City of Cedar Rapids
Historic Preservation Commission

Community Development & Planning Department, City Hall, 101 First Street SE, Cedar Rapids, IA 52401, 319-286-5041

MEETING NOTICE

The City of Cedar Rapids Historic Preservation Commission will meet at:

4:30 P.M.
Thursday, June 11, 2015
in the
Training Room, City Hall

101 First Street SE, Cedar Rapids, Iowa

AGENDA

Call Meeting to Order

1. Public Comment

Each member of the public is welcome to speak and we ask that you keep your comments to five (5) minutes or less. If the proceedings become lengthy, the Chair may ask that comments be focused on any new facts or evidence not already presented.

2. Approve Meeting Minutes

3. Action Items

a) Local Landmark Applications (10 minutes)

i. 346 2nd Avenue SW – Grant Vocational High School

4. New Business

a) Flood Control System presentation (15 minutes)

5. Old Business

a) Draft Historic Preservation Plan (10 minutes)

6. MOA/LOA Project Updates – (if necessary) (5 minutes)

7. Announcements

8. Adjournment

City of Cedar Rapids
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5041

MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING,
Thursday, May 28, 2015 @ 4:30 p.m.
Training Room, City Hall, 101 First Street SE

Members Present: Amanda McKnight-Grafton Chair
Bob Grafton
Ron Mussman
Tim Oberbroeckling
Mark Stoffer Hunter
Pat Cargin
B.J. Hobart
Todd McNall
Sam Bergus
Barbara Westercamp
Ann Poe – City Council Liaison

Members Absent: Caitlin Hartman

City Staff: Jeff Hintz, Planner
Anne Russett, Planner
Jennifer Pratt, Community Development Director
Kevin Ciabatti, Building Services Director
Sandy Pumphrey, Project Engineer
Sandi Fowler, Assistant City Manager

Call Meeting to Order

- Amanda McKnight Grafton called the meeting to order at 4:35 p.m.
- Ten (10) Commissioners were present with one (1) absent.

1. Public Comment

- James Adair commented about the Knutson building at 525 Valor Way SW and cited a newspaper article which noted the City had paid 1.5 million dollars for the property and as such the City of Cedar Rapids should keep the building, restore it and try to use it for the amphitheater or some other civic purpose. Mr. Adair also made general comments about the proposals and the overall cost of the project.
- Carissa Starleaf commented about the Knutson building at 525 Valor Way SW and stated she hoped the city would save the building and talked about other properties in Cedar Rapids, significant to the history of the community had been torn down in the past and cannot be replaced. There is a concern that too many historic properties have been removed and that there are not many left.
- Jim Hobart of Hobart Historic Restoration spoke about the Knutson Building at 525 Valor Way SW and how it would be much better for the community if the building was transferred to a private owner, restored and the development would help to generate

money for the city's tax roll. Mr. Hobart also spoke to the future of the property and that it would not be beneficial for the building to be torn down to make way for a surface parking lot which would serve the amphitheater; the historic structure is key to the area and a part of the neighborhood.

2. Approve Meeting Minutes

- Todd McNall made a motion to approve the minutes from May 14, 2015. Barb Westercamp seconded the motion. The motion passed unanimously.

3. Action Items

a) Demolition Applications

i. 1230 Harrison Court NW – Private Property

- Jeff Hintz stated that this property was built in 1952 and was recently looked at as a part of the 2014 Citywide Survey; the property was not eligible for the state or national registers. The property is the last single family home on the west side of the street is being demolished to make way for a senior living facility.
- Todd McNall made a motion to approve demolition of 1230 Harrison Court NW. Tim Oberbroeckling seconded the motion. The motion passed unanimously.

ii. 3321 1st Avenue SE – Private Property

- Jeff Hintz stated that this property was built in 1952 and was recently looked at as a part of the 2014 Citywide Survey; the property was not eligible for the state or national registers. The property was a bar for some time but had not had a liquor permit in recent years and was for sale prior to the demolition request; the property has undergone several changes in appearance and no longer resembles 1950's era construction. The demolition is being sought to create more visibility for the auto business to the north, which the applicant of the demolition also owns.
- Mark Stoffer Hunter gave some background on the property and noted when originally constructed, the building had a walk up counter for food orders and confirmed this property had undergone several changes over the years. He would like to obtain photos if original portions of the building are uncovered during the demolition.
- Mark Stoffer Hunter made a motion to approve demolition of 3321 1st Avenue SE. Barb Westercamp seconded the motion. The motion passed unanimously.

iii. 931 Blairs Ferry Road NE – City Owned Property

- Jeff Hintz stated that this property has never been included as a part of a reconnaissance survey but after staff had reviewed the site it would very unlikely this property be considered eligible. The structure has no defining architectural features and is not associated with significant persons or events. The warehouse is being demolished to make way for a three story mixed use facility with offices, retail and a restaurant.
- Time Oberbroeckling made a motion to approve demolition of 931 Blairs Ferry Road NE. B.J. Hobart seconded the motion. The motion passed unanimously.

4. New Business

a) Discussion and Recommendation on 525 Valor Way (Knutson Building)

- Jennifer Pratt went through some of the background and timeline of the Knutson Building. The City took possession of the property in February 2013 for $1.5 million. That price included the building, the property, as well as the business relocation. The

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purpose of the purchase was to remove the metal scrap operation which was not compatible with the new amphitheater.

- February, 2013 - Letter of interest received
- April 10, 2014 - HPC recommended proceeding with request for proposals based on elevating or moving the structure on site.
- July 22, 2014 - City Council initiated request for proposals to determine if private sector can provide a financially feasible proposal.
- September 30, 2014 - Three responses received; evaluation team recommended KHB, but new hybrid levee was out of scope.
- February 24, 2015 – City Council declined proposals and directed issuing new RFP
- March 24, 2015 - City Council initiated request for proposals seeking a financially feasible response with new hybrid levee.
- April 13, 2015 - Three responses received; evaluation team recommended KHB.
- May 26, 2015 – Scheduled date for City Council consideration; HPC request to provide formal recommendation.
- June 23, 2015 – Anticipated date for City Council consideration.

- Jennifer Pratt discussed three options for the Commission to recommend to the City Council.
  - Option 1: Renovation by KHB Redevelopment Group, LLC.
    - Upfront grant of $750,000 - no funding source currently available.
    - Purchase price of $1.
    - 10 year, 100% reimbursement of property taxes.
    - $100,000 to route Flood Control System around the building with floodwall.
- Todd McNall stated that the proposal recommended was extremely well thought out and had a solid backing from capable developers.
  - Option 2: Stabilization until Flood Control System is constructed.
    - Building placarded - Unsafe to Enter - based on a March 23, 2015 walkthrough.
    - Unknown upfront costs to mothball the building - no funding source currently available.
    - roof repair/replacement
    - structural assessment and stabilization
    - Liability and maintenance costs incurred for 10 to 15 years, until flood control is completed.
    - $100,000 to route Flood Control System around the building with floodwall.
  - Option 3: Demolition of building with request to pursue a long-term funding strategy to support Historic Preservation activities in the community.
    - Cost of demolition is eligible for State Flood Mitigation Program Grant reimbursement.
    - Eliminates on-going liability and maintenance costs.
- Staff recommends option 3 with emphasis on the following opportunities:
  - Explore long-term funding strategies, such as a Revolving Loan Fund, to support Historic Preservation activities, as proposed in the draft Historic Preservation Plan to be considered by City Council in September 2015.

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- Comprehensive evaluation of future land use, including operational needs of the McGrath Amphitheatre and compatibility with the historic restoration of the Mott Building.

- Tim Oberbroeckling had asked about the Council hearing this item had originally been scheduled for on Tuesday May 26th. General discussion was held regarding what the Council would have been evaluating during that meeting.
- Mark Stoffer Hunter spoke to the significance of the building in the early development of Cedar Rapids, noting the property was designed by a local architect and that there are not any examples of this intricate brick work of this time period in Cedar Rapids any longer.
- Amanda McKnight Grafton had asked about option 3 and the revolving loan fund that could be established. Jennifer Pratt stated that this was incorporated because Options 1 and 2 had real costs associated with them. Ann Poe mentioned this loan was brought about by staff in response to her request to help find some funding for preservation related activities. The condition of the building and the possibility of the city using it for amphitheater related activities were also deliberated.
- Jennifer Pratt spoke to the original reason for purchasing the property, which was to remove the incompatible use from the area. The previous metal scrapping and recycling facility was not congruent with the other facilities in the area and there was also a business relocation portion included in the 1.5 Million originally spent on the facility.
- Mark Stoffer Hunter detailed the development of the area from the turn of the century to the police station's construction in 1995.
- Todd McNall spoke to the condition of the building and roof in particular and noted the proposal which was recommended by the review committee included repair work and structural improvements as a part of the renovation.
- Mark Stoffer Hunter will work with City Staff to help get the history of the property to the City Council members at the next public hearing.
- Amanda McKnight noted there was unanimous consensus amongst the commission that the property should be saved. The Commission would like to see a structural analysis of the cost to mothball the building and an estimate for how much it would cost to preserve the building.
- The group recommendation was unanimous in that more cost information was required to assess the options and make a final recommendation.
- Jennifer Pratt noted that staff would take this request for additional information to the City Council on June 9, 2015 for consideration and come back to the HPC with an update.

A five minute recess was allowed for those who were interested in the previous item to leave and talk in the hallway.

5. Old Business

c) 2015 Preservation Showcase Debrief

- Item 5c was moved up to accommodate the schedules of commissioners who had to leave the meeting early.
- Amanda McKnight Grafton stated that Bob Yapp as a part of the Showcase was a great draw for the event. However, overall attendance was still an issue and competing with other events during nicer weather would always be a reality. Cross publicizing with other events would be a way to help improve attendance.

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- General discussion was held about using some of the budget to do a targeted mailing to those in the historic districts or those who had participated in past public events related to preservation.
- A change in location for future showcase events was mentioned as something the Commission could consider. Mark Stoffer Hunter had suggested the History Center would be interested in holding an event. Discussion about foot traffic from passersby and perhaps including some of the Grant Wood facilities would help draw people to the history center site.
- Partnering with others, having a three day event, including events/classes eligible for continuing education credit and having more award categories with signage placed, recognizing the winners was discussed by the Commission.

B.J. Hobart left the meeting at 6:23 PM.

b) Letter of Agreement with IEDA and SHPO Budget

- Item 5b was considered next after consent from the remaining commissioners.
- Anne Russett discussed the past LOA projects and how the funding had been allocated and spent in some cases. There is roughly $28,000 remaining for the 2016 showcase and five remaining technical assistance trainings. The LOA will end in November of 2016 and all the associated activities need to be completed by that time.
- Todd McNall mentioned it could be difficult to have the five trainings wrapped up in one year and the possibility of doing a 2017 showcase instead.
- Anne Russett confirmed staff would have to check with the IEDA and the LOA would have to be amended as well as the grant. The Commission expressed a desire to have this investigated.
- Barb Westercamp made a motion to have staff investigate the possibility of having a 2017 showcase to replace the five trainings. Todd McNall seconded the motion. The motion passed unanimously.

a) Draft Historic Preservation Plan

- Anne Russett stated this would be the draft presented to the Commissioners during the meeting was a revised draft that the reviewing bodies under the MOA were currently reviewing. A formal Commission review and recommendation to City Council is slated for August 2015.

6. MOA/LOA Project Updates

- Jeff Hintz let the group know the Historic District signage had been ordered and is anticipated for a late summer installation.

7. Announcements

- Bob Grafton stated 1257 3rd Avenue house had recently been acquired by SaveCR Heritage and a foundation for the move would be in place sometime over the summer. The move of the house is anticipated for late summer.
- The Commission inquired about letters of recognition for the Frankie house and the possibility of providing them to the parties who had worked on the project.
- Jeff Hintz stated he was looking for a volunteer from the HPC to work with city staff and the applicant on the E Avenue Fire Station project to help ensure historic work would be done with the facility.

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8. Adjournment

- Barb Westercamp made a motion to adjourn the meeting at 6:43 p.m. Todd McNall seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Jeff Hintz, Planner II
Community Development

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Historic Preservation Commission Agenda Item Cover Sheet

Meeting Date: June 11, 2015

Property Location: 346 Second Avenue SW
Property Owner/Representative: Aspect Inc. - Steve Emerson & Jennifer Pfab
Year Built: 1915

Description of Agenda Item: ☐ Demolition Application ☐ COA ☒ Other – Local Historic Landmark Application

Background and Previous HPC Action:
The property was nominated and currently under review by the State Historic Preservation Office (SHPO) for placement on the National Register of Historic Places (NRHP).

The HPC found the property to be acceptable to the NRHP at the January 8, 2015 meeting. The supporting documentation speaks of the architect of the facility, William J. Brown and notes that the property is associated with events that have made a significant contribution to the broad patterns of our history. While determined to be not eligible in 2009 for the NRHP, the current nomination does state the property should be considered historically significant locally.

Historic Eligibility Status: Eligible ☐ Not Eligible ☒ Unknown ☐ N/A ☐
Explanation (if necessary): St. Patrick's Survey from 2009 identifies this property as not eligible for the national register individually.
The National Register nomination for the property is currently pending review by SHPO; however, the nomination does note the property should be considered historically significant at the local level.
If eligible, which criteria is met:
☒ Associated with significant historical events
☐ Associated with significant lives of person
☐ Signifies distinctive architectural character/era
☐ Associated with lives of persons significant in our past
☐ Archaeologically significant

Other Action by City: Yes ☒ No ☐ N/A ☐
Explanation (if necessary):
City Code Section 18.05 requires a recommendation by the HPC and review by SHPO. City Planning Commission will receive recommendation from HPC and SHPO then make recommendation to City Council. City Council will have the final determination as to whether or not the property is granted local historic landmark status.
Recommendation:
Advancement of the application to the State Historical Preservation Office for their review. Staff finds this property to be a good candidate for local landmarking given the local importance of the property to the community and the design by architect William J. Brown.

Link to submittal documents in full application by clicking here please.

Community Development and Planning Department
City Hall
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5041

To: Historic Preservation Commission
From: Anne Russett, Planner III
Subject: Flood Control
Date: June 11, 2015

Background
At the Commission's March 12 meeting, City staff presented some information on the City's flood control system project. At your meeting on June 11, the staff will provide an update on the proposed flood control alignment.

Review of the Draft Flood Control System Alignment and Possible Impact on Historic Properties
As part of the flood control project, City staff reviewed those properties either eligible or listed on the National Register of Historic Places (NRHP) to determine the possible impact. In addition to those properties that are either eligible or listed, the staff also included the Hubbard Ice building and Masarek Park, which are not individually eligible for listing, but of concern to the community. This review was based on the draft flood control system alignment.

The table below provides a summary of the review of possible impacts to historic properties. Four properties out of 16 are anticipated to either require demolition or relocation.

Possible Impact	Number of Properties
Demolition or relocation required	4
No physical impact	9
Unknown	3
Total	16

The list below provides more detail on the sixteen properties.

West Side Alignment

1. Address:1631 Ellis Blvd. NW
   NRHP status: Eligible
   Impact based on proposed alignment: Demolition or relocation required

2. Address: 1308 4th Street NW
   NRHP status: Eligible
   Impact based on proposed alignment: Demolition or relocation required

3. May's Island National Historic District
   NRHP status: NRHP-Listed District
   Impact based on proposed alignment: Unknown

4. 3rd Ave SW Commercial National Historic District
   NRHP status: NRHP-Listed District

Impact based on proposed alignment: No physical impact

5. Address: 525 H Street SW, Knutson Building
   NRHP status: Eligible
   Impact based on proposed alignment: Unknown

6. Address: 42 7th Ave SW, Mott Building
   NRHP status: NRHP-Listed Property
   Impact based on proposed alignment: No physical impact

7. Address: 43 20th Ave SW
   NRHP status: Eligible
   Impact based on proposed alignment: Demolition or relocation required

8. Address: NW corner of 1st Street SW & Railroad Tracks, Hubbard Ice Building
   NRHP status: Not eligible, but a building of community interest
   Impact based on proposed alignment: Unknown

East Side Alignment

9. Address: 101 1st Street SE, City Hall
   NRHP status: NRHP-Listed Property
   Impact based on proposed alignment: No physical impact

10. Address: 97 3rd Ave SE, Smulekoff's
    NRHP status: Eligible
    Impact based on proposed alignment: No physical impact

11. Address: 401 1st Street SE, Hamilton Brothers Building
    NRHP status: NRHP-Listed Property
    Impact based on proposed alignment: No physical impact

12. Address: 415 1st Street SE, Hach Bros. Warehouse
    NRHP status: Eligible
    Impact based on proposed alignment: No physical impact

13. Address: 419 1st Street SE, Donald Johnson House
    NRHP status: Eligible
    Impact based on proposed alignment: No physical impact

14. Address: 427 1st St SE, Fire Station No. 1
    NRHP status: NRHP-Listed Property
    Impact based on proposed alignment: No physical impact

15. Address: 120 10th Ave SE, Czech School
    NRHP status: Eligible
    Impact based on proposed alignment: No physical impact

16. Address: Masarek Park
    NRHP status: Not eligible, but an area of community interest
    Impact based on proposed alignment: Demolition or relocation required

Next Steps

The City staff continues to work with the consultants on the development of the final draft flood control system alignment. It is anticipated that the final draft will be before the City Council for review and approval on June 23, 2015.

Community Development and Planning Department
City Hall
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5041

To: Historic Preservation Commission
From: Anne Russett, Planner III
Subject: Revised Draft Historic Preservation Plan
Date: June 11, 2015

Background
On March 26 and April 9, 2015 the staff presented the preliminary draft of the Historic Preservation Plan to the Commission for review and comment. At your meeting on May 14, the staff presented the public review draft, which incorporated comments from the various reviewing bodies, which include the Federal Emergency Management Agency, State Historic Preservation Office, the Iowa Homeland Security & Emergency Management Division, the Historic Preservation Plan Task Force, and the Commission. In addition, on May 14, Commissioners Grafton, McKnight Grafton, and Stoffer Hunter volunteered to be the HPC sub-committee tasked with reviewing the revised draft [Attachment 1]. The staff will coordinate with these Commissioners to obtain feedback and comments. At the May 28 meeting, the staff provided the Commission with the revised draft.

At your meeting on June 11, the staff would like to continue the conversation and requests any final input and feedback from the Commission on the Plan to include in the development of the Final Draft Plan.

Stakeholder Outreach
Over the course of the next month, the staff will also reach out to other stakeholder groups to provide an overview of the Plan and obtain any feedback. The table below summarizes the meetings held and scheduled to date:

Commission / Association	**Meeting Date**
SaveCR Heritage	May 7, 2015
Cedar Rapids City Planning Commission	May 21, 2015
Cleveland Park Neighborhood Association	June 8, 2015
Wellington Heights Neighborhood Association	June 9, 2015

Next Steps
The table below summarizes the next steps in the development of the Plan.

Action	**Anticipated Completion Date**
Revise draft submitted to reviewing bodies	May 22, 2015
Review of revised draft by SHPO, FEMA, HPC, and other stakeholders	May & June 2015
Final Plan	July 2015
Present Final Plan to Historic Preservation Commission & City Planning Commission	August 2015
Present Final Plan to City Council	September 2015

Attachments
1. Revised Draft Historic Preservation Plan, May 21, 2015

MAY 21, 2015 DRAFT
PREPARED BY: WINTER & COMPANY

City of Cedar Rapids

HISTORIC PRESERVATION PLAN

CEDAR RAPIDS
City of Five Seasons®

ACKNOWLEDGEMENTS

MAYOR AND CITY COUNCIL

Ron Corbett | Mayor
Susie Weinacht | At-Large
Ann Poe | At-Large
Ralph Russell | At Large
Kris Gulick | District 1
Monica Vernon | District 2
Pat Shey | District 3
Scott Olson | District 4
Justin Shields | District 5

CEDAR RAPIDS CITY PLANNING COMMISSION

Dominique Blank
Samantha Dahlby
James Halverson
Bill Hunse
Kim King
Carletta Knox-Seymour
Scott Overland
Richard Pankey
Virginia Wilts

HISTORIC PRESERVATION PLAN TASK FORCE

Pat Shey, City Council
Ann Poe, City Council
Carletta Knox-Seymour, City Planning Commission
Amanda McKnight Grafton, Historic Preservation Commission
Mark Stoffer Hunter, Historic Preservation Commission
Richard Cooley, Medical SSMID
Kevin Ciabatti, City of Cedar Rapids, Building Services
Vern Zakostelecky, City of Cedar Rapids, Development Services

CITY MANAGER'S OFFICE

Jeff Pomeranz
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Jennifer Pratt, Director of Community Development
Bill Micheel, Assistant Director of Community Development
Kevin Ciabatta, Director of Building Services
Vern Zakostelecky, Development Services
Jeff Hintz, Community Development
Anne Russett, Community Development
Thomas Smith, Community Development

CEDAR RAPIDS HISTORIC PRESERVATION COMMISSION

Amanda McKnight Grafton, Chair
Todd McNall, Vice Chair
Bob Grafton, Secretary
Samuel Bergus
Patricia Cargin
Caitlin Hartman
BJ Hobart
Ronald Mussman
Tim Oberbroeckling
Mark Stoffer Hunter
Barbara Westercamp

CONSULTANT TEAM

Winter & Company
Noré Winter
Julie Husband

This project was produced under the terms of a Memorandum of Agreement, pursuant to Section 106 of the National Historic Preservation Act, among the U.S. Department of Homeland Security's Federal Emergency Management Agency, the State Historical Society of Iowa, Iowa Department of Homeland Security and Emergency Management, and the City of Cedar Rapids, regarding the demolition of historic properties in Cedar Rapids, Linn County, Iowa. FEMA administered Federal disaster assistance through FEMA's Public Assistance Program pursuant to the Robert T. Stafford Disaster Relief and Emergency Assistance Act for the demolition of historic properties damaged as a result of flooding in July 2008 that resulted in declared disaster DR-1763-IA.

Note that where a source is not indicated, the image was provided by Winter & Company.

Figure 1: Historic map of Cedar Rapids. Source: Web

TABLE OF CONTENTS

PART 1 - PRESERVATION IN CEDAR RAPIDS 1

Introduction **3**

Cedar Rapids Preservation Program Overview 3

What is Historic Preservation? 4

Benefits of Preservation 4

What is a Historic Preservation Plan? 7

How to use the Historic Preservation Plan 7

Relationship to Other Plans and Policies 7

Community Outreach 8

Chronology of Historic Preservation Efforts in Cedar Rapids 8

A Vision for Preservation in Cedar Rapids **10**

Cedar Rapids Preservation Program **15**

Overview of Preservation Program Components 15

Goals, Policies & Incentives 16

- Overall Goals, Policies and Initiatives 16
- Administration 20
- Identification 21
- Management Tools 23
- Incentives & Benefits 30
- Education 32
- Community Preservation Program Partners 36

Implementation 38

PART 2 - PRESERVATION BACKGROUND 45

Historic Preservation Program Components **47**

Administration 48

Identification 50

Management Tools 65

Incentives & Benefits 74

Education 76

PART 3 - THE CITY'S CULTURAL RESOURCES 81

Historic Survey Contexts 83
Existing Landmarks and Districts 92
A Description of Property Types 99
Community Preservation Program Partners 105

APPENDICES 109

Appendix 1 - Community Outreach 111
Appendix 2 - Preservation Ordinance Review (Chapter 18) 129
Appendix 3 - Historic Survey Prioritization Table 136
Appendix 4 - Glossary 138
Appendix 5 - National Register Criteria for Evaluation 143

PRESERVATION IN CEDAR RAPIDS

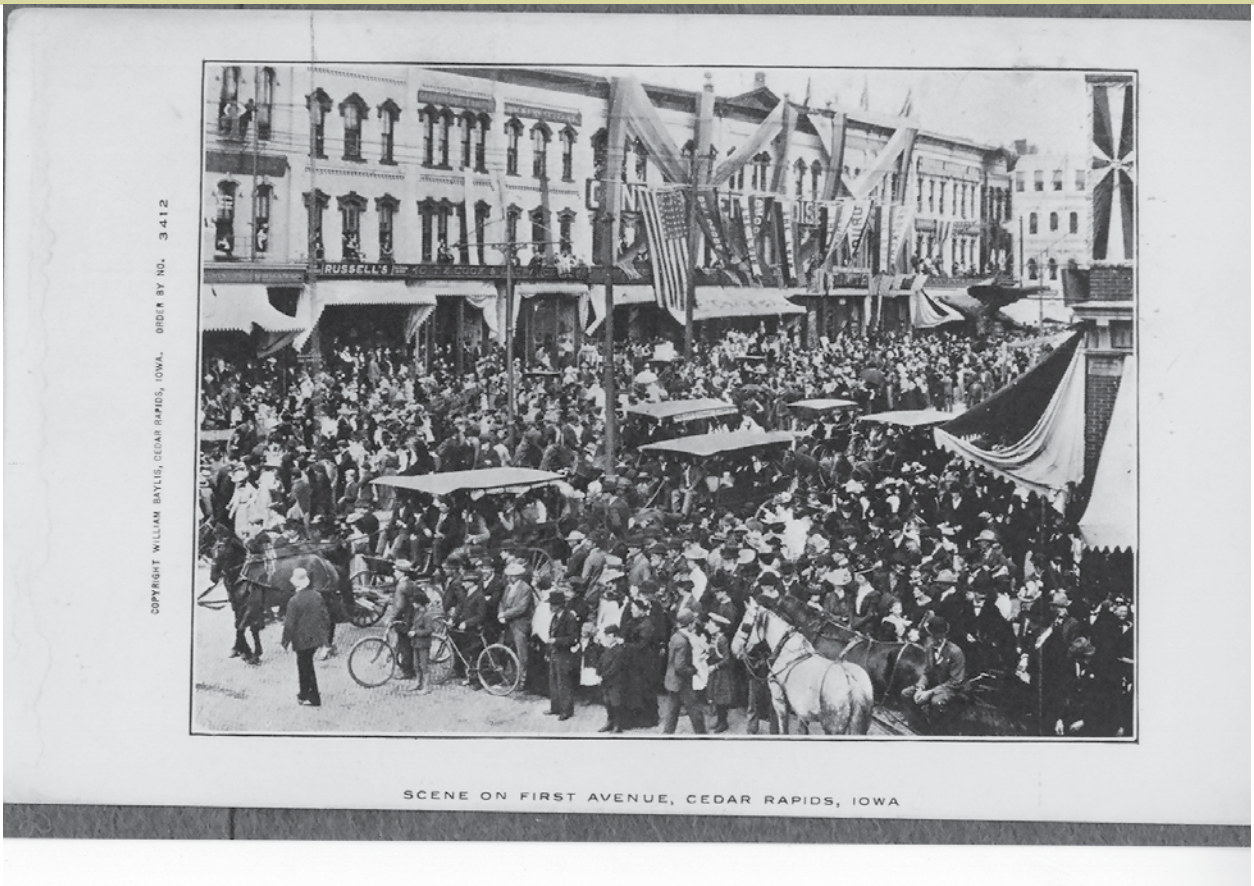


Figure 2: First Avenue Street Scene. Source: William Baylis, City of Cedar Rapids

Cedar Rapids Local Historic Landmarks and Districts and NRHP-Listed Districts and Properties

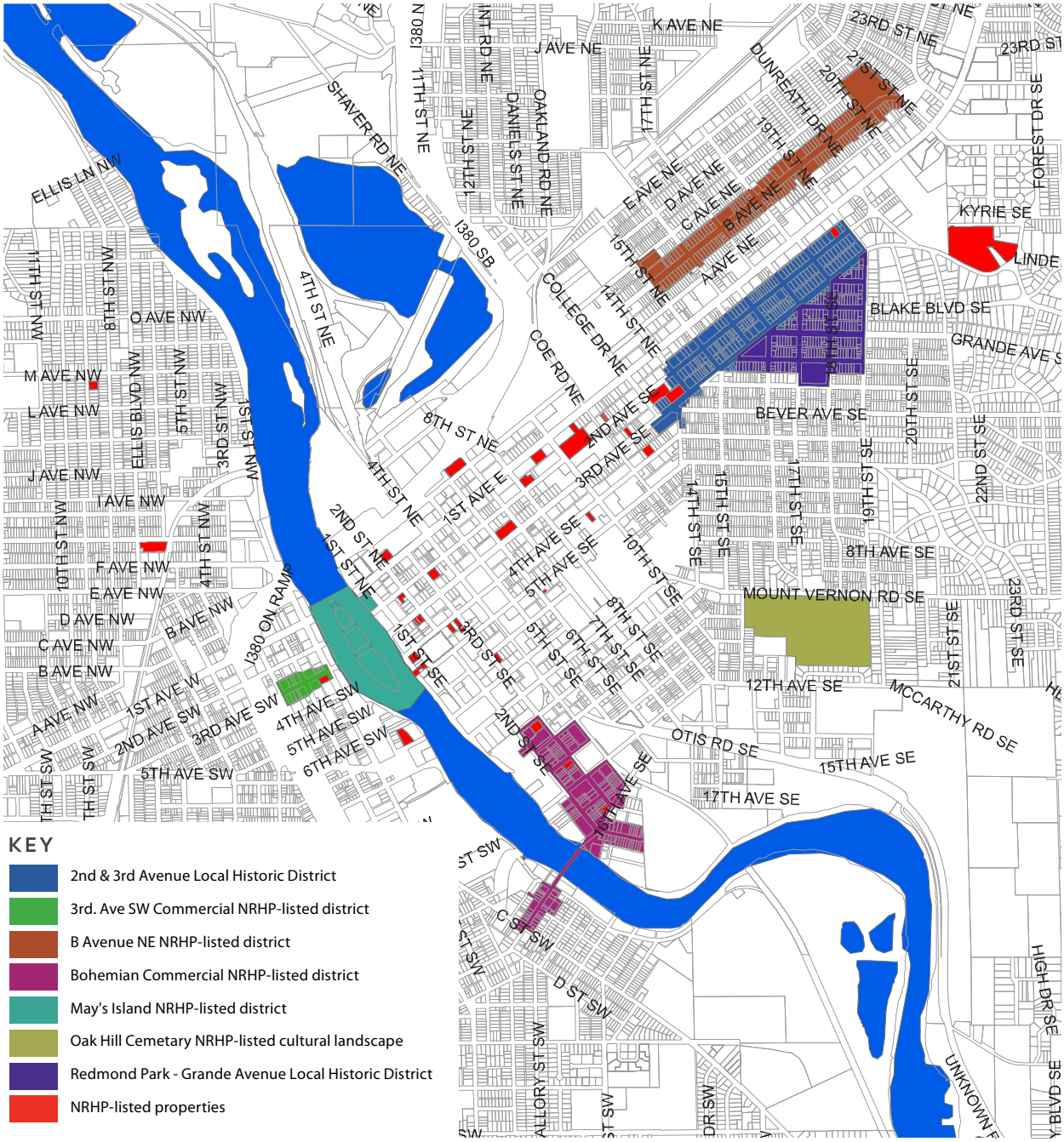


Figure 3: Many of the officially listed historic properties are located on the east side of the Cedar River. The largest concentrations of these historic properties are in the 2nd & 3rd Avenue and Redmond Park-Grande Avenue Local Historic Districts and the B Avenue NE NRHP - listed district. Districts that are under the oversight of the Historic Preservation Commission include: 2nd & 3rd Avenue Local Historic District and Redmond Park-Grande Avenue Local Historic District. Source: City of Cedar Rapids 2014 GIS database.

