City of Cedar Rapids
Historic Preservation Commission
Community Development & Planning Department, City Hall, 101 First Street SE, Cedar Rapids, IA 52401, 319-286-5041

MEETING NOTICE
The City of Cedar Rapids Historic Preservation Commission will meet at:

4:30 P.M.
Thursday, February 8, 2018
in the
Greene Square Room, City Services Center
500 15th Avenue SW, Cedar Rapids, Iowa

AGENDA

Call Meeting to Order

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. Action Items (40 Minutes)
   a) Certificate of Appropriateness
      i. 1606 Park Ave SE – Replacement of windows
   b) Demolition Applications
      i. 417 1st Avenue SE – Primary Structure, Private Property
      ii. 421 1st Avenue SE – Primary Structure, Private Property
      iii. 427 1st Avenue SE – Primary Structure, Private Property
   c) Demolition Applications Under Review
      i. 800 3rd Avenue SE - Primary Structure, Private Property - hold expires 02-13-18
      ii. 824 3rd Avenue SE - Primary Structure, Private Property - hold expires 02-13-18

4. Discussion Items (30 minutes)
   a) National Register of Historic Places (NRHP) Presentation
   b) Preserving History Proactively
   c) National Alliance of Preservation Commission FORUM

5. Announcements

6. Adjournment

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a City program, service, or activity, should contact the Community Development Department at (319) 286-5041 or email cd-plan@cedar-rapids.org as soon as possible, but no later than 48 hours before the event.
MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, January 25, 2018 @ 4:30 p.m.
Five Seasons Conference Room, City Services Center, 500 15th Avenue SW

Members Present: Mark Stoffer Hunter Chair
Amanda McKnight-Grafton
Tim Oberbroeckling Vice Chair
Ron Mussman
Barb Westercamp

Members Absent: BJ Hobart
Todd McNall
Heather Sundermann

City Staff: Iván Gonzalez, Planner

Call Meeting to Order
• Mark Stoffer Hunter called the meeting to order at 4:30 p.m.
• Five (5) Commissioners were present with three (3) absent.

1. Public Comment
• Public comments were heard.

2. Election of Officers for 2018
• Amanda McKnight Grafton made a motion to nominate Mark Stoffer-Hunter for Chair and Tim Oberbroeckling for Vice Chair. Barb Westercamp seconded the motion. The motion passed unanimously.

3. Approve Meeting Minutes
• Amanda McKnight-Grafton made a motion to approve the minutes from December 28, 2017. Barb Westercamp seconded the motion. The motion passed unanimously.

4. Action Items

a) Demolition Applications under Review
i. 800 3rd Avenue SE – Primary Structure, Private Property – hold expires 02-13-18
• Amanda McKnight Grafton recused herself from discussion and voting.
• This property remains on hold.
ii. 824 3rd Avenue SE – Primary Structure, Private Property – hold expires 02-13-18
- Amanda McKnight Grafton recused herself from discussion and voting.
- This property remains on hold.

5. Discussion Items
   a) Historic District Guideline Update
   b) National Alliance of Preservation Commission FORUM

6. Announcements
   - Announcements were heard.

7. Adjournment
   - Barb Westercamp made a motion to adjourn the meeting. Tim Oberbroeckling seconded the motion. The motion passed unanimously and the meeting adjourned at 6:00 p.m.

Respectfully Submitted,

Iván Gonzalez, Planner
Community Development
To: Historic Preservation Commission Members  
From: Iván Gonzalez, Planner  
Subject: COA Request at 1606 Park Avenue SE  
Date: February 8, 2018

Applicant Name(s): Tameka Norris  
Address: 1606 Park Avenue SE  
Local Historic District: Redmond Park – Grande Avenue Place  
Year Built: 1915  
Description of Project: Removal of thirteen (13) existing wood windows from the side and rear of house. Installation of thirteen (13) vinyl windows located on the west and north sides of the house. No existing windows facing the street (south) or east will be replaced.

Information from Historic Surveys on property: The 1995 Site Inventory Form from the District Nomination survey lists the property as “good.” The defining features listed include: front-gable roof with no dormers; clapboard siding-body and square-cut shingles-gable end; Broad gable roof porch across front with battered piers extending to deck; balustrade has 2”x2” balusters narrowly spaced with wider vertical board design in porch skirting; windows are double-hung with entrance off-center; gable end has vertical stick work. The home is individually eligible for the National Register and contributes to the district.

