



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

February 9, 2015

4:00 P.M.

Blairs Ferry Conference Room

City Hall

101 First Street SE

AGENDA

Action/Discussion Items

1. **1029 3rd Street SE**
Michael Richards (Applicant)
 - Building Permit Review (fence)

1. Discuss overlay district standards
 - DRTAC requested that staff create a list of proposed updates to the standards and share those at the next meeting.



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DESIGN REVIEW TECHNICAL ADVISORY COMMITTEE STAFF REPORT

Date: February 9, 2015
Applicant: Michael Richards
Owner: Michael Richards
Location: 1029 3rd Street SE
Request: Building Permit Review
Date Application Received: February 6, 2015

EXECUTIVE SUMMARY

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

The subject property is located at 1029 3rd Street SE. The applicant is proposing to construct an open fence along the southeast lot line (facing 11th Avenue SE) and northeast side of the parking lot. The fence is a decorative iron fence that will be up to six feet in height and will be attached to four stone pillars.

Request description (reason for request, why it should be granted)

The applicant received a Building Permit on September 8, 2014. The applicant is seeking comments from the Design Review Technical Advisory Committee and approval by City Staff.

STAFF RECOMMENDATION

Staff recommends approval of the request.

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

MEETING NOTES

- The existing driveway and alley will be left open
- The materials that will be used for the pillars (limestone) are similar to the materialst that are at the church owned by Mr. Richards
- The pillars with be 18 inches wide and most likely 7 feet tall, with the iron fencing at 6 feet
- The pillars will have footings that are 4 feet deep and will have a square footprint with a cap that is 3 inches wider than the pillar (also to be made out of limestone)
- A pedestrian gate will be placed near the garden along with two benches
- The parking lot includes 12 parking spaces and 1 handicapped space

DRTAC RECOMMENDATION

1. Install parking bumpers/curbs to prevent people from hitting the fence
2. The committee asked about the brickwork on building and Mr. Richards said he was planning on fixing the 3 horizontal bricks and getting a scrubbrush to remove residue

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	Not applicable to request.
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	Not applicable to request.
2) The top edge of the building shall be defined by a cornice line or similar articulation.			X	Not applicable to request.
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	Not applicable to request.
4) The sizes of windows and doors shall be consistent with the proportions of historic buildings in the District.			X	Not applicable to request.
5) Highly reflective, opaque or darkly tinted glass shall not be used for windows or doors.			X	Not applicable to request.
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	Not applicable to request.
<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.
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.

Memo

February 6, 2015

To: City of Cedar Rapids Community Development Dept.

From: Richards family property improvement initiative, 1029 Third St. S.E.

On Thursday Feb. 5, 2015, Amra Watkins of the Zoning Dept. of the City of Cedar Rapids called us on the phone to request **a drawing** of our “**open rail ornamental iron fence**” enclosure around the back/rear parking lot, at the building that our family owns at 1029 Third St. S.E.

We are happy to provide the **design drawing** of this exceptional quality *fence provided by Boyler Ornamental Iron artisans of Bettendorf, Iowa*. Boyler contracted to design, fabricate and professionally install this custom made **decorative open iron fence**. We are providing this design drawing today, February 6, 2015, *even though no such design image was requested at the time the City issued the building permit* for this project, nor was there any mention by City staff of the need for a design drawing of this ornamental iron fence. The City of Cedar Rapids issued Permit # BLDC-026782-2014 on **September 8, 2014**, and all required fees were paid by the Richards family representatives on **September 8, 2014**. The required public notice was placed in the front window of the project site at 1029 Third St. S.E. on **September 8, 2014**, and that same public notice *has remained visible to the public from that day to this present day* as we issue this Memo to the Community Development Office of the City of Cedar Rapids.