INTRODUCTION

CEDAR RAPIDS PRESERVATION PROGRAM OVERVIEW

Cedar Rapids has a well-established preservation program, which enjoys broad support by its citizens. It also is recognized as a key ingredient in community well-being and livability. Noteworthy National Register of Historic Places (NRHP) individual listings, such as the Veteran's Memorial Coliseum and Linn County District Court, stand as signature reference points in the city and other places, including numerous churches and schools, symbolize the community's heritage. Some parks, sites and other structures also are valued for their historic significance. Archaeological remains extend this sense of connection with the past.

In many parts of the city, entire neighborhoods maintain their historic character and provide places to live today while retaining a sense of the past. Other older neighborhoods with traditional building patterns also contribute to the sense of place that is Cedar Rapids, even though they may not be officially designated. These areas, both residential and commercial, enhance the city's quality of life.

Many historic properties are formally listed in the NRHP and as contributing properties within Local Historic Districts. Others remain to be identified as having historic significance and still others, while known to be of historic value, have not been formally designated.

While historic properties are valued, many factors challenge their preservation. Some properties may be altered in ways that diminish their integrity. Others may be under pressure for demolition, sometimes for redevelopment and sometimes because of extensive deterioration.

These challenges exist in part because some people may not value their historic properties. Others are not aware of the significance of their properties, or lack the means to maintain them. In some cases, other objectives may appear to be in conflict with preservation. Responding to these factors in strategic ways is key to an effective preservation program.

While challenges will continue, this is a particularly exciting time of opportunity for preservation in Cedar Rapids, as well as nationally. There is an increasing understanding of the roles that preservation and neighborhood conservation can play in sustainability and how they complement many other community development objectives. New partnerships are forming in which a variety of groups promote historic properties in their work programs. For example, health care providers are promoting "Healthy Heritage" walks as part of their preventive medicine strategies.

Figure 4: Aerial view of Cedar Rapids. Source: City of Cedar Rapids

Figure 5: View of Veteran's Memorial Building on May's Island. Source: City of Cedar Rapids

Figure 6: Cedar Rapids' historic properties are essential components of the City's identity. They enhance quality of life, economic vitality, and environmental sustainability.

WHAT IS HISTORIC PRESERVATION

Preservation means having properties and places of historic and cultural value in active use and accommodating appropriate improvements to sustain their viability while maintaining the key, character-defining features which contribute to their significance as cultural resources. In addition, preservation means keeping cultural resources intact for the benefit of future generations.

BENEFITS OF HISTORIC PRESERVATION

Cedar Rapids' historic properties are essential components of the City's identity. They enhance quality of life, economic vitality, and environmental sustainability. Investment in these assets ensures that the social, cultural, and economic attraction of the City is maintained and enhanced.

Livability and Quality of Life

The distinct character of Cedar Rapids contributes to the city's identity and sense of community. When historic buildings occur together on a block, they create a street scene that is "pedestrian friendly," which encourages walking and neighborly interaction. Decorative architectural features also contribute to a sense of identity that is distinct from newer areas of the city. This sense of place also reinforces desirable community social patterns and contributes to a sense of security.

Construction Quality

Early construction often was of high quality. Lumber came from mature trees, was properly seasoned and typically milled to "full dimensions," providing stronger framing and construction. Buildings also were thoughtfully detailed and the finishes were generally well crafted—characteristics that owners today appreciate. The quality of construction in earlier buildings is therefore an asset.

Adaptability

Owners also recognize that the floor plans of many historic properties easily accommodate changing needs. Rooms in historic homes and commercial buildings are frequently large, permitting a variety of uses while retaining their overall historic character.

Economic Benefits

The economic benefits of investing in historic properties is well-documented. Because historic properties are finite and cannot be replaced, they can be precious commodities. Preservation therefore adds value to property. Other economic benefits come from jobs generated for rehabilitation projects and on the income generated by heritage tourism.

Historic Rehabilitation Projects

Preservation projects are generally more labor intensive, with up to 70% of the total project budget being spent on labor, as opposed to 50% when compared to new construction. This means that more of the money invested in a project will stay in the local economy and not be used toward materials and other costs or sourced outside the community. Furthermore, a rehabilitation project can provide functional, distinctive, and affordable space for new and existing small businesses. This is especially relevant to the local economy where many local businesses operate in historic buildings.

Heritage Tourism

Heritage tourism is another benefit of investing in historic preservation, as people are attracted to the cultural heritage sites within an area. These resources provide visitors a link to Cedar Rapids' history and an understanding of its contribution to state and national history. Cultural heritage tourism means traveling to experience the places that authentically represent the stories and people of the past and present. It includes cultural, historic, and natural resources. Heritage tourists spend more dollars on travel than other tourists. Studies show that heritage tourism also stimulates employment in hotels, bed and breakfasts, motels, retail stores, restaurants, and other service businesses. The City has an opportunity to build this segment of the economy because many of its historic buildings and districts are of interest to visitors. However, it must make substantial improvements to the historic building stock and expand interpretive programs to do so. (See page 18 for more detail.)

Environmental Benefits

Sustainable development and the conservation of resources also are central principles of historic preservation. Sensitive stewardship of the existing building stock reduces environmental impacts, because re-using a building preserves the energy and resources invested in its construction, and removes the need for producing new construction materials.

Embodied Energy

Embodied energy is defined as the amount of energy included to create a building and its components. Preserving a historic structure retains this energy investment. Wood, stone, brick, and glass all manifest the energy investment of their creation and the energy invested in building construction. If demolished, this investment in embodied energy is lost and significant new energy demands are required to erect a replacement. In addition, according to the Environmental Protection Agency, building debris constitutes around a third of all waste generated in the country. This can be reduced significantly if historic structures are retained rather than demolished.

Figure 7: Heritage tourism is another benefit of investing in historic preservation, as people are attracted to the cultural heritage sites within an area. These resources provide visitors a link to Cedar Rapids' history and an understanding of its contribution to state and national history.

Sustainable Building Materials

Many early builders used durable traditional materials of wood, stone, and brick and they were built for longevity, in a manner that allows for repairs to be conducted easily.

The sustainable nature of historic construction is best illustrated by the design and construction of a window. Historic windows can be repaired through reglazing and the patching and splicing of wood elements. Contemporary windows are often difficult to repair, with replacement as the only option. For example, if a seal is disturbed in a vinyl window the best approach is to replace that particular window, rather than repair the part, as is the case for a historic wood window, and the damaged one then goes into the landfill. Older windows often were built with stronger, durable, weather resistant wood that will last for decades when maintained properly.

Building Energy Savings

Repair and weather-stripping or adding insulation usually is more energy efficient and much less expensive than replacing windows. Much of the energy lost from a house is from air infiltration through the attic, uninsulated walls, and around the windows and door cavities, and not through the glazing of windows and doors. Proper caulking and insulation around windows and doors, combined with adding insulation in attic space, will save energy at a higher rate than by replacing single paned wood windows with double or tripled paned alternatives.

As cities across the country develop more focused sustainability programs, the environmental benefits of historic preservation will become even more important. It is essential that preservation advocates actively participate in policy development along these lines.

WHAT IS A HISTORIC PRESERVATION PLAN?

This Preservation Plan is the guiding document for the City of Cedar Rapids to use in cooperation with the City's Comprehensive Plan for maintaining historic properties and places while also planning for the future of the city. The historic setting of neighborhoods, such as Czech Village, and downtown are important to the identity of the community. However, the historic properties that contribute to the setting are under threat from improper treatment, insensitive development, and natural disasters. In order to protect these resources, but also continue to allow economic development, the City must gain a clear picture of the existing resources and seek the means to protect the community character that local residents seek to preserve.

Figure 8: The historic setting of downtown is important to the identify of the community; however, the historic properties that contribute to the setting are under threat from improper treatment, insensitive development and natural disasters.

HOW TO USE THE HISTORIC PRESERVATION PLAN

The Historic Preservation Plan provides both the vision and the policy direction for historic preservation within the City through the identification of goals, policies, and initiatives. The plan will be used by the City and preservation groups to guide and monitor preservation efforts within the community. Businesses, property owners and members of the general public may also use the plan to learn about the preservation program and the status of the preservation initiatives.

Historic preservation is a part of many community interests, including housing, sustainability, and economic development. Therefore, this plan seeks to balance broader community objectives while achieving its core mission of retaining cultural resources in the context of other City initiatives.

RELATIONSHIP TO OTHER PLANS AND POLICIES

The Historic Preservation Plan is a component of EnvisionCR, the City's Comprehensive Plan. Other documents that relate closely to the Historic Preservation Plan include:

- Guidelines for Cedar Rapids Historic Districts 2008
- Various Historical and Architectural Reconnaissance Survey Reports
- Cedar Rapids, Iowa, Code of Ordinances, Chapter 18 Historic Preservation
- Iowa Code, Chapter 303.20
- Certified Local Government Program and Agreement
- Secretary of Interior's Standards for Archaeology and Historic Preservation

In addition to these documents and other community plans and policies, the plan works with the federal, state and local regulations that provide the legal basis for historic preservation efforts in Cedar Rapids. Local regulations include zoning standards that relate to all properties in the city as well as special overlays for local historic districts that enable the Cedar Rapids Historic Preservation Commission (HPC) to review modifications to local landmarks and properties within local historic districts.

Figure 9: Many community members attended the public Open House for the presentation of the Draft Plan in April 2015.

COMMUNITY OUTREACH

In the course of developing the Preservation Plan, the following meetings, focus groups, and public events helped to inform the development of the Historic Preservation Plan.

- Focus group meeting with historic preservation interest groups (April 2014, September 2014)
- Focus group meetings with health care representatives (September 2014)
- Focus group meetings with business and development representatives (April 2014)
- Public workshop (September 2014)
- City departments (April 2014, September 2014)
- Public open house (April 2015)

Nearly 40 members of the public attended the public workshop held in September 2014. At this event participants initially responded to questions individually. Then they divided into groups where they consolidated their ideas. At the open house held in April 2015, approximately 30 members of the public provided input on the initiatives outlined in the Preservation Plan. Please see Appendix 1 for the results of the input received.

CHRONOLOGY OF HISTORIC PRESERVATION EFFORTS IN CEDAR RAPIDS

The following chronology identifies key historic preservation efforts in Cedar Rapids from the early 1970s to 2015.

1970s – Early preservation awareness efforts commence

1976 – Early discussions regarding the development of a potential Historic Preservation Ordinance for Cedar Rapids

1976 – The first Historical and Architectural Reconnaissance Survey in Cedar Rapids takes place for structures proposed to be removed or demolished under the Community Development Program

1978 – May's Island Historic District accepted to National Register of Historic Places

1980s – Historical surveys and reports of individual properties and small areas in the core of the community

1994 – Adoption of the City's Historic Preservation Ordinance by the Cedar Rapids City Council

1994 – Establishment of the Cedar Rapids Historic Preservation Commission

1999 – The City establishes the Redmond Park-Grande Avenue and the 2nd and 3rd Avenue Local Historic Districts

2001 – Creation of a task force to develop recommendations to the Cedar Rapids City Council regarding design guidelines for buildings within the City's Local Historic Districts

2002 – Adoption of the Guidelines for Cedar Rapids Historic Districts by the Cedar Rapids City Council

2002 – Establishment of the Bohemian Commercial Historic District, which was expanded in 2009

2008 – Devastating flood impacts multiple historic properties in the core of Cedar Rapids

2009/2010 – Architectural Reconnaissance Surveys undertaken for flood impacted neighborhoods in the core of the community to identify historical resources and assets

2011 – City enters into multiple memorandums of agreements with the Federal Emergency Management Agency and other agencies to address the impacts on historic properties and begins implementation of these measures

2013 – Efforts to create historic districts continued with the successful establishment of the B Avenue NE NRHP-listed District and the Oak Hill Cemetery NRHP-listed Cultural Landscape

2014 – Completed the Cedar Rapids Citywide Historic and Architectural Reconnaissance Survey, which focused on areas of the city not previously surveyed and developed prior to 1965 and established the 3rd Avenue SW Commercial NRHP-listed District

2015 – The City Council approves the City's first Local Historic Landmark, the Ausadie Building

A VISION FOR PRESERVATION IN CEDAR RAPIDS

As the Preservation Plan is implemented, results will be seen in a more vital city with an active downtown and well-kept older neighborhoods. The community vision for historic properties and the preservation program is described in this series of qualitative statements:

Figure 10:

Figure 11:

1. HISTORIC PROPERTIES ARE INTEGRAL TO LIFE IN CEDAR RAPIDS.

In the future, historic preservation in Cedar Rapids is a vital part of broader community development policies and objectives. It serves as an important tool in economic development, public health, sustainability, housing and cultural enrichment. In this respect, it embraces a holistic approach to planning and development.

FIgure 10: xx Building?

Figure 11: George Greene Square. Source: City of Cedar Rapids

Figure 12:

Figure 13:

2. HISTORIC PROPERTIES CONVEY THE HUMANITY OF THE CITY.

They provide links to heritage and enable people to feel a sense of connection with their past and with the community as a whole. Historic properties also provide opportunities to interpret the history of the community, to comment on events that have shaped it, and build a cultural understanding.

Figure 14:

Figure 15:

Figure 16:

3. A NETWORK OF INDIVIDUALS AND ORGANIZATIONS SUPPORT HISTORIC PRESERVATION THROUGHOUT THE COMMUNITY.

In the future, the preservation program remains community-based, inviting different organizations to share in its activities. It links official City preservation components with conservation-related activities of other groups and individuals.

Figure 12: xx Building?

FIgure 13: Veteran's Memorial Building Tower Detail

Figure 14: Brucemore Estate

Figure 15: Carl and Mary Koehler History Center. Source: Web

Figure 16: National Czech & Slovak Museum & Library. Source: Web

Figure 17:

Figure 18:

Figure 19:

4. HISTORIC PRESERVATION IS SOLUTION ORIENTED.

The program helps owners find solutions for maintaining historic properties in active and appropriate uses. This includes the City permitting process.

Figure 20:

5. HISTORIC PRESERVATION LOOKS FORWARD WHILE VALUING THE PAST.

The program seeks ways in which historic properties help maintain the vitality of the city. It is forward looking, helping the community meet its aspirations for the future in ways that make best use of its older built resources.

Figure 17: xx Building?

FIgure 18: xx Building?

Figure 19: Bethel African Methodist Episcopal Church NRHP. Source: Web

Figure 20: New Bohemian District along 3rd Street SE

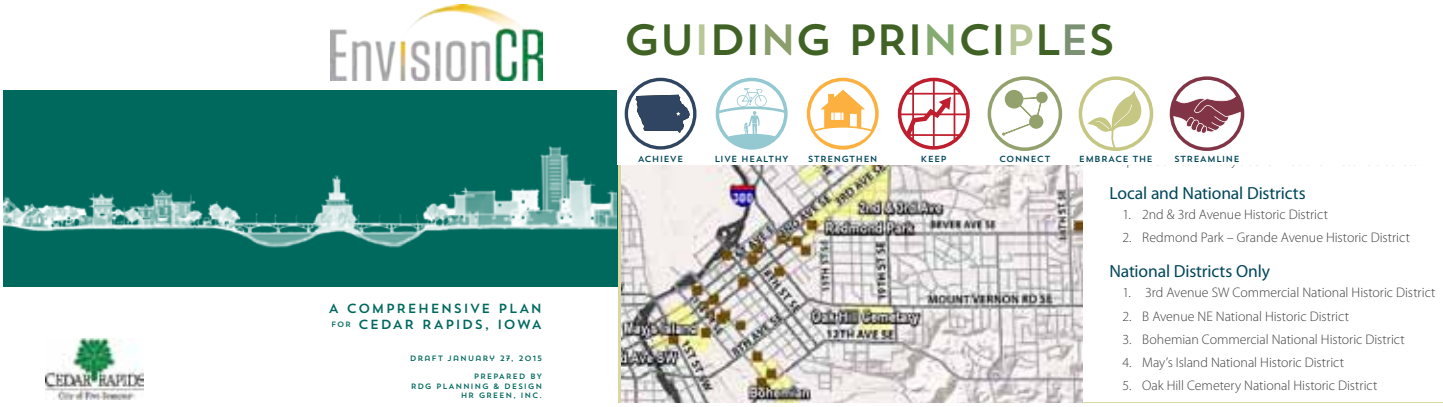


Figure 21:

6. HISTORIC PRESERVATION IS INTEGRATED IN PLANNING EFFORTS.

Many departments and agencies in the community recognize the value of historic properties and employ strategies which support historic preservation as they seek to achieve their individual missions.

Figure 22:

7. THE CITY'S HISTORIC PRESERVATION PROGRAM IS READILY ACCESSIBLE.

Program components are easy to understand and lay people, as well as professionals, can participate in the system at a variety of levels. They can engage in researching and nominating resources for designation. They also can easily comment on City preservation activities and they can anticipate the potential outcomes of properties that are managed by preservation tools.

Figure 21: Cover of a planning document. Source: City of Cedar Rapids

Figure 22: Green Square Park c. 1915. Source: City of Cedar Rapids

Figure 23: *Figure 24:* *Figure 25:* *Figure 26:*

8. THE PRESERVATION PROGRAM PROVIDES GUIDANCE FOR TREATMENT OF HISTORIC PROPERTIES.

Historic properties are identified and described in a manner that helps people understand their significance and interpret their association with the community. They are then listed, or designated, as appropriate in a manner that helps facilitate informed management of the properties. A set of tools is then applied, including regulations, incentives and benefits, which are coordinated with this evaluation and designation system, providing the appropriate degree of benefits and restrictions.

Figure 27: *Figure 28:* *Figure 29:*

9. HISTORIC PROPERTIES ARE KEY TO THE CITY'S SUSTAINABILITY INITIATIVES.

Preserving historic properties is a fundamental part of a comprehensive approach to sustainability. Keeping historic properties in use conserves the energy embodied in their creation. Historic buildings also can operate in energy conserving ways, and compatible retrofits for energy conservation are encouraged.

Figure 23: Historic rehabilitation

FIgure 24: Historic rehabilitation

Figure 25: Historic rehabilitation (after)

FIgure 26: Historic rehabilitation

Figure 27: Lustron Home. Source: City of Rapid City

FIgure 28: xx Building?

Figure 29: xx Street?

CEDAR RAPIDS PRESERVATION PROGRAM

OVERVIEW OF PRESERVATION PROGRAM COMPONENTS

Many groups contribute to Cedar Rapids' preservation program using a range of strategies and tools that work together to form its essential components. While many initiatives will be directed and led by the City, they will require collaboration with preservation partners and other stakeholders to be successful.

The preservation program is organized around five strategic components:

Administration

The framework for operating the preservation program.

Identification

The survey and recognition of properties with cultural or historic significance.

Management Tools

The specific mechanisms for protecting historic properties.

Incentives and Benefits

Programs that assist property owners and support preservation.

Education

The tools to build awareness and strengthen skills to support preservation.

Figure 30: Detail of cupola on xx Building

For each component, a series of goals, policies and initiatives are identified.

Goal

An overarching statement of intent/objective to guide preservation-based decisions.

Policy

A more specific intent/objective statement to guide preservation decisions and activities.

Initiative

Initiatives identify the step required to achieve the policies in the plan. They are often prioritized.

GOALS, POLICIES AND INITIATIVES

This section outlines the goals, policies and initiatives in an overall category and the five strategic preservation program components.

OVERALL GOALS, POLICIES AND INITIATIVES

Historic preservation should be an integral part of planning for Cedar Rapids' future. The overall goals, policies and initiatives described below will help foster a citywide commitment to historic preservation.

GOAL 1 A sustainable community supported by preservation efforts.

Historic preservation can make a significant contribution to a vital local economy by conserving the community's infrastructure investments, preserving livable neighborhoods and supporting heritage tourism, as well as, promoting environmental, cultural and social sustainability.

1.1 Policy: Promote economic sustainability through historic preservation.

Historic preservation should make a significant contribution to a vital local economy by conserving the community's infrastructure investments, preserving livable neighborhoods and supporting heritage tourism. Historic buildings represent millions of dollars of infrastructure investment. Keeping properties in service assures that they will contribute to City revenues that are used to protect the community's investment in the infrastructure of older neighborhoods.

1.1.a Initiative: Explore the preparation of an adaptive reuse ordinance.

Study the development of an adaptive reuse ordinance that focuses on keeping buildings in active service and in accommodating compatible alterations. Consider provisions that allow flexibility to facilitate adaptive reuse projects, such as the conversation of older, underutilized, and historically significant buildings, to new uses.

Figure 31: Row of rehabilitated commercial buildings along 3rd Street SE in the New Bohemian District.

1.2 Policy: Promote environmental sustainability through historic preservation.

Historic preservation can make a significant contribution to a community's environmental sustainability activities. Preservation maintains the energy invested in original construction and reduces demolition waste.

1.2.a Initiative: Work with iGreenCR and the environmental initiatives in EnvisionCR to include preservation in environment programs.

1.2.b Initiative: Tailor energy efficiency standards to fit historic properties.

Explore opportunities to provide flexibility for historic properties in building and zoning codes related to energy efficiency, emphasizing overall energy savings of a well-managed historic property, rather than the performance of individual building elements.

Figure 32: A recent past building is modified with solar panels to enhance its energy efficiency.

1.3 Policy: Promote cultural and social sustainability through historic preservation.

Preserving historic places and neighborhoods promotes cultural and social sustainability by supporting everyday connections between residents and Cedar Rapids' rich heritage. These areas also make livable places, which contribute to the quality of life for the city's citizens. Many of the goals, policies and Initiatives throughout this plan closely relate to cultural and social sustainability.

1.3.a Initiative: Develop and distribute educational materials (e.g. brochures, postcards, web-based materials) for property owners and the general public to enhance public awareness and understanding of the city's cultural and social history.

Continue to publish historic guides, and consider developing guided tours and mounting web-based information to help support this initiative as well.

1.3.b Initiative: Work with the Linn County Health Department to promote historic preservation.

Explore ways to collaborate with the Linn County Health Department to promote the health benefits of historic or traditional neighborhoods. These include areas built before the dominance of the automobile which are pedestrian-friendly and include a mix of uses that promote walking and social interaction. Often, such neighborhoods also provide accessible services that facilitate aging in place.

GOAL 2 Preservation principles are embedded in other community goals and policies.

Figure 33: Cedar Rapids New City Hall, former federal courthouse

2.1 Policy: Integrate historic preservation policies into citywide planning efforts.

Preservation should be a core value of the community and integrated throughout the community.

2.1.a Initiative: Incorporate historic preservation into Neighborhood Action Plans and Corridor Action Plans, planning Study Areas, and other City planning projects.

As part of any City planning process, incorporate preservation principles, utilize historic survey data to provide a base line for understanding existing conditions, and explore the use of preservation and conservation tools, such as historic or conservation districts.

2.2 Policy: Promote "best practices" in historic preservation within civic buildings.

The City of Cedar Rapids owns a number of important historic properties. Through its treatment of these resources, it sets an example for private property owners and encourages innovative preservation solutions.

2.2.a Initiative: Continue to pursue landmark designation of eligible city-owned structures.

To lead by example, explore local designation of the City's eligible properties; begin with those properties listed on the National Register of Historic Places (NRHP).

2.2.b Initiative: Explore creating a program that coordinates Public Works and Community Development staff on infrastructure projects within historic districts.

For example, coordinate improvements to historic brick streets.

2.2.c Initiative: Continue to promote public access to historically significant civic resources.

Continue to support public access to City-owned historically significant properties. For some of these resources, this involves public use of the facility as a part of its primary purpose. In other cases, it may involve making a property available only for a special event, or a guided tour.

GOAL 3 A livable community with a strong sense of history.

The history of the Cedar Rapids area and its residents serves as the foundation of the City's identity in the 21st century. Innovative historic preservation and cultural resource management policies and procedures should build upon this identity by protecting cultural resources, providing economic development opportunities, promoting heritage tourism, encouraging citizen involvement in the city's history, and fostering civic pride overall.

Figure 34: Cedar Rapids Street Car c. 1907.
Source: City of Cedar Rapids

3.1 Policy: Preserve archaeological resources as part of Cedar Rapids' rich history.

Cedar Rapids has numerous archaeological resources of cultural, ethno-historical and scientific importance. This record is conveyed in traces of the earliest native settlements. Material from early European settlement and the development of the river environs and the railroad system are also important parts of the community's archaeological heritage.

3.1.a Initiative: Develop guidelines for the treatment of archaeological resources.

Where feasible, document archaeological artifacts, features, and sites. Where new development does not allow for preservation of archaeological resources, carefully document according to federal, state and local standards and regulations.

3.1.b Initiative: Maintain up-to-date information on potentially sensitive archaeological areas.

Maintain a list of potentially sensitive archaeological areas. This information should be used when considering construction projects. Access to such information should, however, be controlled to reduce the risk of vandalism. The city should work in partnership with the Office of the Iowa State Archaeologist at the University of Iowa to locate these sensitive areas.

ADMINISTRATION

A successful preservation program requires ongoing administrative support and commitment by the City. The overall administration of this plan will be through the City's Community Development Department, but interdepartmental cooperation is essential to achieve the goals of the program.

GOAL 4 The City maintains a functional, integrated preservation program.

Figure 35: Best practices for administering a preservation program include providing sufficient staff, maintaining a well-managed HPC and providing convenient access to information needed by property owners and other users.

Best practices for administering a preservation program include providing sufficient staff, maintaining a well-managed HPC and providing convenient access to information needed by property owners and other users. Review processes should be efficient as well, making best use of time for all participants.

4.1 Policy: Monitor the performance of the preservation program on an on-going basis to assure that it maintains a high level of performance.

4.1.a Initiative: Implement an annual program review.

Conduct an annual interdepartmental review of the preservation program, including the following: familiarizing staff from other departments with the preservation program and identifying how it can help to achieve some of their other objectives, and presenting a status report to City Council. A simple reporting form that helps to measure activity in the preservation program may be used to inform the annual review. This process is also an opportunity to track progress and identify challenges and opportunities on the implementation of the initiatives

4.1.b Initiative: Maintain and enhance compliance regulations for Certified Local Government (CLG) status.

Maintain regulations in the City's historic preservation ordinance and other City codes to ensure Cedar Rapids' continuing CLG status.

IDENTIFICATION

The identification component of the preservation program focuses on surveying historic properties and evaluating them for potential significance. Having a comprehensive, up-to-date survey provides property owners and public officials important information that informs their decisions about acquisition, designation, maintenance and stewardship of historic properties.

Maintaining this survey also is a condition of the city's CLG status. Using funding from the Federal Emergency Management Agency (FEMA), the City completed the Cedar Rapids Citywide Historic and Architectural Reconnaissance Survey, which along with other survey and historic inventory data, are integrated into a GIS database. This system will be available to assist with other preservation planning efforts and also in any future disaster response and recovery programs. When survey information is entered into the GIS system, it can be combined with other property information to enable new, creative manipulation of data that can "predict" where historic properties may be located. It also can provide information that helps with broader sustainability and neighborhood planning work.

GOAL 5 A detailed understanding of Cedar Rapids' history that provides a base for preservation efforts.

5.1 Policy: Encourage and support the identification of historic properties throughout Cedar Rapids.

5.1.a Initiative: Prioritize the list of areas that have been identified for intensive surveys in the Cedar Rapids Citywide Historic and Architectural Reconnaissance Survey.

(See Appendix for preliminary recommendations.)

5.1.b Initiative: Move forward with the development of intensive surveys as prioritized, and incorporate a GIS component that is compatible with the City's comprehensive GIS database of historic properties.

Intensive surveys should also:

- Provide sufficient information for use as a management tool, i.e. indicate a property's level of significance, potential for designation, and aid in its management and treatment decisions.
- Clearly define key, character-defining features of an individual property.
- Indicate those parts of the property which are less sensitive, and where greater flexibility for alterations is appropriate.

5.1.c Initiative: Identify areas that have not been surveyed, but which are potentially eligible as places where additional surveys might be especially important.

There are a host of properties that are coming up on 50+ years old to evaluate for potential eligibility to NRHP or local listing. This preliminary analysis will help in establishing priorities for additional survey work.

Figure 36: YMCA Building. Source: City of Cedar Rapids

Figure 37: xx Wright Brothers? Source: City of Cedar Rapids

Figure 38:

GOAL 6 Information is available regarding the history and potential significance of historic properties throughout Cedar Rapids.

