City of Cedar Rapids

Historic Preservation Commission

Call Meeting to Order - Roll Call

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. Presentations
   a) 2019 Preservation Showcase Update
   b) New Member Orientation
   c) 2019 Work Plan

4. Action Items
   a) Certificate of Appropriateness
      i. 1557 Park Avenue SE – Window removal and replacement
      ii. 42 7th Avenue SW – Garage door replacement

5. Discussion Items
   a) Proactive Preservation

6. Announcements

7. Adjournment
MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, June 27, 2019 @ 4:30 p.m.
Collins Conference Room, Cedar Rapids City Hall, 101 First Street SE

Members Present:  Tim Oberbroeckling - Chair
                 Ronald Mussman – Vice Chair
                 Todd McNall
                 Diana Pagan
                 Ron Lower
                 Crystal Walter
                 Ryan Russell
                 Arthur Kim

City Staff:       Lauren Freeman, Community Development Program Coordinator
                 Sylvia Bochner, Community Development Planner
                 Adam Lindenlaub, Community Development Planner
                 Jillane Gilmour, Community Development Administrative Assistant

Call Meeting to Order
• Tim Oberbroeckling called the meeting to order at 4:34pm
• Eight Commissioners were present.

1. Public Comment
   Public comments were heard.

2. Approve Meeting Minutes – June 13, 2019
   Diana Pagan made a motion to approve the minutes. Seconded by Todd McNall. The motion passed unanimously.

3. Action Items
   a) Demolition and Façade Structure Modification Reviews
      i. 2416 29th Ave SW – Primary Structure Demolition
         • Pagan motioned to approve the primary structure demolition application for 2416 29th Ave SW. Seconded by McNall. The motion passed unanimously.
      ii. 22 41st Ave SW
         • Pagan motioned to approve the primary structure demolition application for 22 41st Ave SW. Seconded by McNall. The motion passed unanimously.
4. Adjournment
   a) McNall made a motion to adjourn the meeting. Seconded by Ron Lower. The motion passed unanimously and the meeting adjourned at 5:00pm.

Respectfully Submitted,

Jillane Gilmour, Administrative Assistant
Community Development
To: Historic Preservation Commission Members  
From: Sylvia Bochner, Community Development Planner  
Subject: COA Request at 1557 Park Ave SE  
Date: July 11, 2019

Applicant Name(s): Dream Home Renovations  
Local Historic District: Redmond Park - Grande Avenue  
Year Built: Primary Structure – 1915  

Description of Project:  
The applicant is applying to replace some windows with vinyl and remove some windows and cover the opening with wood siding. This request is part of a larger project that includes major interior renovations and adjustment of the floor plan to convert the structure from a two-unit building to a single-family house.

Defining Features:  
Hipped wall dormer projecting forward from low-pitched hipped roof section at right side of front; exposed rafters; shed roof porch inset in ell; decorative 2-tone brick pattern in foundation; windows are double-hung with multi-light vertical upper sash; reverse floor plan of adjacent house at 1559 Park Ave SE.

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. 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.

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

**Excerpt(s) from Design Guidelines Applicable to Project:**

Under the Windows section, the design guidelines specify that windows should be replaced with like material, but that vinyl or aluminum may be allowed at the rear of the house. The design guidelines also include a diagram that indicates that side elevations are of lower priority, especially when they are not visible from the right-of-way.

The Windows section also indicates that “decreasing the size of the window opening” is not appropriate.

**Staff Recommendation:** City Staff recommends approval of a Certificate of Appropriateness to replace the two wood windows with vinyl on the rear side of the bay window on the east side of the house. Staff recommends denial of all other wood window replacements on the east and west sides of the house. Staff recommends denial of the window removals but would recommend allowing the applicant to replace with vinyl windows if interested.
**CEDAR RAPIDS**

**HISTORIC DISTRICT APPLICATION**

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

<table>
<thead>
<tr>
<th>Owner Information</th>
<th>Applicant Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: Dream Home Renovations</td>
<td>Name: Robert Fisher</td>
</tr>
<tr>
<td>Address: 750 N. Monument St. NE</td>
<td>Company: Dream Home Renovations</td>
</tr>
<tr>
<td>City: Cedar Rapids</td>
<td>Address:</td>
</tr>
<tr>
<td>State: IA</td>
<td>City:</td>
</tr>
<tr>
<td>Phone: 319-731-3100 - 319-552-7928</td>
<td>State:</td>
</tr>
</tbody>
</table>

**Address of Property** where work is to be done:

1557 Park Ave SE, Cedar Rapids, IA

**Project type:** House □, Garage □, Shed □, Fence □, Addition □, other □

**Project description:**

Remodel/alter inside, repair siding, paint, clean out windows, install new windows (Black Sea of Haste), replace windows

