



Community Development Department  
City Hall  
101 First Street SE  
Cedar Rapids, IA 52401  
Telephone: (319) 286-5168

## **DESIGN REVIEW TECHNICAL ADVISORY COMMITTEE STAFF REPORT**

Date: September 14, 2015  
Applicant: Jamey Stroschine  
Owner: T.U.S.K., LLC  
Location: 1010 3<sup>rd</sup> Street SE  
Request: Façade Review  
Date Application Received: August 31, 2015

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### **EXECUTIVE SUMMARY**

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

The subject property is located at 1010 3<sup>rd</sup> Street SE and is zoned C-3, Regional Commercial Zone District. The applicant is proposing a complete rehabilitation of the existing building and new construction of approximately 1200 s.f. of retail and 2400 s.f. of office space.

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

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### **STAFF RECOMMENDATION**

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

### **DRTAC RECOMMENDATIONS**

1. Install windows that are consistent with existing windows. Consider using double hung windows that fit in with the existing windows.
2. Install windows on the South East side of the building to provide more visual interest.
3. The applicant was reminded that dumpsters and mechanicals need to be screened.

Standard	Meets Standard			Comments
	Y	N	N/A	
<b><i>Size, Form and Volume</i></b>				
1) Facade heights for new buildings and additions must fall within the height range of the surrounding block.	X			Project meets this standard.
2) Floor-to-floor heights for new buildings and additions shall appear similar to those within the range of the surrounding block.	X			Project meets this standard.
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.
<b><i>Building Orientation and Parking</i></b>				
1) Commercial buildings shall be constructed to the edge of the sidewalk with zero setbacks.	X			
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			Project meets this standard.
<b><i>Architectural Details</i></b>				
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		Proposed cement board siding
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		Proposed cement board siding
<b><i>Signage</i></b>				
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.