6.1 Policy: Enhance the level of survey information that is available to the public digitally.

Extensive digital information on the City's historic properties should be readily accessible to the public.

6.1.a Initiative: Expand the use and content of the GIS database of historic properties.

Integrate the historic property inventory with the City's GIS so that all information related to an individual property is easily accessible to City staff and the public. This information can also assist in decision-making when considering the feasibility of redeveloping or rehabilitating a property.

Figure 38: xx Bridge

MANAGEMENT TOOLS

Management tools are the mechanisms for protecting historic properties and providing technical assistance related to preservation. A diverse assortment of preservation tools should serve Cedar Rapids' needs. These should be based on national standards of best practices, and at the same time should be tailored to the city. Cedar Rapids' primary tools are the ordinances that guide historic preservation efforts as well as underlying zoning regulations that shape the character of new buildings in historic areas. The design review process and design guidelines that address treatment of the city's historic properties are also management tools. These provide an effective framework for preservation. In some cases, however, individual tools presently lack sufficient clarity or they conflict with others.

GOAL 7 Clear and concise ordinances that guide the preservation program, protect historic properties and promote preservation goals.

The City's preservation ordinance and other related codes should be clear and easy to interpret. They should also reflect best practices in organization and content.

7.1 Policy: Ensure consistency between the City's plan, ordinances, and guidelines.

7.2 Policy: Streamline project review and enforcement to promote preservation objectives, provide a positive experience for applicants, and to promote preservation goals.

Figure 39: Oak Hill Fire Station. Source: City of Cedar Rapids

7.2.a Initiative: Update Chapter 18 Historic Preservation of the municipal code. (See Appendix for preliminary recommendations.)

Update the existing preservation code to ensure usability and consistency with preservation goals and policies. This includes requiring a certificate of appropriateness for work on historic properties, discouraging demolition of eligible or listed local, state or national historic register resources, and enforcing violations. As part of this update:

- Explore modifications to the ordinance regarding demolitions (e.g. partial demolitions, denial of demolition permits), based on historic significance, while also addressing conditions of economic hardship.
- Revise the ordinance to clarify how the requirements apply differently to contributing vs. non-contributing properties.
- Streamline the permitting process for demolitions and certificates of appropriateness to allow for administrative reviews and approvals in certain circumstances.
- Consider development of a stand-alone enforcement and penalty policy.
- Use a Certificate of Occupancy compliance-tracking form to aid code enforcement staff in site inspections for preservation-related work.
- Refine processes and procedures for demolition review to address properties already identified as having historic significance and those that may have the potential to be considered historic properties. Also include a process for clearing those buildings that have been surveyed and identified as not having historic significance.

A demolition review process for historic properties may be used to explore:

- Options for reuse by the current owner
- Options for addressing potential economic hardship
- Options for sale of the property to another owner
- The merits of considering landmark designation proceedings as a means of making other demolition prevention tools available
- Other options including relocation or deconstruction
- Identifying the threshold of building fabric decay that must exist for initiating a demolition by neglect Initiative, providing a clear time frame for the proceeding and developing options including donation of the structure, relocation or sale at auction
- Other conditions to the delay provision, such as requiring that future development plans be approved prior to actual demolition
- Identifying a clear process for identifying properties at risk of demolition by neglect
- Partial and speculative demolition

7.2.b Initiative: Update the Guidelines for Cedar Rapids Historic Districts.

Update the historic district design guidelines to ensure they are comprehensive, address new trends in historic preservation, and incorporate graphics in a user-friendly format .

The update should address:

- Established neighborhood contexts and character descriptions
- Design issues related to newer properties (e.g. built between 1945-1965) that may differ from earlier neighborhoods
- Style descriptions
- Additions to historic buildings
- Accessory buildings
- New construction
- Allowing for new materials – or the evaluation of materials not yet invented
- Like for like" replacement issues
- Site design
- Sustainability
- Energy efficiency issues, such as weatherization, solar panels, windows
- Adaptive reuse
- Maintenance and preservation of key historic ornamentation

7.2.c Initiative: Identify a team leader to coordinate project review.

A team leader should work with applicants to coordinate requirements made by multiple City departments (including the building official and preservation office.) This team leader would help resolve any conflicting requirements and help ensure that project strategies promote the City's overall, and preservation-specific, goals.

7.2.d Initiative: Expand administrative permitting.

As part of the update to Chapter 18 Historic Preservation identify ways to ensure the administrative review and approval of a wide range of projects using detailed criteria for administrative permitting. For example, staff could approve alterations to rear walls for contributing structures with clear guidelines to assure decisions are consistent with adopted policies.

Conservation District

A Conservation District is a geographically definable area that conveys a distinct character that demonstrates traditional development patterns. It may contain individual historic properties and components or groupings of historic properties. Regulations focus on major alterations and new construction. Applying design guidelines or standards to a conservation district serves to maintain its unique character.

7.3 Policy: Use zoning tools to promote historic preservation goals and support an overall heritage conservation system.

Zoning tools should help maintain desired development patterns throughout the community. For example, they should assure that a new building would be located with a front setback that is similar to the established historic context.

Neighborhood Conservation Districts (NCD) are a zoning tool used to maintain traditional neighborhood character in areas where residents seek some form of protection but a historic district designation is not appropriate or is not desired. An NCD helps shape the character of new development and redevelopment by providing specific design standards and/or design guidelines that apply in addition to base zoning standards. An NCD may also enable specific incentives and benefits.

7.3.a Initiative: Update Chapter 32 Zoning of the municipal code to better support preservation and conservation of neighborhood character.

As part of the City's comprehensive update to Chapter 32 Zoning, review the code for impediments to preservation that may be removed. This may include, for example, outdated setback requirements that are out of step with established development patterns or limitations on permitted uses that inhibit adaptive reuse. Specific zoning code regulations to review include:

- Permitted height in regard to compatibility with the context
- Building setbacks
- Transitions from high density to residential neighborhoods
- Development patterns
- Articulation standards
- Permitted or prohibited uses
- Parking requirements

7.3.b Initiative: Consider developing a NCD program for neighborhoods that may not be eligible for historic district designation.

Study the feasibility and the potential application of a NCD program. NCD designation may be appropriate for neighborhoods that seek to protect their traditional character but are not eligible, or do not desire local historic district status. NCD designation may also be appropriate for areas surrounding designated historic districts. District-specific design guidelines and/or standards should be developed that work in concert with other Cedar Rapids' character management tools. NCD Design Guidelines should:

- Clearly illustrate the character of the districts.
- Include a description of specific goals for the areas.
- Provide design guidelines tailored to the contexts.

7.4 Policy: Provide tools and funding to address preservation emergencies.

Tools and funding should be available to protect historic properties that are threatened by neglect or have been damaged by natural disasters.

7.4.a Initiative: Develop an endangered property WATCH list.

An endangered property WATCH list addresses a wide range of threats to cultural resources. This list raises the level of alert for historic properties that may be threatened with loss. Sites on the list may be those that are proposed for demolition, others that may be suffering deterioration due to neglect, those that may be under pressure for redevelopment which would destroy their significant features, and structures prone to impacts from natural disasters (e.g. structures within flood plains). The City should assist in providing data about such properties and their conditions to those who may respond to these threats.

The WATCH list should be expanded to include:

- Procedures for notifying building owners and City officials of a building's deteriorating condition.
- An education and advocacy function to provide technical assistance to owners of buildings on the WATCH list.

Criteria to be eligible for a WATCH List may include:

o There must be a degree of endangerment by owner neglect, proposed demolition, rezoning, or redevelopment, and/or other human or environmental factors.

o The property must be listed on or eligible for listing on the NRHP, or as a local landmark.

o There must be evidence of local support (or the clear potential for building local support) for preservation of the property.

o A member of a highly valued building type.

o Located in an area that is particularly significant.

7.4.b Initiative: Maintain the disaster-response program for endangered properties.

An emergency response program for endangered properties is an important part of the community's disaster planning. It defines procedures to ensure the preservation of historic properties in the event of an emergency such as flooding. The response includes a timely evaluation of impacted structures to determine the best treatment. Procedures should be included for the interim stabilization of salvageable buildings such that time can be used to consider viable preservation options.

Figure 40: Hose Company No. 4 Fire House rehabilitation in the New Bohemian District.

Figure 41: Books at Iowa 57 (November 1992). Schaeffer hall under construction. Source: The University of Iowa, Patricia Eckhardt

7.4.c Initiative: Explore the development of an emergency preservation fund.

Explore the creation of a revolving fund administered by the City, or other appropriate entity to address preservation emergencies. The fund may be used to acquire threatened properties for rehabilitation and/or transfer to a responsible buyer. Proceeds from the re-sale of properties would be used to replenish the fund, but consideration should also be given to establishing a permanent funding source through grants and endowments.

The fund could be limited to projects involving one or more of the following property types:

- Only properties designated as local historic landmarks or districts,
- Properties listed on the NRHP , and/or
- Properties that may be eligible for NRHP, or local historic landmark or district designation.

Figure 42: Ensure continuing maintenance of historic properties

7.5 Policy: Ensure continuing maintenance of historic properties.

Historic properties should be maintained and protected from damage by inappropriate construction and/or maintenance techniques.

7.5.a Initiative: Explore a minimum maintenance code requirement.

If feasible, a minimum maintenance clause in the preservation ordinance could encourage an owner to keep a property in a sufficient state of repair such that key features are preserved.

- The clause could include provisions to notify the owner that the City is concerned about the condition of the property and indicate that the owner should take appropriate measures.
- Also, the clause could empower the City to make repairs if the owner fails to do so and could include a mechanism for recovering City funds that may be spent in stabilizing the property.
- The City should publicize existing incentives and benefit programs that may be available to assist those who do not have the financial ability to maintain their property.

7.6 Policy: Ensure that building contractors are properly trained for work with historic properties.

7.6.a Initiative: Study the feasibility of creating a certification program for contractors who work on historic properties.

If feasible, such a program could allow contractors working on local historic landmarks and contributing properties in local historic districts to be certified. The City would publish a list of contractors who have obtained a certificate.

Flood Event Map for Buildings Older Than 40 Years

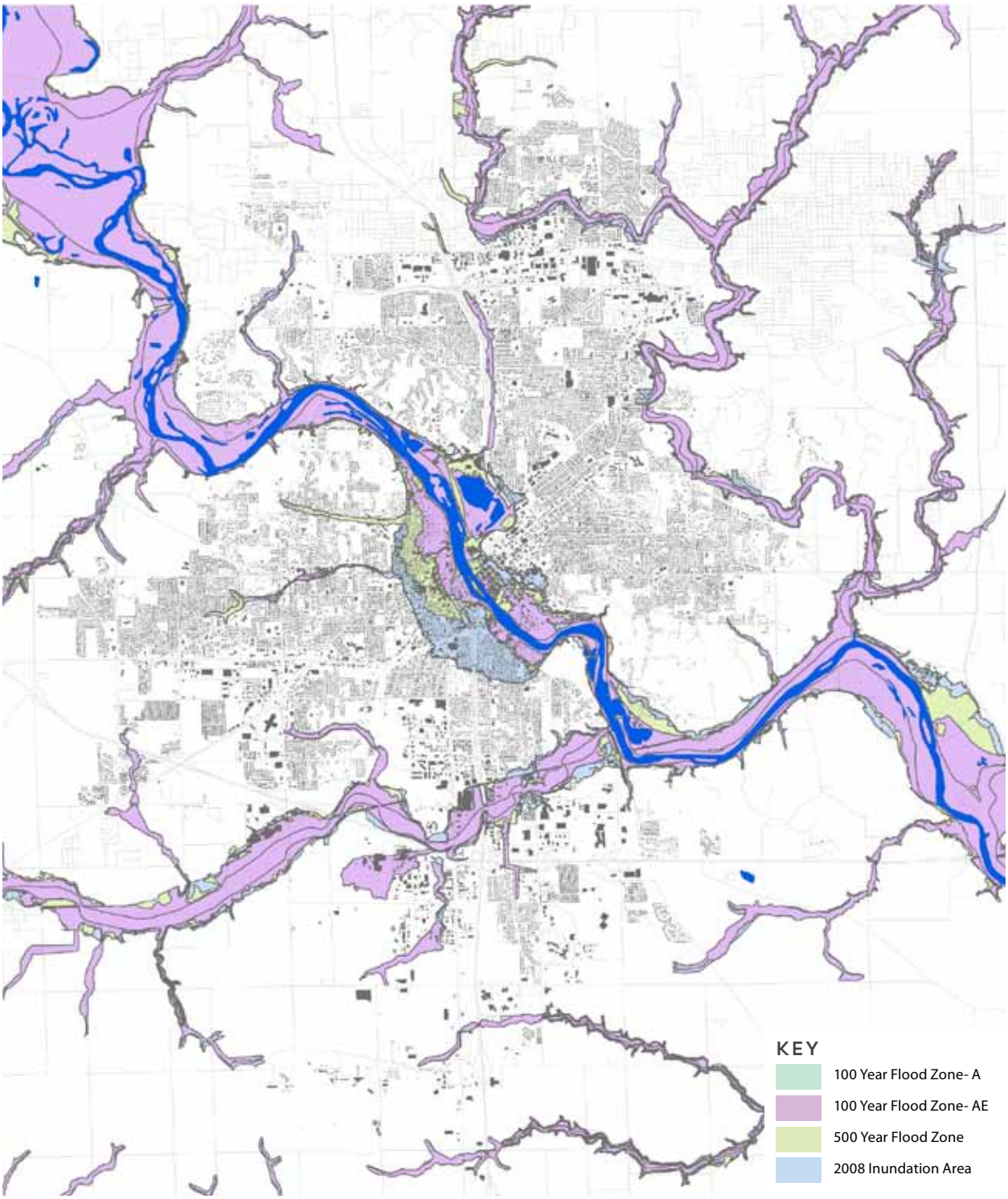


Figure 43: This map highlights buildings over forty years old that could be impacted by future flood events. This map raises the level of alert for historic properties that may be threatened with loss. This map is a placeholder.

INCENTIVES AND BENEFITS

Effective preservation programs offer special benefits to stimulate investment in historic properties, encourage owners to follow appropriate rehabilitation procedures, and assist those with limited budgets. This includes:

- Financial assistance: Property tax incentives and federal income tax credit programs are highly effective and their continued use should be a priority. Other programs could complement these incentives and should be featured as well.
- Regulatory relief: Focus on avoiding unintentional obstacles to preservation in other City regulations, and also provide added flexibility in other regulations as they apply to historic properties and conservation areas.
- Technical assistance: Technical assistance is especially valuable to homeowners and to small commercial properties, but also may be strongly appreciated by institutional property owners.

GOAL 8 Incentives and benefits for preserving historic properties should attract investment in historic properties.

Incentives should support appropriate rehabilitation and continued use of historic properties. Incentives should also encourage owners to seek local designation of eligible historic properties and conservation areas.

8.1 Policy: Promote expanded use of existing incentive programs.

8.1.a Initiative: Link interested property owners to training and technical assistance programs on the use of tax credits.

8.2 Policy: Promote new incentives in a range of categories.

8.2.a Initiative: Incentives should be developed and maintained that include financial aid, regulatory flexibility and technical assistance to preserve historic properties.

8.2.b Initiative: Explore the establishment of grant and loan programs for owners of historic properties.

Grant and loan programs should be available to promote projects that meet preservation objectives. For example, a revolving loan program could make low-interest loans for rehabilitation to property owners within historic districts from grants, donations and City allocations. Initial city funds could come from hotel and motel fees for heritage tourism and/or an annual line item in the budget. Qualifying projects would receive loan assistance. The loans then would be repaid, thus replenishing the fund.

8.2.c Initiative: Explore a design assistance program.

This could help fund an initial consultation with a design professional with experience in historic preservation. Consider using the State Historical Society of Iowa Technical Advisory Network (TAN) as a mod

Figure 44: Integration of rail lines in the streetscape highlights the history of the street, providing a Heritage Tourism amenity.

City Economic Development Programs

Standard City Incentives

- Non-Housing – 10 year, 44% Tax Exemption or 10 year, 50% Tax Reimbursement or equivalent
- Housing – 75%+ of building area dedicated for housing 10 year, 100% Tax Exemption or Tax Reimbursement or equivalent

Core District Reinvestment

- For projects located in the Downtown, Kingston Village, Ellis Boulevard Area, Czech Village, New Bohemia, Uptown, and MedQuarter Districts

Historic Preservation

- Listed on NRHP, eligible for listing on the NRHP, designated as or eligible for local historic landmark or district

EDUCATION

Helping property owners learn how to maintain their historic properties as active, viable assets is a key part of a successful preservation program. Many property owners willingly comply with appropriate rehabilitation procedures and develop compatible designs for new construction when they are well informed about preservation objectives.

Workshops that provide helpful information about rehabilitation techniques and publications that build an understanding of historic significance are examples of effective education and outreach strategies. Well-written design guidelines that provide useful information can also serve an educational role.

Education should take a more prominent role in Cedar Rapids' preservation program. Education and outreach also are key functions of partner organizations and other non-profit groups that promote preservation and history.

Education also builds awareness of the city's heritage. The city should seek to expand visitor awareness of Cedar Rapids' history and its historic properties through its education programs.

GOAL 9 Public appreciation of Cedar Rapids' diverse history and its historic resources.

9.1 Policy: Provide tools to educate the public regarding Cedar Rapids' history and resources.

9.1.a Initiative: Prepare educational publications on the City's history and the benefits of historic preservation.

Publications should be available in both hard copy and on the City's web site. Exposure could also be increased through mainstream media, neighborhood associations, and trade and tourism organizations.

Such publications should address:

- The historic background of Cedar Rapids
- The environmental benefits of historic preservation
- The economic benefits of historic preservation
- Case studies of successful preservation projects in Cedar Rapids
- A welcome packet for new owners of historic properties

9.1.b Initiative: Develop a formal Heritage Tourism Program.

As Cedar Rapids initiates a heritage tourism industry in the city, it will need to closely coordinate physical improvements with planning for events that visitors will enjoy as part of a complete experience. This requires a clear understanding of the assets that are available and the needs for improvements that are required before a major heritage tourism initiative can succeed. It also will require careful development of venues, events and other cultural engagements that contribute to the visitor experience. Authenticity is paramount. The experience should be one that is honest in the story it tells. A plan should be developed to implement the heritage tourism program.

Basic Components of a Heritage Tourism Program are:

Physical Plan Component

- An assessment of existing assets to highlight
- A map of interpretive areas and routes (including short term and long term)
- Strategies for improving assets and reusing them (incorporating some of the tools set forth in this Preservation Plan)
- Strategies for accommodating visitors, including transportation, parking and accommodations

Cultural Experience Component

- A precise description of the "story" to tell
- A menu of cultural experiences that will be available, from historic tours to concerts, recreational opportunities, shopping, and dining
- A description of the role of local residents, institutions and businesses in sharing the culture of the community
- Training programs for interpreters and others engaged in tourism

Promotion Component

- Marketing strategies
- Identifying specific market segments to attract visitors
- Developing marketing materials and executing them
- An events calendar with promotional activities

Interpretation Component

- Electronic/digital information (e.g., smartphone application)
- Printed tour materials
- On-site markers
- Wayfinding signs and landmarks
- Smart phone application

Economic Opportunity Component

- A projection of the economic benefits to the City, as a return on investment in heritage tourism
- Feasibility studies for adaptive reuse of prototype buildings
- An overview of the different market segments that can be attracted to Cedar Rapids

Implementation Strategy

- Assignments to heritage tourism team members
- Schedules for action
- Funding mechanisms

GOAL 10 Practical education programs support historic preservation.

While building a general appreciation of cultural resources is important, a special initiative to build practical skills among property owners, construction trades, realtors and City departments is essential.

10.1 Policy: Support preservation training programs.

Training that helps program administrators, preservation partners and individuals be better stewards is critical.

10.1.a Initiative: Provide training programs for preservation partners and the general public.

Workshops that provide helpful information about rehabilitation techniques and publications that build an understanding of historic significance are examples of education and outreach strategies. This may include:

- Hands-on training for historic property owners
- Workshops for construction and trade professionals to provide a better understanding of preservation such that they can advise clients on appropriate options.
- Historic preservation training for local realtors.
- Televised educational information.
- Develop publications that provide specific information about existing incentives programs, for example property tax rebate program, the information may include a checklist and timeline.

10.1.b Initiative: Maintain a training program for City staff.

All planning staff and key staff in other departments should receive a basic orientation to the preservation system and the principles involved such that they can better understand the program and advise applicants on their options. Similarly, planners assigned to the preservation program should be engaged in an orientation program. Also, preservation staff should attend state and national education and training programs/conferences to assure their work continues to be in line with best practices in the field.

10.1.c Initiative: Provide training to the HPC.

Maintain an on-going program to train the HPC. Topics should include the City's preservation policies and review system as well as best practices in preservation planning.

10.2 Policy: Expand the use of web-based preservation tools.

The primary education tool for property owners and contractors will be the internet. Relevant preservation information and policies should be available on the City's web site. This should include on-line resources for basic building repair and maintenance. Hard copy material should also be available to the general public at the city's library and preservation offices.

10.2.a Initiative: Establish a "Self-Test" tool for historic significance.

Create a "self test" tool that property owners can use on line to determine if a building is potentially significant. Include a check-list of questions and a link to the GIS database that will provide relevant information.

10.2.b Initiative: Provide technical "how to" information to property owners.

Identify programs and materials that highlight "best practices in preservation," i.e., National Park Service (NPS) materials, Kirkwood Community College Historic Preservation program, and NTHP. A library of reference materials could also be provided in the City's library.

COMMUNITY PRESERVATION PROGRAM PARTNERS

Private citizens and non-profit organizations lead preservation advocacy in Cedar Rapids, not the City government. The programs they lead promote goals and initiatives that support historic preservation. Initiatives can include lobbying for zoning codes that are compatible with traditional development patterns in older neighborhoods and identifying, supporting and maintaining new incentives to maintain historic structures. Preservation program partners also work to expand the base of preservation players and engage in collaborative preservation programs. The following initiatives should be addressed by the community's preservation partners.

GOAL 11 Community organizations are strong advocates for historic preservation.

Community organizations should be the primary advocates for historic preservation in Cedar Rapids. SaveCR Heritage, Linn County Historic Preservation Commission and other interest groups should play advocacy roles. Sometimes, goals for historic preservation overlap with other groups. Where this occurs, the opportunity exists to create new partnerships. Preservation partners should convene once a year to improve coordination efforts in a "round table" setting.

11.1 Policy: Collaborate with community organizations on programs that support historic preservation.

11.1.a Initiative: Identify outreach events with community organizations that may be interested in historic preservation.

Identify community organizations whose goals coincide with those for historic preservation. Such organizations could become valuable advocacy partners if provided with appropriate education and support.

11.1.b Initiative: Work with economic development partners to include historic properties in redevelopment policies and economic development plans.

Collaborate with economic development partners to promote the use of historic properties within redevelopment projects and in neighborhood plans. Historic buildings have been shown to work as successful incubators for a wide range of development types, from places for entry-level rents to high prestige addresses in historic downtowns.

11.1.c Initiative: Work with affordable housing organizations to use historic buildings in their projects.

Collaborate with affordable housing partners, including the Cedar Rapids Community Development Department, to promote the benefits of historic preservation. Most older neighborhoods have a diversity of housing types and costs that are difficult to replicate because of the substantial cost of new construction. In many cases, such neighborhoods also provide opportunities for accessory dwelling units or carriage houses that provide additional options for market-rate affordable housing.

11.1.d Initiative: Work to investigate partnerships with sustainability organizations and programs.

Create relationships with sustainability organizations and programs to promote the benefits of historic preservation including conservation of embodied energy and reduction of construction waste. As sustainability programs develop, it will be important to emphasize the overlap with preservation objectives.

IMPLEMENTATION

Initiatives associated with the Preservation Plan's far-reaching goals and policies should be strategically phased. While many initiatives will be accomplished in the near term, others will take more time to achieve. This section presents a plan for implementing the initiatives that are recommended above. Priority is given to the most important initiatives and those that can be accomplished efficiently. The list of criteria that follows is used in determining priorities.

Connection with Other Projects

The initiative will help to complete a work item that is already well established. For example, conducting historic survey work in an area where a neighborhood plan is already underway would benefit both projects. Information gathered from stakeholders during the planning processes would benefit the survey and the survey would help to inform Neighborhood Action Plans and Corridor Action Plans, as well as other planning efforts.

Cost Effectiveness

The initiative can be implemented for minimum cost, may be coordinated with other projects within the organization to share costs, or costs can be shared with other organizations and individuals. For example, if Public Works has scheduled street improvements in an area, then joining that work with repair of historic streetscape features or installing interpretive markers would be cost effective.

Broad Benefits

The initiative will serve a mix of user groups and will benefit the most people. For example, by better addressing compatible alterations to historic structures and streamlining the permitting process, updated design guidelines would benefit community advocates, elected officials, the HPC and owners of historic properties.

Exceptional Project

The initiative will provide an exceptional educational, aesthetic or cultural experience. Working to preserve a noteworthy building that is considered of special value to the community is an example.

Emergency Response

The initiative will prevent imminent loss of character or demolition of a cultural resource. Developing the tools to better respond to natural disasters is an example.

This prioritization reflects the interests of the community, as well as consideration of the interaction of the actions with other potential work efforts. An implementation matrix indicating preferred timing and key players for each action follows.

Initiative Matrix

The matrix on the following pages summarizes recommended implementation phasing for each of the key initiatives identified in the Preservation Plan.

Goal 1: A Sustainable Community Supported by Preservation Efforts

POLICY	INITIATIVE	Within 1 Year	2 - 3 Years	4 - 5 Years	Beyond 5 Years
1.1 Promote economic sustainability through historic preservation.	1.1.a Explore the preparation of an adaptive reuse ordinance.	•			
1.2 Promote environmental sustainability through historic preservation.	1.2.a Work with iGreen CR and the environmental initiatives in EnvisionCR to include preservation in environment programs.	•			
	1.2.b Tailor energy efficiency standards to fit historic resources.		•		
1.3 Promote cultural and social sustainability through historic preservation	1.3.a Develop and distribute educational materials (e.g. brochures, postcards, web-based materials) for property owners and the general public to enhance public awareness and understanding of the city's cultural and social history.	•			
	1.3.b Work with the Linn County Health Department to promote historic preservation.		•		

Goal 2: Preservation Principles are Embedded in other Community Goals and Policies.

POLICY	INITIATIVE	Within 1 Year	2 - 3 Years	4 - 5 Years	Beyond 5 Years
2.1 Integrate historic preservation policies into citywide planning efforts.	2.1.a Incorporate historic preservation into Neighborhood Action Plans and Corridor Action Plans, planning Study Areas, and other City planning projects.	•			
2.2 Promote "best practices" in historic preservation within civic buildings.	2.2.a Continue to pursue landmark designation of eligible city-owned structures		•		
	2.2.b Explore creating a program that coordinates Public Works and Community Development staff on infrastructure projects within historic districts.	•			
	2.2.c C.ontinue to promote public access to historically significant civic resources.	•			

Goal 3: A Livable Community with a Strong Sense of History

POLICY	INITIATIVE	Within 1 Year	2 - 3 Years	4 - 5 Years	Beyond 5 Years
3.1 Preserve archaeological resources as part of Cedar Rapid's rich history	3.1.a Develop guidelines for archaeological resources				•
	3.1.b Maintain up-to-date information on potentially sensitive archaeological areas				•

Goal 4: The City Maintains a Functional, Integrated Preservation Program.

POLICY	INITIATIVE	Within 1 Year	2 - 3 Years	4 - 5 Years	Beyond 5 Years
4.1 Monitor the performance of the preservation program on an on-going basis to assure that it maintains a high level of performance.	4.1.a Implement an annual program review.	•			
	4.1.b Maintain and enhance compliance regulations for Certified Local Government status.	•			

Goal 5: A Detailed Understanding of Cedar Rapid's History that Provides a Base for Preservation Efforts.

POLICY	INITIATIVE	Within 1 Year	2 - 3 Years	4 - 5 Years	Beyond 5 Years
5.1 Encourage and support the identification of cultural resources throughout Cedar Rapids.	5.1.a Prioritize the list of areas that have been identified for intensive surveys in the Cedar Rapids Citywide Historic and Architectural Reconnaissance Survey.		•		
	5.1.b Move forward with the development of intensive surveys as prioritized, and incorporate a GIS component that is compatible with the City's comprehensive GIS database of historic properties.			•	
	5.1.c Identify areas that presently are not designated, but which are potentially eligible as places where additional surveys might be especially important.				•

Goal 6: Information is Available Regarding the History and Potential Historic Significance of Properties and Buildings Throughout Cedar Rapids

POLICY	INITIATIVE	Within 1 Year	2 - 3 Years	4 - 5 Years	Beyond 5 Years
6.1 Enhance the level of survey information that is available to the public digitally.	Expand the use and content of the GIS database of historic properties.	•			

Goal 7: Clear and Complete Ordinances that Guide the Preservation Program, Protect Historic Resources, and Promote Preservation Objectives.

POLICY	INITIATIVE	Within 1 Year	2 - 3 Years	4 - 5 Years	Beyond 5 Years
7.1 Ensure consistency between the City's plan, ordinances, and guidelines					
7.2 Streamline project review and enforcement to promote preservation objectives, provide a positive experience for applicants, and to promote preservation goals.	7.2.a Update Chapter 18 Historic Preservation of the municipal code. (See Appendix for preliminary recommendations.)				
	7.2.b Update the Guidelines for Cedar Rapids Historic Districts.		•		
	7.2.c Identify a team leader to coordinate project review.	•			
	7.2.d Expand administrative permitting.	•			
7.3 Use zoning tools to promote historic preservation goals and support an overall heritage conservation system.	7.3.a Update Chapter 32 Zoning of the municipal code to better support preservation and conservation of neighborhood character.	•			
	7.3.b Consider developing a Neighborhood Conservation District program for neighborhoods that may not be eligible for historic district designation.		•		
7.4 Provide tools and funding to address preservation emergencies.	7.4.a Develop an endangered property WATCH list.		•		
	7.4.b Maintain the disaster-response program for endangered properties.	•			
	7.4.c Explore the development of an emergency preservation fund.			•	
7.5 Ensure continuing maintenance of historic buildings.	7.5.a Explore a minimum maintenance code requirement.			•	
7.6 Ensure that building contractors are properly trained for work with historic resources.	7.6 .a Study the feasibility of creating a certification program for contractors who work on historic resources.				•

Goal 8: Incentives and Benefits for Preserving Historic Properties Should Attract Investment in Historic Properties.