**Location:** Describe where (what part of building, or where on property) work will be done:

inside and outside whole building

**Materials:** Type and design to be used

Wood siding, for new windows

**Estimates required:** 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).

**Samples:** Applicant must bring a sample of the material(s) to HPC meeting if a COA is required.

**Applicant’s signature:**

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For Community Development Department use only:

<table>
<thead>
<tr>
<th>Date Received:</th>
<th>Received by:</th>
<th>File No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Redmond Park-Grande Avenue □</td>
<td>Contributing structure? □ Yes □ No</td>
<td>CNME Issued? □ Yes □ No</td>
</tr>
<tr>
<td>Second and Third □</td>
<td>Key structure? □ Yes □ No</td>
<td>COA required? □ Yes □ No</td>
</tr>
</tbody>
</table>
GENERAL RESIDENTIAL BUILDING PERMIT APPLICATION
Cedar Rapids Building Services Department
500 15th Ave SW, Cedar Rapids, IA 52404
Phone: (319) 286-5831
Fax: (319) 286-5830
Email: residential@cedar-rapids.org

Project Address: 1557 Park Ave SE
Property Owner: Dream Home Renovations
Project Valuation: $40,000.00

Permit Fee: $

- □ Basement Finish.......................................................... $100
  Sq Ft of area to be finished: ______________________________
- □ Detached Accessory Structure ($10 admin fee):
  - □ 0 to 500 sq ft .................................................. $100
  - □ 501 to 900 sq ft ............................................... $150
  - □ 901 to 1,250 sq ft ............................................ $250
  - □ 1,251 sq ft and greater...................................... Valuation
- □ Fence Permit ($10 admin fee)........... $25
- □ Handicap Ramp (no admin fee)........ $10
- □ Retaining Wall ($10 admin fee)........ $50
- □ Swimming Pool ($10 admin fee)........ $50
- ■ Windows / Doors / Siding...................... Valuation
- □ Administrative Fee................................. $10

DETAILED DESCRIPTION OF WORK:
Renovation of the house, addition of some interior walls, new plumbing and electrical, some new windows repair of siding.

New Furnace + central Air + Harris Heating
Zoning - T-R1 SEF HPE Review Required

APPLICANT INFORMATION:

Builder: Dream Home Renovations
Email:
Address: 7519 Hampshire Dr NE
Phone: 319-431-8408 or 319-350-4928
ELECTRICAL: Dan’s Affordable Electric - Cedar Rapids IA - 319-533-0221
MECHANICAL: Harris Heating + Cooling 319-929-3652
PLUMBING: JP Plumbing and Heating - Marion Iowa - 319-533-7631

VERIFIED
Office only

YES NO

Applicant hereby certifies under penalty of perjury that he/she is the owner; or that he/she is authorized and empowered to make this application on behalf of the owner. Applicant also certifies under penalty of perjury that the application and any related plat, plans, and specifications are true and contain a correct description of the proposed work, lot, structure, and use to which structure is to be placed. Applicant further acknowledges that all applications are subject to deed restrictions and any other codes, ordinances, laws or government regulations that apply. Applicant understands that any permit that may be granted in response thereto are subject to all the laws of the State of Iowa and all ordinances for the City of Cedar Rapids, Iowa, that may have a bearing on the same.

Signature of Applicant: ____________________________ Date: 6/22/2019

Building Dept approval: ____________________________ Date: __________

Zoning Dept approval: ____________________________ Date: __________

PERMIT TECH: DKB MB RM rev. 01/2019
CONC PATIO

14

[336]

15

LOWER CABINETS

KITCHEN

24

BACK STAIRS

UP & DOWN

5

DIETING

47

STAIRS

18"

-2-

FRONT STEPS

NEW BEAM TO REPLACE OLD WALL

NEW BEAM FOR NEW 3/4 BATH

NEW BEAM REPLACE OLD BEAM

SUN ROOM

4 6 9' 6"

PORCH

3

36

9

11

12

9

37

1ST FLOOR

NO NEW WALLS ON THIS LEVEL
2nd STORY

Blue wall = existing
Green wall = New or slightly moved

- Master Bath
- Master Bedroom
- Walk In Closet
- Pocket Door
- Stairs
- Bedroom
- Bedroom
- Son Room
- Vanity
- Vanity
- Back Stairway
- 30"x60" Bath/Show/Maxin Bath
- 1'6"
- 3'9"
1557 PARK Ave S.E.

West Side of House

FRONT

K K
K K
K K
K K
K K
K K
K K
K K
K K
K K

X X X
X X

R R R
R R

K = Keep original
R = Replacements (Vinyl - with original trim)
X = Removed for floor plan (New to convert to single family farm display)

All removed windows will be replaced with covering of wood siding to match original
BACK - can't be seen from any street or alley

X
K
X

Replace
Door
Sidelight
(Wood)

East Side of House
(only the very front window can be seen from street)

R
R

R
R

R
R

X
XXX

I8 AY WINDOW

K = Keep Original
R = Replacement (VINYL) - keep original trim
X = Remove + cover with original siding material
To: Historic Preservation Commission Members  
From: Adam Lindenlaub, Community Development Planner  
Subject: COA Request at 42 7th Avenue SW  
Date: July 11, 2019

Applicant Name(s): Form Function Studio

Local Historic Landmark: Mott Lofts (Iowa Wind Mill & Pump Company)

Year Built: Primary Structure – 1902

Description of Project:  
The applicant is applying to replace a metal garage door with a same sized glass garage door to improve the usability of this portion of the building by allowing more natural light.

