Historic Rehabilitation Program Update
208 Park Court SE

- Project: Painting house
- Grant: $3,280.30
1228 3\textsuperscript{rd} Avenue SE (Local Landmark)

- Project: Re-roof and paint garage
- Grant: $7,500
1509 Park Avenue SE

- Project: Replace 2 east-facing first floor windows, 1 south-facing first floor window, and 1 north-facing window
- Grant: $2,458.37
FY20 Historic Rehab Program

• 10 total projects
• Total committed: $55,272
• Total remaining: $30,111
• Still accepting applications to be funded on a first come, first served basis
Project Description

• Accessory structure constructed in 1913
• The applicant would like to demolish the existing 24’ x 20’ garage on the property and replace it with a new 28’ x 30’ garage
• New garage materials: vinyl siding and asphalt shingles
• Condition of old garage is “below normal” per City Assessor
• The house contributes to the 2\textsuperscript{nd} & 3\textsuperscript{rd} Ave District and is individually eligible
Location
1616 Grande Avenue SE
View from 3rd Avenue
Current Garage
Proposed New Garage
Historic Preservation Guidelines – New Accessory Structures

**APPROPRIATE:**
- New accessory structures should be compatible with primary buildings.
- A new secondary structure should be subordinate in height to primary structures seen along the street front.
- A secondary structure of no more than one-and-one-half stories in height is preferred.
- Locate a secondary building to the rear of the lot.
- Locating a secondary structure to the side of the primary structure, but set back significantly from the front wall plane.
- A secondary structure should be oriented similar to those seen traditionally along the alley.
- A garage should be located off an alley where possible.
- On a lot where a garage must be accessed from the street, set it back from the front wall plane of the primary structure.

**NOT APPROPRIATE:**
- Locating a garage such that it is visually prominent.
- Secondary structures with incompatible building design or materials.
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 than 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 the demolition of the garage.
• Staff recommends denial of the use of vinyl, but would recommend allowing applicant to use wood-like alternative material for the siding.

Actions

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

410 C Avenue NE
Project Description

• Industrial building located at Cargill soybean facility
• Over 50 years old per property owner
• Building was used for loading soybean oil trucks, as well as an electrical maintenance shop and an abandoned office space
• The building has not been surveyed for historic significance
Cargill facility
Cargill facility
Recommendation

• City Staff recommends immediate release of the demolition application as there is no evidence of historic significance and is a poor candidate for local landmarking.

Actions

• Release application; or
• Place a hold of up to 60 days.
Discussion

Proactive Preservation
Certificates of No Material Effect
Certificates of No Material Effect

- Issued between 9/13 and 9/26
  - 1858 2nd Ave. SE
  - Reroof house
Historic Preservation Commission

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