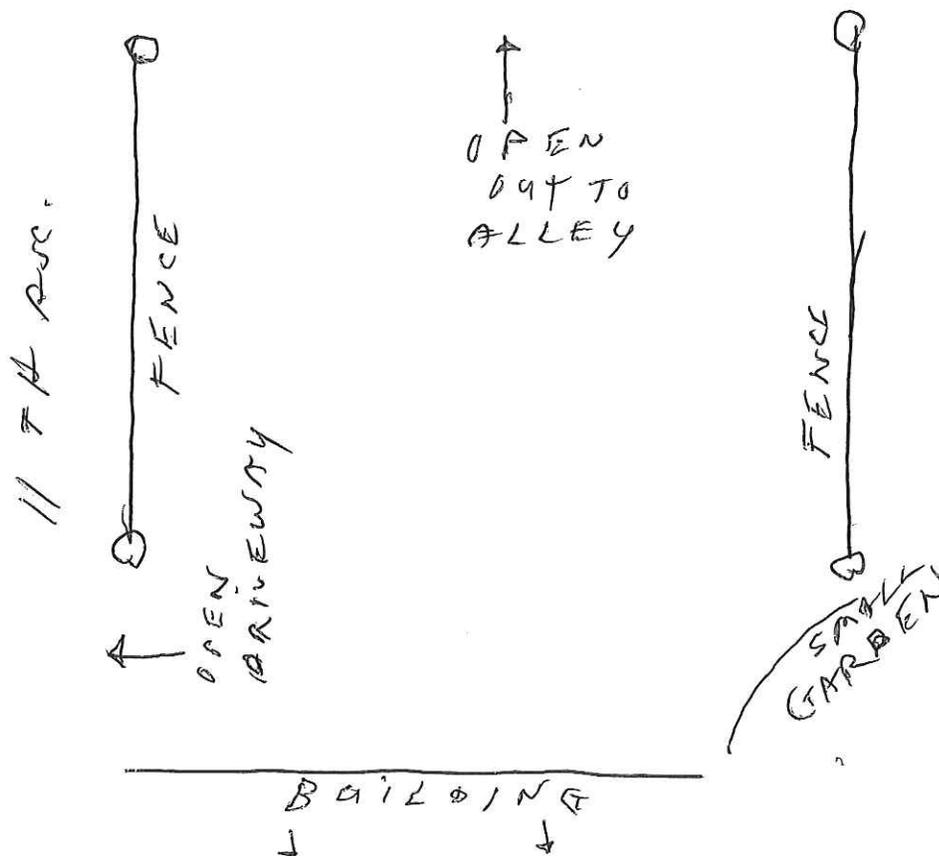
Once the City Building Dept. issued Permit # BLDC-026782-2014, in September of 2014, our family members carried out research to determine which Iowa based company could produce the **most historically appropriate ornamental iron fence**. During this research process, we discovered the fine work of **Boyler Iron Works of Bettendorf**. The Boyler family started their ornamental iron works in 1902, *-just 9 years after the Matyk Building was built at 1029 Third St. S.E. in Cedar Rapids*. Boyler has continued with the same careful methods of metal craft *for over 100 years*. There is not a better source for such **historically appropriate iron work**. Many commercial properties in Cedar Rapids have lower grade painted *aluminum modern versions* of this classic style of iron fence... few have such historically appropriate fencing made with the kind of **time tested craftsmanship** still employed by the **third generation of the Boyler family**.

-The City issued this building permit in **September**, so we took the appropriate action to contract with Boyler in January. *We have already paid* for this custom ornamental iron border for our back parking lot. Boyler management and staff *have already devoted extensive time and materials* to fabricate components of this iron fence to the exact measurements of the back parking lot of the Matyk Building. Boyler is now ready to professionally install the fence that they have produced as soon as the snow clears.

This ornamental iron fence *is consistent with the design elements already in this neighborhood; similar black metal fence* is already in place at the Oakhill Brickstones along 12th Ave, along the front façade of the new Geometric Building, and in the back “Czech Heritage Park” courtyard behind St. Wenceslaus Church. **St. Wenceslaus** is the most similar fence to what Boyler has already fabricated for the Matyk Building at 1029 Third St. S.E. If you want a **clear visual** of what the Matyk parking lot fence looks like, *take a quick drive by the St. Wenceslaus site.*

A very skilled local stone mason is laying up stone pillars at each corner of our parking lot. New Stone City limestone used *closely matches* the original Stone City limestone in the foundation, accent elements, the mid-level masonry course and the capstones of the original Matyk Building. We are using the **exact same type and size of stone blocks** as are presently being used by Don Barrigar for his front porch pillars in the Kurik House restoration across the alley from the Matyk Building. **This provides for a very consistent streetscape view in this specific location.**

The side driveway into the Matyk parking lot is left open with no decorative iron fence , as well as the entire back alley frontage is left open: See diagram below;



In Summary; this beautiful ornamental iron fence, crafted by Iowa’s most skilled metal craftsmen will provide a desirable esthetic enhancement to the back lot of 1029 Third St. S.E.