POLICY	INITIATIVE	Within 1 Year	2 - 3 Years	4 - 5 Years	Beyond 5 Years
6.1 Enhance the level of survey information that is available to the public digitally.	Expand the use and content of the GIS database of historic properties.	•			
8.1 Promote expanded use of existing incentive programs.	8.1.a Link interested property owners to training and technical assistance programs on the use of tax credits..	•			
8.2 Promote new incentives in a range of categories.	8.2.a Explore the establishment of grant and loan programs for owners of historic resources		•		
	8.2.b Explore a design assistance program.			•	

Goal 9: Public Appreciation of Cedar Rapid's Diverse History and its Historic Resources.

POLICY	INITIATIVE	Within 1 Year	2 - 3 Years	4 - 5 Years	Beyond 5 Years
9.1 Provide tools to educate the public regarding Cedar Rapid's history and resources.	9.1.a Prepare educational publications on the City's history and the benefits of historic preservation.			•	
	9.1.b Develop a formal Heritage Tourism Program.		•		

Goal 10: Practical Education Programs Support Historic Preservation.

POLICY	INITIATIVE	Within 1 Year	2 - 3 Years	4 - 5 Years	Beyond 5 Years
10.1 Support preservation training programs.	10.1.a Provide training programs for preservation partners and the general public	•			
	10.1.b Maintain a training program for City staff.		•		
	10.1.c Provide training to the Historic Preservation Commission.	•			
10.2 Expand the use of web-based preservation tools.	10.2.a Establish a "Self-Test" tool for historic significance.			•	
	10.2.b Provide technical "how to" information to property owners.			•	

Goal 10: Practical Education Programs Support Historic Preservation.

POLICY	INITIATIVE	Within 1 Year	2 - 3 Years	4 - 5 Years	Beyond 5 Years
11.1 Collaborate with community organizations on programs that support historic preservation.	11.1.a Identify outreach events with community organizations that may be interested in historic preservation.		•		
	11.1.b Work with economic development partners to include historic resources in redevelopment policies and economic development plans.		•		
	11.1.c Work with affordable housing organizations to use historic resources in their projects.		•		
	11.1.d Work to investigate partnerships with sustainability organizations and programs.		•		

Funding Sources for City Initiatives in Historic Preservation

Many of the initiatives described in the Preservation Plan will require funding. These are the primary sources of funding that should be considered:

Hotel/Motel Tax

A portion of receipts from the Hotel/Motel tax could be allocated to preservation programs, because this can contribute to tourism. Some of the programs that could be funded (at least in part) by this are:

- Heritage tourism events

General Fund Allocation in the City Budget

General funds have not been allocated in the past to support historic preservation programs. With the City's limited resources, establishing a line item for historic preservation would be considered in the context of the City's competing priorities for infrastructure and services. To secure funding will require demonstration of community benefits, as well as ways to achieve a sustainable funding source. Some of the programs that could be funded (at least in part) by this are:

- Rehabilitation grants/loans
- Technical assistance grants/loans

Grants

Grants generally should not be considered as the primary source for funding on-going programs, but they could kick-start a program, or fund individual projects with a specific objective and time line. Some grants to pursue are:

- CLG grants for historical surveys
- Corporate grants for publications (such as walking tours)
- Community Development Block Grants (CDBG)
- Urban Development Action Grant Loan Repayments (UDAG)

Other Financial Incentives

Note that state and federal income tax credits are available to property owners who qualify. These are not listed here, because they relate directly to an individual property owner.

- State Historical Society of Iowa Historic Resource Development Program (HRDP)
- National Trust for Historic Preservation
- Linn County Foundation

PRESERVATION BACKGROUND

Figure 45: Second Avenue looking west. Source: City of Cedar Rapids

HISTORIC PRESERVATION PROGRAM COMPONENTS

City government and many community groups use a range of strategies and tools that work together to form the essential components of the Preservation Program in Cedar Rapids. This section describes the existing state of each preservation program component and provides a discussion of key questions and issues related to them. In some cases, the best practices in Historic Preservation are identified.

The preservation program components are:

Administration

The framework for operating the preservation program

Identification

The survey and recognition of properties with cultural or historic significance

Management Tools

The specific mechanisms for protecting historic properties

Incentives and Benefits

Programs that assist property owners and support preservation

Education

The tools to build awareness and strengthen skills to support preservation

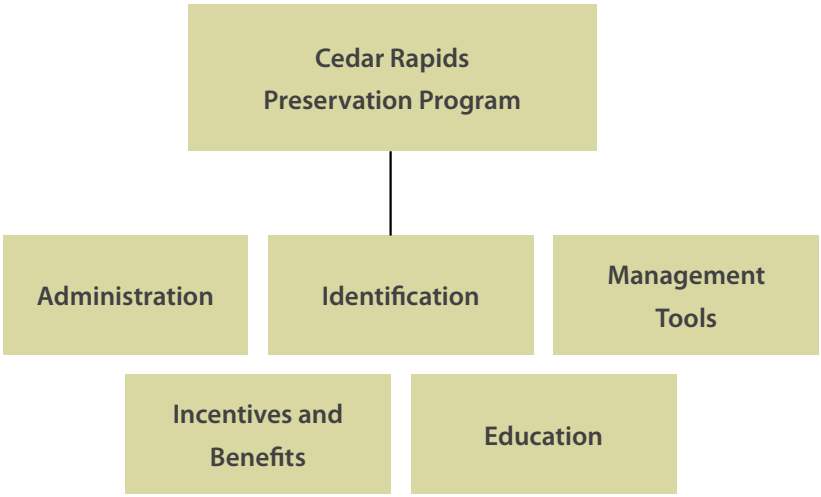


Figure 46: Component Chart. Source: Winter & Company 2015.

ADMINISTRATION

The administrative component of the preservation program provides its operating framework, including the staff that manages daily activities and the HPC that administers adopted policies and standards.

CEDAR RAPIDS HPC

The HPC recommends designation of historic properties under local ordinance and is responsible for reviewing all requests for Certificates of Appropriateness, or project approval, for locally-designated individual historic landmarks and properties in two locally-designated historic districts. For some types of projects, the City Council has delegated approval authority to City staff.

HPC members are appointed by the City Council and must include members from historic districts, an architect and an at-large member. Other members of the HPC are required to have a "positive interest in historic preservation, possessing interest or expertise in architecture, architectural history, archeology, history, historic preservation, real estate or closely related disciplines."

Duties of the HPC include but are not limited to:

- The HPC may, subject to City Council approval, conduct studies for the identification and designation of historic properties meeting the definitions established by this chapter. The HPC shall maintain records of all studies and inventories for public use, and routinely provide the City Council with the minutes of all HPC meetings and reports.
- The HPC may make a recommendation to the City Council for the listing of a historic property in the NRHP.
- The HPC may investigate and recommend to the City Council the adoption of ordinances designating local historic landmarks and local historic districts if they qualify as defined herein.
- The HPC may appoint committees from its membership as necessary.
- The HPC shall review and act upon all applications for certificates of appropriateness.
- The HPC shall further the efforts of historic preservation in the city by making recommendations to the City Council and City commissions and boards on preservation issues when appropriate, by encouraging the protection and enhancement of structures with historical, architectural or cultural value, and by encouraging persons and organizations to become involved in preservation activities.
- The HPC shall not obligate itself or the city in any financial undertaking unless authorized to do so by the City Council.

Certified Local Government (CLG)

From the NPS web site:

"Being a CLG demonstrates your community's commitment to saving what is important from the past for future generations. As a certified community it becomes easy to demonstrate a readiness to take on successful preservation projects, making your community able to compete for new opportunities!"

Being a CLG opens the doors to funding, technical assistance and other preservation opportunities and successes.

CEDAR RAPIDS PRESERVATION STAFF

Currently, 2 members of the planning staff spent a portion of their time on historic preservation tasks; this includes processing applications for designations, supporting the HPC, maintaining the CLG status, assisting the public and other government agencies with historic preservation issues, and implementing the mitigation measures identified in multiple Memorandums of Agreement with FEMA related to impacts on historic properties from the 2008 flood. Duties also include coordinating the City's preservation activities with state and federal agencies and with local, state and national preservation organizations.

ADMINISTRATION ISSUES SUMMARY

- The preservation program and goals are not well defined and at times are not coordinated with other City departments.
- More preservation staff time is needed to administer the program. Currently, it lacks sufficient resources to oversee a comprehensive preservation program such as that set forth in this plan element.
- Other City development and sustainability policies are insufficiently integrated.

IDENTIFICATION

How is it determined that a property has historic significance? Professionals in the fields of history, historic preservation and historical architecture work with City staff, commission members and advocates to evaluate properties, using adopted standards that are recognized nationally. They employ a variety of research tools to assist them in making those determinations. Research tools include summaries of historical patterns, defined as "contexts" and "themes," along with descriptions of the typical property types and building styles associated with them. The City's Geographic Information System (GIS) also is an important tool for identifying potentially significant resources. Additional data provided by Linn County also informs the physical condition of properties. For additional information please see the National Register Criteria for Evaluation in the Appendix.

HISTORIC THEMES AND CONTEXTS

Historic contexts are used to group information that relates to existing historic properties based on a theme, specific time period or geographic area. The relative importance of specific historic properties can be better understood by determining how they relate to these contexts. An individual historic resource may relate to more than one of these areas.

Several themes related to the development of Cedar Rapids are briefly summarized on page 45-47. These illustrate how contexts may be described, but do not cover the full range of city's history. These are:

- Settlement
- Cedar River
- The Railroads
- Streets Railway & Interurban
- Utilities
- The Automobile
- Economic Trends
- Ethnic Groups
- Social and Cultural Life

These contexts are used in education programs, survey efforts and in the evaluation of historic significance of individual properties.

HISTORIC PROPERTIES

A historic survey documents how historic properties relate to the city's historic contexts, how it represents a property type and how it meets requirements for potential designation as a historic resource. Historic properties can be buildings, sites, districts, structures or objects.

Figure 47:

Figure 48:

Figure 49:

RESOURCE IDENTIFICATION AND THE GIS

The City's GIS has emerged as an important tool in developing an understanding of where historic properties may be located and how they relate to other planning factors, including land use, transportation patterns and socioeconomics. The GIS database contains many "layers" of information linked to parcels in the city that can help place an individual property into a broader historic context. It is widely used in many departments and thus offers the capability of combining information from individual disciplines, including preservation, with other community programs.

The City is currently working on an historic properties GIS database, which will result in a user-friendly, web-based system allowing easy access to information on historic properties identified from historic surveys. This project was identified as one of the mitigation measures in a memorandum of agreement among the Federal Emergency Management Agency, the State Historical Society of Iowa, the Iowa Department of Homeland Security and Emergency Management, the Carl and Mary Koehler History Center, the Cedar Valley Habitat for Humanity, and the City of Cedar Rapids.

Figure 47: xx Building?

FIgure 48: xx Building?

Figure 49: xx Building?

Distribution of Buildings by Age (1840-1977)

The chart to the left groups all buildings in the city into general themes of development. Assessing this helps to anticipate buildings that may be considered for evaluation in the future. Some observations are summarized below.

KEY	TIME FRAME BUILT	COMMERCIAL	RESIDENTIAL	COMMERCIAL & RESIDENTIAL	PERCENTAGE
	1840-1890	59	657	707	2.14%
	1891-1910	211	3020	3231	9.77%
	1911-1938	449	5937	6386	19.30%
	1939-1944	112	912	1024	3.10%
	1945-1955	409	5636	6045	18.27%
	1956-1965	696	7027	7723	23.35%
	1966-1977	1469	6495	7964	24.07%
TOTAL		3396	29684	33080	

Figure 50: City Rapids building age distribution pie chart. Source: City of Cedar Rapids 2014 GIS database.

Early Buildings May Have a High Level of Significance

707 buildings survive from the earliest periods of Cedar Rapids development. This is an extremely rare group of properties and their preservation should be a high priority.

Three-Quarters of Existing Buildings are Over 50 Years Old

75.90% of existing buildings are more than 50 years old. Although age itself does not convey historic significance, it does provide a preview of buildings that may be found to have historic significance. This suggests that a substantial portion of the city's buildings could have historic significance and that future surveys may identify more of them as such. The city should be planning ways in which to evaluate the significance of this group of buildings as they "come of age."

In other cases, it may indicate that groups of buildings from these time periods would be in areas that could be appropriate for designation as conservation districts. A character-based analysis in those places may yield more information.

Of the large number of buildings in Cedar Rapids that are over 50 years old, many were built with durable materials and in ways that are likely to be adaptable to energy conservation initiatives. Retaining these structures will be important to support sustainability goals and programs.

Figure 51: xx church?

Many Buildings May Be Considered as "Recent Past" Resources

41.62% of existing buildings in the city date from 1945 to 1965. Many of these have already passed the 50-year threshold. Even the most recent buildings in this category will reach 50 years of age by 2015. This is a period of the "recent past" that may now be considered for potential historic significance. Despite meeting the age threshold, many of these buildings will not be considered to have historic significance, but they may, however, still contribute to the established neighborhood character and may merit being included in a conservation district.

Design issues related to these newer buildings sometimes will be different from those of buildings from earlier periods. When the City's preservation design guidelines are updated, this must be taken into consideration.

Figure 52: Lustron Home, Williams Avenue.
Source: City of Cedar Rapids

Many Buildings Will Not Be Considered for Potential Historic Significance Until the Mid 21st Century

In the building age chart, the remaining number of the existing buildings (24%) date from 1966 to 1977. Few of these buildings are likely to be eligible for consideration as historic properties until the mid 21st Century, but nonetheless contribute to the character of established neighborhoods.

Distribution of Buildings by Age Map (2014)

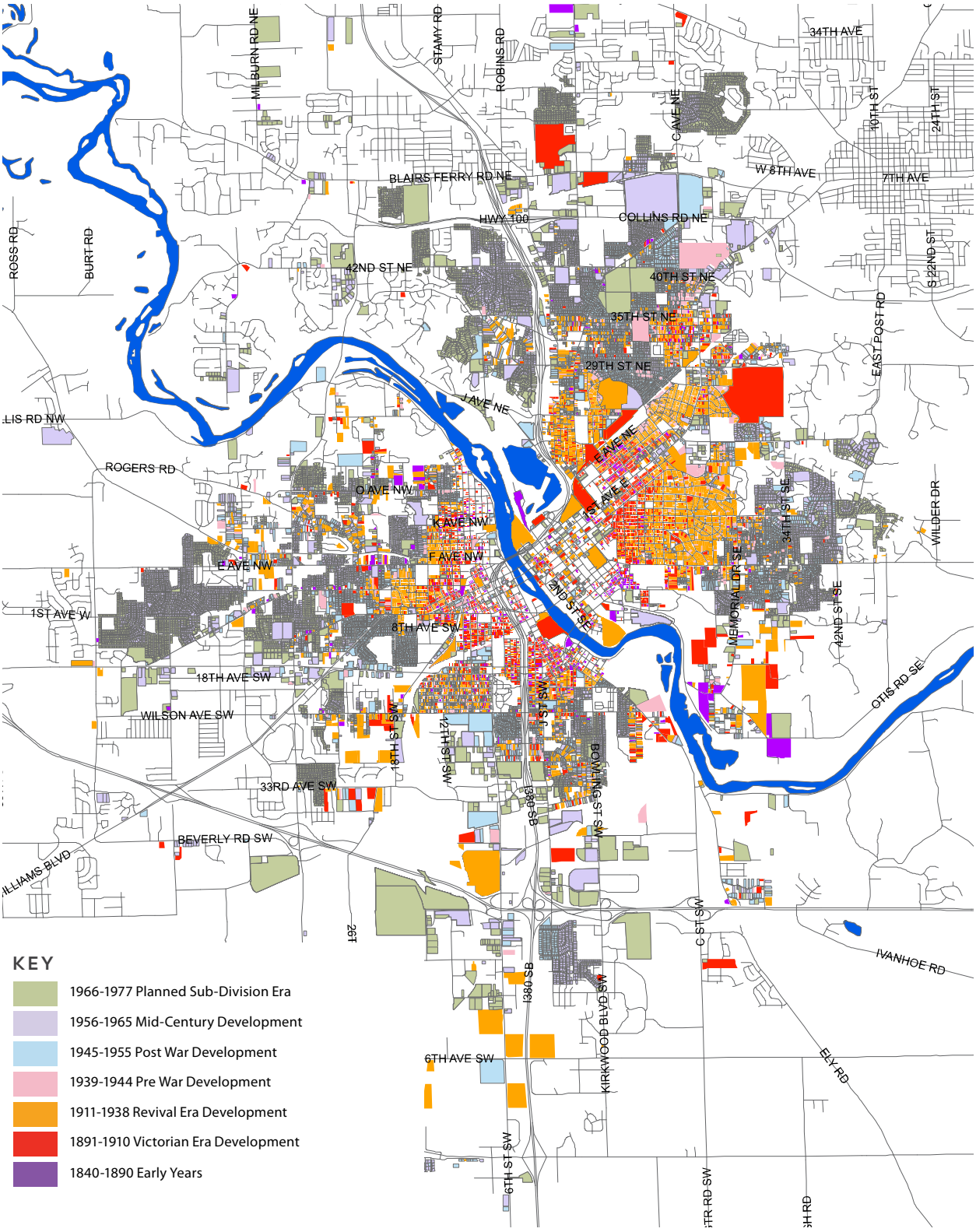


Figure 53: Distribution of Buildings by Age Map (2014). Source: City of Cedar Rapids 2014 GIS Database

Figure 53 *The Distribution of Buildings by Age Map locates the construction dates for the primary buildings on sites throughout the city. They are grouped into time segments that reflect general themes of development in Cedar Rapids. As can be expected, the older buildings tend to lie within the original core of the city. Later periods of development appear as corridors developed and outlying areas were platted.*

In general, many neighborhoods exhibit similarities in building age. This suggests that there is a consistency of neighborhood character for many of those areas.

Visually, it appears many of the city's buildings date from the Mid-Century period. In time, these areas may be determined to have historic significance, or to convey a character that is valued. Planning for the appropriate tools to facilitate conservation and preservation should be a priority. Source: City of Cedar Rapids 2014 GIS database.

Figure 54: xx Building?

SURVEYS

Surveys identify which properties have historic or archeological significance, and those that do not. In conducting surveys, professionals use adopted criteria for determining significance. All surveys should meet the Secretary of the Interior's Standards, but also may include additional information that is not required by the NPS, as supplemental data. An intensive survey should include a listing of all of the properties researched, indicating the significance of each of the historic properties and, where applicable, should also include a description of the general character of the district.

The survey process includes a field inspection, a period of collecting historic information about the physical and cultural history of the property and documenting it in photographs, drawings and maps. The survey should define the key characteristics of historic properties.

The process of identifying and then designating historic properties typically consists of four steps. Note that the survey process may include only the identification steps and need not automatically proceed into the historic listing steps.

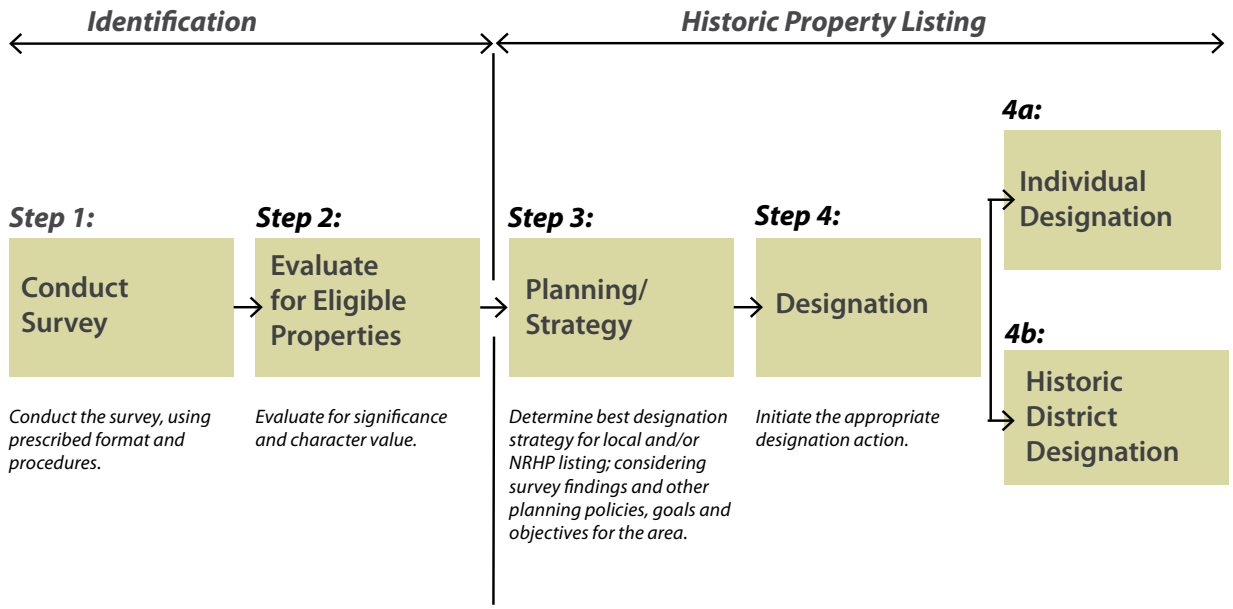


Figure 56: Identification and Designation Steps. Source: Winter & Company 2015

Step 1: Conduct the survey

This is an intensive level survey, in which sufficient information is generated to determine historic significance. It may be preceded by a "Reconnaissance Survey," which provides an initial indication of the potential for historic significance.

Step 2: Evaluate for Eligible Properties

Using the information collected in Step 1, objective criteria are applied to determine significance of historic properties.

Step 3: Planning and Strategy Development

If a historic property is identified as having significance, then decisions about how to address that fact may follow. This strategy step will determine which type (or types) of designation would be best. Some properties may only be listed in the NRHP by the Secretary of the Interior. Others may be listed "locally" under City ordinance, and some in both registers. Other areas may be identified that merit support as "conservation districts," but not as formal "historic districts."

Step 4: Designation

Once a strategy is established, then formal designation may occur. The diagram illustrates the two options for an individual property and for a district. This could apply to either a National Register or local register listing (or both).

EXISTING HISTORIC SURVEYS

Cedar Rapids' existing surveys cover different areas within the city. The city uses the Iowa Site Inventory Form to document its findings. Some surveys date back as far as 1988. This means that a property built after 1938 would not have been 50 years old then and probably would not have been rated as a contributing. Some surveys identify only those properties that are of historic significance and do not address more modest properties that may contribute to the overall historic character of an area. While this approach was sufficient at the time to identify a potential historic district, it is less useful today as a planning tool. This results in less predictability for property owners in historic districts because the status of their properties may be unclear, requiring a case-by-case determination of historic significance.

Variations in the amount of information provided by older surveys also means that the most important features of historic properties are not always documented. This information is important to have available when a property owner is planning improvements, because it helps them identify those features that should be preserved.

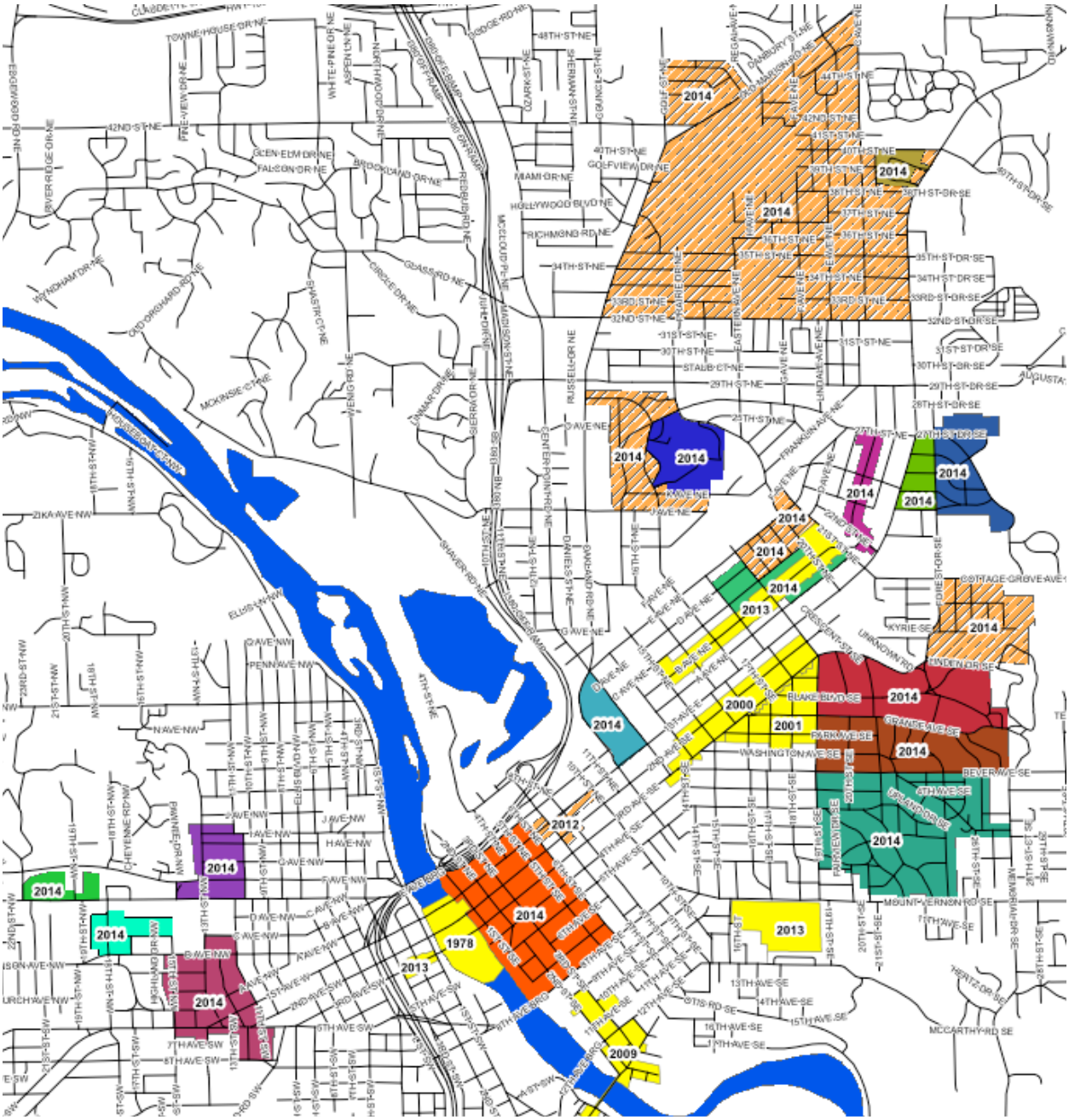
Cedar Rapids just completed a reconnaissance level survey of residential properties in the center city. This survey expands the National Register Historic Places Multiple Property Documentation Form Architectural and Historical Resources of Cedar Rapids, Iowa, and its associated historic context, Architectural and Historical Resources of Residential Neighborhoods, 1870-1940 (MPDF 2000), in context and time period to 1965. The intent of the survey was to focus on areas of the city that had not been previously surveyed, extending beyond the older residential neighborhoods.

Completed Surveys

- Historical Survey of 16th Avenue Bridge and Adjacent Czech Community (March, 1988)
- Historical and Architectural Reconnaissance Survey Report for Community Development Block Grant Neighborhoods in Cedar Rapids (1994 & 1995 – Marlys A. Svendsen, Svendsen Tyler, Inc.)
- Commercial and Industrial Development of Cedar Rapids, Iowa, c.1865 –c.1945 (November, 1997 - Marlys A. Svendsen, Svendsen Tyler, Inc.)
- Early Settlement and Architectural Properties of Linn County (July, 2000 – Leah D. Rogers, Linn County Historic Preservation Commission)
- Historic properties of Cedar Rapids, Iowa National Register of Historic Places Multiple Documentation Form (March, 2000 - Marlys A. Svendsen, Svendsen Tyler, Inc.)
- Greene & College Addition Reconnaissance Survey and an Intensive Level Survey of 316-17th Street SE (2000 - Marlys A. Svendsen, Svendsen Tyler, Inc.)
- Architectural History Survey and Update for the City of Cedar Rapids (June, 2006, update of five neighborhoods adjacent to city center to update HUD programs – The 106 Group Ltd.)
- Young's Hill /Kingston Neighborhood, Historical and Architectural Survey Report (June, 2008 - Marlys A. Svendsen, Svendsen Tyler, Inc.)
- Architectural Reconnaissance Survey for Kingston in Cedar Rapids (July, 2009 – Camilla R. Deiber, The Louis Berger Group, Inc.)
- Architectural Reconnaissance Survey for Hull's 6th Addition to Cedar Rapids (May, 2009 - Camilla R. Deiber, The Louis Berger Group, Inc.)
- Cedar Rapids Citywide Historic and Architectural Reconnaissance Survey (August 2014 - Amendment of Historic Resources of Cedar Rapids, Iowa National Register of Historic Places Multiple Documentation Form, 2000 – Marjorie Pearson, Summit Envirosolutions, Inc.)
- Second and Third Avenue Historic District National Register of Historic Places nomination form (2000 - Marlys A. Svendsen, Svendsen Tyler, Inc.)
- Redmond Park – Grande Avenue Historic District National Register of Historic Places nomination form (2001 - Marlys A. Svendsen, Svendsen Tyler, Inc.)
- Bohemian Commercial Historic District National Register of Historic Places nomination form (2001 - Marlys A. Svendsen, Svendsen Tyler, Inc.) Update (2006-2007 – The 106 Group Ltd.)
- Survey Inventory Form for the Sinclair & Company plant for SHPO (2006 - Marlys A. Svendsen, Svendsen Tyler, Inc.)
- Historical Survey of 16th Avenue Bridge and Adjacent Czech Community (March, 1988)

Figure 57 (see Following page.) This is an overarching view of historic surveys that have been completed within the city. It identifies where reconnaissance surveys are completed, setting the stage for more intensive surveys for historic district nomination. The map also identifies established historic districts (see page 6), in most cases all levels of surveying have been completed for those areas. Source: City of Cedar Rapids 2015 GIS database.