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. Continue 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:**

- **Recommended:**
  - Retain and repair historic window sashes and frames
  - 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 only at the rear of the house

- **Not Recommended:**
  - Windows constructed of modern building materials, such as vinyl or aluminum on the front and side of homes
  - Decreasing the size of the window opening

**Analysis:** This project would occur in locations in which the **Guidelines for Cedar Rapids Historic Districts** (Guidelines) afford the Commission the most flexibility. Pages 6-7 of the Guidelines discuss evaluation of projects and the intent of this section as Step 1 and Step 2 are applied to projects is to afford flexibility and where this flexibility is appropriate. The ranking for prioritization of the most architecturally significant features is as follows:

1. Those features that face the street or face the alley where it intersects the street. Buildings on corner lots, lots which are located at the intersection of two streets, or at the intersection of a street and an alley, are considered to have two street faces.
2. Features on sides of buildings that are visible from the street but don’t directly face the street.
3. Other exterior features not in direct view from the street such as at the rear of buildings.

The windows which are proposed to be replaced would fall under prioritization category two and three (see above and page 6 of the Guidelines). The windows at the rear of the property (north elevation) are the least significant and are not practically visible from any street, but are partially visible from the alleyway. This is the rear of the property as indicated on the diagram on page 8 of the Guidelines.

The window on the west side of the home would fall under prioritization category two; they are visible from the street, but don’t directly face the street. While one can see the windows from the street, set back is approximately 30 feet from the sidewalk; the distance is approximately 60 feet from someone travelling by in a vehicle. It is unlikely that passersby will notice the difference in materials at this distance. This is a location, along with the rear near the alleyway, is where the Commission is afforded flexibility from the Guidelines.

There are no grille (or muntin) patterns present on the existing windows, and none are noted on the site inventory form; the applicant is not proposing to add grille patterns with this project. As such, the Commission has discussed shadowing and depth of windows at length when synthetic
windows are used on properties. This distance from the right-of-way, coupled with the fact there
are no grilles in the windows, the differences in depth and shadowing would be minimized in
these locations. The owner has indicated these windows are in disrepair right now. Additionally,
since grille patterns are not present, all of the windows will match. The applicant does not intend
to resize the openings of the windows with this proposal.

This proposal is occurring on locations which are lower priorities in terms of the streetscape,
since none of the windows which would be replaced, are directly facing a street right-of-way.
The proposal is consistent with the guidelines for where flexibility could be granted by the
Commission, as none of the new windows would directly face the street, the material is not
consistent however; the material not being consistent with the Guidelines is why the application
is being considered by the Commission. Given there is no grille pattern that has to be matched
with the replacement windows, the overall location of the installation, previous replacement of
vinyl windows, and the distance these windows are from the right-of-way, staff finds that
adverse impacts have been mitigated with this proposal.

**Staff Recommendation:** Approve as submitted

**Attachments:** Completed application from applicant and images of the proposed windows
# Cedar Rapids

## Historic District Application

Department of Development, 3851 River Ridge Dr NE, Cedar Rapids, IA 52402, Phone 319-266-5041, Fax 319-256-5130

### Owner Information

<table>
<thead>
<tr>
<th>Name: Tameka Norris</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 1606 Park Ave SE</td>
</tr>
<tr>
<td>City: Cedar Rapids</td>
</tr>
<tr>
<td>State: Iowa</td>
</tr>
<tr>
<td>Zip: 52403</td>
</tr>
<tr>
<td>Phone: 818-400-5236</td>
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### Applicant Information

<table>
<thead>
<tr>
<th>Name: Window World</th>
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</thead>
<tbody>
<tr>
<td>Company: Window World</td>
</tr>
<tr>
<td>Address: 1484 Hawkeye Dr</td>
</tr>
<tr>
<td>City: Hiawatha</td>
</tr>
<tr>
<td>State: IA</td>
</tr>
<tr>
<td>Zip: 52233</td>
</tr>
<tr>
<td>Home Ph:</td>
</tr>
<tr>
<td>Work Ph: 515-270-9264</td>
</tr>
</tbody>
</table>

### Address of property where work is to be done:

1606 Park Ave, SE Cedar Rapids

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

### Project description

Install 13 vinyl, replacement windows

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

Sides and back of house

### Materials: Type and design to be used

Vinyl replacement windows

### Estimation required: If you will not be using the same type of materials as already used on the building, then you must obtain two estimations using the existing material(s) and two estimates using the new material(s).

