CEDAR RAPIDS
City of Five Seasons®

Historic Preservation Commission

August 8, 2019

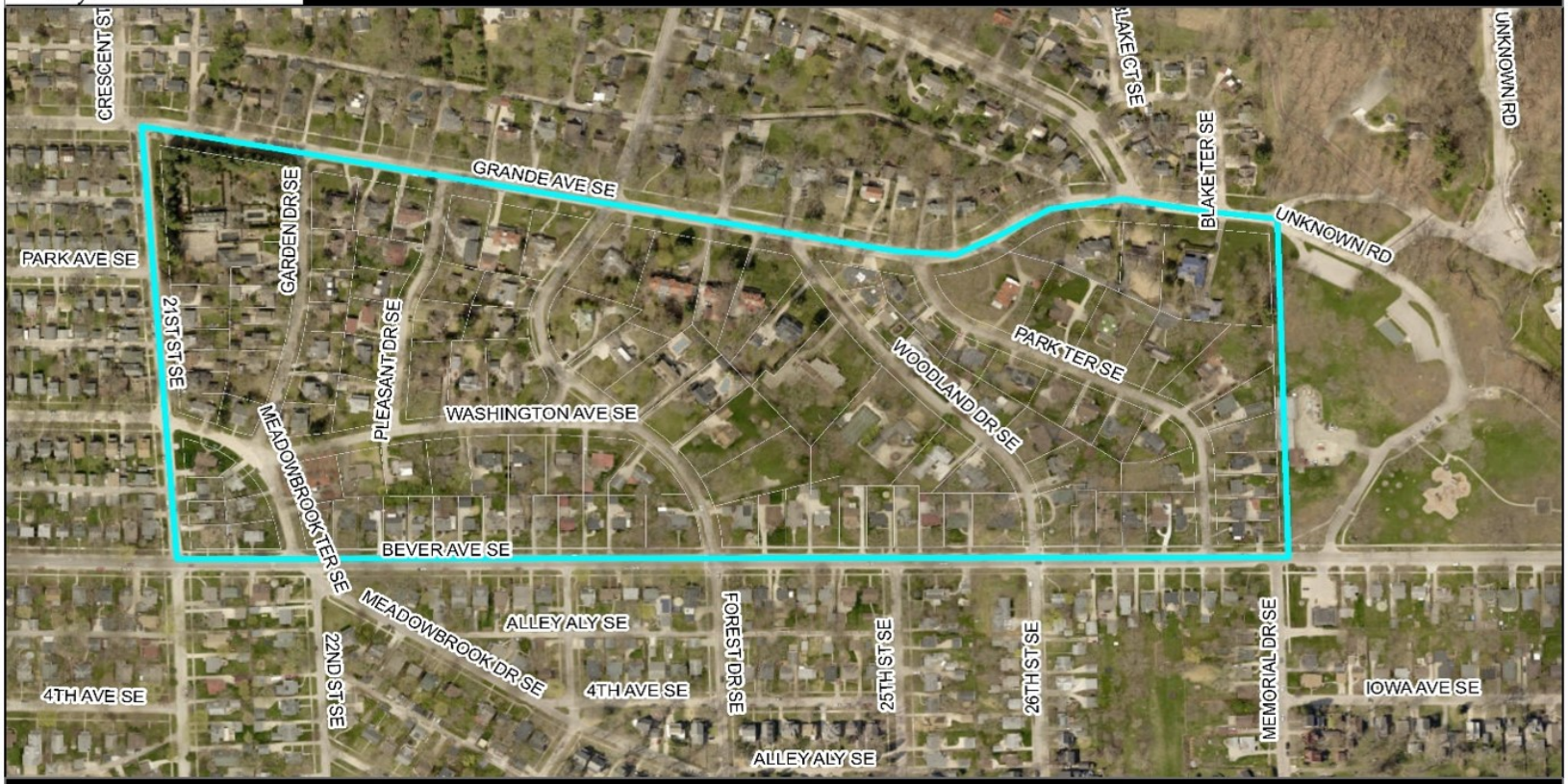
Presentation

Bever Woods Survey

CEDAR RAPIDS
City of Five Seasons

Bever Woods Intensive Survey

Proposed Boundaries



Volunteers Needed!

