Presentation

Bever Woods Survey Update
Bever Woods Intensive Survey
1918 Plat Map

1918 plat map of the Bever Woods Addition to Cedar Rapids showing district boundaries. Source: 2207 Grande Avenue SE Deed Abstract Contract (1918).
Site Inventory Summary

• Bever Woods neighborhood is eligible for National Register under Criterion A (events) & Criterion C (architecture)

• 128 buildings surveyed (preliminary results)
  • 30 individually eligible
  • 125 contributing
  • 3 non-contributing
Site Inventory Summary

• Bever Woods neighborhood was associated with the urban growth of Cedar Rapids
• Upper/middle-class neighborhood mostly constructed between 1910-1920s
• Family farm that was developed by the Bever Land Company
• Bever family provided financial assistance for construction through their family-run bank, City National Bank of Cedar Rapids
Individually Eligible Homes

2101 Washington Avenue SE (57-11409), view to the southwest.

348 Garden Drive SE (57-11417), view to the east.
Individually Eligible Homes

365 Forest Drive SE (57-11439), view to the southwest.

2250 Washington Avenue SE (57-11434), view to the north.
Next Steps

• March 2020 – Full report will be completed by consultant
• April/May 2020 – Neighborhood meeting
June 13, 2019

Steve King
State Historical Society of Iowa
600 E. Locus St.
Des Moines, IA 50319

Dear Mr. King,

The City of Cedar Rapids Historic Preservation Commission (HPC) is writing you to express our full support for the rehabilitation and reuse of the Guaranty Bank Building and World Theatre Building in a project proposed by Heart of America Hotels. We believe this project is vital to ensuring the preservation of both of these historic assets in our community.

While we are incredibly excited about both of these buildings being utilized in this project, we wanted to specifically express our support for the restoration and partial reuse of the World Theatre building, which stopped operating as a theatre in 1981 and has sat vacant in our downtown for many years. Our Commission has been concerned about the fate of this building for a long time, and this project is an important opportunity to get an active use back into this building and preserve what is left of its architecture.

The HPC supports Heart of America’s project because they plan to restore the front façade of the theatre building, which includes keeping the round-arch opening in the front atrium and utilizing the heavy riveted truss as an architectural feature. Because the theatre was previously gutted and the stage and other architectural elements were removed, the HPC strongly believes that Heart of America is preserving what is important about the World Theatre Building. We do not believe it is practical or feasible to rebuild this structure as the theatre it once was.

We hope that the State Historical Society of Iowa will support this important project for the City of Cedar Rapids. This would be an incredible win for historic preservation in our community.

Sincerely, on behalf of the Cedar Rapids Historic Preservation Commission,

Tim Oberbroeckling
Chair, Cedar Rapids HPC
Historic Significance

• Listed on the National Register as a contributing resource to the Cedar Rapids Central Business District Historic District under Criterion A (events) and C (architecture)
• Reflects the development of the commercial core, built during the period of significance, and retains historic integrity
• Representative of early 20th century architecture design by Cedar Rapids architect William J. Brown
• Important example of a specific property type – playhouse/movie theater
Strand Theater History

• Built in 1915
• Designed to resemble an Italian palazzo style
• Functioned as a playhouse and/or movie theater through 1981
• Evolved in response to changes in the business of entertainment, advancement in technology, interests of audiences, stylistic trends, and economic pressures
• At the time of its closure, the theater was one of only two remaining in downtown Cedar Rapids
Architecture

• One of the significant features is the cantilevered single balcony, the first in Cedar Rapids

• Exterior front façade constructed with cream colored, glazed terra cotta, finished at the top with ornamental cornice and green tiled roof

• Interior included a lobby with retail on each side, foyer, auditorium, and stage
Changes Over Time

• Remodeled extensively in 1960 when it became the World Theatre, removing and replacing the marquee and many elements of the interior
• World Theatre closed in 1981 and the building sat vacant until 1999 when a church occupied it and renovated
• In 2005, the owners gutted the entire facility, removing the marquee, replacing the storefronts with cement board, and stripping away all the interior finishes including floors, balcony, plaster work, staircases, and ceilings
• Removal of the stage components has compromised the structural integrity of the west and north walls
• What remains is the steel structure for the balcony, upper wood lath proscenium framing, and two pieces of asbestos plaster trim
• The lobby is still intact, although in material disrepair
Existing Photos
Heart of America Project