### Plans/ILLustations: If major elements such as windows and doors are proposed for replacement, then drawings, photographs, or product literature for the proposed new elements must be submitted with the application. Large projects, such as building additions and new garages, require plans and elevations.

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

### Applicant’s signature

For Development Department use only:

<table>
<thead>
<tr>
<th>Date Received:</th>
</tr>
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<tbody>
<tr>
<td>Received by:</td>
</tr>
<tr>
<td>Fill No.</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Redmond Park-Grande Avenue □</th>
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</thead>
<tbody>
<tr>
<td>Contributing structure? □ Yes □ No</td>
</tr>
<tr>
<td>Key structure? □ Yes □ No</td>
</tr>
<tr>
<td>CNME Issued? □ Yes □ No</td>
</tr>
<tr>
<td>COA required? □ Yes □ No</td>
</tr>
</tbody>
</table>

Hist Dist Application.wpd, October 6, 2005
MEET STRINGENT ENERGY STAR® REQUIREMENTS!

WINDOW WORLD®
4000 Series Double-Hung and Sliding Replacement Windows
4000 Series Windows

Featuring a beautifully refined silhouette and advanced energy-saving technology, our 4000 Series delivers exceptional style, strength, energy efficiency and value – everything today’s homeowners are looking for in a quality replacement window, and more. This next-generation 4000 Series is precision-engineered to meet or exceed stringent ENERGY STAR® requirements, providing triple-pane energy-saving performance in a dual-pane unit. The dual-pane, double-strength insulated glass, thermally optimized frame and sash and non-conductive composite reinforcements are just part of the advanced energy engineering that puts 4000 Series Windows in a class all their own – premium window performance with everyday affordability. With Window World your home will have a fresh, energy-efficient, low-maintenance solution backed by a lifetime limited warranty.1

Best-in-Class Performance Features:

- Reinforced narrow silhouette frame and sash profiles make a statement of style with their low-profile design. The result is a beautiful and expanded glass area. Under the surface, internal chambers increase structural integrity, rigidity and energy efficiency.
- Composite meeting-rail reinforcement allows for secure mounting of hardware; the non-conductive material helps reduce the transfer of energy.1
- End-of-throw cam shift locking delivers increased strength and protection to the recessed lock. It also includes an “unlocked” indicator.
- The smooth and uniform true sloped sill quickly directs water runoff without the use of weep holes, keeping the exterior of the window clean and attractive.2
- Our telescoping sill dam delivers a triple payoff: protection from air and water infiltration, increased structural stability and enhanced beauty.
- When extreme wind and weather hit, our proprietary sill interlock stands strong. Traditional sloped sill designs can allow the sash to bow during powerful winds, but with our interlocking sash-to-sill technology, the sash is channeled firmly into the window frame for a unified wall of strength.
- Our innovative screen bulb seal creates a snug fit that eliminates light and insect penetration between the screen and frame. It also aids in easy screen installation and removal.3

Additional Sliding Window Features:

- Sashes glide horizontally for easy opening and closing.
- Both sashes lift out for convenient cleaning.
- Nylon-encased dual brass roller system for smooth gliding performance.

Insulated Glass Packages to Meet Your Needs.

Maximize your energy savings by choosing a high-performance SolarZone insulated glass’ package to meet your specific climate challenges. The lower the U-Value, the less energy you’ll need to heat your home. The lower the Solar Heat Gain Coefficient (SHGC), the more you’ll conserve on air-conditioning.