Survey Map



KEY

- Midway Park Addition
- Belmont Park
- Bever Park Additions and Bever Woods
- Coe College Campus
- Coon-McNeal Development
- Country Club Heights Addition
- East Highlands: First Avenue - C Avenue NW
- Greene & College First Addition
- Mount Mercy University Campus
- North Highlands: B Avenue NW - E Avenue NW
- Northview First Addition
- Rapids Township: E Avenue NW
- Ridgewood Addition
- Vernon Heights
- Established Historic District
- Downtown Surveyed Area
- Reviewed and not recommend

analysis or nomination forms available. Areas outside boundaries may have been looked at, but are not specifically mentioned in a survey or nomination form. Year within polygon indicates what year area was studied or nominated.

W

0 1,250 2,500 5,000 Feet

Figure 57: Survey Map. Source: City of Cedar Rapids 2014 GIS Database

POTENTIAL NRHP HISTORIC DISTRICTS

This section identifies a list of those areas that may be eligible to be listed on the NRHP.

The 2014 Cedar Rapids Citywide Historic and Architectural Reconnaissance Survey (Citywide Survey) recommends several areas for intensive surveys (these are noted below) to further assess historic district potential, to evaluate significance, to define historic district boundaries and to further define contributing and noncontributing buildings.

Northwest Quadrant:

- East Highlands – First Avenue – C Avenue NW (recommend intensive survey for NRHP boundaries)
- North Highlands – B Avenue NW – E Avenue NW (recommend intensive survey for NRHP boundaries)
- Rapids Township - E Avenue NW (recommend Intensive survey for NRHP boundaries)
- Belmont Park (Increased boundary, recommend Intensive survey for NRHP boundaries)
- Ellis Boulevard West
- G Avenue NW (reduced boundary post 2008 flood)

Southwest Quadrant

- 8th Street SW
- Veterans Prospect Place
- Kingston Residential

Northeast Quadrant

- Greene & College First Addition: including listed B Avenue NE Historic District (Recommend intensive survey for NRHP boundaries relative to listed B Avenue NE NRHP-listed district)
- Northview First Addition (recommend Intensive survey for NRHP boundaries)
- Kenwood Park: Coon-McNeal Development (recommend Intensive survey for NRHP boundaries)
- Coe Campus College - west section (recommend Intensive survey for NRHP boundaries)
- A Avenue NE (affected by Coe College expansion)
- B Avenue NE (affected by Coe College expansion-overlaps with Greene and College First Addition)
- C Avenue NE (affected by Coe College expansion)

Southeast Quadrant

- Vernon Heights (recommend Intensive survey for NRHP boundaries)
- Bever Park Additions and Bever Woods (recommend Intensive survey for NRHP boundaries)
- Midway Park and Country Club Heights (recommend Intensive survey for NRHP boundaries)
- Ridgewood Addition (recommend Intensive survey for NRHP boundaries)
- Country Club Heights Additions (recommend intensive survey)
- Huston Park – Bever Ave
- Wellington-Idlewild Avenue
- St. Wenceslaus (major demolition post 2008 flood)

NRHP Individual Listing Potentials

- Lustron Homes
- Schools
- Libraries
- Fire Stations
- Police Department Building
- Post Offices
- Parks, Landscapes and Cemeteries of Cedar Rapids
- Oak Hill Neighborhood – 28 properties

SURVEY STATUS UPDATE

The 2014 Citywide Survey also identifies specific contexts or resource types that need additional surveying:

"To further assess non-residential properties, we recommend intensive surveys and context studies relating to education in Cedar Rapids; civic architecture and public buildings of Cedar Rapids to include libraries, fire stations, police stations, post offices and similar structures; and the parks and landscapes of Cedar Rapids to also include cemeteries."

NEW SURVEY TECHNIQUES

New technologies now allow data gathering and evaluation to occur more efficiently than in the past. An important innovation is the ability to link survey data from the City's GIS. Combining historic records and building permit information in the Geographic Information System improves access to a wide range of property information. Additional data may also be gathered by allowing property owners to upload information about their properties to a City web site. When combined, these new technologies can support ongoing survey efforts that ensure up-to-date documentation of a community's historic properties.

Some communities are also using a "tiered" survey system that indicates varying levels of integrity and significance for historic properties. This may also identify new buildings that are compatible with their context but which lack historic significance. A tiered survey can link to a variety of planning objectives and can be calibrated to tie in with differing benefits and incentives, and review and permitting processes. For example, properties with a high level of historic significance may be subject to review by the HPC, whereas those of a lesser level may be handled by staff.

RESOURCE DESIGNATION

Historic properties in Cedar Rapids may be officially listed in the NRHP and/or as a local historic district or local historic landmark. Eligibility for historic designation is generally determined during a historic resource survey. However, it is important to note that not all eligible properties are officially designated and listed in a historic register. Those properties in the NRHP have a defined set of benefits. Locally designated historic properties also are protected using the management tools described in this chapter and may be eligible for other benefits.

National Register of Historic Places

The NRHP is a listing of historic properties that meet criteria for significance established by the Secretary of Interior. Nominations to the NRHP are reviewed by the State Nominations Review Committee. If the nomination is successful at the state level, a recommendation is forwarded for final review by the Secretary of the Interior for listing in the NRHP. These listings provide some benefits such as tax incentives.

Cedar Rapids Local Historic Districts and Landmarks

Those historic properties listed as a Cedar Rapids Local Historic District or Landmark are a key focus of local preservation efforts. These historic properties may be eligible for benefits such as the Exterior Paint Rebate Program. In many cases, alterations to these properties are also subject to design review by the HPC.

To be eligible for listing as a locally designated historic landmark or district, properties must first meet a set of threshold criteria related to age and integrity.

Threshold criteria are:

- Embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or
- Is associated with events that have made significant contributions to the broad patterns of our local, state or national history; or
- Possesses a coherent and distinctive visual character or integrity based upon similarity of scale, design, color, setting, workmanship, materials, or combinations thereof, which is deemed to add significantly to the value and attractiveness of properties within such area;
- Is associated with the lives of persons significant in our past; or
- Has yielded, or may be likely to yield, information important in prehistory or history.

To become a local historic district, owners of at least 51% of the total number of parcels need to agree to the designation. For individual local historic landmarks, an application must be submitted to the Cedar Rapids Community Development Department.

Official consideration of listing a property requires a public meeting hosted by the HPC to hear the findings of research related to the criteria for significance. Based on the information presented, the HPC votes on whether or not an area or property should be designated a local historic district or landmark. After the public meeting, the HPC submits its report to the State Historical Society of Iowa / State Historic Preservation Office. After review by the State, the City Planning Commission reviews the proposed local historic district or landmark and previous reports and recommendations from HPC and SHPO and makes a recommendation to the City Council. The City Council reviews all the recommendations and makes the final decision on the local historic district or landmark.

Figure 58: Ausadie Building, first local landmark. Source: City of Cedar Rapids

IDENTIFICATION ISSUES SUMMARY

- The differences between national and local historic designations are not well understood among the general public.
- Recent-past historic properties may be insufficiently identified.
- Survey findings of historic significance (which are informational) are often assumed to lead directly to designation as an official historic property.
- Many potentially eligible districts are not designated.
- Priorities need to be identified for intensive surveys.
- Priority should be given to surveying, with emphasis placed upon areas that are targeted for redevelopment, or where pressure for demolition is anticipated.

MANAGEMENT TOOLS

Management tools are the mechanisms for protecting historic properties and providing technical assistance. Cedar Rapids primary management tools are the ordinances that guide historic preservation efforts as well as underlying zoning regulations, the design review process and design guidelines that manage treatment of the city's historic district resources. These provide an effective framework for preservation.

As the preservation review process is refined, it will be important to consider how it interacts with other City, state and federal regulations. In some cases, modifying the underlying zoning in an established historic district to more closely reflect traditional development patterns will reduce potential conflicts later in design review. In other neighborhoods that are not designated as historic districts, applying an overlay or developing a conservation district tool may be a consideration.

With the adoption of the City's comprehensive plan, EnvisionCR, in January 2015, the City is moving forward with a comprehensive update to Chapter 32 Zoning of the municipal code. As part of this process, the City will consider form-based standards, as well as other approaches to address issues related to design, parking, use standards in the zoning code. These can also help protect neighborhood character, including places that are in historic and overlay districts. The extent to which the underlying zoning can be better synchronized with design objectives for an area, the more effective the system can be.

MUNICIPAL CODE

Ordinances bundled into the Cedar Rapids Municipal Code establish the basic rules for construction related to historic properties and set forth the process for establishing protections for them. The following key sections apply to historic properties: Chapter 17A Revitalization Areas, Chapter 18 Historic Preservation, Chapter 32 Zoning and Chapter 33 Building.

Chapter 17A

The City Council of the City of Cedar Rapids may designate a revitalization area within the city if that area complies with the provisions of Chapter 404.1 of the State Code or successor provisions as follows: An area in which there is a predominance of buildings or improvements, which by reason of age, history, architecture or significance should be preserved or restored to productive use. This allows an exemption from taxation as provided for in Section 404.3 of the State Code and as stipulated in the urban revitalization area plan in effect for each qualifying real estate project.

Chapter 18 Historic Preservation

The preservation ordinance is the portion of the Cedar Rapids Municipal Code that outlines the basic regulations and processes for historic preservation. The original historic preservation ordinance was adopted in 1994. The City's current ordinance dates to 2009.

Topics addressed in the preservation ordinance include:

- Powers of HPC
- Designation and Register of Historic Districts and Historic Landmarks
- Applications for Certificates of Appropriateness
- Procedures for Demolition Review

Chapter 32 Zoning

The basic regulations that shape development throughout Cedar Rapids are provided in Chapter 32. The zoning code defines permitted uses and densities as well as dimensional limits, such as setbacks and building heights. These regulations apply to historic and non-historic properties.

The zoning code includes base districts and overlay districts. Base zone districts provide the regulations that apply to all properties throughout the city while overlays provide additional context-specific regulations in certain areas. The code includes base zone districts for residential, commercial, industrial and other uses at varying densities and scales. Overlay districts such as Czech Bohemian Overlay District and the Ellis Area Overlay District apply to specific areas and include some design standards intended to preserve the character of these areas. These districts have standards and guidelines that address new construction, additions to existing buildings and/or the rehabilitation of buildings, however; they do not apply to single-family and two-family dwellings. In addition, there are not any rehabilitation standards in these sections that could be used in review.

In some cases, the requirements of an "underlying" zoning district may conflict with goals and objectives for historic preservation because they allow for development that is out of character with the historic pattern. In other cases, zoning regulations may be incompatible with preservation goals because they are too restrictive. For example, if a goal is to preserve the character of a neighborhood where houses were typically built very close together, zoning regulations that require a significant setback between properties could be incompatible.

Chapter 33 Building Code

Requirements for fire safety, emergency exiting, and other construction-related issues are part of the building code. The City uses the International Building Code 2012. Chapter 34 of the code includes a section that can be applied to historic structures. City staff can assist applicants in finding flexible design solutions that promote preservation objectives and meet the building code requirements. However, applicants must balance requirements made by other City departments without the benefit of a staff team leader to coordinate preservation-friendly solutions.

DESIGN REVIEW

Design review is a collaborative process used to examine public and private projects for their aesthetic, architectural, or urban design qualities, as well as the historic appropriateness and compatibility with surrounding context. A well-organized design review process helps protect a community's historic character. It is a management tool that applies in addition to zoning regulations that may provide some context-sensitive standards. Cedar Rapids has the following design review authorities:

- Cedar Rapids Development Services and Building Service Department and others review improvements to properties in Cedar Rapids to ensure compliance with the zoning code, the building code and other base regulations.
- The Cedar Rapids HPC also reviews designated local landmarks and properties within local historic districts. In general, only exterior work that is visible from the public way must go through design review.

In order to determine the appropriateness of a proposed improvement, the City uses these documents:

- January 1979 edition of The Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings, or subsequent revisions thereof,
- Guidelines for Cedar Rapids Historic Districts Adopted May 2002, reformatted 2008

While the Secretary of the Interior's Guidelines provide valuable guidance, they are not specific to Cedar Rapids historic properties and may be difficult for the public to understand. The basic principles set forth in these documents are therefore adapted to local resources in the City's own design guidelines. As a result Cedar Rapids local design guidelines provide some of the most critical review criteria.

- Design Review Technical Advisory Committee reviews projects in the Czech Bohemia and Ellis Area Overlay Districts. (See Zoning above.)

DESIGN GUIDELINES

Design guidelines provide objective criteria for determining the appropriateness of proposed work affecting historic properties. They inform a property owner in advance of how a proposal will be evaluated.

Effective guidelines provide clear examples of appropriate and inappropriate design treatments. They also define the range of flexibility that may be available for alterations and additions to properties. They also can help owners identify which features are significant and should be preserved, and conversely, which features are less critical to the integrity of a historic property, thereby indicating where greater flexibility may be afforded.

While addressing rehabilitation, design guidelines also should address sustainability, including energy conservation and generation. They should also provide help in resolving apparent conflicts between preservation and sustainability. For example, many people assume that replacing original single-pane windows with new double-paned windows to be a cost-

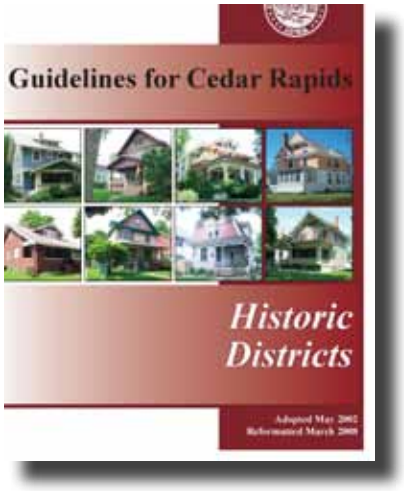


Figure 59: Cedar Rapids Historic Preservation Guidelines should be updated to address additional preservation issues. Source: City of Cedar Rapids

effective measure, in terms of energy savings. Property owners may argue for replacement of the windows as a necessary trade-off, even though it means loss of historic building fabric. However, many studies nationwide prove that the pay-back period for replacing windows extends over decades, and that there are alternative, more cost-effective measures, such as adding more insulation into the roof and walls, that provide more savings, do not cause loss of historic building fabric and have a much shorter payback period.

Cedar Rapids has published custom-tailored design guidelines for its two local historic districts. They guide the design review process for work in the two local historic districts. The existing guidelines generally provide a good base by which to consider treatment of a historic residential buildings, however many topics are missing. For example, they do not provide guidelines for non-contributing properties or new construction within the historic district. Many of the guidelines also lack sufficient detail to be helpful to property owners, or for the commission to use in making informal findings in its design review tasks. Updating these guidelines should be a high priority.

There are several ways in which design guidelines for historic preservation may appear in city publications. The differences in part relate to how the guidelines are administered. There are these general categories:

- Design guidelines for historic preservation under the purview of the HPC
- Design guidelines for special overlays (such as Czech-Bohemia)
- General Urban Design Guidelines for citywide use (either as an overlay or as an education device)

Each of these is discussed briefly here:

Historic Preservation Guidelines

An effective set of design guidelines for historic preservation should be written such that the document can apply citywide for any local landmark or historic district. It should include guidelines for treatment of historic properties, of course, but also for the design of additions and new buildings on historic sites and within historic districts.

A good set of historic preservation design guidelines should include:

- General principles for preservation of all historic properties (based on the Secretary of the Interior's Standards for Rehabilitation)
- Special guidance for sustainability related to historic properties (providing additional guidance for achieving energy efficiency and conservation of resources while maintaining preservation principles)
- General principles for the design of additions to historic buildings
- General guidelines for the design of new buildings in historic districts (these apply to all existing and future historic districts)

- Context-specific guidelines for infill in historic districts (these add special guidance tailored to unique conditions within individual historic districts)
- Guidelines for landscaping (including the public and private realms)

The general preservation guidelines sections should draw upon the fundamental principles set forth in the Secretary of the Interior's Standards and Guidelines for Rehabilitation. These would apply to alterations and improvements to historic properties, wherever they exist in the city, either individually or as contributing to historic districts.

Design Guidelines for Special Overlays

Several overlays exist that have their own design guidelines. The Czech-Bohemia Overlay is an example. These often combine preservation principles with other design policies specifically related to the context. Where these overlays are applied to areas of historic significance, the guidelines for citywide preservation should be applied to the historic properties within the designated areas to the extent feasible. They may be repeated in the overlay guidelines, or there could simply be a reference to the city's general preservation guidelines for treatment of these properties.

Then, there should be more carefully crafted guidelines for new construction within these overlays that address the specific context. There also may be guidelines for the public realm that include street furniture, signage and other topics.

General Urban Design Guidelines

Many cities use urban design guidelines to promote design excellence and compatibility with existing contexts. These focus on broader principles of providing a pedestrian-friendly experience, building neighborhoods by linking individual projects and establishing a distinct palette of materials (and even style) that reflects the community. Where these are used, there should be reference to historic properties and a connection should be made to the city's historic preservation guidelines.

DEMOLITION REVIEW

Tools that prevent or discourage the demolition of historic properties are essential elements of a City's preservation system. Each loss of a historic property raises questions about the effectiveness of the preservation system, and an effective system must have a process that discourages loss of historic properties through demolition. Sometimes a property is neglected until it must be demolished. These cases of "demolition by neglect" may be due to many causes including:

- An owner cannot afford the necessary maintenance because of personal financial circumstances, or
- An owner is unwilling to invest in the structure, or
- An owner anticipates reuse opportunities for the site that seem to be greater without the historic structure being there, or
- There is no apparent viable economic use for the property, or
- An owner is disinterested or unaware of the condition of the property

Figure 60: Padera's Grocery. This building was moved to preserve it. Source: City of Cedar Rapids

At a certain point, the decay may become so substantial that the City's building official must cite the property as a hazard to public safety. Most local preservation ordinances acknowledge that, when this state is reached, the property may be demolished. The objective, however, is to avoid having a property reach this state.

- Typically, by the time a building reaches a stage of being at risk, it has already passed a point at which many of the architectural details and building components that contribute to its significance have deteriorated to a point beyond repair. That is, when it reaches a public safety hazard stage, the building may have already lost its integrity as a historic resource. The challenge, therefore, is to interrupt the cycle before decay reaches this level.

The primary demolition prevention tool is a requirement for a demolition permit. The HPC may deny a request for demolition of a designated historic property or delay demolition in order to seek other options. For properties not locally designated, the HPC may invoke a 60-day delay, during which alternatives may be explored. Other strategies to protect historic properties from demolition include direct intervention, and incentives as well as working to create a climate that encourages good stewardship. Because the appropriate tools will vary with the circumstances of the case, the most effective preservation programs use these tools:

- Property owner notices of need to repair
- Publication of endangered property lists (often managed by preservation partners)
- Emergency protection clauses in the ordinance
- Minimum maintenance requirements
- Forced sale or condemnation
- Emergency preservation funds
- Removal of inverse incentives
- Creating a supportive economic environment
- Economic hardship

When demolition is proposed, the question of economic viability typically arises. At present, there is not a clear set of criteria to evaluate the feasibility of preserving a structure.

The Different Categories of Properties in Demolition Review

There are essentially these types of properties that may be involved in demolition review:

PROPERTIES KNOWN TO HAVE HISTORIC SIGNIFICANCE:

A locally designated historic resource

This applies to a building that is designated under local ordinance as having historic significance. This may be an individual landmark, or a property considered to be a "contributing" to a local historic district. These properties have the highest level of protection, and the HPC should be involved in the review of any proposal to demolish a resource in this category, under the powers of the preservation ordinance.

In some of the local historic districts in Cedar Rapids, the survey information does not go to the level of detail that classifies each property within the district as either "contributing" or "non-contributing." In those cases the assumption should be that all properties within the district that date from the period of significance are "contributing," until the HPC can make a determination using the criteria for designation in its ordinance. For those properties that are more recent than the period of significance, most are likely to lack historic significance, unless they would be eligible for individual listing as a local landmark. These would be treated as "non-contributing."

A property listed in the NRHP, but not locally listed

This involves a building that is listed in the National Register as having historic significance, but that is not also listed locally. These are properties for which the demolition delay provision is especially important, because these resources should be preserved if feasible and this delay gives the community (and the HPC) time to consider alternatives. This may include moving to designate the property as a local landmark, or pursuing other alternatives as outline above. Note some of these properties may be eligible for income tax incentives, and this option could be explored during the delay period.

A property that is identified as having historic significance in a historic resources survey, but that has not been listed either locally or in the National Register.

These are properties that should be protected as well, and the delay provides time to consider the options. By applying the criteria for significance in the ordinance, the HPC may determine if it should pursue local landmarking or otherwise seek alternatives to demolition. This may be particularly important for an area that could be designated as a local historic district, but the timing is such that local designation of the district will not occur in the near future. If these potential "contributing" properties are lost, it could affect the eligibility for the district as a whole in the future.

PROPERTIES THAT MAY HAVE HISTORIC SIGNIFICANCE

A property that is located within an area identified for an intensive level survey.

The citywide reconnaissance survey has identified several of these places. In these areas, many of the properties are likely to have historic significance, but the survey work has not been completed to make that determination. In these cases, the HPC may apply the criteria for significance in its ordinance in order to determine if a local historic landmark designation should proceed. The demolition delay provision provides time for this consideration, which may require some research. Finding alternatives to demolition for these properties may help preserve them until an intensive survey can be conducted.

A property that is of an age, in an un-surveyed area that could have historic significance.

These are properties in areas that have not had a reconnaissance survey, but have reached an age threshold that serves as a minimum "filter" for identifying properties that may have taken on historic significance. This is a category that some properties of the "recent past" may be in. For properties in this category, finding an expeditious process for determining significance will be important. It may be possible for staff to review these properties, applying clearly defined criteria. Then, if they find some potential for significance, the property may be referred to the HPC; if staff finds a lack of significance, then it may be possible for them to make a finding of "no historic significance."

PROPERTIES THAT ARE NOT LIKELY TO HAVE HISTORIC SIGNIFICANCE

A more recent property, not classified as historically significant

This includes a property that dates from a more recent period that has not been identified as having historic significance. For many of these, the lack of historic significance should be relatively clear. Working with specifically defined criteria for significance, staff should be able to make a determination of "no historic significance" without referring the property to the HPC. For cases in which they may be uncertain about applying the criteria, they could seek the advice of the HPC.

A classified "non-contributing" or surveyed property determined to have no historic significance

These are properties that have been officially recorded as a "non-contributing" to a district or ineligible for the NRHP. This determination will have been made by a professional in the field, and the survey would have been accepted by the HPC. The survey may be for an established historic district at a local level or a National Register level, or it may be an intensive level survey that has been accepted by the HPC, but for which no official designation has occurred. In all of these situations, a process already has been followed by which a professional has evaluated the property and the HPC has endorsed the findings. For these properties, staff should be able to issue a finding of "no historic significance" without returning the question to the HPC. (This underscores the value of having intensive level surveys, because they expedite this demolition review process for properties that have already been rated as non-contributing.)

MANAGEMENT TOOLS ISSUES SUMMARY

Overall Issues

- Existing tools do not address new trends in preservation, such as sustainability, recent past resources, new construction in historic districts and integration with other planning objectives and policies.
- Saying "no" in the face of a promise of new investment is difficult. That is, review authorities wishing to see investment occur, may approve a project in the interest of economic development, even when it may result in damage to historic properties. Sometimes, this decision may not take into account the long-term economic benefits that derive from preserving historic properties and incorporating them in the redevelopment schemes. Having more detailed design, guidelines will help the staff and the HPC in saying "no."
- Some of the City's design overlays are intended to encourage appropriate rehabilitation work and compatible infill, but do not actually have the tools to require compliance.
- There are ongoing concerns with removal of flood-damaged buildings that increases confusion amongst the public about procedures and policies regarding demolition of buildings.

Ordinance Issues (See the Appendix for more details.)

- The existing zoning code includes provisions that may conflict with preservation objectives. (The example of setback requirements potentially being out of sync with historic development patterns was introduced earlier.)
- Technical cleanup of Chapter 18 of Historic Preservation is needed to address some existing issues, such as:
  - Issues with the enforcement and compliance with the preservation ordinance, including improvements to historic buildings and demolition of historic properties.
  - Speculative demolition can occur. That is, one can demolish without having a plan for replacement. This leaves vacant lots in the neighborhoods. o Existing tools are not sufficient to ensure maintenance of historic properties.

Design Review Issues

- The design guidelines for historic preservation and for design in historic districts are not comprehensive. For example, design guidelines to address, the neighborhood design context, site features, non-contributing properties or new construction, etc. are missing.
- Design Guidelines also should be developed that can address historic properties citywide. That is, for the treatment of an individually listed historic landmark that is not in a historic district.
- Design review for historic preservation is isolated, in a "silo." Considering ways in which to more fully integrate historic design review, and preservation in general, into community development and planning is a key concern. Showing how preservation contributes to other community development initiatives is one way of doing this.

INCENTIVES AND BENEFITS

Effective preservation programs offer special benefits to stimulate investment in historic properties, encourage owners to follow appropriate rehabilitation procedures, and assist those with limited budgets. This may include:

- Financial and technical assistance
- Tax credits
- Regulatory relief, such as streamlined review
- Special flexibility in building codes

Tax Incentives that are available:

- Federal Historic Preservation Tax Incentives
- Iowa Historic Preservation and Cultural and Entertainment District Rehabilitation Tax Credit
- Low Income Housing Federal Tax Credit
- Industrial Property Tax Exemption
- Urban Revitalization Tax Exemption
- City of Cedar Rapids Historic Preservation Economic Development Program
- Linn County Tax Exemption, Iowa Historic Property Rehabilitation
- Temporary Historic Property Tax Exemptions
- ADA Federal Tax Credit

Financial Incentives that are available:

- Cedar Rapids Downtown/MedQ Housing
- Cedar Rapids Exterior Paint Rebate Program
- City of Cedar Rapids Economic Development Program-Targeted Development Programs
- CLG Grants
- Commercial Reinvestment
- Community Benefit Program
- Czech Village/New Bohemia Main Street District Resources
- Historic Resource Development Program (HRDP)
- Historic Site Preservation Grants (HSPG, has not been funded for four years)
- Iowa Economic Development Loan Program
- Iowa Main Street Mortgage Loan Program
- Iowa New Jobs Training Program
- National Trust Preservation Fund
- Sam Jelinek Memorial Grant
- Self-supporting Municipal Improvement District
- State Historical Society of Iowa Technical Advisory Network (TAN)
- Urban Renewal Tax Increment
- Wells Fargo Grants

Regulatory Incentives

- There is some flexibility provided in the International Building Code 2012, however; this may not be invoked as often as it could be. Additional zoning code flexibility also may be allowed for historic properties to encourage preservation of historic properties.

INCENTIVES & BENEFITS ISSUES SUMMARY

- The City does not have a specific system to coordinate historic rehabilitation projects with City incentives and therefore some opportunities to use them may be missed.
- Existing incentives are insufficient to promote designation of some historic properties.
- The City can promote and enhance existing technical assistance programs.
- Code flexibility for historic properties is not well defined. The potential to use the International Existing Building Code for historic building improvements is not readily apparent to property owners.
- The City should develop a set of case studies with financial proformas to demonstrate historic redevelopment prototypes that would be considered feasible in Cedar Rapids. This analysis would consider appropriately rehabilitated historic properties, and incorporate available tax and loan incentives, to better understand how incentives could apply.

Figure 61: xx Building?

Figure 62: Early image of building. Source: City of Cedar Rapids

EDUCATION

The education component is made up of strategies to build awareness and strengthen skills to support preservation policies. Helping property owners learn how to maintain their historic properties as active, viable assets is a key part of a successful preservation program. Many property owners willingly comply with appropriate rehabilitation procedures and develop compatible designs for new construction when they are well informed about preservation objectives.

Workshops that provide helpful information about rehabilitation techniques and publications that build an understanding of historic significance are examples of education and outreach strategies. Well-written design guidelines that provide useful solutions can also serve an educational role.

Education and outreach efforts also help ensure that the importance of historic preservation is well understood within the community. They may also help property owners better understand the range of flexibility that is available for adaptive reuse of historic properties.

Education of the general public can also help build a base of people who can work in the heritage tourism industry. The evolution of the city reflects its heritage in the richness of its architecture, and the character of its commercial areas and residential neighborhoods. Heritage Tourism can build awareness of historic properties within the community by promoting these assets and their stories to attract tourists. Currently, preservation is an under-realized economic development resource for Cedar Rapids. Greater understanding, coordination and marketing of preservation is needed.

CITY OF CEDAR RAPIDS EDUCATION PROGRAMS

The City does administer some programs related to education and awareness. These include distributing historic markers, maintaining a property research database and posting information on the City's web site.

These are some programs:

Cedar Rapids Web Site

The City of Cedar Rapids identifies preservation related material through its link to the HPC. The primary information displayed identifies the HPC's roles, membership and meeting schedule. Some information related to City preservation activities also is posted, however this is not extensive. There are also some preservation related links and related documents. Generally, the historic preservation portion of the site is not comprehensive but does provide the foundation for a better site.

