CEDAR RAPIDS
City of Five Seasons®

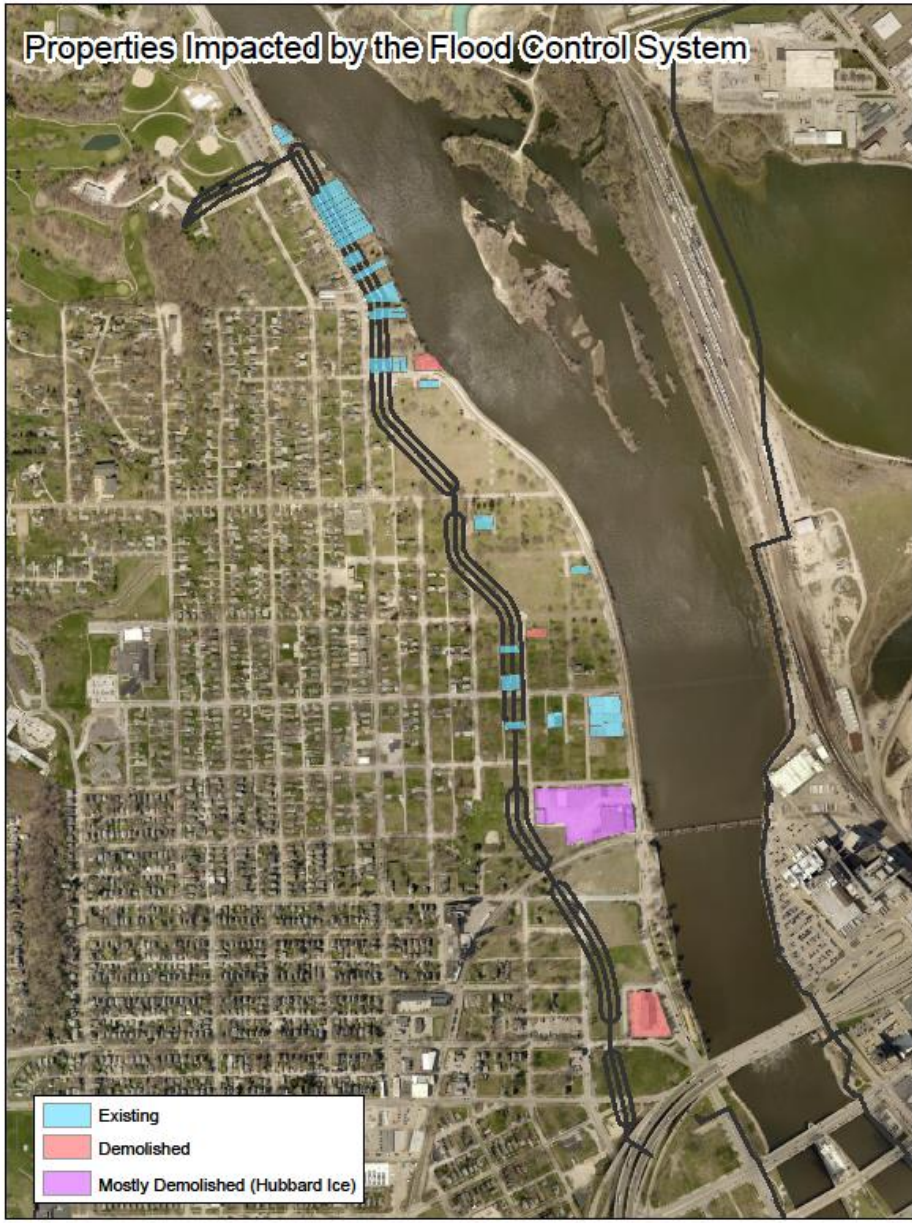
Historic Preservation Commission

January 24, 2019

Presentation

Update on Flood Control System property acquisitions

- In March 2016, staff presented on properties that would be impacted by the Flood Control System
- HPC reviewed all properties that were surveyed as “eligible,” along with the Hubbard Ice complex and Masaryk Park
- The City has acquired many of the properties needed for the Flood Control System and plans to acquire the rest


Properties Impacted by the Flood Control System
Existing
Demolished
Mostly Demolished (Hubbard Ice)

