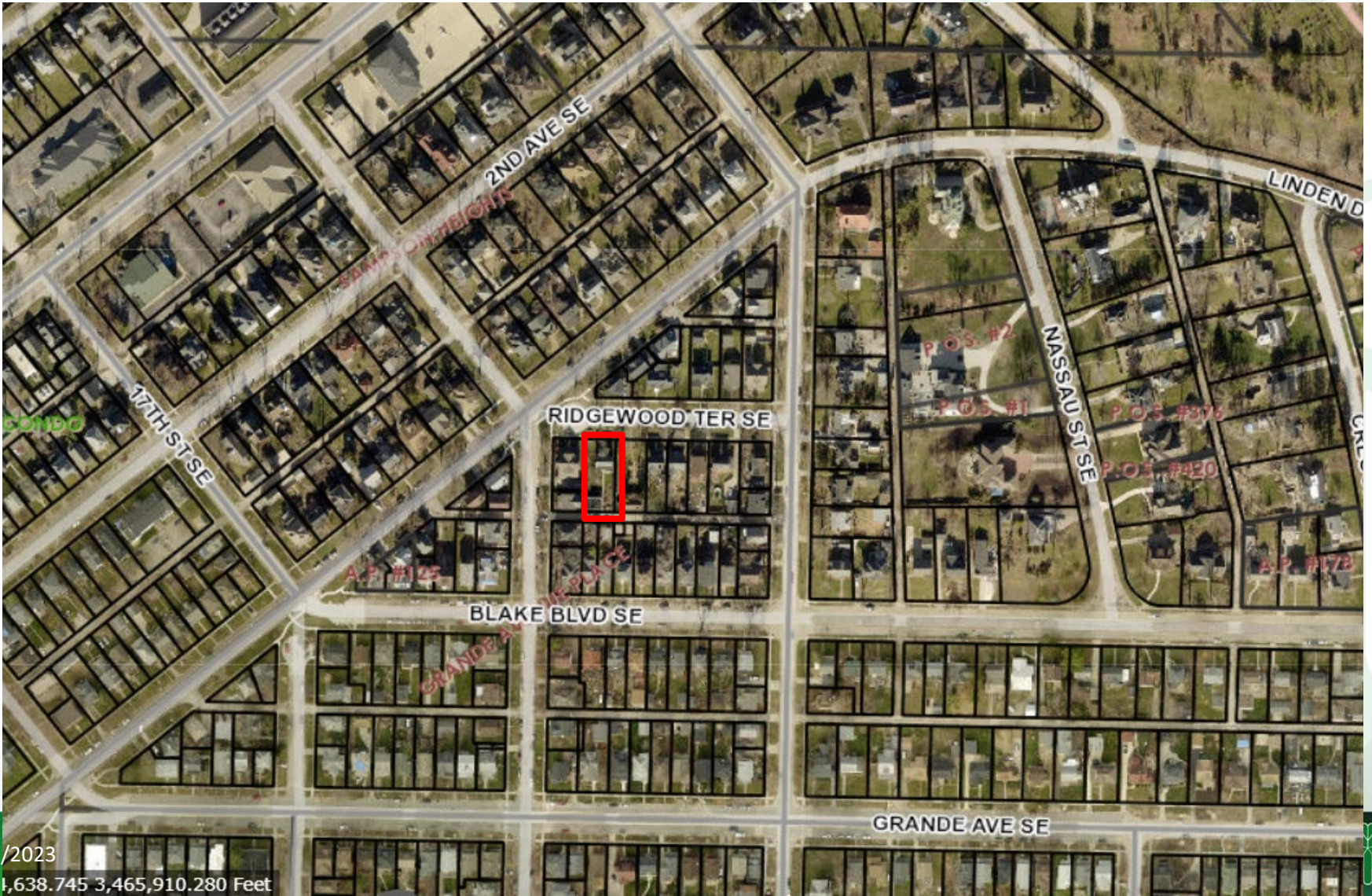


Certificate of Appropriateness

# 1809 Ridgewood Terrace SE - windows



# 1809 Ridgewood Terrace SE



# 1809 Ridgewood Terrace SE



# Project Overview

The property owner would like to install two attic wood windows that are on the side of the home with vinyl windows.



# Project Overview

- The home was built in 1929
- 2-story side-gable cottage in the Colonial Revival style
- Located in the Redmond Park-Grande Avenue Historic District
- It is contributing and individually eligible from the site inventory form



# Defining Features

- side-gable roof with no dormers; dentiled cornice extends above roof edge across front; narrow width siding & original shutters; low pediment with dentiled frieze supported by triangular brackets over entrance; symmetrical facade with pairs of 6/6 windows to either side of centered entrance and a single vertical 3-light sash above the entrance



# Proposed Material



# Location



# Location



# 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.





### *Best Practice*

- ◆ Retain and repair historic window sashes, exterior cap moldings, sills, and frames
- ◆ Maintaining the condition of historic windows through routine maintenance such as weatherstripping and re-glazing
- ◆ If replacement is deemed necessary, replacement in-kind with original window material
- ◆ Replacing inappropriate replacements, such as vinyl units, with more historically appropriate units. Missing elements should be replaced in-kind and informed by documentary evidence



### *May Be Appropriate*

- ◆ Replacing original window with aluminum, aluminum clad wood, or fiberglass windows on non-primary elevations with minimal visibility from the public right-of-way.
- ◆ Replacing vinyl windows in-kind.



### *Not Acceptable*

- ◆ Replacing a historic window with modern vinyl replacements
- ◆ Changing the size of window openings
- ◆ Enclosing historic window openings, including basement windows
- ◆ Adding window openings where there was not a window historically
- ◆ Installing screen or storm windows that conceal the glass and/or do not properly align with the sash

*In cases where neglect or other factors have necessitated their replacement, many suitable replacement options exist. While replacement in-kind is typically the standard for material replacement, new wood windows are often not of the same quality as historic wood windows due to the unavailability of old growth lumber.*

*Vinyl windows are generally not manufactured in historic proportions and are not appropriate replacement windows for contributing historic properties. Wood, aluminum, aluminum clad wood, and fiberglass are potentially appropriate replacement materials and may be approved via a COA if the appearance is complimentary to the existing historic windows and architectural style. For additional information on substitute materials, see Chapter 4: Substitute Materials.*



# Staff Recommendation

- Staff recommends denying the Certificate of Appropriateness given that the vinyl windows are on the side of the home, which is listed as not appropriate according to the design guidelines.



# Commission Action

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. **Table 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.



# Future Agenda Items



# Announcements



# Historic Preservation Commission

## Staff Liaison:

**Jeff Wozencraft**

*Comm. Dev. Planner*

[j.wozencraft@cedar-rapids.org](mailto:j.wozencraft@cedar-rapids.org)

319.286.5772

**Adam Lindenlaub**

*Comm. Dev. Planner*

[a.lindenlaub@cedar-rapids.org](mailto:a.lindenlaub@cedar-rapids.org)

319.286.5064

