

Update to Chapter 18 - Historic Preservation of the Cedar Rapids Municipal Code

Break-out Sessions

March 8, 2016

General Discussion

Question for the Group:

1. In one sentence, what does historic preservation mean to you?



Historic Review Process

Current Process:

- Applicable to properties in the City's two local historic districts, and local landmarks
- Properties required to go through historic review process for any exterior modifications that require a building permit

Issues Being Explored:

- Requiring historic review for all exterior modifications, not just those that require a building permit
- Expand administrative permitting

Questions for the Group:

1. The City is concerned with the removal or modification of architectural detail and character-defining historic features on buildings in the City's local historic districts. Some strategies to address this issue include: 1) Requiring historic review for all exterior modifications, including those that do not require a building permit, and 2) Additional coordination with property owners and more public education on historic preservation.

- What are your thoughts on these strategies? Are there other strategies that could help address this issue?

2. The City's Historic Preservation Plan recommends increasing administrative permitting (i.e. Community Development staff could review and grant approval; a review by the Historic Preservation Commission would not be necessary). Which of the following types of work should be eligible for administrative review?

- Garage door installation
- Fences
- Addition of accessory structures (e.g. garages)
- Demolition of accessory structures (e.g. garages)
- Installation of wood windows on a dwelling that maintains existing size and style
- General repair (e.g. sections of siding, tuck pointing, window repair)
- Rear yard decks not extending past existing side footprint of the house
- Rear additions (e.g. mud room) that are not visible from the front of the property
- Doors not visible from the public right-of-way
- Signage
- Roofing where shingles are being replaced and not adding or changing the pitch of the roof
- Modifications that are not visible from the public right-of-way
- Modifications that are consistent with the design guidelines for historic districts (e.g. wood siding)



Demolition Review Process

Current Process:

- Applicable **city-wide** to primary buildings 50 years and older
- Properties must be reviewed by the Historic Preservation Commission
- No administrative review process

Issues Being Explored:

- Allowing for the administrative review of primary structures 50 years and older
- Adding a review process for accessory structures
- Adding a review process for partial demolitions

Questions for the Group:

1. Currently, the demolition review process does not allow for the administrative review of primary structures 50 years or older. All demolitions of primary structures 50 years and older are reviewed by the Historic Preservation Commission.
 - What are your thoughts on an administrative review (i.e. staff level review) of certain primary structures? For example, buildings that are determined to be not historically significant by a professional architectural historian?
2. The City is exploring adding a demolition review process for certain accessory structures. For example, accessory structures of a certain age (e.g. Pre-WWII) and type (e.g. carriage houses, barns).
 - What are your thoughts on adding a review process for specific accessory structures?
3. The City is also exploring adding a review process and a specific definition for partial demolitions.
 - What are your thoughts on adding a review process for partial demolitions?