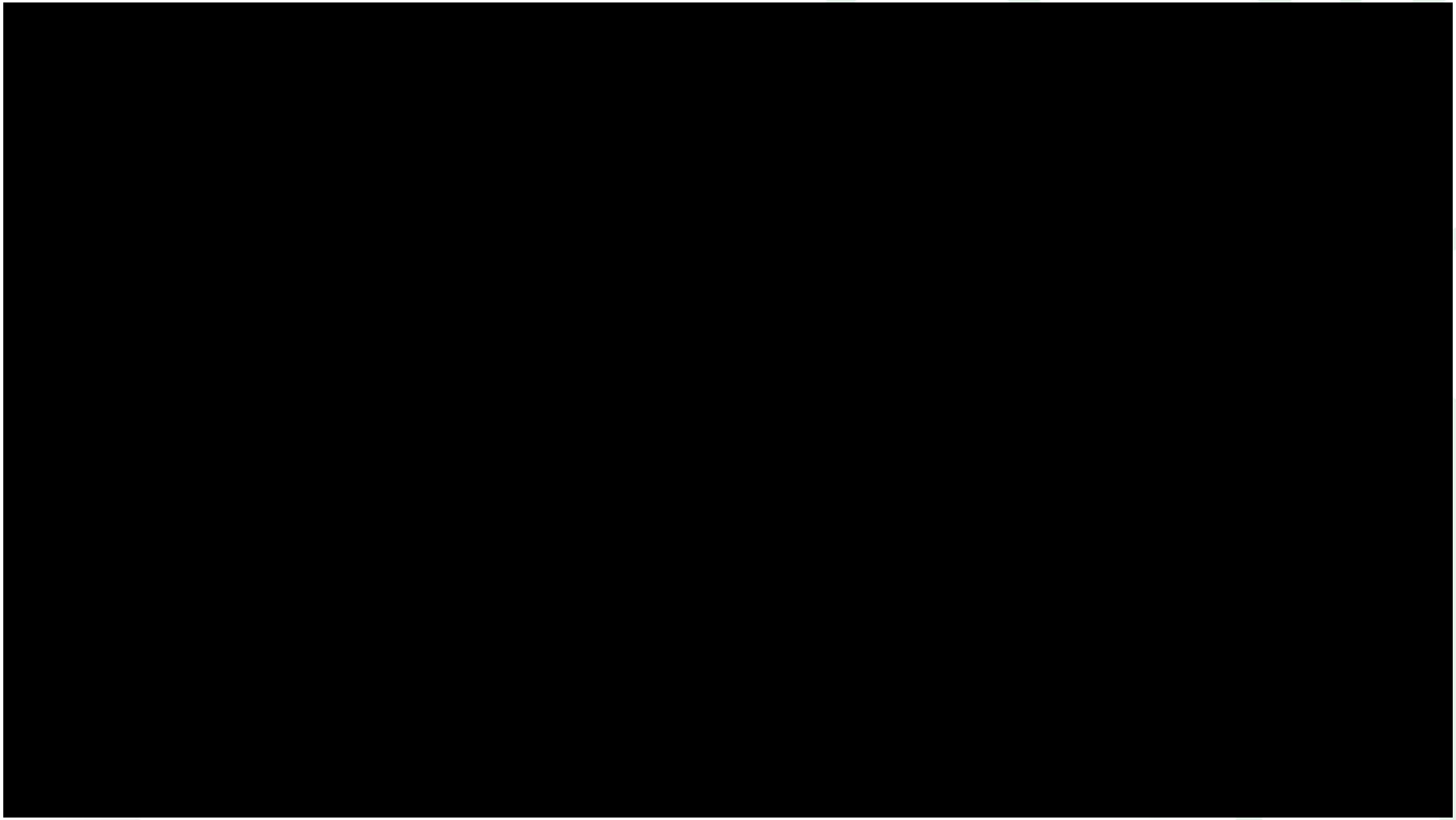
Properties Impacted by the Flood Control System
Privately Owned
City Owned

Properties Impacted by the Flood Control System
Existing
Demolished

Presentation

Section 106 & the Programmatic Agreement (PA) with the US Army Corps of Engineers

Section 106



Section 106

- Encourages but does not mandate preservation.
- Requires Federal agencies to:
  - Take into account the impacts of their projects on historic resources
  - Consult with the State Historic Preservation Office (SHPO) and other interested parties
  - Provide the Advisory Council on Historic Preservation (ACHP) opportunity to comment

Section 106

- Triggered when there is a Federal undertaking
  - Involves Federal property
  - Receives Federal funds
  - Requires Federal permit, license, or approval
- May result in a Memorandum of Agreement (MOA) that details how adverse impacts will be addressed (avoid or mitigate)

Section 106

- The lead Federal agency determines the final outcome of the project and the actions taken related to mitigating adverse impacts.

PA

- Signed in 10/10/10
- Primary Signatories
  - US Army Corps of Engineers (USACE)
  - City of Cedar Rapids
  - Iowa State Historic Preservation Officer (SHPO)
  - Advisory Council on Historic Preservation (ACHP)
- Concurring Signatories
  - University of Iowa
  - Cedar Rapids Historic Preservation Commission
- Implements Section 106

Commission Recommendation

2018 CLG Annual Report

2018 CLG Annual Report

- Required under the CLG Agreement
- Documents the HPC's work throughout the calendar year
- Important also to be eligible for grant opportunities with SHPO

Report Highlights

- Successes
  - New city incentive policy
  - Grace Episcopal designated as local landmark
  - Changes to the Historic Rehab Program and projects funded
  - New Historic Preservation Design Guidelines
- Challenges
  - Demolitions
  - Work without permit in local districts
  - Missing commissioner from 2nd & 3rd district
- Edit to report – added 800 3rd Avenue SE to the list of demolitions in a National District

Certificate of Appropriateness

1738 3rd Ave SE

Project Description

- Primary structure constructed in 1920
- The applicant's request is to replace two wood windows with vinyl
  - The second floor window of the east and west sides
- Contributes to the 2nd & 3rd Ave District, but is not individually eligible

Location

View of east facade

View of west facade

Historic Preservation Guidelines - Windows

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 32.

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.

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

- Approve installation of vinyl window on west side due to view from the ROW.
- Require installation of wood window on the east side due to view from ROW.

Actions

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

Demolition Review

1233 3rd St. NW

Project Description

- Accessory structure built in 1950
- Acquired for the Flood Control System
- Condition is not stated in the City Assessor's records
- Former home on site was deemed not eligible by the Hull's 3rd Addition Architectural Reconnaissance Survey in 2009

1233 3rd St. NW

1233 3rd St. NW

- Required for the Flood Control System
- No evidence of historic significance
- Staff recommends immediate release

823 11th Ave SE
Hold expires 1/28/19

Discussion

Proactive Preservation

Historic Preservation Commission

Staff Liaison:

Adam Lindenlaub
Comm. Dev. Planner
a.lindenlaub@cedar-rapids.org
319.286.5064

CEDAR RAPIDS
City of Five Seasons®