Demolition Review

2129 33rd Ave SW
Project Description

- Structure for demolition is a 1-story residential building
- Built in 1900
- Has not been surveyed
2129 33rd Ave SW
2129 33rd Ave SW

- Poor candidate for local land marking
- No evidence of historic significance
- Staff recommends immediate release
Demolition Review

410 2\textsuperscript{nd} St SW
Project Description

- Structure for demolition is a 2 story residential building
- Built in 1905
- Surveyed as eligible as part of a historic district
410 2\textsuperscript{nd} Street SW
410 2\textsuperscript{nd} Street SW

- Staff recommends that HPC consider placing a hold due to the results of the 2009 survey.
Demolition Review

5909 6th St SW
Project Description

- Structure for demolition is 2 story, residential building
- Built in 1940
- This property has not been surveyed
5909 6th St SW
5909 6\textsuperscript{th} St SW

- Poor candidate for local land marking
- No evidence of historic significance
- Staff recommends immediate release
Demolition Review

1615 K Ave NE
Project Description

- Structure for demolition is a 16’ x 18’ accessory structure
- Built in 1920
- The property was surveyed in the 2016 Reconnaissance Survey and deemed not eligible for National Register listing
1615 K Ave NE

- Poor candidate for local land marking
- No evidence of historic significance
- Staff recommends immediate release
Project Description

- Structure for façade modification is a 1-2 story commercial building
- Built in 1926
- Contributing structure in the Bohemian Commercial National Historic District
74-76 16th Ave SW

- Updating store front façade with 20” knee wall, modern glass, and anodized steel trim.
- Existing 4ft knee-wall will be removed.
- Historic proportions of windows maintained
- Widening recessed entryway to provide ADA accessibility
74-76 16th Ave SW
74-76 16th Ave SW
74-76 16th Ave SW

• Contributing structure to the Bohemian Commercial National Historic District
• Façade structure modification preserves historic character
• Staff recommends immediate release
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.
Certificate of Appropriateness

359 17th Street SE
Project Description

• Primary structure constructed in 1907
• Applicant is replacing two windows:
  • Front attic window which faces street
  • Back kitchen window on back of house
• The applicant is requesting to replace both wood windows with vinyl
• House contributes to the Redmond Park–Grande Avenue District and is individually eligible for National Register
Location
359 17th Street SE

City of Cedar Rapids
359 17th Street 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 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

- Staff recommends approval of using vinyl for back kitchen window, but recommends denial of vinyl on front window

Actions

- Approve as submitted; or
- Approve with modifications agreeable to the applicant; or
- Deny the application; or
- Request additional information.
Consideration of Local Historic Landmark Application

1700 B Ave NE– Cedar Park Presbyterian Church (Mission of Hope)
Property Description

• Built in 1904
• Listed on the National Register of Historic Places in 2013 as a contributing structure to the B Avenue NE Historic District
• Side-Steeple Church, with brick and stone primary construction and finish materials, rounded openings, steeple with open belfry
Historic Significance

- B Ave Neighborhood is listed in National Register under Criteria C (architecture)
- Central Park Presbyterian Church Historic significance:
  - Contribution to the development of the Central Park/Mound View neighborhood
  - Connection to famed artist Grant Wood
  - Connection to the William Waterhouse family who were significant in the development of the Central Park Neighborhood, the church, and downtown Cedar Rapids within the 200 and 300 blocks of 1st Avenue East in the 1870’s and 80’s
Location
1700 B Ave NE– Central Park Presbyterian Church
Next Steps

• Staff recommends advancement of the application to SHPO for their review
• After comments are received from SHPO, the application will go to the City Planning Commission for recommendation to City Council
Discussion

Proactive Preservation
Announcements

• CLG Grant Proposal Review
• Demolition without permit: 156 24th Street Drive SE Accessory Structure
• Czech Cottage Renovations
Historic Preservation Commission

Staff Liaison:

Adam Lindenlaub
Comm. Dev. Planner
a.lindenlaub@cedar-rapids.org
319.286.5064