Action Item

Design Guidelines Update
Demolition Review

2519 16th Avenue SW – Primary Structure
2519 16th Avenue SW
Project Description

• 2-story commercial building with office built in 1944 and shop built in 1949
• The condition is below normal, per the City Assessor
• The property has not been surveyed
Staff Recommendation

• Staff recommends immediate release of the application because there is no evidence of historic significance and it is a poor candidate for local landmarking.
Certificate of Appropriateness

1610 3rd Avenue SE
Project Description

• Primary structure built in 1900
• The applicant installed 27 vinyl windows under the assumption a permit was already granted for a previous contractor
• House contributes to the 2nd & 3rd Avenue Historic District, but is not individually eligible
Previous Changes to the House

• Aluminum siding was installed on top portion of the house
• Windows were wrapped in aluminum
• 2 windows were replaced with vinyl windows before this project
Front

1995 Survey

Current Photo
West

All New Windows 1st & 2nd Floor.

West Side of House
East
Design Guidelines

**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 31.

**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.
Previous Action

- Action approved at 2/27 meeting:
  - **Front**: HPC recommended the applicant replace the front windows with wood in the same style that was previously there
  - **West**: Approved COA for vinyl windows on the west side
  - **East**: Recommended the applicant replace the 1st floor windows on the east side with wood windows. 2nd floor windows could remain vinyl
  - **Back**: Approved the COA to keep vinyl windows on the back of the house
Example
Actions

- Approve as submitted; or
- Approve with modifications agreeable to the applicant; or
- Deny the application; or
- Request additional information.
Certificate of Appropriateness

1515 Park Avenue SE
1515 Park Avenue SE
1515 Park Avenue SE
Project Description

• Primary structure built in 1908
• The applicant is requesting approval of a COA to install 5 vinyl windows on the east of the house on the first floor (2), second floor (1), and attic (2). The existing windows are wood with aluminum exterior wrap.
• House contributes to the Redmond Park – Grande Avenue Historic District, but is not individually eligible
Project Description
Project Description
Design Guidelines

**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 31.

**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.
Staff Recommendation

- City Staff recommends denying the COA as this side of the house is completely visible from the street.

3/13/2020
Actions

• Approve as submitted; or
• Approve with modifications agreeable to the applicant; or
• Deny the application; or
• Request additional information.
Demolition Applications On Hold
1247 Hazel Dr NE
Discussion

22nd Avenue SW Photographs
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

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

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

<table>
<thead>
<tr>
<th>Priority</th>
<th>Location</th>
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<tbody>
<tr>
<td>1</td>
<td>Country Club Heights Additions</td>
</tr>
<tr>
<td>2</td>
<td>Bever Park Additions and Bever Woods</td>
</tr>
<tr>
<td>3</td>
<td>Ridgewood Addition</td>
</tr>
<tr>
<td>4</td>
<td>Midway Park and Country Club Heights</td>
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</tbody>
</table>

![Map of SE Quadrant with Priority Locations](image-url)
2017 Commission Ranking

Areas Recommended for Intensive Survey by 2013 Citywide Survey

<table>
<thead>
<tr>
<th>Area Name</th>
<th>Commission Final Ranking</th>
<th>Average of Entire HPC</th>
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<tbody>
<tr>
<td>Coe College Campus (13) (area)</td>
<td>1</td>
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<td>Vernon Heights (15)</td>
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<td>Bever Park and Woods (16)</td>
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<td>East Highlands (02)</td>
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<td>Ridgewood Addition (17)</td>
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<td><strong>Country Club Addition (19)</strong></td>
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<tr>
<td>Greene and College First Addition (05)</td>
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<td>Midway Park Addition (20)</td>
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<td>North Highlands (03)</td>
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<td>Coon McNeal Development (12)</td>
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<td>Mount Mercy Campus (14)</td>
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<td>Rapids Township (04)</td>
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<td>12.71428571</td>
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Prioritization Criteria

- Integrity of the existing resources
- Concentration of potential resources
- New types of resources not yet protected
- Possible redevelopment area/history of demolitions
- Unique history
- Presence of public support
- Others?
Example #1 - Country Club Heights Addition

- Recommended for intensive survey
- Platted in 1925
- Developed with curvilinear street plan to follow topography
- Display Craftsman, Colonial Revival, and Tudor Revival styles
- Grant Wood association (301 23rd St Dr SE)
Example #1 - Country Club Heights Addition

- Integrity of the existing resources
- Concentration of potential resources
- New types of resources not yet protected
- Possible redevelopment area/history of demolitions
- Unique history
- Presence of public support
- Others?
Example #2 – North Highlands – B Ave NW – E Ave NW

- Recommended for intensive survey
- Large houses display popular revival styles of early twentieth century
- Includes one of the 9 Lustron houses (1500 C Ave NW)
Example #2 – North Highlands – B Ave NW – E Ave NW

- Integrity of the existing resources
- Concentration of potential resources
- New types of resources not yet protected
- Possible redevelopment area/history of demolitions
- Unique history
- Presence of public support
- Others?
Staff Liaison:

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