



Community Development Department
City Hall
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5041
FAX: (319) 286-5130

DESIGN REVIEW TECHNICAL ADVISORY COMMITTEE MEETING
August 31, 2015 | 4:00 P.M.
City Hall Training Room, City Hall
101 First Street SE
AGENDA

Action/Discussion Items

1. **307 12th Avenue SE**
2025 Development, LLC (applicant)
 - Façade review



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

DESIGN REVIEW TECHNICAL ADVISORY COMMITTEE STAFF REPORT

Date: August 31, 2015
Applicant: 2025 Development, LLC
Owner: 2025 Development, LLC
Location: 307 12th Avenue SE
Request: Façade Review
Date Application Received: August 17, 2015

EXECUTIVE SUMMARY

Site description (general location, zoning, history, current condition...)

The subject property is located at 307 12th Avenue SE and is zoned C-3, Regional Commercial Zone District. The applicant is proposing a complete rehabilitation of the existing building, formerly The ChromeHorse Saloon. The development will consist of 18,200 square feet of mixed use retail and office space to be leased as multiple spaces.

The applicant is seeking recommendations from the Design Review Technical Advisory Committee.

STAFF RECOMMENDATION

Using the attached Overlay District Requirements, the Design Review Technical Advisory Committee shall provide recommendations on the project.

DRTAC RECOMMENDATION

DRTAC did not provide recommendations for this project.

Standard	Meets Standard			Comments
	Y	N	N/A	
<i>Size, Form and Volume</i>				
1) Facade heights for new buildings and additions must fall within the height range of the surrounding block.			X	Not applicable to request.
2) Floor-to-floor heights for new buildings and additions shall appear similar to those within the range of the surrounding block.			X	Not applicable to request.
3) Proposed facades wider than the established historic range of the block upon which the proposed development is to be located may be permitted, but design features shall be included to mimic traditional building widths of 50 feet or less. Changes in facade material, building height, window style or architectural detail are examples of techniques that may be permitted to break up a facade.			X	Not applicable to request.
<i>Building Orientation and Parking</i>				
1) Commercial buildings shall be constructed to the edge of the sidewalk with zero setbacks.			X	Not applicable to request.
2) Multi-family buildings shall be constructed with setbacks that lie within the established setback range of the block.			X	Not applicable to request.
3) Principal building entrances shall be a prominent feature of the building's facade and should face the primary street serving the development.	X			Project meets this standard.
4) Parking should be located behind buildings when feasible. Parking lots adjacent to sidewalks are discouraged.			X	Not applicable to request.
<i>Architectural Details</i>				
1) The facade should have a vertical orientation and maintain the traditional proportions of height and width found in existing historic buildings in the CB-O District.	X			Project meets this standard.
2) The top edge of the building shall be defined by a cornice line or similar articulation.	X			Project meets this standard.
3) Windows and doors shall be located, spaced and aligned on the building facade in a manner consistent with the established context of the block.	X			Project meets this standard.
4) The sizes of windows and doors shall be consistent with the proportions of historic buildings in the District.	X			Project meets this standard.
5) Highly reflective, opaque or darkly tinted glass shall not be used for windows or doors.	X			Project meets this standard.
6) All new construction shall use compatible and traditional building materials such as brick, limestone and metalwork. A creative mix of materials consistent with the historic character of the area may be considered.			X	Not applicable to request.
7) Materials shall be used in a manner that incorporates architectural details, complementary textures and small scale elements, especially on the first floor of the primary façade.	X			Project meets this standard.
<i>Signage</i>				
1) New signage shall respect the size, scale and design of the building to which it is attached, and the buildings of the surrounding District. New signage shall not obscure significant architectural details of a historic structure.			X	Not applicable to request. The applicant will return for a review when applying for a sign permit.
2) Acceptable forms of signage include signs integrated into or affixed flat against a building façade, wall signs, projecting signs and monument signs. Other types of signage may be considered if compatible with the unique character of the District.			X	Not applicable to request. The applicant will return for a review when applying for a sign permit.



1641 BOYSON SOAURE DRIVE
SUITE 100
HIAWATHA, IOWA 52233

PHONE 319.393.9011
877.393.9022
FAX 319.395.7933

PRINTED

DATE	REMARKS

Rev#	Revision Schedule Description	Date

THE NATIONAL
LOCATION MAP

DATE: 03 MARCH 2014

PROJECT NO.
1326516
A101

NOT FOR CONSTRUCTION

PRINTED

DATE	REMARKS

Revision Schedule

Rev#	Description	Date



EAST ELEVATION

1/8" = 1'-0"
A1-2 **2**



WEST ELEVATION

1/8" = 1'-0"
A1-2 **1**

THE NATIONAL
1202 3RD STREET SE
EXTERIOR ELEVATIONS

DATE.

PROJECT NO.
14-22200

A2-2

PRINTED

DATE	REMARKS

Revision Schedule

Rev#	Description	Date



NORTH ELEVATION

1/8" = 1'-0"

2



SOUTH ELEVATION

1/8" = 1'-0"

1

THE NATIONAL
1 202 3RD STREET SE

EXTERIOR ELEVATIONS

DATE.

PROJECT NO.
14-22200

A2-1



The
NATIONAL

GEOMETRIC
STAR MASON WORK

X