Our time-honored traditions of quality, combined with modern methods bring you the values of tomorrow. We provide our clients design guidance using AutoCAD for clear, concise drawings of design options. At your request, our metal smiths can produce approval samples to transform your ideas into reality. Our sales staff is available to assist you in making the choices that are just right for your home and personality.



ARCHITECTS AND BUILDERS

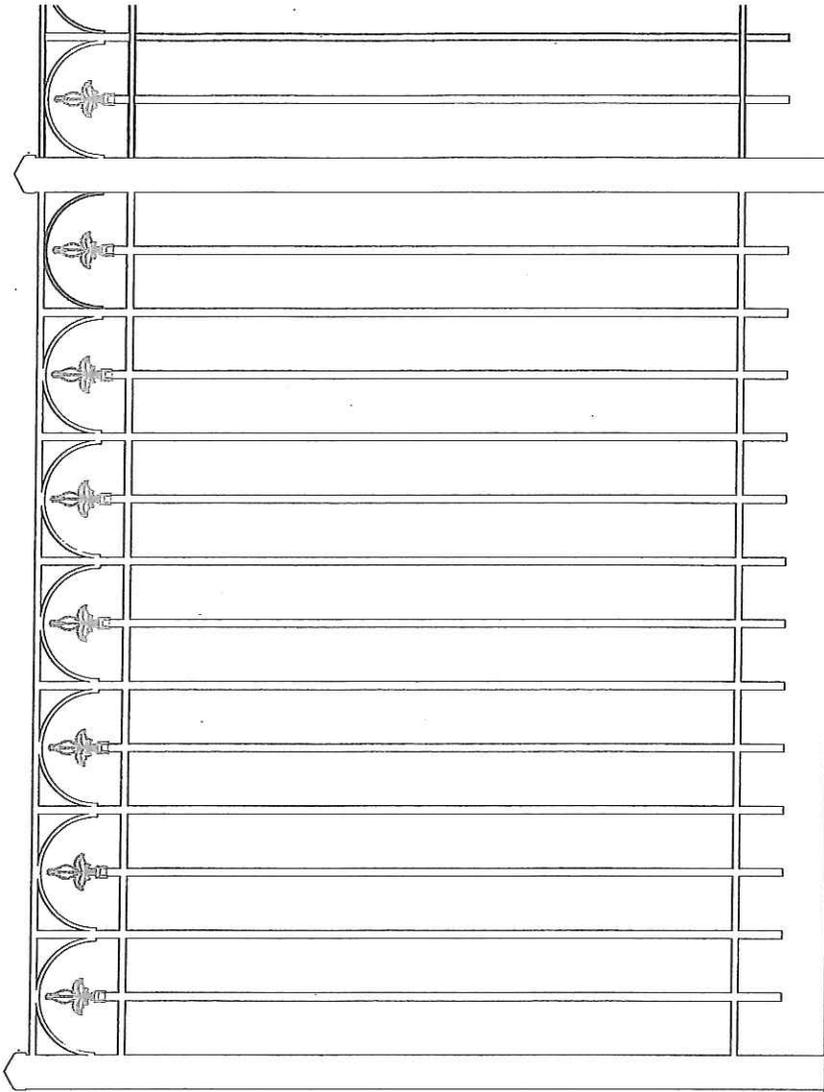
Boyer's Ornamental Iron has been providing quality railings and accessories for commercial and residential construction for 108 years. Our staff is ready to work with you to provide high quality on time results to help make your projects a success.

DESIGNERS

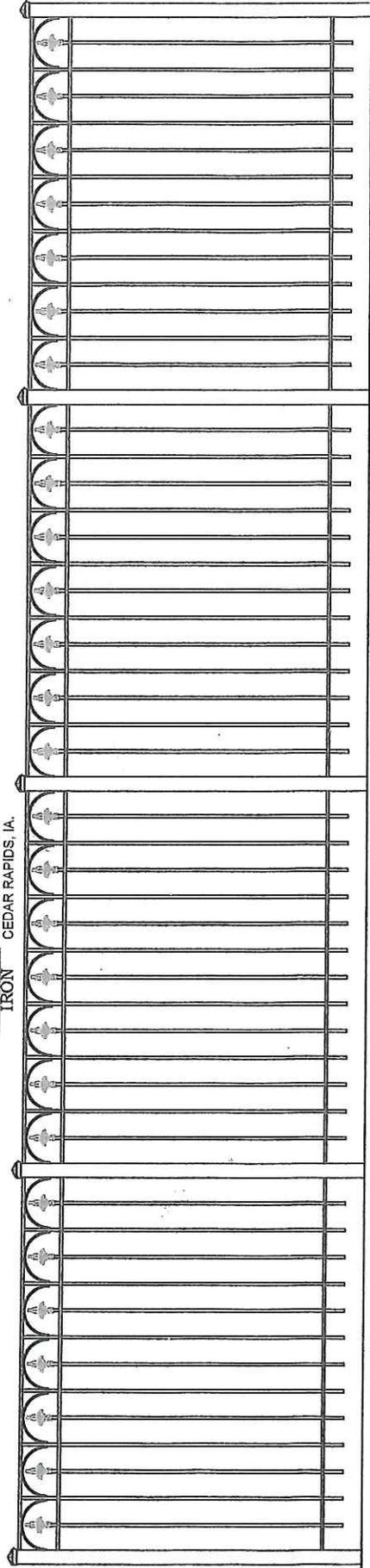
Our sales and design staff will furnish you with material and finish samples to help your client's selection process.