Thermal Performance Comparison

<table>
<thead>
<tr>
<th></th>
<th>Double-Hung</th>
<th>Sliding</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clear Glass</td>
<td>0.46</td>
<td>0.45</td>
</tr>
<tr>
<td>SolarZone</td>
<td>0.29</td>
<td>0.28</td>
</tr>
<tr>
<td>SolarZone Elite</td>
<td>0.29</td>
<td>0.28</td>
</tr>
<tr>
<td>SolarZone Plus</td>
<td>0.28</td>
<td>0.27</td>
</tr>
<tr>
<td>SolarZone Plus Elite</td>
<td>0.28</td>
<td>0.27</td>
</tr>
<tr>
<td>SolarZone ThermD</td>
<td>0.28</td>
<td>0.27</td>
</tr>
<tr>
<td>SolarZone ThermD Elite</td>
<td>0.28</td>
<td>0.27</td>
</tr>
</tbody>
</table>

*Additional frame options are now available for enhanced appearance and installation of Window World 4000 Series Windows.

Air/Water/Structural Results

<table>
<thead>
<tr>
<th></th>
<th>Air cfm/hr</th>
<th>Water psf</th>
<th>Structural</th>
</tr>
</thead>
<tbody>
<tr>
<td>Window World 4000 Base</td>
<td>54</td>
<td>5.25</td>
<td>(PHI)</td>
</tr>
<tr>
<td>Window World 4000 ST</td>
<td>68</td>
<td>7.6</td>
<td>(PHI)</td>
</tr>
</tbody>
</table>

Performance requirements are based on average Pace and Structural Loads as determined through ASTM American Society for Testing and Materials test methods.

1-3/8" Nail Fin Set Back with J-channel adaptor

Additional frame options are now available for enhanced appearance and installation of Window World 4000 Series Windows.

1. Double-hung base model will automatically be converted to ST (steel reinforced) for all 3/8" Fin Set Back options at 36" high. For 1-3/8" Fin Set Back options, full screen option is available at the following pricing:
2. Percentage indicated in table is based on the Andersen 255 Double-Pane Glass package. Full screen option is also available.
3. Available only with the full screen option.
**Window Accents**

**Interior Woodgrains and Exterior Colors.**

Window World Windows are available in a variety of rich hues and natural-looking wood finishes that are remarkably strong and fade-resistant. Transform the appearance of your home both inside and out with visually exciting colors and warm spices of wood. Homeowners can achieve the appealing beauty of custom-crafted wood windows, without the time-consuming maintenance, with our architecturally coordinated exterior window colors in high-performance finishes.

<table>
<thead>
<tr>
<th>Exterior Palette</th>
<th>Interior Palette</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architectural Bronze</td>
<td>White Woodgrain</td>
</tr>
<tr>
<td>English Red</td>
<td>Rich Maple Woodgrain</td>
</tr>
<tr>
<td>Desert Clay</td>
<td>Light Oak Woodgrain</td>
</tr>
<tr>
<td>Hudson Khaki</td>
<td>Foxwood Woodgrain</td>
</tr>
<tr>
<td>Forest Green</td>
<td>Cherry Woodgrain</td>
</tr>
<tr>
<td>American Terra</td>
<td></td>
</tr>
<tr>
<td>Castle Gray</td>
<td>Beige&lt;sup&gt;2&lt;/sup&gt;</td>
</tr>
<tr>
<td>Beige&lt;sup&gt;2&lt;/sup&gt;</td>
<td>White&lt;sup&gt;2&lt;/sup&gt;</td>
</tr>
</tbody>
</table>

**Interior Grids.**

Window grids are available in classic colors in the standard configurations of Colonial, Diamond, Prairie and Double Prairie patterns, all lending themselves to your unique décor. Contoured Colonial grids are available in complementary colors and matching woodgrains.

**Cut Glass.**

Looking for a touch of elegance that won’t obstruct the view? A selection of V-grooved glass patterns is available in the Window World Collection.

<sup>5</sup> Extruded solid color.

<sup>6</sup> White woodgrain is available with a beige base only.

North Wilkesboro, NC 28669
1-800 NEXT WINDOW | 1-800-639-8946
www.WindowWorld.com

© 2017 Window World, Inc. Specifications subject to change without notice. †Insulated glass (IG) units that require capillary tubes may experience some argon gas depletion. *See printed warranty for complete details. For a copy of the written product warranty, please write to: AMI Window Warranty Department, PO Box 2010, Akron, OH 44309. ENERGY STAR name and symbol are registered U.S. marks and are owned by the U.S. government. 4/17 75M/OP WWi-003.4
Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date:  February 8, 2018

Property Location:  417 1st Avenue SE
Property Owner/Representative:  Skogman Partnership
Owner Number(s):  Demolition Contact:  Mortenson Construction
Year Built:  1923
Description of Agenda Item:  ☒ Demolition Application  ☐ COA  ☐ Other

Background and Previous HPC Action:  The structure subject to demolition is a 2-story, 5,475 sq. ft. building built in 1923 per the City Assessor. The building has shifted owners several times within the last 3-4 years and has not been used as offices. A structural review of the building completed by the owner shows the building to be in poor condition.

