

MINUTES
DESIGN REVIEW BOARD MEETING
CITY OF DAVENPORT, IOWA
MONDAY, NOVEMBER 28, 2022; 5:00 PM
COUNCIL CHAMBERS CITY HALL 226 WEST 4TH STREET

I. Call to Order

Present: Stinocher, Salzer, Slobojan, Hoff, Rashid, Tebbitt, Anderson
Staff: Berkley, Werderitch

II. Secretary's Report

A. Consideration of the October 24, 2022 Meeting Minutes.

Motion by Hoff, second by Tebbitt, to approve the October 24, 2022 meeting minutes.
Motion to approve was unanimous by voice vote (7-0).

III. Old Business

IV. New Business

A. Case DR22-18: Request for Design Review, C-D Downtown Zoning District; Façade improvements at 727 West 3rd Street. Convict Customz, petitioner. [Ward 3]

Werderitch introduced the request to rebrand the existing building for a new auto body shop. The proposal is a complete renovation of the former Al's Transmission Service building.

The applicant was not in attendance.

Commissioners inquired about the painted wall signs and conformance with zoning requirements.

Staff recommended tabling the proposed signage to allow the applicant additional time to explore alternative designs that comply with the Zoning Ordinance. City staff will continue to work with the applicant to identify alternatives and bring forward a proposal at a later date.

Staff recommended approval of the remaining items in Case DR22-18, subject to the following condition: The awning shall maintain a minimum vertical clearance of 8 feet from sidewalk grade.

Motion by Tebbitt, second by Stinocher, to approve staff recommendation. Motion to approve staff recommendation was approved by a roll call vote (7-0).

B. Case DR22-19: Request for Design Review, C-D Downtown Zoning District; Exterior improvements at 313 East 3rd Street. Santa's Elves, LLC, petitioner. [Ward 3]

Werderitch presented an overview of the project. The intent is to restore the existing storefront back to its historic appearance.

Jerry Hatch, property owner, was in attendance to answer questions. Jerry spoke about the history of the building. Jerry stated any missing brick would be replaced with brick available on site, which matches the façade.

Staff recommended Case DR22-19 be approved in accordance with the submitted plans, subject to the following condition: In the event that deteriorated brick requires replacement, the new brick shall be reviewed and approved by City Staff to match the color and dimensions of the historic masonry.

Motion by Stinocher, second by Tebbitt, to approve staff recommendation. Motion to approve staff recommendation was approved by a roll call vote (7-0).

- C. Case DR22-20: Request for Design Review, C-D Downtown Zoning District; Exterior painting at 418 East 2nd Street. MFN Investments, LLC, petitioner. [Ward 3]

Werderitch presented the history of prior Design Review Board approvals at the subject property. On November 3, 2022, City staff noticed the East 2nd Street elevation was being painted a dark grey color. The property owner was notified to stop work and submit an Application for Design Review. The design request is to completely paint the south façade of the upcoming restaurant in Sherwin Williams, Iron Ore.

The applicant was not in attendance.

Commissioners felt the painted brick detracted from the historic character of the façade. The consensus was to promote quality projects in the downtown.

Staff recommended denial of Case DR22-20 as submitted. The paint shall be removed using a historically appropriate cleaning method.

Motion by Rashid, second by Slobojan, to approve staff recommendation for denial. Motion to approve staff recommendation was approved by a roll call vote (7-0).

- D. Case DR22-21: Request for Design Review, C-D Downtown Zoning District; Exterior painting at 626 West River Drive. MFN Investments, LLC, petitioner. [Ward 3]

Werderitch provided an overview of prior Design Review Board approvals at the subject property. On November 3, 2022, City staff noticed the east elevation was being painted a cream color. The property owner was notified to stop work and submit an Application for Design Review. The design request is to completely paint the building in Sherwin Williams, Cream and Sugar. With the exception of the west façade, facing Gaines Street, which will be painted in Sherwin Williams, Memorable Rose.

The applicant was not in attendance.

Commissioners felt the painted brick detracted from the historic character of the façade. By painting the building, the deteriorating brick was not be appropriately addressed. The consensus was to promote quality projects in the downtown.

Staff recommended denial of Case DR22-21 as submitted. The paint shall be removed using a historically appropriate cleaning method.

Motion by Slobojan, second by Stinocher, to approve staff recommendation for denial.
Motion to approve staff recommendation was approved by a roll call vote (7-0).

V. General Discussion

VI. Public Comment

VII. Adjournment

Motion by Tebbitt, second by Slobojan, to adjourn the meeting. Motion to adjourn was unanimous by a voice vote (7-0). The meeting adjourned at 5:29 pm.

VIII. Next Board Meeting: December 19, 2022