HOMEOWNERS

Whether we work with your architect, designer, or contractor, we will provide high quality, fairly priced ornamental metal work to make your house a home.



BOYERS DETAILED FOR RICHARDS FAMILY
1028 3RD. ST. S.E.
CEDAR RAPIDS, IA.
IRON



**BOYLER'S
ORNAMENTAL
IRON**

4407 State Street, Bettendorf, Iowa 52722
563-355-3709

"One Hundred Years of Craftsmanship"

Contract Proposal

Client: Richards Family
1029 3rd Street S.E.
Cedar Rapids, Iowa

January 13, 2015

We are pleased to submit the following proposal on the project to be known as: Parking Lot Improvements
1029 3rd Street S.E. Cedar Rapids, Iowa

Scope: Fabricate and install 170 lineal feet of ornamental iron fence for the perimeter of the parking lot at the referenced address. The fence will be made 6' in height using all steel materials of a three horizontal rail design using fleur des les spear points and picket arcs in the upper border. The materials will be as follows; rails will be 1 1/2" channel, pickets will be 5/8" square bar, arcs will be 1/4" x 5/8" hot rolled bar, and the posts will be 3" square tube with cast iron hip caps. One walk gate with a standard keeper latch is included. The fabricated fence sections will be furnished with one coat of shop primer and one dip coat of black oil based enamel paint. The posts will be installed in 8" x 42" concrete ground footings. Any building permits or ordinance variances required for installation of this fence is the responsibility of the owner to procure.

FABRICATE AND INSTALL 170 L.F. OF 6' ORNAMENTAL IRON FENCE	\$18,630.00
SALES TAX	\$1,304.10
TOTAL	\$19,934.10

Total Price: Nineteen Thousand Nine Hundred Thirty Four and 10/100 Dollars

Boyer's Ornamental Iron Inc. reserves the right to add a raw material surcharge based on price increases occurring up to the date of acceptance of this proposal.

- Conditions:**
1. All items unless otherwise specified are subject to all applicable local and state sales taxes.
 2. A monthly finance charge of 1.5%, (18% per annum) will be assessed on any balance remaining past the due date.
 3. This proposal may be withdrawn if not accepted within 30 days.

Authorized by: *Michael Boyler, President*

Accepted by:



Date: *1/13/2015*

NOTICE!

BUILDING PERMIT

Permit Number: BLDC-026782-2014 Expiration: 9/8/2015

Issued To: Applicant: MICHAEL RICHARDS

Site Address: 1029 3Rd ST SE
Cedar Rapids, IA

FOR:

Permit Type: Building (Commercial), Miscellaneous

Square Footage Info:	Category	Length	Width	SQ. Feet
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0.00

Permit Description: INSTALLING A NEW OPEN TYPE FENCE (IRON, DECORATIVE FENCE) ALONG SOUTH-EAST LOT LINE (FACING THE 11 TH AVE SE) AND ALONG NORTH-EAST SIDE OF THE PARKING LOT AS INDICATED ON ATTACHED SITE PLAN . OPEN TYPE FENCE WILL BE UP TO 6 FT IN HT, WHILE IT WILL BE ATTACHED TO STONE PILLARDS IN EACH CORNER (TOTAL OF 4 PILLARDS). STONE PILLARDS WILL BE UP TO 8 FT IN HT.
NOTE: OPEN TYPE FENCE SHALL NOT BE ENCLOSED WITH A SCREENING MATERIAL OF ANY KIND .