AGENDA
CITY PLANNING COMMISSION MEETING
Thursday, March 5, 2020 @ 3:00 PM
City Hall Council Chambers
101 First Street SE, Cedar Rapids, IA 52401

Call Meeting to Order

Roll Call

A. Approval of the Minutes

B. Adoption of the Agenda

C. Action Items

1. Local Landmark Application for 316 3rd Ave SE
   Presenter: Lauren Freeman, CD Program Coordinator and Staff Liaison to Historic Preservation Commission
To: City Planning Commission  
From: Historic Preservation Commission Members through Lauren Freeman, CD  
Program Coordinator and Staff Liaison to Historic Preservation Commission  
Subject: Local Landmark Application for 316 3rd Avenue SE  
Date: March 5, 2020  

Background: Chapter 18 of the City of Cedar Rapids Municipal Code, section 18.05 outlines the process for which a property can be designated a local landmark or district. The owner of the property has requested this local landmark designation. The property subject to review is the Strand Theatre, located at 316 3rd Avenue SE in Cedar Rapids.

The Cedar Rapids Historic Preservation Commission (HPC) held a public hearing on February 27, 2020 during their regularly scheduled meeting to discuss the application for local landmark status. The main points of the discussion included:

- The Strand Theatre was built in 1915 and is listed on the National Register of Historic Places as a contributing resource to the Cedar Rapids Central Business District Historic District under Criterion A (events) and C (architecture)
- The building was designed by Cedar Rapids architect William J. Brown and functioned as a playhouse and/or movie theater through 1981, making it an important example of this specific property type in the community
- The building evolved over time in response to changes in the business of entertainment, advancement in technology, interests of audiences, stylistic trends, and economic pressures. Other names associated with this building include State Theatre, New World Playhouse, and World Theater.
- The building remains historically significant because it reflects the development of the commercial core, it was built during the period of significance, and it retains its historic integrity
- While the interior was mostly gutted in 2005, the remaining interior features include the steel structure for the balcony, upper wood lath proscenium framing, and two pieces of asbestos plaster trim

At the February 27 meeting, HPC recommended advancement of the application to the City Planning Commission for review and recommendation to City Council.

City Planning Commission Review: Section 18.05.C.3 of the Cedar Rapids Municipal Code requires review by the City Planning Commission and a recommendation regarding landmark status of the property to the City Council. The City Council will review all the comments and make the final determination on whether the house receives local historic landmark status.
If the local historic landmark status is granted, the City Planning Commission still will review all land use applications on the property as with any other property within the Cedar Rapids corporate limits. The Historic Preservation Commission will review proposals for modification to the exterior of the structure or additions of other structures to the property through the Certificate of Appropriateness (COA) process, similar to the local historic districts.