Historic Properties Inventory Database

The City is in the process of developing a comprehensive database for inventoried historic properties in Cedar Rapids. This database will include all previously completed surveys, as well as the industrial, religious building, and downtown surveys, which are currently being prepared. The data will be mapped and available in an online GIS database, which will incorporate a color-coded system of identifying significant historic properties within the city.

Annual Preservation Showcase

This one-day program is held annually and highlights historic preservation work throughout the city. The day celebrates achievements and identifies issues through events, lectures and identification of projects.

OTHER EDUCATION PROGRAMS

Though the City itself has a limited role in other education and outreach programs, many of its preservation partners play key roles. The roles of several of the city's most important preservation partners are summarized below.

African American Museum of Iowa

The African American Museum has been carrying out its mission since 1994 and has since become one of the leading educational resources on African American history in the state. Its mission is "To preserve, exhibit, and teach the African American heritage of Iowa."

Offerings include:

- Tours
- Exhibits
- Lectures
- Collections
- Museum Shop
- Family and Youth Programs
- Social events with historic themes
- Oral Histories

Figure 63: African American Museum of Iowa. Source: Web (placeholder)

Figure 64: Brucemore Historic Site and Community Cultural Center

Figure 65: The Carl & Mary Koehler History Center. Source: Web (placeholder)

Brucemore Historic Site and Community Cultural Center

Brucemore is a National Trust Site and a community cultural center. Its mission is "To engage the public in the history, traditions, resources, and on-going preservation of Brucemore for the enrichment of the community." It is a model facility for preservation.

Offerings include:

- Interactive tours of the Mansion, its Landscape and the Neighborhood
- Exhibits
- Lectures
- Collections
- Flower Shop

The Carl & Mary Koehler History Center

The Carl & Mary Koehler History Center is dedicated to connecting the past to the present and the future of Linn County. The Center works to make history both accessible and enjoyable for everyone.

Offerings include:

- Linge Library
- Historic Walking Tours
- Exhibits
- Lectures
- Social events with historic themes
- Demonstrations of historical items or crafts
- Oral Histories

Czech Village/New Bohemian Main Street District

Main Streets mission is "To encourage economic growth and promote preservation by working together toward a shared vision through implementation of the Main Street Four-Point Approach to revitalization.

Its vision is of a District that "…is a vibrant urban neighborhood and a model for historic preservation and economic development in the Midwest, a destination for both residents and visitors. Building on its unique history, the District is a dynamic arts and culture venue that provides interesting, authentic and enriching experiences that complement the downtown with a variety of shopping, dining, arts and cultural entertainment opportunities that can be found here."

Educational components of the Czech Village/New Bohemian Main Street District work includes:

- Promotion of heritage tourism in historic arts & cultural district
- Design, technical and financial resources for owners of property or businesses within the District
- Strategic planning for economic and community development

Indian Creek Nature Center

Operated within a historic agricultural facility the mission of the Indian Creek Nature Center is to, "promote a sustainable future by: nurturing individuals through environmental education providing leadership in land protection and restoration, and encouraging responsible interaction with nature."

For decades Indian Creek Nature Center has led the area in sustainable building and operations practices. In 1993, the first net-metered solar panel system in Iowa was installed on the maple sugar house. Relocated to the barn a few years later these panels have consistently produced 25% of the electricity for the center.

Offerings include:

- Leadership in Land Protection and Restoration
- Preschool, Elementary and Middle school programs
- Events
- Gift Shop

Figure 66: Indian Creek Nature Center. Source: Web (placeholder)

Linn County Historic Preservation Commission

The Linn County Historic Preservation Commission is comprised of nine County residents who work to identify, preserve, and protect historic properties.

National Czech & Slovak Museum & Library (NCSML)

Its mission is to "inspire people from every background to connect with Czech and Slovak history and culture."

Its vision, "We are a museum that celebrates life. Through exhibitions and experiences, the facility tells stories of freedom and identity, family and community, human rights and dignity."

Offerings include:

- Study Trips
- Lectures
- Bi-annual Journal
- Events
- Exhibits
- Oral Histories
- Library
- Museum Shop

Figure 67: National Czech & Slovak Museum & Library. Source: Web (placeholder)

Save CR Heritage

Save Cedar Rapids Heritage is a 501(c)3 non-profit organization, in its infancy. It is moving forward to become the hub of preservation resources and programming in the community. As noted on their web site "intention is to use awareness, assistance and Initiative to preserve historic treasures by developing preservation and reuse strategies. The organization will work with developers, property owners, city officials, cultural organizations, etc., to make preservation an integral part of progress."

EDUCATION ISSUES SUMMARY

The City provides limited educational services regarding the preservation of the city's historic properties. The City does have robust partners in educating the community about the heritage of the city. However, these individual programs are not as well coordinated as they could be.

- The school district lacks a formal program on the history of the community.
- Existing educational resources do not provide a strong basis of awareness.
- Current preservation education and outreach programs are not sufficient to raise awareness and provide support for the city's preservation goals and objectives.
- Many contractors and property owners lack an understanding of appropriate rehabilitation procedures.
- Some commercial property owners do not see value in historic buildings on site.
- Many property owners do not understand the role of historic buildings in sustainability.
- No committee exists to provide an overall direction for preservation education efforts.
- Existing and potential preservation partners are not always included in education program efforts.
- Increased coordination with preservation partners is needed.
- Few programs exist for heritage tourists.
- A formal Heritage Tourism Plan is needed.
- There are few developers who understand preservation projects.

THE CITY'S CULTURAL RESOURCES

Figure 67: Air View of Loop District, Municipal Island and Quaker Oats Plant. Source: City of Cedar Rapids

THROUGHOUT THE CITY, OLDER PROPERTIES EXIST THAT RESIDENTS VALUE FOR THEIR ASSOCIATION WITH THE COMMUNITY'S HERITAGE. MANY OF THESE HAVE BEEN IDENTIFIED IN CULTURAL RESOURCE SURVEYS AND SUBSEQUENTLY SOME OF THOSE PROPERTIES HAVE BEEN OFFICIALLY DESIGNATED AS HISTORIC PROPERTIES. AS A MEANS TO MAKE INFORMED DETERMINATIONS OF SIGNIFICANCE, THE CITY USES ADOPTED CRITERIA AND ALSO DRAWS UP HISTORICAL BACKGROUND INFORMATION WHICH IS PUBLISHED AS A SERIES OF "CONTEXTS." THIS SECTION SUMMARIZES SOME MAJOR CONTEXTS AND THEN DESCRIBES SOME OF THE FORMALLY LISTED HISTORIC PROPERTIES. FOLLOWING THAT MATERIAL IS A DISCUSSION OF PROPERTY AGE AND CONDITION RELATED TO THESE IDENTIFIED RESOURCES.

HISTORIC SURVEY CONTEXTS

The evaluation of properties for potential historic significance involves an assessment of the property in terms of the history of the relevant geographical area, themes or subjects, and within a specific time frame—this is considered its context. The relative importance of specific historic properties can be better understood by determining how they relate to these contexts. An individual historic property may relate to more than one of these areas.

Several themes related to the development of Cedar Rapids are briefly summarized in the following pages. These illustrate how contexts may be described, but do not cover the full range of Cedar Rapids' history.

Historic contexts are used by communities to assist with education, guide survey efforts and inform evaluation of historic significance.

The information provided below was obtained from the National Register of Historic Places Multiple Property Documentation Form: Historic Resources of Cedar Rapids, June 1991; Commercial and Industrial Development of Cedar Rapids, Iowa, c. 1865 – c. 1945; and the amended Historic Resource of Cedar Rapids, Iowa Multiple Property Submission Form, 2000, resulting in the Cedar Rapids Citywide Historic and Architectural Reconnaissance Survey of 2014.

PHYSICAL & HISTORICAL DEVELOPMENT

Settlement

Soon after the land of east central Iowa opened to settlers in the late 1830s, a stretch along the Cedar River in Linn County known for its swift flowing rapids was identified by a few pioneer settlers and a handful of early land speculators as a prospective town site. They were attracted by the possibility of waterpower at the site for the operation of mills. The rich land in the nearby hills and prairies promised a steady supply of agricultural produce. The most farsighted observers anticipated that a steamboat landing could be developed here where the rapids would impede further movement upstream.

The original town was laid out with streets perpendicular and parallel to the Cedar River's northwest-southeast course. The plat had just over sixty square blocks stretching along twelve blocks of riverfront and extending approximately eight blocks back. The normal course of city building observed in other Midwest communities was followed in Cedar Rapids with log and frame commercial establishments. A handful of residences originally intermixed with the commercial buildings were soon displaced by larger and more permanent commercial blocks of masonry materials.

Cedar Rapids was initially platted as Rapids City in 1841 and then incorporated as a small settlement of some 300 people on the east bank of the Cedar River

in 1849. Kingston, the settlement on the west bank of the river, was established in 1852. The two communities consolidated under the name of Cedar Rapids in 1870. The city boundaries were enlarged in 1884 and again in 1890, on both sides of the river. This last annexation established the city boundaries which were in force into the 1920s.

In 1908 the people of Cedar Rapids adopted the commission form of government by popular vote. One of the first important Initiatives by the City Council was the acquisition of May's Island. Plans were begun for construction of a new city hall on May's Island and a new bridge across the island at Third Avenue. When the new Memorial Building and City Hall were finished a few years later, the City's plan for a civic center was completed.

The difficult times experienced during the Great Depression years in other Iowa towns did not affect population growth in Cedar Rapids during the 1930s. By 1940, more than 62,000 persons called Cedar Rapids home and the local Chamber of Commerce boasted that the community had one of the highest homeownership rates in the country. The increase of more than 10,000 industrial jobs between 1939 and 1945 provided continued growth.

Between 1970 and 1990 the population of the city was essentially stable at approximately 110,000. It then grew to approximately 128,000 by 2013.

Figure 68: Ellis Park c. 1909. Source: City of Cedar Rapids

Cedar River

The Cedar River has been the defining element of the city since its founding. The rapids were harnessed as early as 1842 as a source of waterpower through dam building efforts north of May's Island. Industry located along the riverfront on both sides of the river to take advantage of the waterpower, and the Quaker Oats plant remains an important presence on the river front. Downtown Cedar Rapids was established on the east bank of the river opposite May's Island, and a small commercial district extended across the island on the west side.

May's Island became the heart of Cedar Rapids civic government in the early twentieth century with the construction of the Veterans' Memorial Building/ Coliseum home of City Hall, the Chamber of Commerce, and the National Guard armory; the Linn County Courthouse; and a landscaped plaza linking the two civic buildings. A third component of the new civic complex was the U.S. Post Office, Federal Building, and Courthouse.

The City set up a park commission in 1894. Two of the city's early parks (Ellis and Riverside park) are located along the river and provide major recreational areas for the community.

Early dams on the river were constructed to provide water power and bridges that span the river were crucial to the development of Cedar Rapids on both sides of the river. The river was also a factor in the location of two significant infrastructure improvements: the city water treatment system and the sewage treatment system.

The Cedar River has helped to define Cedar Rapids since its founding, for good and ill. It has been a source of waterpower and recreation, and it has also been the source of periodic flooding, which in turn has continually altered the city's fabric.

The Railroads

As stated in National Register of Historic Places Multiple Property Documentation (MPDF) Form 2000, by 1900 Cedar Rapids claimed the status of "railroad traffic pivot of the middle west." Direct connections were available to all major cities in the region and nearly 1,750 stations in Iowa alone. In the city itself, railroad lines "crisscrossed Cedar Rapids' west side, the downtown, and the riverfront. Their routes established extensive industrial corridors and warehouse districts and, in turn, attracted working class residential neighborhoods."

The first railroad came to Cedar Rapids in June 1859 and others followed during the 1860s and 1870s. Virtually every new or expanding industry of importance in Cedar Rapids from meat packing to oatmeal and grain processing to metal working companies located facilities along one of the four railroad routes or on readily accessible rail spurs. The river had been the impetus for a town site for Cedar Rapids, but the railroads gave physical structure to the town and the means for growth. Major lines continued from downtown to the northeast and southeast and helped to define neighborhood boundaries.

Railroads continued to be one of the principal urban geographic factors defining Cedar Rapids after 1900. The access points, approaches and alignments remained the same. The railroad bridges continued in the same locations. Factory sites, warehouse districts, and residential neighborhoods continued along all rail corridors.

When constructed, the rail lines carried both passenger and freight traffic. Passenger trains no longer go through Cedar Rapids, but rail freight is active on all the major lines. Prominent grade crossings downtown and in many residential neighborhoods reinforce the presence of the city's railroad corridors.

Street Railways and Interurban

The Cedar Rapids streetcar system served to link areas of the city and nearby communities. This electrified system replaced earlier horse-drawn streetcars and was installed in 1891. Over 13 miles of track were in operation by 1910, with streetcars running every 15 to 20 minutes along various routes. Residential districts were no longer confined to neighborhoods that surrounded factory sites or abutted manufacturing corridors. Land that was once considered too far from the city center for profitable development became suitable for residential suburbs. And in the case of the town of Kenwood Park, an entire community was built in the middle of the country along the 'Boulevard' [i.e. First Avenue]. The names and routes of streetcar lines were prominently featured in advertisements and promotions for many new residential additions, especially those on the east side, such as Vernon Heights, Bever Park, Ridgewood, and

Midway Park. The city also used the routes of the electric transportation lines to guide the locations of public schools.

The development of outlying recreational areas was another result of street railways. The pre-electrified streetcars had operated service to the fair ground on the west side in the 1880s when amusements or fairs were held. After 1900, streetcar lines brought town dwellers to Alamo Park to "Chute-the-Chutes" and Ellis Park on the city's west side. Ellis Park was a popular site above the dam for swimming along the river, regattas, baseball games, and picnics and to Bever Park on the far east side for nature walks, ball games and picnics. Good streetcar service was also available to the City's principal cemeteries - Oak Hill on the east side and Linwood on the west side.

The streetcar tracks and overhead wires were eventually removed after service halted in 1937 and replaced by bus service. Today local bus lines run along some of these same routes.

Electrification was not limited to streetcar lines, however; in 1904 the first electric powered interurban. These lines operated between Cedar Rapids and Iowa City, beginning in 1904 and ending in 1953. Most of the tracks through the city were either removed or converted to other uses.

Figure 69: Third Avenue at night. Source: City of Cedar Rapids

Utilities

The introduction of gas and electric power and the installation of telephone service had profound impacts on the way

Cedar Rapids operated and ultimately the way buildings were built and neighborhoods developed. Change began with the development of an infrastructure to support these new utility services appeared both above and below ground. Streets and sidewalks were soon lined with power poles and wires to carry electric power into residential neighborhoods and telephone lines to anyone subscribing to the service. Electric streetcar lines required supply lines to crisscross downtown intersections. Each generation of new electric light standard in the business district added refinements in ornamentation, operational design, and lighting capacity. For a time, technological advancement could not keep up with demand. Power poles became burdened with a spider web of telephone wires and power lines before underground cable installations were adopted.

Another essential utility service, was the city's water and sewerage system, which was greatly expanded during the twentieth century. The city's water was provided by a series of deep wells built in 1926-1929 that channeled the water into the Cedar Rapids Water Works Plant. The plant has been expanded over the years to meet the needs of city residents. Shortly after the completion of the plant, the City began to plan a new riverfront sewage treatment plant that was notable for processing both domestic sewage and industrial waste. City water and sewage lines were extended into the new suburban developments being constructed beyond the core residential neighborhoods in the first three decades of the twentieth century.

The Automobile

Introduction of the automobile to Cedar Rapids after 1900 affected the city in the same ways that it influenced other American urban areas. Residential neighborhoods could be quickly developed beyond the reaches of streetcar lines. Garages were built along the alleys in these new neighborhoods and in older areas, carriage houses saw their wagon doors give way to doors sized and designed for automobiles.

Paving was crucial to making streets usable for automobiles. Brick pavers were used on downtown streets and gradually spread out to the residential neighborhoods. Concrete was also a popular paving material and there were also experiments with various types of asphalt paving systems. The rise of the automobile was also accompanied by the creation of highways to carry motorists out into the country and from one city to another.

Figure 70: Second Avenue looking west.
Source: City of Cedar Rapids

Economic Trends

Major industries that were established in Cedar Rapids in the nineteenth century and into the first decades of the twentieth century provided economic strength for the community. Most were located close to the river and along the railroad corridors. While the physical structures may survive, most of the industries themselves have moved elsewhere, and other industries have moved into these buildings. An exception is the Quaker Oats Company, which had its origins in Cedar Rapids in 1873. The company remains in its Northeast location on a 22-acre site north of downtown on the east side of the river. It has continued to provide employment to hundreds of Cedar Rapids residents who live throughout the city.

Downtown Cedar Rapids had been largely redeveloped as a commercial business and shopping center with related entertainment functions by the 1920s. Banking and the related insurance industries also had a role in shaping downtown, as well as providing financing and mortgages for expanding residential neighborhoods. A variety of federal programs such as the Federal Housing Administration (FHA) loan program helped to shape new residential neighborhoods in the years after World War II, as well as new residential construction in older neighborhoods.

The adoption of the Cedar Rapids Zoning Code in 1925 and subsequent revisions helped to reinforce the locations of industrial, commercial, and residential districts throughout the city.

Ethnic Groups

Many European immigrants made their homes in Cedar Rapids. Bohemians or Czech-Slovaks were the largest immigrant group and the only one to locate in concentrated geographical areas on both sides of the river. There, residents had easy access to local businesses and industries. These neighborhoods are now known as Czech Village on the west bank and New Bohemia on the east bank. Meanwhile, as members of the Bohemian-American community prospered, they moved out into the extended neighborhoods throughout the city.

Figure 71: Bottleworks Building

Other immigrant groups were more dispersed geographically and established their identity through churches or other religious institutions and related social and cultural organizations.

The small African-American community of Cedar Rapids also expressed its identity through its churches.

Social and Cultural Life

Through its fifteen decades of existence, Cedar Rapids' social and cultural life has been knit together by a collection of institutions and organizations supported by wide range of individuals. These churches, schools, fraternal organizations, social and humanitarian groups, and cultural institutions grew as the city expanded.

Historic Properties

Groups of resources with common physical attributes or that share relationships with historic figures and events may be considered distinct historic properties. In many cases, historic properties are associated with particular historic context and theme. Historic properties can be buildings, sites, districts, structures or objects.

The information provided below was obtained from the National Register of Historic Places Multiple Property Documentation Form (with the exception of the Archeological information): Historic Resources of Cedar Rapids, June 1991; Commercial and Industrial Development of Cedar Rapids, Iowa, c. 1865 – c. 1945; and the amended Historic Resource of Cedar Rapids, Iowa Multiple Property Submission Form, 2000, resulting in the Cedar Rapids Citywide Historic and Architectural Reconnaissance Survey of 2014.

Archaeological

The information provided below was obtained from the Hardin County, Iowa, Archaeology/Paleontology Resources Management Plan for Public Lands and Education Program.

Archaeological sites are places where people left material (i.e. physical) evidence of their presence. They range from the camps of the earliest Native Americans to the mills and homesteads of later Euroamerican settlers. A site could consist of only a few artifacts or dozens of features marking an entire settlement. While the very notion of archaeology conjures images of the most ancient, Federal historic preservation laws and Iowa State laws actually consider archaeological remains as recent in time as 1950. Site types could include short-term camps, earthen mounds, cemeteries, fish traps, building foundations, homesteads, privies, fortifications, old trails or roads, grist mills, steam boat wrecks, beer caves and ancient agricultural fields.

Bridges and Dams

Bridges that span the river were crucial to the development of Cedar Rapids on both sides of the river. Some accommodated both vehicular and pedestrian traffic while others were devoted to railroad traffic.

A group of bridges served the downtown commercial and upstream industrial areas, these include the

- First Avenue Bridge (circa 1920, rehab. 1964, also listed on the NRHP),
- Second Avenue Bridge (circa 1906, reconstruct. 1965)
- Third Avenue Bridge (circa 1911, rehab. 1966) Avenue Bridges.
- 380 Bridge opened in 1979 replacing the F Avenue NE/B Avenue NW bridge.

Another group of bridges downstream linked several industries and residential neighborhoods, these include the 8th (circa 1938, rehab. 1987) and 12th (circa 1974) Avenue Bridges. The Czech Village Bridge (circa 1989) replaced several earlier bridges.

Figure 72: xx Bridge

Two major railroad bridges crossed the Cedar River. The Burlington Cedar Rapids & Northern (BCR&N) bridge led from the Sinclair/Wilson meat packing plant on the east side to the city sewage treatment plant on the west side. The bridge was abandoned after the plant closed in 1990, and only part of the span survives. The still-active Chicago & Northwestern (CNW) bridge dates from 1898. It links the west bank and the Quaker Oats plant on the east side.

Dams were built and rebuilt similar to the bridge construction in Cedar Rapids. The first dam was built in 1842, then several followed including ca. 1845, 1870, 1914 and finally in 1978.

Commercial

Three key commercial districts are found in Cedar Rapids. The Central Commercial District, West Side Commercial District and the Bohemian Commercial District. There are also several commercial corridors and small neighborhood commercial areas that are not mentioned here.

The Central Commercial District underwent change through several generations of building types. The first-generation of buildings were of wood and log construction. Fires and prosperity replaced this first generation of buildings with larger and more substantial two and three-story brick and stone buildings. They housed merchants of hardware and tinware, livery operators and blacksmiths, drygoods and crockery merchants, bakers, butchers, hotel-keepers, restaurant owners, saloon keepers and bankers.

Figure 73: First Avenue. Source: William Baylis, City of Cedar Rapids

As growth in the economy continued another generation of three to five story buildings replaced earlier structures and multi-story buildings were erected to house the city's growing commercial district. These included a variety of commercial resources from modest to high-style commercial buildings. The buildings housed retail shops, hotels, offices, theaters and banks. Many of these buildings remain today and encourage the initiative for establishing a downtown historic district

The West Side Commercial District extends two blocks away from the Cedar River, it was originally platted as part of the Kingston township. The area was annexed to Cedar Rapids in 1870. Similar to the Central Business District the

Figure 74: xx Building

Figure 75: xx Building

Figure 76: Through the years Cedar Rapids developed a series of residential neighborhoods that were defined by natural features or parks, proximity to churches or schools, or by the factories and employment centers of their residents.

original buildings were relocated with one, two and three-story brick veneered buildings. Upper levels of these shopfront buildings provided office space, medical offices and apartments. The West Side Commercial District reached full development by World War II. Though tenants changed through the years, it has continued to serve as a neighborhood shopping district.

The Bohemian Commercial Historic District is located on the east side of the Cedar River and south of the Central Business District. Much of this area was impacted by the 2008 flood; however, several key buildings remain and provide the historic framework for the district.

Civic & Religious

The political and cultural development in Cedar Rapids is reflected in its many historic civic and religious buildings. There was no single pattern followed for the building of churches and civic facilities in Cedar Rapids. The locations were the result of available land, the gifts of benefactors, and the individual needs of a building project.

May's Island became the heart of the Cedar Rapids civic government in the early twentieth century and remains today. The monumental stone civic buildings built between the World Wars are adorned with classical features. Other civic buildings included the YMCA and Libraries.

Church buildings were first built along the edges of downtown. When the din of downtown became too much and property values became too expensive new churches were built in residential neighborhoods to be closer to their congregations, however; in some cases they stayed downtown and expanded to accommodate their growing congregations.

Residential Neighborhoods and Buildings

Through the years Cedar Rapids developed a series of residential neighborhoods that were defined by natural features or parks, proximity to churches or schools, or by the factories and employment centers of their residents. Sometimes neighborhoods developed organically over many years with houses filling in slowly and tastes in building form, materials, and size changing from one generation to the next. These neighborhoods continue to show the greatest variety in architectural character and may span as many as six decades. More often, Cedar Rapids' neighborhoods were developed intensely over a ten to thirty year period. The location of streetcar lines was an important factor in the success of residential neighborhoods beginning in the 1880s.

Prior to 1900 and in the decades leading up to World War II, the house styles and forms in Cedar Rapids' fast growing residential neighborhoods were largely the products of the modest domestic architectural movement that focused on vernacular house forms. This movement adopted a series of basic forms and emphasized the mass production of millwork elements, structural members and systems, cladding, and finish materials. Building parts and eventually whole designs were introduced through catalogues to prospective suppliers. Pattern books and plan books were distributed by dozens of

companies including America's greatest mail order company, Sears, Roebuck and Co. Individual designs were spotlighted in magazines such as Western Architect, House Beautiful, Good Housekeeping, Architectural Record, Better Homes and Gardens, and Ladies' Home Journal. After 1900 advertisements in local newspapers highlighted the availability of plans from the Gordon-Van Tine Company of Davenport, Iowa. This company manufactured and sold pre-fabricated houses of the type commonly found in neighborhoods developed before and after World War II.

Few examples of the Greek Revival, Italianate, Gothic Revival, or French Second Empire styles survive in Cedar Rapids. The Queen Anne Style, Stick Style, and Shingle Style are most evident in modest scale houses and the rich assortment of shingle claddings. Most surviving residences employed the Craftsman Style in one fashion or another. The Neoclassical styles including the Georgian Revival and Colonial Revival are frequently used as well. More rare examples include Prairie and Mission Styles.

Figure 77: Many buildings such as this employed the Craftsman style in one fashion or another.

Figure 78: A Queen Anne style residence.

EXISTING LANDMARKS AND DISTRICTS

Many of Cedar Rapids' historic properties are officially recognized in NRHP and in the city's local register. Other historic properties exist, but have not yet been identified or formally listed. Depending on the type of designation, a listing may provide opportunities for specific preservation incentives and may provide specific protection.

The following types of official designation exist:

Local Historic Landmark: Any building, structure, object, archeological site, area of land or element of landscape architecture with significance, importance or value consistent with the criteria contained in the definition of historic district below and which has been designated as a historic landmark by the Cedar Rapids City Council.

Local Historic District: An area designated by the City which contains a significant portion of buildings, structures or other improvements which, considered as a whole, possesses integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- Embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or
- Is associated with events that have made significant contributions to the broad patterns of our local, state or national history; or
- Possesses a coherent and distinctive visual character or integrity based upon similarity of scale, design, color, setting, workmanship, materials, or combinations thereof, which is deemed to add significantly to the value and attractiveness of properties within such area;
- Is associated with the lives of persons significant in our past; or
- Has yielded, or may be likely to yield, information important in prehistory or history.

Local Historic Districts in Cedar Rapids are:

- Second and Third Avenue Historic District (2000)
- Redmond Park-Grand Avenue Historic District (2001)

NRHP: The NRHP is the official list of the nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the NPS NRHP is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. The following lists identify the NRHP-listed properties and districts.

NRHP-listed Properties (as of June 2014) within Cedar Rapids are:

- Armstrong, Robert and Esther, House
- Ausadie Building
- Averill, A. T., House
- Best Oil and Refining Company Service Station
- Bethel African Methodist Episcopal Church
- Brewer, Luther A. and Elinore T., House
- Brown Apartments
- C.S.P.S. Hall
- Cedar Rapids Post Office and Public Building
- Calder Houses
- Cedar Rapids Central Fire Station
- Cedar Rapids Pump Company Factory and Warehouse
- Consistory Building No. 2
- Damour, William and Sue, House
- Dewitt--Harman Archeological Site
- Douglas, George B., House
- Evans Manufacturing Company Building
- First Avenue Bridge
- First Universalist Church of Cedar Rapids (demolished)
- Hamilton Brothers Building
- Highwater Rock
- Hotel Roosevelt
- IANR Railroad Underpass
- Indian Creek Bridge
- Iowa Building
- Iowa Wind Mill and Pump Company Office and Warehouse
- Lattner Auditorium Building
- Lesinger Block
- Lustron Home #02102
- Moslem Temple
- Paramount Theatre Building
- People's Savings Bank
- Perkins, Charles W. and Nellie, House
- Security Building
- Seminole Valley Farmstead (outside city limits)
- Sinclair, T. M., Mansion
- Sokol Gymnasium
- St. Paul Methodist Episcopal Church
- Taylor-Van Note (outside city limits)
- Witwer Grocery Company Building
- Wolff, Philip A., House and Carriage House

NRHP-listed Districts in Cedar Rapids are:

- May's Island Historic District (1978)
- Second and Third Avenue Historic District (2000)
- Redmond Park-Grand Avenue Place Historic District (2001)
- Bohemian Commercial Historic District (2002, expanded 2009)
- Third Avenue SW Commercial District (2014)
- Oakhill Cemetery National Historic District (2013)
- B Avenue NE National Historic District (2013)

National Trust Historic Site

- Brucemore

NHLs National Historic Landmarks

National Historic Landmarks (NHLs) are nationally significant historic places designated by the Secretary of the Interior because they possess exceptional value or quality in illustrating or interpreting the heritage of the United States. Today, just over 2,500 historic places bear this national distinction. Working with citizens throughout the nation, the National Historic Landmarks Program draws upon the expertise of National Park Service staff who guide the nomination process for new Landmarks and provide assistance to existing Landmarks (source: National Park Service web site.) Currently there are not any NHLs designated in Cedar Rapids.