• Retain and rehabilitate the fabric, finishes, and features that remain
• Façade will be restored to reflect the original design inclusive of the marquee and flanking retail storefronts
• Complete repair of the lobby finishes
• Foyer stairs will be constructed to access remaining portion of the balcony and former projection booth
• Exposed balcony steel structure will remain
East Proposed Section
West Proposed Section
Next Steps

• Next HPC Meeting – applicant presentation & recommendation to advance application
• City Planning Commission
• City Council Public Hearing
Demolition Review

74, 78, 80 22nd Avenue SW
Project Description

• 3 homes on 22nd Ave SW will be demolished for Flood Control related projects
  • 74 22nd Ave SW
  • 78 22nd Ave SW
  • 80 22nd Ave SW
• All 3 were surveyed in 2010 and deemed not eligible for National Register listing
74 22\textsuperscript{nd} Ave. SW
78 22nd Ave. SW
80 22\textsuperscript{nd} Ave. SW
74, 78, 80 22nd Ave SE

- Required for the Flood Control System
- Not eligible for National Register
- Staff recommends immediate release
Demolition Review

1241 & 1247 Hazel Dr NE
Project Description

- 2 single-family homes owned by Mount Mercy University
  - 1241 Hazel Drive built in 1930
  - 1247 Hazel Drive built in 1924
- 2014 reconnaissance survey determined both houses are not eligible for National Register listing
1241 Hazel Dr NE
1247 Hazel Dr NE
1241 & 1247 Hazel Dr NE

- Not eligible for National Register
- Not good candidates for local landmarking
- Staff recommends immediate release
Demolition Review

1900 16th Ave SW
Project Description

- Warehouse built in 1951
- Condition is poor, per the City Assessor
- Has not been surveyed
1900 16th Ave SW
1900 16th Ave SW

- No evidence of historic significance
- Not a good candidate for local landmarking
- Staff recommends immediate release
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

## Priority Location

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

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<th>Priority</th>
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<tr>
<td>1</td>
<td>Kenwood Park: Coon-McNeal Development</td>
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<td>2</td>
<td>Northview First Addition</td>
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<tr>
<td>3</td>
<td>Greene &amp; College First Addition</td>
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<tr>
<td>4</td>
<td>Coe College Campus – west addition</td>
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*2/14/2020*
### SE Quadrant

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<th>Priority</th>
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<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>
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<tr>
<td>3</td>
<td>Ridgewood Addition</td>
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<tr>
<td>4</td>
<td>Midway Park and Country Club Heights</td>
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## 2017 Commission Ranking

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

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<th>Area</th>
<th>Commission Final Ranking</th>
<th>Average of Entire HPC</th>
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<td>Coe College Campus (13) (area)</td>
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<td>Vernon Heights (15)</td>
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Map created by City of Cedar Rapids Community Development Department.
Discussion

Roofing Materials in the Design Guidelines
Design Guidelines – Roofs and Roof Elements

“Roofs may be re-roofed with substitute materials such as asphalt or fiberglass shingles if the original materials are determined beyond repair, are no longer present or available, or if the retention of the original material is not economically feasible.”
We enjoy having one of the few remaining residential slate roofs in the area, above our heads at 1826 2nd Ave SE. We have owned the house for a little over 18 years, and have invested roughly $15K over that period to maintain the roof. There are a few chronic problem areas, however, that, to remedy, will require significant slate removal, replacement of underlayment and copper valleys/flashing, and re-installation of existing slate. It has become increasingly difficult to keep up with the interior damage to the house that results from water ingress, particularly during the spring and summer rains. Reputable slate roofing contractors are very scarce, particularly in Iowa, and we have waited up to 2 years to get a reputable contractor in for repairs in the past.”
Update

Certificates of No Material Effect