- Local Match includes staff time, along with 100 hours of volunteer time

Volunteer Tasks:

- Assist with field survey
- Assist with Site Inventory forms
- Background research on properties
- Photography

Presentation

Preserve Iowa Summit Highlights

Cracking the Mystery: National Register Basics

Laura Sadowsky,
State Historic Preservation Office

PRESERVE IOWA SUMMIT

Reinvention through Rehabilitation
Newton | June 6-8

2019

National Register Benefits

Central preservation tool

- Encourages preservation.
- Provides basis for city, county, state planning.
- Assists governmental agencies in review of projects.
- Competitive grant opportunities.
- Federal and state tax benefits.

But there are rumors…

- I don't want the government to tell me what to do with my property!
- Listing means free government money!
- Listing will kill business opportunities!
- It's on the National Register - SHPO will stop them from tearing it down!
- It's on the National Register – it must be preserved as is!

I don't want the government to tell me what to do with my property. What about property rights?

- Listing largely honorific.
- No federal or state regulations prohibit alterations, demolition.
  - Exceptions: use of federal or state money
- Local ordinances might have restrictions.

Preservation is not about preventing change – it's about managing change.

I will have to allow tours, put up a plaque, or turn my property into a museum.

- No requirements to…
  - Provide public access.
  - Install a plaque.
  - Preserve the property as a museum.
- But if you want a plaque…
  - Guidance on NPS website.
  - NPS and SHPO do not provide funding.

I won't be able to get property insurance.

- Treat as any other property for insurance purposes.
  - No maintenance requirements.
  - No mandates for replication if destroyed.
  - No mandates for specific materials in repairs.
- Reluctant insurance companies:
  - Ask where in policy.
  - Iowa Insurance Division.

You can't tear down or alter a listed building. (a.k.a. "SHPO must stop them!")

- No federal or Iowa regulations give SHPO the general authority to stop demolitions or alterations.
  - Federal money, licenses, or permits = SHPO consultation (Section 106).
  - Use of preservation tax credits or grants = SHPO oversight.
- Local ordinances have more power.

Listing means free money!

- Property tax exemptions in some counties.
- Federal and state tax credits.
- Grants highly competitive
  - NPS, National Trust, State Historical Society of Iowa/SHPO
  - State: Historic Resource Development Program (HRDP)
    - 5% of REAP funds for historic resources; match.
  - Federal: Certified Local Government (CLG)
    - Surveys, planning, education, pre-development; match.

Listing is only for the “elite” or high-style buildings.

- Not just for museums anymore!
- Cultural and ethnic heritage.
- Association with historic trends and events.

Listing will drive down property values.

- FACT: Usually increases values.
  - Pride and personal investment.
  - Stabilizes neighborhoods.
  - Reduces vacancies.
- Provides assurances to future buyers.
  - Qualities will endure over time.
  - Improvements will be a good investment.

Listing is easy – the property just needs to be old! Just fill out an application form!

- Old ≠ "historic."
- Listing requires extensive documentation and research to determine eligibility.
- SHPO reviews and administers programs, but does not research and write nominations.

You have to be a professional to nominate a resource to the National Register.

- Nominations do not require professional qualifications.
- Just need…
  - Ability to follow directions,
  - Think critically,
  - Have good writing skills,
  - Have time, willingness, and patience.
- SHPO will provide guidance throughout.
- Make it a team effort.

So, in short, the National Register…

DOES

- Recognize historic properties
- Provide basis for planning
- Help qualify for financial incentives
- Help increase or stabilize property values

DOES NOT

- Take away property rights
- Require public access
- Prevent ability to get insurance
- Protect properties from owner neglect/demolition
- Guarantee free money

Where to begin?
Determine Eligibility

- **National Register Criteria for Evaluation**
  - **Criterion A**: history;
  - **Criterion B**: historic persons;
  - **Criterion C**: architecture or engineering;
  - **Criterion D**: archaeology.

- Must meet the criteria for evaluation by…
  - Being associated with an important historic context AND
  - Retain historic integrity of those features necessary to convey its significance.

Section 8: Significance
(Don't confuse history with significance…)

HISTORY ≠ HISTORIC CONTEXT ≠ SIGNIFICANCE

History: Series of events and facts specific to a resource.

The Doe House was constructed at the corner of Jones Avenue and Smith Street in 1910 for John Doe. He owned a local dry goods store and served as the first chairman of the Anytown city council.

Historic context: Backdrop that informs resource history and serves as the basis for significance.

Example: Late 19th Century Commerce in Anytown, Iowa

- *Theme, geographic area, and time period*
- *Background history*
- *Summary of environmental, economic, cultural, political, technological, and settlement factors*
- *Expected property types*
- *Expected characteristics, associations, and integrity*

Significance: *"So what?"* - argument based on history and historic context that demonstrates the importance of a resource.