Cedar Rapids Local Historic Landmarks and Districts and NRHP-Listed Districts and Properties

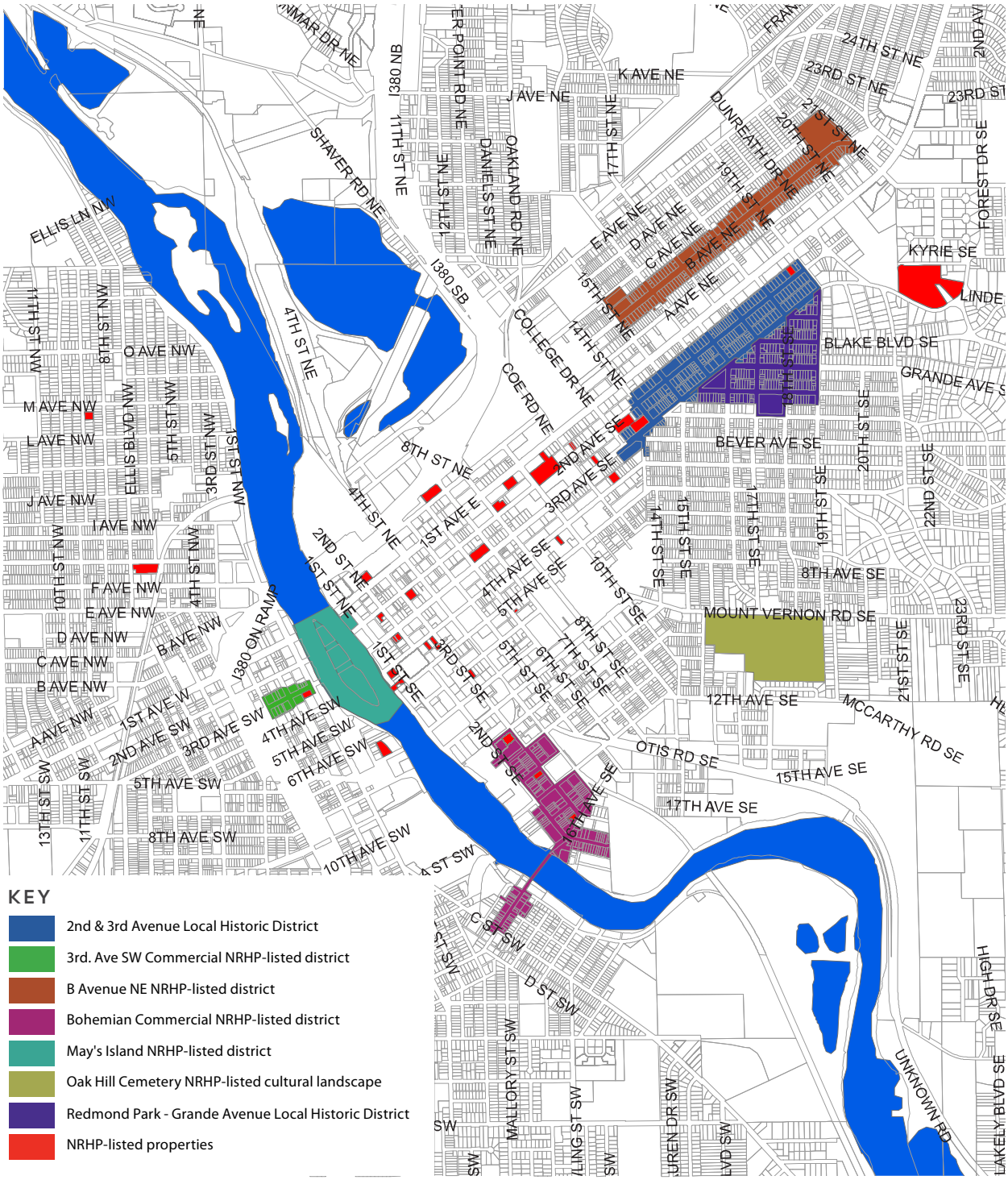


Figure 79: Many of the officially listed resources are located on the east side of the Cedar River. The largest concentrations of historic properties are in the 2nd & 3rd Avenue and Redmond Park-Grande Avenue Local Historic Districts and the B Avenue NE NRHP - listed district. Districts that are under the oversight of the Historic Preservation Commission include: 2nd & 3rd Avenue Local Historic District and Redmond Park-Grande Avenue Local Historic District. Source: City of Cedar Rapids 2014 GIS database.

KEY	TIME FRAME BUILT	COUNT	PERCENTAGE
	1890 and older	30	5.23%
	1891-1910	228	39.72%
	1911-1938	240	41.81%
	1939-1944	6	1.05%
	1945-1955	63	10.98%
	1956-1965	4	0.70%
	1966-1977	2	0.35%
	1978-1998	1	0.17%

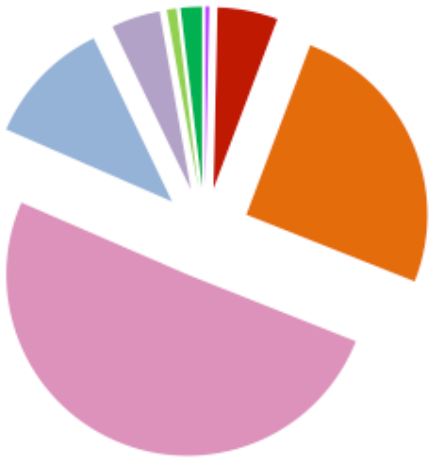
Figure 80: Building Periods of Historic Residential Buildings Located within the City's Historic Districts. Source: City of Cedar Rapids 2014 GIS database

Building Periods of Historic Residential Buildings Located within the City's Historic Districts

This chart illustrates the distribution of historic residential buildings that are located within the city's historic districts. The building dates are grouped into general periods of development that relate to historical themes in the city. A substantial number of these properties date from 1891 – 1938. In fact, a total of 81.53% are from that time span.

Since a historic district should have a considerable percentage of "contributing" it is not unusual to see many buildings of the appropriate age, but the converse is also interesting: Only 12.03% of the buildings are from a "middle" period, which includes properties from 1945-1977. Not all properties within these time brackets are necessarily classified as "contributing," however. It is likely that some have been so substantially altered that they lack integrity as historic properties.

This indicates that the residential districts generally have a high consistency in terms of building age and suggests that the city's design guidelines should focus on providing criteria related to treatment of historic properties from these periods. Guidance related to "non-contributing" will also be useful, but the application will be to a smaller percentage of properties.



KEY	TIME FRAME BUILT	COUNT	PERCENTAGE
	Excellent	2	0.35%
	Very Good	31	5.40%
	Above Normal	145	25.26%
	Normal	290	50.52%
	Below Normal	65	11.32%
	Poor	25	4.36%
	Very Poor	5	0.87%
	Observed	11	1.92%

Figure 81: Physical Condition of Historic Residential Buildings Located within the City's Historic Districts. Source: City of Cedar Rapids 2014 GIS database.

Physical Condition of Historic Residential Buildings Located within the City's Historic Districts

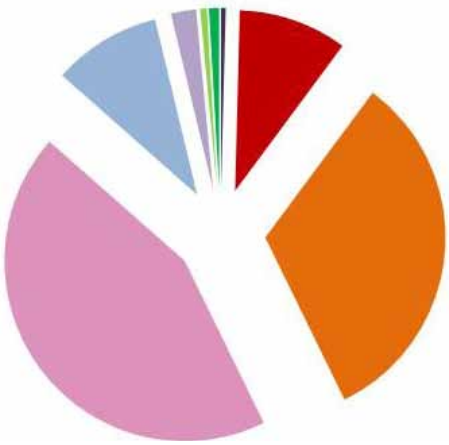
The chart above indicates the condition of historic residential buildings located within the city's historic districts. The rating categories are ones applied by the county assessor's office. The classifications range from "Excellent" to "Very Poor." A substantial number (50.52%) are rated as "Normal" and another significant portion (25%) are rated as "Above Normal." When these are combined with those of even better condition ratings 81.53% are rated as "Normal" to "Excellent." When those rated between "Below Normal" or "Very Poor" are grouped, they constitute 16.55% of the properties. This suggests that many property owners are engaged in maintaining their properties. On the other hand, those properties that are not well maintained are of concern. When allowed to deteriorate further, those in this category, which are considered to be "contributing," could lose some of their key character-defining features. Rehabilitation assistance programs should be targeted at these properties.

KEY	TIME FRAME BUILT	COUNT	PERCENTAGE
	Manufactured Siding	172	30.02%
	Brick	108	18.85%
	Concrete	4	0.70%
	Slate	1	0.17%
	Steel	14	2.44%
	Stucco	14	2.44%
	Wood	248	43.28%
	Wood & Manuf. Siding	12	2.09%

Figure 83: Historic Residential Building Materials found within the City's Historic Districts. Source: City of Cedar Rapids 2014 GIS database.

Historic Residential Building Materials found within the City's Historic Districts

The chart above indicates the types of materials found on the historic residential buildings located within the city's historic districts. The apparent use of non-historic materials such as manufactured siding and steel may indicate the types of materials issues that may need to be addressed in design review.



KEY	TIME FRAME BUILT	COUNT	PERCENTAGE
	Excellent	63	0.42%
	Very Good	1469	9.75%
	Above Normal	4911	32.59%
	Normal	6593	43.75%
	Below Normal	1467	9.73%
	Poor	341	2.26%
	Very Poor	90	0.60%
	Observed	136	0.92%

Figure 84: Physical Condition of Buildings citywide for the years 1955 and earlier. Source: City of Cedar Rapids 2014 GIS database

Historic Residential Building Materials found Citywide

The chart above indicates the condition of residential buildings located citywide for the years 1955 and earlier. Similar to the chart on the previous page this chart also signifies that many property owners are engaged in maintaining their properties.

A DESCRIPTION OF BUILDING STYLES

The following descriptions assist in understanding architectural styles for recognized historic residential buildings. It is important to understand that many buildings may exhibit more than one style.

Late Victorian: Italianate (circa 1840 to circa 1885)

Figure 85: xx Building

Key Features:

- Typically two or three stories in height
- Low pitched roof with overhanging eaves and brackets
- Tall, narrow, double-hung windows, sometimes ganged in pairs or triplets
- Windows are often arched and/or have molded surrounds or crowns
- Occasional arcaded porch
- Occasional balcony with balustrades
- Occasional tower or cupola

Figure 86: xx Building

Late Victorian: Queen Anne (circa 1880 to circa 1910)

Key Features:

- Steeply pitched roof with an irregular shape and a dominant front-facing gable
- Textured wall with a variety of surface treatments, including patterned shingles or brickwork
- Cutaway bay windows
- Asymmetrical facade
- One-story porch, often extending along one or both sides of the house
- Second-story recessed porches may be present

Figure 87: Brucemore Estate

Late 19th and 20th Century Revivals: Classical (circa 1890 to circa 1920)

Key Features:

- Large ionic columns
- Main entrance emphasized by pilasters, portico and pediment
- Classical frieze at parapet with dentils

Figure 88: xx Building

Late 19th and 20th Century Revivals: Colonial Revival (circa 1880 to circa 1955)

Figure 89: Colonial Revival

Key Features:

- Multi-pane, double-hung windows, sometimes in pairs
- Main entrance emphasized by pilasters, portico, pediment, fanlights or sidelights
- Symmetrical façade or door to one side

Late 19th and 20th Century Revivals: Tudor Revival (circa 1890 to circa 1940)

Figure 90: Tudor Revival

Key Features:

- Steeply pitched roof (typically side-gabled)
- Facade dominated by one or more prominent cross gables
- Decorative (i.e., non-structural) half-timbering
- Tall, narrow windows, in groups and with multi-pane glazing
- Massive chimneys, often with decorative chimney pots

Late 19th and 20th Century Revivals: Richardsonian Romanesque (circa 1885 to circa 1910)

Key Features:

- Rusticated stone
- Semicircular arches
- Round masonry arches
- Recessed entry
- Contrasting colors
- Transom windows in ribbon pattern
- Short columns
- Decorative (i.e., non-structural) half-timbering
- Tall, narrow windows, in groups and with multi-pane glazing
- Massive chimneys, often with decorative chimney pots

Figure 91: xx Building

Late 19th and Early 20th Century American Movements: Chicago School (circa 1890 to circa 1920)

Key Features:

- Steel frame with masonry cladding
- Sparse ornamental detailing
- Buildings contained three parts of a classical column; base, middle and cap
- Symmetrical design

Figure 92: xx Building

Late 19th and Early 20th Century American Movements: Prairie School (circa 1900 to circa 1920)

Figure 93: Peoples Bank designed by Louis Sullivan (1912)

Key Features:

- Horizontal emphasis
- Bands of windows, often casement and with geometric pane patterns or leaded glass
- Low-pitched roof with projecting eaves
- Massive square porch supports

Late 19th and Early 20th Century American Movements: Bungalow/Craftsman (circa 1910 to circa 1940)

Figure 94: Craftsman Style Bungalow with modifications to porch

Key Features:

- Low-pitched, gabled roof, wide overhanging eaves with exposed rafters
- Triangular knee braces under the gable ends
- Incised porch (beneath main roof)
- Tapered, square columns supporting roof
- 4-over-1 or 6-over-1 sash windows, often with Frank Lloyd Wright design motifs
- Hand-crafted stone or woodwork, often mixed materials throughout structure

Late 19th and Early 20th Century American Movements: Art Deco (circa 1920 to circa 1940)

Key Features:

- Linear composition
- Polychromatic material
- Broken cornice lines
- Geometric motifs

Figure 95: xx Building

Early 20th Century American Movements: Prefabricated Home (circa 1940 to circa 1950)

Key Features:

- One-story
- Masonry
- Simple forms

Figure 96: Lunstron Home, Williams Avenue. Source: City of Cedar Rapids

COMMUNITY PRESERVATION PROGRAM PARTNERS

Community-led preservation organizations promote policies and plans that support historic preservation in Cedar Rapids. This includes advocating for building and zoning regulations that are compatible with traditional development patterns in older neighborhoods and supporting adoption of new incentives to maintain historic properties. They also work to expand the base of preservation players and engage partners in collaborative preservation programs. Private citizens and non-profit organizations lead preservation advocacy in Cedar Rapids.

Historic preservation in Cedar Rapids is supported by a number of groups and organizations. SaveCR Heritage is a new voice for historic preservation in Cedar Rapids; saving at-risk properties is the organization's primary mandate. There are other organizations that focus on local history education, such as the Carl & Mary Koehler History Center; African American Museum of Iowa, or history related activities, such as Brucemore Historic site and Community Cultural Center; and others that are not directly related to preservation, but do have a secondary relationship, such as the Indian Creek Nature Center. Also see Education & Awareness for additional programs.

Building a stronger, and more extensive, network of organizations which expand awareness of historic properties is an essential priority. Because historic properties can support other community programs, many affiliates make strong partners. For example, a downtown historic walking tour may be promoted by the downtown organizations, a health organization, schools, and the visitor center. This type of partnership reflects the recognition that touring historic sites contributes to health and that it is an asset for heritage tourism as an economic development tool. More of these partnerships are needed.

Key Local Preservation Partners

A variety of local groups and organizations have direct stakes in preservation and neighborhood conservation in Cedar Rapids. Some key groups and organizations are listed below along with their general roles related to preservation.

- Cedar Rapids Museum of Art – Education and stewardship
- Czech Village / New Bohemia Main Street District – Advocacy, education and stewardship
- Historic District Neighborhoods - Education and stewardship
- IGreenCR Team - Advocacy and education
- Neighborhood Associations – Outreach
- SaveCR Heritage - Advocacy and education
- Linn County Historic Preservation Commission - Advocacy
- School System – Education and stewardship

- Brucemore Historic Site and Community Cultural Center - Education
- The Carl & Mary Koehler History Center – Education and advocacy
- African American Museum of Iowa – Advocacy, education and stewardship
- Tax assessor - Special valuation
- Kirkwood Community College – Rehabilitation Education
- Business Districts – Education, Advocacy and Stewardship

Key State, Regional and National Preservation Partners

Beyond the local level, a variety of state, regional and national organizations provide support for historic preservation in Cedar Rapids. Some have ongoing relationships with one another, while others may be engaged only for a specific project. Key organizations are:

- State Historical Society of Iowa/State Historic Preservation Office
- Preservation Iowa
- Silos & Smokestacks National Heritage Area
- The University of Iowa
- Friends of Historic Preservation Advisory Council on Historic Preservation
- Municipal Services Research Corporation (MRSC.org)
- National Alliance of Preservation Commissions
- National Park Service
- National Register of Historic Places National Trust for Historic Preservation
- National Trust for Historic Preservation / Green Lab – Education, Outreach
- National Trust Main Street Program
- Preservation Initiative!
- Iowa State University

Potential Preservation Partners

Other local groups and organizations may not be directly involved in preservation but have goals that could complement preservation awareness. The goals of business, health, economic development and environmental organizations coincide with those of historic preservation. Potential partners for historic preservation efforts include:

- Affordable housing organizations
- Agricultural Organizations
- Banks

- Business organizations
- Commercial related businesses
- Chamber of Commerce
- Religious institutions
- Civic organizations
- Colleges
- Department of Health
- Developers interested in preservation
- Economic development organizations
- Environmental protection and sustainability organizations
- Faith based communities
- Fire inspectors
- Greater City Rapids Community Foundation
- Health Organizations
- Interested residents
- Large corporations
- Libraries / librarians
- Local media
- Local realtors
- Main Street business program
- Master Builders Association
- Media
- Museums – Education, outreach
- Cemeteries and Parks Associations
- Tax assessors

Preservation Partners Issues Summary

- Many preservation partners exist, but there is a need for a group that has this as a primary objective with a citywide interest. This could provide a formal mechanism for advocacy groups to communicate roles and collaborate on programs to assist with historic preservation efforts.
- The roles of various groups and organizations engaged in preservation activity are not sufficiently clarified.

APPENDICES

APPENDIX 1 - COMMUNITY OUTREACH

In the course of developing the preservation plan, City staff and consultants met with the following representatives:

- Focus group meeting with historic preservation interest groups (April 2014, September 2014)
- Focus group meetings with health care representatives (September 2014)
- Focus group meetings with business and development representatives (April 2014)
- Public workshop (September 2014)
- City departments (April 2014, September 2014)
- Public open house (April 2015)

Many of the issues and goals that were identified in these meetings are addressed in the preceding plan.

Staff and consultants also met with the Community in an Open House in September of 2014. At this Open House participants initially responded to questions individually. Then they divided into groups where they consolidated their ideas. The tables below chart the answers. Figure 22 provides the top five answers to the questions asked.

TOP FIVE ANSWERS TO QUESTIONS CHART

Question 1 - What types of resources exist? **Top 5 answers**
Ethnic & Historic Neighborhoods (Czech Village, New Bohemia)
Celebrations (Cultural, St. Joseph, Freedom Fest, Famers mkt)
Museums (e.g. African American)
Churches, Mosques, etc. (repurpose vacant)
Parks & Landscapes (Cedar Lake, Ellis Park)
Question 2 - What are some key resources? **Top 5 answers**
Czech Village
Brucemore
Newbo (concerned about the future loss of dilapidated bldgs)
Wellington Heights/Vernon Heights
Downtown/Central Business District
Question 3 - What role does preservation play today in Cedar Rapids? **Top 5 answers**
"Babystage," but gaining momentum - Opportunities to save and educate heritage
$ still make the final decision; HP under funded
Low priority, lack of community involvement/interest
Not too significant by city-no incentives
Organizations like Save CR Heritage & HPC - saved bldgs in Kingston set for demolition by city
Question 4- In the future, what role should preservation play in Cedar Rapids? **Top 5 answers**
Education- emphasize historic preservation planners; to educate and engage next generation
Preservation should be an ongoing priority
Protect/Repurpose historic buildings and sites and make them sustainable
More visibility and "buy in" from city leaders
Walkable historic areas (clean, safe sidewalks, coffee shops, etc)
Question 5 - What are some examples of preservation successes in Cedar Rapids? **Top 5 answers**
New Bo (culture, education, activities, event)
Czech Village/NewBo District/Main Street (education, point of interest)
Paramount theater - continues to provide ongoing benefits
Brucemore
Averill & Brewer House relocation/rehab

Question 6 - What concerns or issues do you have related to preservation in Cedar Rapids? **Top 5 answers**
Funding
City/City Manager needs a philosophical shift to preserve instead of tear down and value preservation; City forces demo instead of repair
Lack of community involvement/education/interest
Public apathy/Neighborhood cooperation/Community acceptance
Medical District (less demo and surface parking - more rehab please)
Stiffer penalties for people who allow properties to fall into disrepair, poor stewardship- need fines enforced
Question 7 -Who are some of the key players in preservation? **Top 5 answers**
HPC/Linn county preserv commissions
Brucemore and Kirkwood
Save CR Heritage
Main Street (Newbo, Czech Village)
Local activists like Mark Stouffer Hunter and Jon Jelinek
Question 8 - Are there other potential players who may not be as obvious, but could be valuable contributors to preservation? **Top 5 answers**
City of Cedar Rapids; City council (need education & advocacy)/ HPC?Linn County HPC
Hospitals, Mt. Mercy
Realtors to have adequate information to reuse and rehab to modernized or retrofill
Banks
Coe College
Questions 9 - What should be the priorities for action related to preservation in Cedar Rapids? **Top 5 answers**
Incentives and funding for existing building rehab like they do with vacant bldgs (special bank rates); Property tax incentives
Encourage/identify new local landmarks/historic districts (Czech & Bohemia) and listing
Community Education & Involvement
Set guidelines, overhaul existing ordinances related to historic buildings.
Moratorium on demolition until Comprehensive plan is approved

Figure 96: Question 1. Summary Table: Source: Winter & Company COmmunity Workshop September 2014

CULTURAL RESOURCES IN CEDAR RAPIDS

1. What types of resources exist?

In general categories, what types of cultural resources exist in Cedar Rapids? (Ex. Monuments, Landscapes, Archaeological Artifacts, Ethnic Celebrations, Collections, etc.)

Question 1. Summary Table

Types of Resources	Group 1	Group 2	Group 3	Group 4	Group 5	Group 6
Architecture/Buildings (open to public - gov't/civic)		xx	x			
Art Museum		xx	x			
Brick Streets	xxx		xx		x	
Brucemore (gardens home collections)	xx	x				
Cedar Lake -Cedar River - River Edge		xx		x	x	x
Celebrations (Cultural, St. Joseph, Freedom Fest, Famers mkt)	xx		x	xxxx	xxx	x
Cemetaries (Oak Hill)		xx	xxx		xxx	
Chevy Building			x			
Churches, Mosques, etc. (repurpose vacant)	xxx		xx		xxxx	x
College buildings				x		x
Downtown Banking	xxx					
Ethnic & Historic Neighborhoods (Czech Village, New Bohemia)		xxx	xxx	xxxx	x	xx
Farmers Market				x		
Five Seasons Monument					x	
Geneology		xx				
Grant Wood (Everything)	xxx			xx	x	
Historic Theaters					x	
History Center	xx	x	x	x		
Industrial areas/ Artifacts/Heritage/rail lines/power plant/factories		x	xx	xx		xxx
Kingston Hill area		x				
Libraries		x	xx			
Mansion Hill remaining homes	x					
Masonic and Private Collections				x		
Motler Mosque			x			
Museums (eg African American)	xxx		xxx	xxx	xx	
Newly Annexed Properties (or soon to be annexed)		x				
Parks & Landscapes (Cedar Lake, Ellis Park)		xxx	xx	xx	xx	
Public Buildings - city hall, courthouse, old sherrif's bldg		x				
School (neighborhood, continued role)		xx			x	
SHPO/Linn Co. HPC Commission	x	x				

Figure 97: Question 1. Summary Table. Source: Winter & Company Community Workshop September 2014.

2. Which are some key resources?

Name five places of historic significance you believe are important in Cedar Rapids' history. (Specific sites, neighborhoods or districts.)

Question 2. Summary Table

Key Resources	Group 1	Group 2	Group 3	Group 4	Group 5	Group 6
1st Ave. W residential		xx				
1st St. to 15th St. residential		x				
3rd Ave. SW/SE		x	x			
Agricultural Businesses						x
Ambrose Center					x	
Art Museum Giftshop- formerly library	x					
Auto Row			x			
B Avenue	xx					
Beaver Park neighborhood		x	x	x		
Boat Harbor (Cedar River)			x			
Brucemore	x	xx	xxx	xxx	xxxxx	xx
Cedar Hills houses		x				
Cedar Memorial				x		
Cedar River		x				
Chevy Building			xx			
Churches	x	x		x		
City Hall				x		
Coe College and Coe House	x			x	x	
Cottage neighborhoods						x
CSPS-culture/social halls		x		xxx		
Czech Village			xxx	xxxxxx	xxxx	xxx
Douglas Mansion				xxx		
Downtown/Central Business District	x	x		x	xx	xxx
East Post Road - Woods		x				
Elllis Park		xx			x	
Grant Wood Studio	x				xx	xx
Greene Square Park	xx					
Guaranty Bank Bldg			x			
Hall Bicycle	x					
History Center				x		
Historic Districtss - 2nd/3rd Ave/Redmond Pk/Grand Ave.	xx	x		x	x	
Hubbard Ice and other 'retired" commercial bldg	x		x			
Industrial Factories						x
Irish Heritage Village						
Kenwood Park (1st shop center) & commericial district		xx			x	
Kingston Village (comm/res)		xx	xx	x		

Main Street District				x	x	
Mays Island Govt.		xx	x			
Motler Mosque			x	x	x	
Mourd Fram Area		x				
Moundview Neighborhood	x					
Mt. Mercy					xxx	
Nat'l & Local Historic Districts	x					
Newbo (concerned about the future loss of dilapidated bldgs)		x	xxxx	xxxxx	xxxx	
Oak Hill Cemetary				xxx	x	
Paramount Theater	xxx				x	
Peoples Bank				x	x	
Quaker Oats		x			x	x
Sinclair Home				x		
Schools (Franklin, Wilson)						
Sullivan Bank (Popoli's)				x		
St. Wencelas Church					x	
Turner Alley	x					
Victorian mansions						x
Wellington Heights/Vernon Heights	xxxx		x	xxx	xx	
Woods on each side of Indian Hills		xx				

Figure 98: Question 2. Summary Table. Source: Winter & Company Community Workshop September 2014.

THE ROLE OF PRESERVATION IN CEDAR RAPIDS: TODAY & TOMORROW

3. What Role does preservation play today in Cedar Rapids?

(Describe how the Team sees it, not how they wish it to be.)

Question 3. Summary Table

Role of Preservation in Cedar Rapids	Group 1	Group 2	Group 3	Group 4	Group 5	Group 6
"Babystage," but gaining momentum - Opportunities to save and educate heritage	x	x	x	xxx	x	x
$ still make the final decision; HP			x	xxx	x	
Attutude: community doesn't have right to tell property owners what to do /Preservation vs. Property rights		x	x			
Concern that city planners "buy in" to the program		x			x	
CR lost a lot of valueable historic assets b/c of a lack of preservation efforts	x			x		
Currently is an "after-thought"			x			
Disorganized and Disempowered					x	
Empowers local residents					x	
Future Downtown		x				
Guides reuse and design		x	x			
Helps to identify & educate public		x				
Increase significance since 2008	x		x			
It is a struggle;					x	
Kenwood area -first shopping center		x				
Lack of education on economic benefits of education		x				
Lack of unity between different preservation groups	x					
Lack of resources to help property owners(e.g. historic property tax abatement/credits)				x		
Low priority, lack of community involvement/interest		xxx			x	
Newbo Market is a good start to draw people in as a "central gathering place"		x				x
Not too significant by city-no incentives				xx	x	
Organizations like Save CR Heritage & HPC - saved bldgs in Kingston set for demolition by city				xx	x	

Preserve historic buildings and neighborhoods -finally being considered					x	x
Protects the community from developers who would destroy the community character for profit		x				
Revitalize Central Business District						x
Sense of pride in the community			x		x	
Setting foundation for changing demographic as city grows			x			
The projects undertaken have been high quality				xx		
To see and touch as well as interpret the past; Clarify CR's unique identity	x		x		x	
Visibility - increased awareness		x			xx	

Figure 99: Question 3. Summary Table. Source: Winter & Company Community Workshop September 2014.

4. In the future, what role should preservation play in Cedar Rapids

(What is the preferred vision for preservation in the community?)

Question 4. Summary Table

Future role of preservation in CR	Group 1	Group 2	Group 3	Group 4	Group 5	Group 6
Better organization and communication between groups					xx	
Consider historic value of property before all future development					xx	
Community involvement/education	xx					
Comprehensive documentation					x	
Designate more historic districts	xx					
Diversity			x			
Education- emphasize historic preservation planners; to educate and engage next generation	xx	xx			x	xx
Engage 20-30 yr. olds in the preservation process because we know they like the end result				xx		
Facilitate investments - public & private				x		
Highlight economic benefits						x
Historic preservations should be permanent consideration as to development & demolition					xx	
Identify more landmarks			x		x	
Integral to the entire decision-making process, not as an after thought			x	xx		
More skilled craftsmen		x				
More visibility and "buy in" from city leaders		xxx		x	x	
Preservation should be an ongoing priority	x	xx	x	x	x	
Protect historic buildings and sites and make them sustainable	x	xx		x		xx
Realtor "buy-in"		x	x			
Repurpose properties - commercial & residential instead of bulding new	xxxx					
Save current older homes	xx	x				
Save CR Heritage continues					x	
Sustainabilty of Preservation		xx	x			
Incentives (tax and otherwise) for homeowner improvements of historic				x	x	
Walkable historic areas (clean, safe sidewalks, coffee shops, etc)	xxx	x				

Figure 100: Question 4. Summary Table. Source: Winter & Company Community Workshop September 2014.

SUCCESS STORIES & ISSUES

5. What area some examples of preservation successes in Cedar Rapids?

(List three examples, and describe why they are successes. These may be specific projects and events, or general trends.)

