Historic Preservation Commission

December 27, 2018
Project Description

• Primary structure constructed in 1920
• Due to staff mistake, 7 out of 9 vinyl windows already installed
  • 4 installed on back side of home not visible from road
  • 3 installed on the left and ride sides of home
  • 2 remaining will face the back of home
• Contributes to the 2\textsuperscript{nd} & 3\textsuperscript{rd} Ave District, but is not individually eligible
1738 3rd Avenue SE
1738 3rd Avenue SE
1738 3rd Avenue SE
Historic Preservation Guidelines - Windows

**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 32.

**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.
Impact of Design Guidelines is affected by the Location of a Building

If compromises must be made for budget reasons, priority should be given to exteriors that can be seen from the street and have the most impact on the streetscape. For example, retaining a front porch would have higher priority than keeping a back porch or then retaining wood siding on a rear elevation.

The figure above illustrates which elevations are considered front, rear, and side. As shown, any elevation that faces a public street or the intersection between a public street and an alley is considered a front elevation. An elevation that faces an adjacent primary structure is considered a side elevation. An elevation that faces only an alley or accessory building and cannot be seen from the public right of way is considered a rear elevation.
Criteria for Decision

• 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.

• 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.

• 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.
Recommendation
• Approve as submitted

Actions
• Approve as submitted; or
• Approve with modifications agreeable to the applicant; or
• Deny the application; or
• Request additional information.
Certificate of Appropriateness

1610 2nd Avenue SE
Project Description

• Primary structure constructed in 1903
• Replacing four windows with vinyl ones, two on each side of house. The applicant is putting wood windows on front of house, which will be approved through CNME.
• Applicant received COA in May of 2017 to replace the other side and rear wood windows with vinyl
• The home contributes to the 2nd & 3rd Avenue District and is individually eligible for the National Register
1610 2nd Avenue SE
1610 2\textsuperscript{nd} Avenue SE
1610 2\textsuperscript{nd} Avenue SE
1610 2\textsuperscript{nd} Avenue SE
Materials

• Vinyl windows with white trim
Historic Preservation Guidelines - Windows

**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 32.

**NOT APPROPRIATE:**

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Impact of Design Guidelines is affected by the Location of a Building

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- 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.
- 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.
- 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.
Recommendation
• Approve as submitted

Actions
• Approve as submitted; or
• Approve with modifications agreeable to the applicant; or
• Deny the application; or
• Request additional information.
Façade Structure Modification Review

69 16\textsuperscript{th} Avenue SW
Façade Structure Modification Review – Chapter 18

• Applies to any primary building or structure 50 years or older and located within a NRHP-listed district or is a NRHP-listed property

• If the building/structure is determined historically significant, the HPC may place a hold of up to, but no more than 60 calendar days.
Façade Structure Modification Review – Chapter 18

• Façade structure modification: modifications to a primary building or structure which do any of the following:
  • On a façade wall facing a public street right-of-way:
    ▪ Add floor area to the building/structure
    ▪ Add another wall which encloses the original wall from view
  • On a façade wall facing a public street right-of-way, removal of existing, above ground wall structure consisting of any of, but not limited to, the following elements: wall studs, wall framing, beams, masonry elements, and/or columns. Shall not include alterations to exterior materials.
  • Permanent alteration to the pitch of a roof.
Project Description

• Two-story commercial building built in 1929
• Removing wall structure above windows to restore windows to original size
• Contributing structure to the Bohemian Commercial National Historic District
69 16th Avenue SW
69 16th Avenue SW
69 16th Avenue SW
Rendering
69 16th Ave SW

- Property is located in Bohemian Commercial Historic District and is considered contributing to the district
- Staff recommends immediate release because windows will be restored to original size
1. Determination of Historic Significance

2a. Not Historically Significant
   - Release Property

2b. Historically Significant
   - 60-day hold if HPC wishes to explore options (e.g. photo doc) with property owner
   - Release property if HPC does not wish to explore options
18.02(T) Cedar Rapids Municipal Code – Historic Significance:

1. Associated with events that have made a significant contribution to the broad patterns of our history; or
2. Associated with the lives of significant persons in our past; or
3. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
4. Yielded, or may be likely to yield, information important in history or prehistory.
526 1st Ave NW
Hold expires 1/7/19
528 1\textsuperscript{st} Ave NW
Hold expires 1/7/19
823 11th Ave SE
Hold expires 1/18/19

12/28/2018
Proactive Preservation