Local Landmark Application

Strand Theatre – 316 3rd Ave SE
Existing Photos
East Proposed Section
West Proposed Section
Next Steps

• 3/5 - City Planning Commission
• 3/10 - City Council Public Hearing & First Reading of Ordinance
• 3/24 – 2\textsuperscript{nd} & 3\textsuperscript{rd} Reading of Ordinance
HPC Support

2020 Preservation Showcase
Project Description

- Primary structure built in 1900
- The applicant installed 27 vinyl windows under the assumption a permit was already granted for a previous contractor
- House contributes to the 2\textsuperscript{nd} & 3\textsuperscript{rd} Avenue Historic District, but is not individually eligible
Previous Changes to the House

• Aluminum siding was installed on top portion of the house
• Windows were wrapped in aluminum
• 2 windows were replaced with vinyl windows before this project
West

All New Windows 1st & 2nd Floor.

West Side of House.
East
Design Guidelines

**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.
Staff Recommendation

- City Staff recommends denying the COA for the front windows and requiring the owner to replace with wood.
- Staff recommends to allow the owner to wait until the Historic Rehab Program opens up again for the new wood windows.
- Staff recommends allowing vinyl windows on the east and west sides to be retained due to the aluminum siding and wrap on the windows that already exist.
Actions

• Approve as submitted; or
• Approve with modifications agreeable to the applicant; or
• Deny the application; or
• Request additional information.
Demolition Review

128 22\textsuperscript{nd} Street NE – Accessory Structure
Project Description

• Garage built in 1927 (same year as house)
• Contractor indicated that the garage is not in good shape – foundation and water issues
• Property is located in an area recommended for intensive survey
128 22\textsuperscript{nd} St NE
128 22nd St NE
Staff Recommendation

• Garage is in poor condition
• Staff recommends immediate release
Demolition Applications On Hold
1241 Hazel Dr NE
1247 Hazel Dr NE
Discussion

Design Guidelines Review Process
Discussion

Intensive Survey Priority Areas
Historic Preservation Plan

• Adopted September 2015
• Uses the areas recommended for intensive survey in 2014 Citywide Reconnaissance Survey
• Consultants ranked priority areas 1-4 based on the following criteria:
  • Areas likely to help support Heritage Tourism
  • Those where other neighborhood programs and plans are in development
  • Those identified in the reconnaissance survey as being of special interest
• Recommended for NRHP boundaries
# NW Quadrant

<table>
<thead>
<tr>
<th>Priority</th>
<th>Location</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>East Highlands – 1&lt;sup&gt;st&lt;/sup&gt; Ave – C Ave NW</td>
</tr>
<tr>
<td>2</td>
<td>North Highlands – B Ave NW – E Ave NW</td>
</tr>
<tr>
<td>3</td>
<td>Rapids Township – E Ave NW</td>
</tr>
<tr>
<td>4</td>
<td>Belmont Park</td>
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</table>
# NE Quadrant

<table>
<thead>
<tr>
<th>Priority</th>
<th>Location</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>Kenwood Park: Coon-McNeal Development</td>
</tr>
<tr>
<td>2</td>
<td>Northview First Addition</td>
</tr>
<tr>
<td>3</td>
<td>Greene &amp; College First Addition</td>
</tr>
<tr>
<td>4</td>
<td>Coe College Campus – west addition</td>
</tr>
</tbody>
</table>

3/2/2020

City of Cedar Rapids
## SE Quadrant

<table>
<thead>
<tr>
<th>Priority</th>
<th>Location</th>
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<tbody>
<tr>
<td>1</td>
<td>Country Club Heights Additions</td>
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<tr>
<td>2</td>
<td>Bever Park Additions and Bever Woods</td>
</tr>
<tr>
<td>3</td>
<td>Ridgewood Addition</td>
</tr>
<tr>
<td>4</td>
<td>Midway Park and Country Club Heights</td>
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</tbody>
</table>

![Map of SE Quadrant](image)
### 2017 Commission Ranking

**Areas Recommended for Intensive Survey by 2013 Citywide Survey**

<table>
<thead>
<tr>
<th>Area</th>
<th>Commission Final Ranking</th>
<th>Average of Entire HPC</th>
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<tbody>
<tr>
<td>Coe College Campus (13) (area)</td>
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<td>Vernon Heights (15)</td>
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<td>Bever Park and Woods (16)</td>
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<td>East Highlands (02)</td>
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<td>Ridgewood Addition (17)</td>
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<td>Country Club Addition (19)</td>
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<td>Greene and College First Addition (05)</td>
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<td>Midway Park Addition (20)</td>
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<td>Coon McNeal Development (12)</td>
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<td>Mount Mercy Campus (14)</td>
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<td>Rapids Township (04)</td>
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**Map of Areas Examined in Citywide Survey**

Map created by City of Cedar Rapids Community Development Department.

3/2/2020
Prioritization Criteria

- Integrity of the existing resources
- Concentration of potential resources
- New types of resources not yet protected
- Possible redevelopment area/history of demolitions
- Unique history
- Presence of public support
- Others?
Example #1 - East Highlands – 1st Ave – C Ave NW

- Recommended for intensive survey
- Began to be developed in late 19th century and into 1940s and 50s
- Most houses are wood frame and display distinctive stylistic detail including Craftsman, Colonial Revival, and Tudor Revival

East Highlands: 1408 through 1404 A Avenue NW, facing northeast.
Example #1 - East Highlands – 1st Ave – C Ave NW

202 12th St NW – 1899 Romanesque Revival
“Home for Aged Women” (Kingston Hill)

1304 1st Ave NW – 1898 Queen Anne/Colonial Revival
Example #1 - East Highlands – 1\textsuperscript{st} Ave – C Ave NW

- Integrity of the existing resources
- Concentration of potential resources
- New types of resources not yet protected
- Possible redevelopment area/history of demolitions
- Unique history
- Presence of public support
- Others?
Example #2 - Kenwood Park: Coon-McNeal Development

- Recommended for intensive survey
- Coon-McNeal Construction Co. of Des Moines built 22 one-story brick cottages between 1944 & 1945, built under the FHA housing program
Example #2 - Kenwood Park: Coon-McNeal Development

• Integrity of the existing resources
• Concentration of potential resources
• New types of resources not yet protected
• Possible redevelopment area/history of demolitions
• Unique history
• Presence of public support
• Others?
Update

Certificates of No Material Effect