Information from Historic Surveys on the property:  
The 2012 National Register of Historic Places Nomination Form identifies this garage door opening as not original to the 1902 construction.

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. **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.  
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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 Design Guidelines Applicable to Project:
Under the Doors section replacing a metal door with the proposed glass door would be considered Not Appropriate. The section specifically states “Replacement doors not of the era of the home’s architectural style”.

Staff Recommendation: City Staff recommends approval of a Certificate of Appropriateness as this material change will increase the usability of this historic asset and the actual door opening and material is not original to the building.
LOCAL HISTORIC DISTRICT/LANDMARK EXTERIOR WORK APPLICATION
Cedar Rapids Municipal Code, Section 18.08

The following information is necessary for all requests for exterior modifications to local historic landmarks or buildings within a designated local historic district as per Chapter 18, Historic Preservation in the Cedar Rapids Municipal Code. Please answer all questions. Failure to provide accurate and complete information will delay review.

<table>
<thead>
<tr>
<th>Owner Information</th>
<th>Applicant Information (skip if owner)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: MOTT LLC</td>
<td>Name/Company: FORM FUNCTION STUDIO</td>
</tr>
<tr>
<td>Address: 450 1ST ST SW SUITE 102</td>
<td>Email: <a href="mailto:paul@formfunctionstudio.com">paul@formfunctionstudio.com</a></td>
</tr>
<tr>
<td>City: Cedar Rapids</td>
<td>Address: 1810 Higley Avenue SE</td>
</tr>
<tr>
<td>State: IA</td>
<td>City: Cedar Rapids</td>
</tr>
<tr>
<td>Phone: 319-826-6532</td>
<td>State: Iowa</td>
</tr>
<tr>
<td>Email: JIM@HOBARTHISTORICRESTORATION.</td>
<td>Zip: 52404</td>
</tr>
<tr>
<td></td>
<td>Phone: 847-858-6551</td>
</tr>
</tbody>
</table>

Address of Property where work will occur: 42 7th Avenue SW, Cedar Rapids, IA

Project Type: □ House □ Garage □ Shed □ Fence ✓ Other Tenant Improvement

Project Description and Location on the property/structure (please be as detailed as possible):
Tenant Improvement of Suite 103 of the Mott Lofts Building. The TI project will be for Form Function Studio, an Architecture + Design Studio ran by Paul Desmond. The exterior work that is being addressed is the existing garage door that would be exchanged with a glass garage door.

Description of existing materials (e.g. wood, metal, asphalt shingles):
Exposed Wood Beams, Exterior Walls are brick, interior walls are gypsum. Floor is gypcrete on wood pan.

Description of proposed materials (e.g. wood, metal, asphalt shingles):
Glass Garage door, painting over interior walls, and tile over gypcrete floor.

Will you be permanently removing architectural detailing/ornamentation from the exterior of the structure (e.g. corbel(s), trim, molding, newel post caps)? Yes □ No ✓

If Yes, describe what architectural detailing/ornamentation you are removing and why: None will be removed.
**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:**
The reasoning to replacing the solid garage door with an all glass garage door at the proposed Form Function Studio space in the Mott Lofts Building is two fold. The first, to increase the amount of indirect daylight into the space, allowing for the creation of a higher quality design studio that receives ample day light and becomes independent from the use of artificial lighting. The second allows for the access to views of

**Supplemental Materials Required:**

For all projects, include at least one of the following applicable materials:
- Physical Material(s) Sample
- Product Catalog, indicating chosen product
- Photo of exact product which will be installed

For new construction only, include at least one of the following:
- Sketches
- Renderings
- Construction Drawings

I, the owner or designated representative of the property, have read the application and acknowledge the Guidelines for Cedar Rapids Historic Districts, as they relate to my project will be used to determine if my project is approved. If the area where the work on the project is not readily visible from a public right-of-way (alley or street), I also authorize a staff member of the Community Development Department to come onto the property to obtain photo(s) of the area where the work will occur.

I acknowledge that the information provided in this application, including all attachments, are accurate and correct, and that an incomplete application will not be accepted.

I have included the required applicable attachments with this application: ✅ Yes ☐ No

**Owner/applicant signature:**

For staff use only:
Date and time completed application received:

City of Cedar Rapids Community Development Department
101 First Street SE, Cedar Rapids, IA 52401
Phone: 319-286-5041 | Web: www.cityofcr.org/hpc

Revised 3/2017