Question 5. Summary Table

Examples of Preservation Successes	Group 1	Group 2	Group 3	Group 4	Group 5	Group 6
16th Avenue		x				
1700 Grande Avenue - House rehav					x	
2nd & 3rd Avenue districts saved from developer demolishing and building new	x	xx	x		x	
Airport/Kirkwood - Terrestrial Globe				x		
B Ave. District				x		
Averill & Brewer House relocation/rehab	xx	x		x	xxx	
Brucemore	x	x	xx	xxx		
New City Hall - formerly Federal courthouse	x					
Commonwealth Apts	x			x		
CSPS Hall		xx		xx	xx	
Czech Village/NewBo District/Main Street (education, point of interest)	x	x	xx	xx	xx	xxx
Central Business District Buildings						x
Downtown warehouse to housing conversion		x		x		
Ellis Park Boat House		xx				
Kingston (would not have been saved)		x	x	xx	xx	
Kirkwood preservation certificate				x		
Kuric House				x		
Library (including NCSML)			x		xx	
New Bo (culture, education, activities, event)		xx	xxx	x	x	xxx
Overly districts						x
Paramount theater - continues to provide ongoing benefits		xx	xx	xx	xx	
Peoples Bank in Kingston Village		xx	xx			
Preserve Iowa Summit participation by HPC and CLG Grant				x		
Repurposed buildings (Popoli, Wells Fargo, Lionsbridge)	xxx		x			
Rave District				x		
Relocated historic homes (Brewer house, etc)					xx	
Roosevelt Hotel			x			
Save CR - greater online presence						x

Soko Building				x		
St. Wenceslas Church		xx			x	
St. Paul's Church				x		
Terrestrial Globe				x		
U S Bank,Sullivan Bank	x			xx		
Veterans memorial		x				
Wellington Heights	x		x			
West of St. Paul's Church - neighborhoold saved	x					
Working w/affordable housing network AHNI	xx					
White Star/Witwer Bldg, Kunic House				xx	x	x

Figure 101: Question 5. Summary Table. Source: Winter & Company Community Workshop September 2014.

6. What concerns or issues do you have related to preservation in Cedar Rapids?

(List three issues. The rank them, with #1 being the highest.)

Question 6. Summary Table

Concerns & Issues related to preservation in CR	Group 1	Group 2	Group 3	Group 4	Group 5	Group 6
2nd/3rd Ave. areas and 10th to 19th Streets		x				
"Running out of time"				xx		
Assistance to Historic Districts			x			
Bias- news is better			x			x
Better Press about historic preservation surveys & district applications						x
Business selling only vinyl siding & windows - not giving customers other alternatives		x				
City/City Manager needs a philosophical shift to preserve instead of tear down and value preservation; City forces demo instead of repair		xx	xx	xx		x
City needs to step up financially				x		
Condition of infrastructure (need good water lines, sidewalks, lack of resources to address issues		x				
Demolition of structures leaving vacant lots					x	
Diversity			x			
Confusing "Old" places with "Historic" places, thus diluting the focus				x		
Downtown		x				
Find balance of reusing and adaption to reduce our carbon footprint						x
Funding	xxxx	xxx	x	xx		x
Higher standards on property upkeep				x		
HPC - limited powers					xx	
Knowledgeable/ qualified contractors			xx			
Lack of community involvement/education/interest	xxxx			x		
Lack of incentive programs					x	x
List of qualified consultant & contractors in Linn County						x
Lack of leadership and support among CR officials		x	x			
Medical District (less demo and surface parking - more rehab please)		xx			xx	

Older persons who own historic homes can't keep up with cost of upkeep			x			
Ongoing education (more of a priority)			xxx			
Poor stewardship of reare resources - won't realize what was lost until it is gone				x		
Property owners-not caring	x		x			
Property owners doing work w/o permits				x		
Properties allowed to decay through neglect				x		
Preservations isn't main focus						
Public apathy/Neighborhood cooperation/Community acceptance		xxxx		x		
Railroad tracks of historic nature		x				
Realtors & banks need better education about reuse						xx
Short memories				x		
Stiffer penalties for people who allow properties to fall into disrepair, poor stewardship- need fines enforced	xxx			x		
St. Wenc area		x				
Stop allowing multi-family conversions for single family homes						x
Urban Sprawl				x		
Viability going forward		x				

Figure 102: Question 6. Summary Table. Source: Winter & Company Community Workshop September 2014.

THE PLAYERS IN PRESERVATION

7. Who are some of the key players in preservation?

(List three, indicate the roles they play. These may be organizations, individuals or interest groups.)

Question 7. Summary Table

Key players in preservation	Group 1	Group 2	Group 3	Group 4	Group 5	Group 6
4 Oakes AHN1			x	xx		
AHN1	x				x	
Banks	x			xx		
Bottleworks		x				
Brucemore		xx	x	xx		
Developers/Construction companies	x					xx
CR Community	xx	x				
Czech Museum			x			
Educatiors			x			
Hall Foundation		xx				
Healthcare providers	x					
Historians					x	x
History Center	x	x	x			
HPC/Linn county preserv commissions	xxxx	xxxxx	xx	xxxxx	x	x
Kirkwood		x		xx		xx
Local activists like Mark Stouffer Hunter and Jon Jelinek				x	xxxxx	
Local government	xx	xx	xx	xx	xx	xx
Main Street (Newbo, Czech Village)		x	x	xxxxx		
News Media		x				
Peoples Bank		x				
Polititians						x
Private financial sector						x
Preservation Iowa						x
Property owners/developers	x		x		x	
Realtor		x				
Save CR Heritage	x	xxx	xx	xxxx	xxx	x
SHPO/National Level				xx		x
Van Jelinek - local businessman and companies	x					

Figure 103: Question 7. Summary Table. Source: Winter & Company Community Workshop September 2014.

8. Are there other potential players who may not be as obvious, but could be valuable contributors to preservation?

Question 8. Summary Table

Potential players or contributors to preservation	Group 1	Group 2	Group 3	Group 4	Group 5	Group 6
Antiques & Hoarders				xx		
Affordable Housing		x				
Banks				x		x
BSA						x
Churches		xx	x			
City of Cedar Rapids; City council (need education & advocacy)			xxx	xx	xx	x
Coe College				x	xxx	
Construction Conpanies	x					
CR Country Cl;ub	x					
Educating our children	x					
Farmers				xx		
Friends of Iowa City Preservations	x					
Former CR city residents		xx		x		
GSA						x
Habitat for Humanity			x		x	
Hall Foundation & Perrine Foundation		x		x		
Home Improvement Stores	x					
Hospitals, Mt. Mercy	xx			xxx	xx	
History Center/Historians			x	x		x
HPC/ Linn County HPC	x		x	xx		
Kirkwood - adult education					x	
Large Corporations (Cargill, Quaker Oats)		x		xx		
Libraries				xx		
Local banks	xxx			x		
Manufacturers		x				
Mathew 25			x			
Medical District - utilizing historic structures to meet their needs; not encroaching on historic neighbors				x		
Neighborhood Associations		xx				
Parks/Cemetary Associations			xx			
Realtors to have adequate information to reuse and rehab to modernized or retrofill	xx	x	x			x
Large companies Quaker Oats/Rockwell Collins/ CRST				x		
Real Estate Agents/ Flippers	x					x
Restore			x			

Save CR	x		x			
School Districts			x		xx	
Sierra CLUB				X		
SHPO	x					
Trees Forever				xx		
Unions				xx		
Writers to do articles to keep in public eye		x				

Figure 104: Question 8. Summary Table. Source: Winter & Company Community Workshop September 2014.

PRIORITIES FOR ACTION

9. What should be the priorities for action related to preservation in Cedar Rapids?

(List five actions. These may be general in nature, or they may be very specific. After listing them, indicate their priority.)

Question 9. Summary Table

Priorities for Action	Group 1	Group 2	Group 3	Group 4	Group 5	Group 6
Better press about hist. pres. Surveys and district applications						x
Consistent plan for all development	x			x		
Community Education & Involvement	xx		xx	x		xx
Consider diversity;openmidedness			xx			
Consideration of Preservation in place of new development - commercial & residential	x				x	
Create property tax incentiveand financial assistance		xx				x
Define plan to preserve resources		x	x			
Educate realtors					x	x
Encourage new local landmarks/historic districts (Czech & Bohemia) and listing		xxx	xx	x	xx	
Encourage preserving existing resources		x				x
Expand support for historic districts			x			
Expand HPC powers					x	
Hold property owner accountable		x				
Identify additonal historic areas		x	x		x	x
Identify ways to accelerate approval process			x			
Incentives and funding for existing building rehab like they do with vacant bldgs (special bank rates)			x	xxxx	xx	x
Inforceable policies				x		
Limit demolition of existing historic structures				xx		
List of good contractors & consultats who specialize on Reuse/rehab						xx
Moratorium on demolition until Comprehensive plan is approved	x				xx	
More strigent barrier to entry to own and lease for "use of" historic property			x			
Neighborhood groups lobby for change		x		x		

Overhaul existing ordinances related to historic buildings		x				
Penalties for demolition and leaving vacant land				xx		
Responsible Development				x		
Set Guidelines						x
Stringent guidelines for "property owners" of "historic" bldgs to maintain historic status - can't lease to just anyone			x			
Stronger fines and penalties	x					
Stop single family to milti-family conversions						x
Trade resources - identify knowledgeable & qualified			xx			

Figure 105: Question 9. Summary Table. Source: Winter & Company Community Workshop September 2014.

APPENDIX 2 - PRESERVATION ORDINANCE REVIEW (CHAPTER 18)

This review compares the existing City of Cedar Rapids Historic Preservation legislation (Chapter 18 of the Code of Ordinances) with a model ordinance that is a distillation of those used throughout the country and then recommends improvements to the Cedar Rapids code. Some of the recommendations are clearly needed, whereas others are optional.

The format for this review presents a detailed description of each model ordinance component in bold letters. Following this description is the current status of this component for Cedar Rapids. Where a model component does not exist in the Cedar Rapids ordinance, recommendations are made.

INTRODUCTORY STATEMENTS

Purpose and intent

Establishes reasons for the preservation ordinance, focusing on the public purpose.

- Section 18.01, Purpose and Intent, adequately covers this provision.

Definitions

Establishes formal definitions for terms used in the ordinance. For example, it may define a "historic property" as one formally identified on an adopted survey.

- Sixteen definitions exist in Section 18.02, but are insufficient. Many terms in the ordinance are not defined.
- Terms that appear in the ordinance as it currently reads and which merit inclusion are: city, demolition, structure, substantial modification (to the proposal to designate a landmark or district), zoning map, regulated permit, significant architectural feature, Secretary of Interior's Guidelines for Rehabilitating Historic Buildings, rehabilitation, NRHP, and historic survey.

COMMISSION

Declares who will be responsible for carrying out the responsibilities described. Usually, this is the HPC. Sub-topics include:

Creation and Membership

Establishes the existence of a "HPC." HPC members are typically appointed by the Mayor with City Council approval. Members usually have to meet certain qualifications requirements. Experience in fields related to design and preservation also may be required.

- Section 18.03 creates the HPC, but only as an "advisory commission" to the City Council. The creation of the HPC should simply create it, period. The powers and duties of commission should be handled in the Powers of the HPC section.
- Section 18.03(b) adequately lists the membership criteria for the HPC.

Removal from Office

Provides that, with just cause, the Mayor and/or City Council may remove members of the HPC

- Does not exist. Inclusion is optional.
- Appropriate language could be: "The Mayor may, with the approval of the Council, remove any member from the HPC for just cause."

Vacancies

Outlines procedures for filling vacancies on the HPC.

- Section 18.03(d) and 18.03(f) adequately covers vacancies.

Operating Procedures

Establishes that the HPC shall adopt rules of operation and procedures for conducting its business. (The procedures themselves are typically a separate document. In some cases, these procedures apply to other City Commissions as well.)

- Section 18.03(h) states that the HPC "shall adopt its own rules and procedures for the transaction of its business." This is inadequate.
- Consider language such as: "The HPC shall adopt by-laws for its organization and implementation of its powers and duties."
- Section 18.03(i) through 18.03(k) establishes operating procedures for the HPC, but are inadequate.
- Consider additional provisions such as: "The HPC shall act by a majority vote of at least a quorum of its members."

Powers and Duties

Establishes the focus for the HPC. This may include what areas of review are governed by the HPC as well as what authorities the HPC may have (such as surveying, adopting guidelines, property acquisition, etc.). The education of the public at large and the promoting preservation ethic historic preservation are often key duties that the HPC should undertake, and should be included in this section (if not under its own heading).

- Section 18.04 lists fourteen (14) such powers and duties, as well as one explicit restraint on the HPC's power. These provisions are adequate, but additions could be made.
- Consider additions to include powers such as review and recommendation of preservation easements, and creating more detailed design guidelines for the review of an application for a certificate of appropriateness.

District Boundaries/Jurisdiction

Defines the jurisdiction of the proposed ordinance. All properties noted within these described boundaries are subject to review for a Certificate of Appropriateness and/or demolition.

- •Section 18.09(a) provides for the review of designated resources but does not mention any specific area boundaries. This should be amended.

HPC Meetings

Establishes the minimum requirement for meetings. May indicate that the HPC will meet at least monthly, except when it has no business pending. Also my provide meetings be open to the public (usually pursuant to state statute).

- Section 18.03(j) provides that the HPC shall meet at least 3 times a year. This provision is adequate, but consider increasing the minimum meeting requirement.
- Appropriate language could be "The HPC shall meet at least once each month, unless there is no new business scheduled."

Annual Reports

Establishes that annual reports to the City Council should be presented. This is to ensure that the existence and operations of the HPC continue with the City's oversight and general approval. These reports can be simple or very detailed (especially if meeting CLG requirements).

- Currently this provision does not exist in the ordinance, but should be provided.
- Appropriate language could be: "The HPC shall prepare a report to the City Council summarizing the past year's activities of the HPC. This report should state the status of preservation in the city, and recommend any improvements which the HPC deems necessary."

HPC Training

Provides for the on-going training of the HPC. This usually defines that training from a professional consultant might be required. It is necessary for the longevity and quality of the HPC.

- Currently does not exist, but should be included.
- Appropriate language could be: "All members of the HPC shall participate in at least one training session annually. These may include special HPC study sessions, which shall not be a regularly scheduled meeting, or other training programs provided in the state or nation."

Staff Assistance

Defines how staff may assist the HPC in administration of its duties. This may include ability to conduct administrative reviews of certain work as delegated by the HPC.

- Currently does not exist, but should be provided. This section should assign specific personnel or City departments to act as staff to the HPC. It should provide the framework for staff review, although this concept can be discussed in a different chapter.

Historic Resources

Provides for the listing (in an official register) of individual landmarks, structures of merits, historic districts, or neighborhood conservation districts. Sub-topics include:

Designation Criteria

This section provides that the City Council has the authority to designate cultural resources upon the recommendation of the HPC if it meets certain criteria. This objective criteria makes it easier for staff to defend any designations in a court of law. The designation criteria typically highlight what elements of buildings or districts merit designation.

- Section 18.05(a) through (g) provides that the City Council may designate resources upon the HPC's recommendation. While general guidelines for what constitutes a historic resource are provided in other sections of the ordinance, no explicit criteria or basis for the HPC's designation recommendation exists.
- Criteria should be included, and appropriate language could be: "A cultural resource may be listed in the City's Historic properties Inventory by the HPC, subject to City Council approval, if the HPC finds it to be of historic, aesthetic, educational, cultural, or architectural importance."

Cultural Resources Eligible for Designation

Provides that an on-going list of cultural resources eligible for designation can be maintained by the City. Having this survey allows that City to designate resources as the need arises, and not go through the sometimes lengthy investigation process.

- Currently does not exist, but should be included.
- Currently the code does provide that the Commission may conduct studies for the identification of historic districts and sites, but does not specifically provide for an on-going list of cultural resources that are eligible for designation.

Survey Methods

Defines how a survey will be undertaken. This section further establishes criteria for the designation of historic properties. It also establishes whose role it is to undertake the survey- be it the HPC, staff, or an independent consultant.

- Currently does not exist, but should be included.
- Several of the tools available for identifying resources include placing buildings within a historical context, taking a reconnaissance survey, or performing an in-depth, property-by-property survey.

Designation Initiation

Defines who may request that a neighborhood, property, or structure be surveyed and officially designated. Usually the commission may request such establishment based on the official survey. Property owners can also nominate cultural resources for designation.

- Section 18.05 (a) provides that the City Council can initiate designation on its own motion, or by the filing of a petition.
- However, the ordinance doesn't make clear who may file a petition. Appropriate language could be "The designation, repeal, or modification of a designation may be initiated by the HPC, the City Council, or by any person, organization, or entity."

Designation Hearing

A public hearing should be conducted before the HPC. This hearing should be properly noticed, at a fixed time and place.

- Section 18.05 (b) provides for the requirement of a public hearing preceding any recommendation by the HPC to the Council, and the process for notifying the public. This section is adequate.

Designation Process

Establishes the procedures to follow for the nomination and designation of cultural resources. Defines specific tasks for the HPC and staff, as well as procedures for filing applications and appropriate time periods.

- Section 18.05 (b) through 18.05 (g) outlines some of the procedural criteria for designation.
- The procedure is broken up among sub-sections that provide an adequate understanding of the order of steps within the process, but language could be more concise. For example, Section 18.05 (b) first states that upon submission of a petition, the HPC must make a recommendation to the Council. Later, Section (b) states that the HPC must first hold a public meeting. Thirdly, the same section states that the HPC must submit its report to the City Planning Commission. The language and organization of Section 18.05 (b) does not adequately explain the order of the above three Initiatives.
- Consider nomination procedures and who has standing to initiate a nomination.

Designation Resolution

Before a historic district is established, the map setting forth the district's boundaries must be submitted to and approved by resolution by the City Council. The designation resolution also defines what agency will be responsible for the official recording of the district(s). This is usually at the County Recorder's Office.

- Section 18.07 adequately provides for the recording of historic districts or landmarks, but designation by resolution is buried within the section and should be concisely stated in its own section.

Designation Notification

Designation notification to other city agencies and departments is used by some communities so that after a resource is designated, any Initiatives pertaining to that resource shall have been made with the knowledge of the designation.

- Does not exist, but could be included.

Designation Appeal

Provides the applicant with the right to appeal any designation made by the HPC. Appeals are usually made to the City Council.

- Does not exist, but could be included.

Repeal of Designation

Provides that the City Council with the recommendation of the HPC may consider the repeal of a designation in the same manner provided for the inclusion.

- Section 18.05 (g) adequately provides for the repeal of designations.

CERTIFICATE OF APPROPRIATENESS PROCESS

Certificate of Appropriateness Required

Provides the issuance of a Certificate of Appropriateness (CA) to protect designated properties, or those subject to review. This section describes who must obtain a CA, where to obtain an application, the basis for approval or denial, and the basic criteria for review.

- Section 18.09 (a) through (e) adequately provide this information (EXCEPT BASIC CRITERIA FOR REVIEW?)

APPENDIX 3 - HISTORIC SURVEY PRIORITIZATION TABLE

The following chart identifies initial areas for intensive surveys. The recommended intensive survey list is acquired from the 2014 Cedar Rapids Citywide Historic and Architectural Reconnaissance Survey Priorities for the surveys are ranked 1-4, with 1 being highest priority.

A variety of criteria applies, and the relationship to other planning programs and initiatives is considered. Criteria includes:

- Areas likely to help support Heritage Tourism (that is a distinct place with a unique story to tell)
- Those that represent property types other than the ones already represented… commercial, industrial
- Those where other neighborhood programs and plans are in development
- Those identified in the reconnaissance survey as being of special interest

Survey	Priority
Northwest Quadrant	
• East Highlands - First Avenue - C Avenue NW (recommend intensive survey for NRHP boundaries)	1
• North Highlands - B Avenue NW - E Avenue NW (recommend intensive survey for NRHP boundaries)	3
• Rapids Township - E Avenue NW (recommend intensive survey for NRHP boundaries)	2
• Belmont Park (Increased boundary, recommend intensive survey for NRHP boundaries)	4
Northeast Quadrant	
• Greene & College First Addition: including listed B Avenue NE Historic DIstrict (recommend intensive survey for NRHP boundaries relative to listed B Avenue NE historic district)	3
• Northview First Addition (recommend intensive survey for NRHP boundaries)	2
• Kenwood Park: Coon-McNeal Development (recommend intensive survey for NRHP boundaries)	1
• Coe Campus College - west section (recommend intensive survey for NRHP boundaries)	4

Survey	Priority
Southeast Quadrant	
• Bever Park Additions and Bever Woods (recommend intensive survey for NRHP boundaries)	2
• Midway Park and Country Club Heights (recommend intensive survey for NRHP boundaries)	4
• Ridgewood Addition (recommend intensive survey for NRHP boundaries)	3
• Country Club Heights Additions (recommend intensive survey)	1

APPENDIX 4 - GLOSSARY

(Source: Secretary of the Interior National Park Service)

Archeological resource: Any material remains or physical evidence of past human life or activities that are of archeological interest, including the record of the effects of human activities on the environment. An archeological resource is capable of revealing scientific or humanistic information through archeological research. *Source: Secretary of the Interior National Park Service*

Building: A building, such as a house, barn, church, hotel, or similar construction, is made to shelter any form of human activity. Examples of buildings include: administration building, house, dormitory, garage, library, office building, social hall, student union, classroom building, bookstore, etc. *Source: Secretary of the Interior National Park Service*

Contributing resources: Contributing resources are the buildings, objects, sites, and structures that played a role or, more simply, existed at the time the event(s) associated with a NHL, NRHP or Local Historic District.

Noncontributing resources: Noncontributing resources are the buildings, objects, sites, and structures that did not exist at the time the event(s) associated with a NHL, NRHP or Local Historic District or have lost integrity from that historic period.

Cultural landscape: A geographic area, including both cultural and natural resources, associated with a historic event, activity, or person, or exhibiting other cultural or aesthetic values. There are four non-mutually exclusive types of cultural landscapes: historic sites, historic designed landscapes, historic vernacular landscapes, and ethnographic landscapes. The two primary types of cultural landscapes in Yosemite Valley are: historic designed landscapes, such as The Ahwahnee and the Yosemite Village Historic District; and ethnographic landscapes, such as the entirety of Yosemite Valley. *Source: Secretary of the Interior National Park Service*

Cultural Resource: An aspect of a cultural system that is valued by or significantly representative of a culture, or that contains significant information about a culture. A cultural resource may be a tangible entity or a cultural practice and typically greater than 50 years of age. Tangible cultural resources are categorized as districts, sites, buildings, structures, and objects for the National Register of Historic Places, and as archeological resources, cultural landscapes, structures, museum objects, and ethnographic resources for NPS management purposes. By their nature, cultural resources are non-renewable. *Source: Secretary of the Interior National Park Service*

District: A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development. A district derives its importance form being a unified entity, even though it is often comprised of a wide variety of resources, The identity of a district results from the interrelationship of its resources,

which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties. *Source: Secretary of the Interior National Park Service*

Economic hardship: Historic preservation ordinances in effect around the country often include a process for administrative relief from preservation restrictions in situations of "economic hardship." Under typical economic hardship procedures, an applicant may apply for a "certificate of economic hardship" after a preservation commission has denied his or her request to alter or demolish a historic property protected under a preservation ordinance. In support of an application for relief on economic hardship grounds, the applicant must submit evidence sufficient to enable the decision-making body to render a decision. The type of evidence required is generally spelled out in preservation ordinances or interpreting regulations. The burden of proof is on the applicant. The exact meaning of the term "economic hardship" depends on how the standard is defined in the ordinance. Under many preservation ordinances economic hardship is defined as consistent with the legal standard for an unconstitutional regulatory taking, which requires a property owner to establish that he or she has been denied all reasonable beneficial use or return on the property as a result of the commission's denial of a permit for alteration or demolition.

Requests for relief on economic hardship grounds are usually decided by historic preservation commissions, although some preservation ordinances allow the commission's decision to be appealed to the city council. In some jurisdictions, the commission may be assisted by a hearing officer. A few localities have established a special economic review panel, comprised of members representing both the development and preservation community. *Source: National Trust for Historic Preservation*

Ethnographic landscape: An area containing a variety of natural and cultural resources that traditionally associated people define as heritage resources. The area may include plant and animal communities, structures, and geographic features, each with their own special local names. *Source: Secretary of the Interior National Park Service*

Ethnographic resources: Objects and places, including sites, structures, landscapes, and natural resources, with traditional cultural meaning and value to associated peoples. Research and consultation with associated people identifies and explains the places and things they find culturally meaningful. Ethnographic resources eligible for the National Register of Historic Places are called traditional cultural properties. *Source: Secretary of the Interior National Park Service*

Historic character: The sum of all visual aspects, features, materials, and spaces associated with a cultural landscape's history, i.e. the original configuration together with losses and later changes. These qualities are often referred to as character-defining. *Source: Secretary of the Interior National Park Service*

Historic property: A district, site, building, structure, or object significant in the history of American archeology, architecture, culture, engineering, or politics at the national, state, or local level. *Source: Secretary of the Interior National Park Service*

Historically significant building: A principal building determined to be fifty (50) old or older, and;

- The building is associated with any significant historic events;
- The building is associated with any significant lives of persons;
- The building signifies distinctive architectural character/era;
- The building is associated with the lives of persons significant in our past;
- The building is archeologically significant.

Integrity: The authenticity of a property's historic identity, evinced by the survival of physical characteristics that existed during the property's historic or prehistoric period. The seven qualities of integrity as defined by the National Register Program are location, setting, feeling, association, design, workmanship, and materials. *Source: Secretary of the Interior National Park Service*

Local Historic District: An area designated by the city which contains a significant portion of buildings, structures or other improvements which, considered as a whole, possesses integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- Embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or
- Is associated with events that have made significant contributions to the broad patterns of our local, state or national history; or
- Possesses a coherent and distinctive visual character or integrity based upon similarity of scale, design, color, setting, workmanship, materials, or combinations thereof, which is deemed to add significantly to the value and attractiveness of properties within such area;
- Is associated with the lives of persons significant in our past; or
- Has yielded, or may be likely to yield, information important in prehistory or history.

Local Historic Landmark: Any building, structure, object, archeological site, area of land or element of landscape architecture with significance, importance or value consistent with the Local Historic District criteria noted above.

Object: The term "object" is used to distinguish from buildings and structures those constructions that are primarily in artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment. Examples of objects include: boundary marker, fountain, milepost, monument, sculpture, statuary. *Source: Secretary of the Interior National Park Service*

National Historic Landmark (NHL): A district, site, building, structure, landscape, or object of national historical significance designated by the Secretary of the Interior under authority of the Historic Sites Act of 1935 and entered in the National Register of Historic Places. *Source: Secretary of the Interior National Park Service*

National Register of Historic Places (NRHP): The comprehensive list of districts, sites, buildings, structures, and objects of national, regional, state, and local significance in American history, architecture, archeology, engineering, and culture. This list is maintained by the National Park Service under authority of the National Historic Preservation Act of 1966. *Source: Secretary of the Interior National Park Service*

Preservation: The act or process of applying measures to sustain the existing form, integrity, and material of a historic building, site, structure, or object. Work may include preliminary measures to protect and stabilize the property, but generally focuses on the ongoing preservation, maintenance, and repair of historic materials and features rather than extensive replacement and new work. *Source: Secretary of the Interior National Park Service*

Rehabilitation: The act or process of making possible an efficient, compatible use for a historic property through repair, alterations, and additions while preserving the portions or features which convey the historical, cultural, and architectural values.

The Secretary of the Interior's Standards for the Treatment of Historic Properties and the Guidelines for the Treatment of Cultural Landscapes: The Secretary of the Interior is responsible for establishing professional standards and providing advice on the preservation of historic properties and cultural resources listed in or eligible for listing in the National Register of Historic Places. In partial fulfillment of this responsibility, the Secretary of the Interior's Standards for Historic Preservation Projects were developed in 1976. They consisted of seven sets of standards for the acquisition, protection, stabilization, preservation, rehabilitation, restoration, and reconstruction of historic buildings.

Since their publication in 1976, the Secretary's Standards have been used by State Historic Preservation Officers and the National Park Service to ensure that projects receiving federal money or tax benefits were reviewed in a consistent manner nationwide. The principles embodied in the Standards have also been adopted by hundreds of preservation commissions across the country in local design guidelines.

In 1992, the Standards were revised so that they could be applied to all historic resource types included in the National Register of Historic Places--buildings, structures, sites, objects, districts, and landscapes. The revised Standards were reduced to four sets by incorporating protection and stabilization into preservation, and by eliminating acquisition, which is no longer considered a treatment. Re-titled The Secretary of the Interior's Standards for the Treatment of Historic Properties, this new, modified version addresses four treatments: preservation, rehabilitation, restoration, and reconstruction. The Guidelines for the Treatment of Cultural Landscapes illustrate how to apply these four treatments to cultural landscapes in a way that meets the Standards.

Of the four, Preservation standards require retention of the greatest amount of historic fabric, including the landscape's historic form, features, and details as they have evolved over time. Rehabilitation standards acknowledge the need to alter or add to a cultural landscape to meet continuing or new uses

while retaining the landscape's historic character. Restoration standards allow for the depiction of a landscape at a particular time in its history by preserving materials from the period of significance and removing materials from other periods. Reconstruction standards establish a framework for re-creating a vanished or non-surviving landscape with new materials, primarily for interpretive purposes.

Site: A site is the location of an important event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing structure. Examples of sites include: designed landscape, natural feature having cultural significance, ruins of a building or structure, trail, village or habitation site. *Source: Secretary of the Interior National Park Service*

State Historic Preservation Officers (SHPO): This individuals play a critical role carrying out many responsibilities in historic preservation. Surveying, evaluating and nominating significant historic buildings, sites, structures, districts and objects to the National Register is one such key activity. *Source: Secretary of the Interior National Park Service*

Structure: The term structure is used to distinguish from buildings those functional constructions made usually for purposes other than creating human shelter. Examples of structures include: bridges, canal, fence, street, tunnel, etc. *Source: Secretary of the Interior National Park Service.*

APPENDIX 5 - NATIONAL REGISTER CRITERIA FOR EVALUATION

Criteria for Evaluation

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

a. That are associated with events that have made a significant contribution to the broad patterns of our history; or

b. That are associated with the lives of significant persons in or past; or

c. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

d. That have yielded or may be likely to yield, information important in history or prehistory.

Criteria Considerations

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or

b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or

d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

g. A property achieving significance within the past 50 years if it is of exceptional importance.

Source: Secretary of the Interior National Park Service¬