City Assessor Information on the parcel:  

Historic Eligibility Status:  Eligible  ☒ Not Eligible  ☐ Unknown  ☐ N/A  ☐
Explanation (if necessary):

The property is listed as contributing to the Central Business District Commercial Historic District, which was added to the National Register of Historic Places (NRHP) in September of 2015.

If eligible, which criteria is met:
☒ Associated with significant historical events (Criteria A)
☐ Associated with significant lives of person (Criteria B)
☒ Signifies distinctive architectural character/era (Criteria C)
☐ Archaeologically significant (Criteria D)

Other Action by City:  Yes  ☐ No  ☒ N/A  ☐
Explanation (if necessary):
Recommendation:  Consider placing a demolition hold for salvage and photo documentation.

Rationale:  All available options have been reviewed by the owner and there is no feasible option to move or rehabilitate the building at this point.
Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: February 8, 2018

Property Location: 421 1st Avenue SE
Property Owner/Representative: Skogman Partnership
Owner Number(s) Demolition Contact: Mortenson Construction
Year Built: 1923
Description of Agenda Item: ☒ Demolition Application ☐ COA ☐ Other

Background and Previous HPC Action: The structure subject to demolition is a one story, 2,063 sq. ft. commercial building, commonly known as the Faulkes Building, built in 1923 as per the National Register of Historic Places Registration Form. A structural inspection of the building completed by the owner shows the building to be in poor condition.

City Assessor Information on the parcel: http://cedarrapids.iowaassessors.com/parcel.php?parcel=142145700200000

Historic Eligibility Status: Eligible ☒ Not Eligible ☐ Unknown ☐ N/A ☐
Explanation (if necessary):

The property is listed as contributing to the Central Business District Commercial Historic District, which was added to the National Register of Historic Places (NRHP) in September of 2015.

If eligible, which criteria is met:
☒ Associated with significant historical events (Criteria A)
☐ Associated with significant lives of person (Criteria B)
☒ Signifies distinctive architectural character/era (Criteria C)
☐ Archaeologically significant (Criteria D)

Other Action by City: Yes ☐ No ☒ N/A ☐
Explanation (if necessary):
Recommendation: Consider placing a demolition hold for salvage and photo documentation.

Rationale: All available options have been reviewed by the owner and there is no feasible option to move or rehabilitate the building at this point.
Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date:  February 8, 2018

Property Location:  427 1st Avenue SE
Property Owner/Representative:  Skogman Partnership
Owner Number(s)  
Demolition Contact:  Mortenson Construction
Year Built:  1927 & 1950
Description of Agenda Item:  ☒ Demolition Application  ☐ COA  ☐ Other

Background and Previous HPC Action: The structure subject to demolition is a one story auto service station (consisting of a small office section and an attached three-bay service wing) built in 1927/1950 as per the National Park Service. A structural inspection of the building completed by the owner shows the building to be in poor condition.

City Assessor Information on the parcel:  

Historic Eligibility Status:  Eligible ☐  Not Eligible ☒  Unknown ☐  N/A ☐
Explanation (if necessary):

The property is listed as a non-contributing structure to the Central Business District Commercial Historic District, which was added to the National Register of Historic Places (NRHP) in September of 2015.

If eligible, which criteria is met:
☐ Associated with significant historical events (Criteria A)
☐ Associated with significant lives of person (Criteria B)
☐ Signifies distinctive architectural character/era (Criteria C)
☐ Archaeologically significant (Criteria D)

Other Action by City:  Yes ☐  No ☒  N/A ☐
Explanation (if necessary):
Recommendation:  Immediate release

Rationale: Determined not historic for state or national significance in an intensive level survey. The structure generally lacks character defining features that would be significant at the local level.