- *Why does this resource matter?*
- *What does this resource tell us about our history?*
- *How does this resource compare to other similar properties of its type?*
- *Why is this resource a better example than others or how does it compliment and add to our understanding of this property type?*

What is the take-home message, encapsulating the core meaning of this resource?

Presentation

Historic Asset Inventory Update

2019 Focus Property

1246, 1216, 1214, 1200, and 1120 2nd Ave SE
Strategy: Adaptive Reuse and Local Landmarking
Lead Contact: Bob Grafton (Friends of Cedar Rapids Historic Preservation)

2019 Focus Property

Czech School, 925 and 917 2nd St SE
Strategy: Outreach and Adaptive Reuse
Lead Contact: Cindy Haddish (SaveCR Heritage)

2019 Focus Property

325 2nd Ave SE—Muskwaki Block, former Dragon Chinese Restaurant Building
Strategy: Adaptive Reuse
Lead Contact: Mark Stoffer Hunter (Friends of Cedar Rapids Historic Preservation)

2019 Focus Property

1508 1st Ave NE—Office of Dr. Byron McKeeby, model for Grant Wood's "American Gothic"
Strategy: Outreach, Adaptive Reuse, other
Lead Contact: Ron Mussman (HPC & Friends of Cedar Rapids Historic Preservation)

2019 Focus Property

Lesinger Block, 1317 3rd St SE—NRHP listed
Strategy: Outreach
Lead Contact: Cindy Haddish (SaveCR Heritage) and Jay Vavra (SaveCR Heritage)

2019 Focus Property

309 8th Street SE
Strategy: Outreach
Lead Contact: Amanda McKnight Grafton (Friends of Cedar Rapids Historic Preservation)

2019 Focus Property

CSPS Hall, 1103 3rd St SE—NRHP Landmark
Strategy: Outreach and Local Landmarking
Lead Contact: Jay Vavra (SaveCR Heritage) and Ron Lower (HPC)

2019 Focus Property

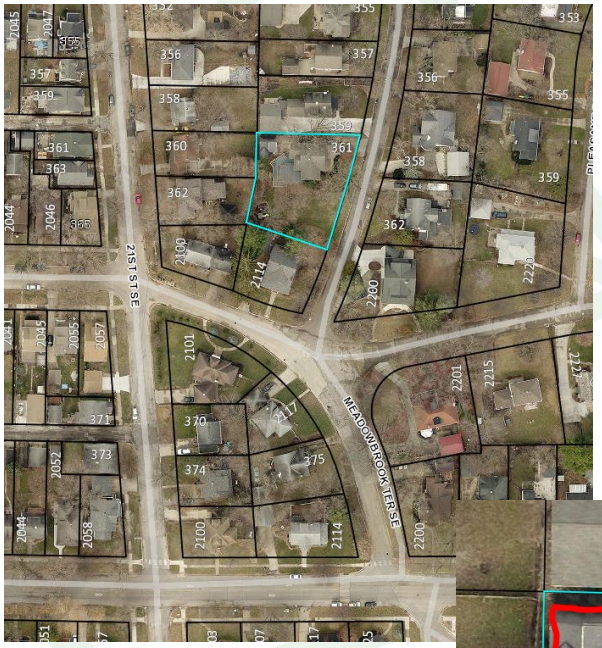
Mother Mosque, 1335 9th St NW—NRHP listed
Strategy: Outreach and Local Landmarking
Lead Contact: Ron Lower (HPC)

Demolition Review

361 Garden Drive SE

Project Description

- Accessory structure built in 1940
- The applicant is requesting to demolish a garage that is a safety risk
- The property is in the Bever Woods area that will be part of an intensive survey funded with a CLG grant



361 Garden Drive SE

Recommendation

- City Staff recommends immediate release of the demolition application due to the safety concerns from the applicant.

Actions

- Release application; or
- Place a hold of up to 60 days.

Discussion

Proactive Preservation

Update

Certificates of No Material Effect

Certificates of No Material Effect

- Issued between 7/23 and 8/5

- 1614 2nd Ave. SE
  - Porch & roof repair, window replacement

- 1581 2nd Ave. SE
  - Roof repair

- 1601 2nd Ave. SE
  - Repair & paint foundation

Historic Preservation Commission

Staff Liaison:

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

CEDAR RAPIDS
City of Five Seasons®