

MINUTES
DESIGN REVIEW BOARD MEETING
CITY OF DAVENPORT, IOWA
MONDAY, OCTOBER 24, 2022; 5:00 PM
COUNCIL CHAMBERS CITY HALL 226 WEST 4TH STREET

I. Call to Order

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

II. Secretary's Report

A. Consideration of the September 26, 2022 Meeting Minutes.

Motion by Slobojan, second by Hoff, to approve the September 26, 2022 meeting minutes. Motion to approve was unanimous by voice vote (5-0).

III. Old Business

A. Case DR22-13: Request for Design Review, C-D Downtown Zoning District; Construction of a new apartment building at 128 West 3rd Street. Build to Suit, Inc., petitioner, on behalf of AOM, LLC. [Ward 3]

Werderitch provided an overview on the construction of a new 4-story apartment building. The structure will contain 121 apartment units and a small retail space on the corner of Main Street and West 3rd Street. Based on preliminary comments from the board at the September 26, 2022 meeting, the applicant has returned with revised building elevations.

Joel Hasse, Build to Suit, and Joseph Gusse, Joseph Architectural Group, were in attendance to answer questions.

Board members commented on the continuity with the character of surrounding structures, the blank concrete wall at sidewalk grade, the lack of projections on the west building elevation, and building materials. Members discussed the use of vinyl siding on the north and east facades. Vinyl siding is not considered a high quality building material for a downtown mid-rise apartment building. Members discussed other potential options and directed staff to work with the applicant to identify a substitute material.

Staff recommended the Design Review Board approve Case DR22-13, subject to the following conditions:

1. The building materials on the South and West elevations shall be incorporated on the north and east elevations.
2. Vinyl siding is prohibited where visible from the public right-of-way. The applicant shall work with City Staff to identify a substitute building material.
3. Signage shall be submitted for review at a later date.
4. Streetscaping shall contain the brick accent panels, poured concrete panels, streetlights and tree wells in accordance with the Downtown Davenport Streetscape Improvement Plan.

Motion by Stinocher, second by Slobojan, to approve staff recommendation and conditions. Motion to approve staff recommendation and conditions was approved by a roll call vote (5-0).

IV. New Business

- A. Case DR22-16: Request for Design Review, C-D Downtown Zoning District; Installation of a wall sign at 418 East 2nd Street. Lange Sign Group, petitioner, on behalf of MFN Investments, LLC. [Ward 3]

Werderitch introduced the request to install channel letter signage on the brick façade at 418 E 2nd Street. The words "Dam Tacos" will cover 36 square feet in area and span approximately 18 feet in length.

Pamala Diedrich, Lange Sign Group, was in attendance to answer questions.

Staff recommended the Design Review Board approve Case DR22-16, subject to the following condition:

1. In order to protect the masonry façade, the sign shall be installed into the mortar rather than the brick.

Motion by Slobojan, second by Rashid, to approve staff recommendation and condition. Motion to approve staff recommendation and condition was approved by a roll call vote (5-0).

- B. Case DR22-17: Request for Design Review, C-D Downtown Zoning District; Installation of a wall sign at 207 Western Avenue. Streamline Architects, petitioner, on behalf of CND Property Management, LLC. [Ward 3]

Werderitch presented an overview of the fabricated aluminum channel letters, which will be mounted above the main entrance door. "The Suites" wall sign will be internally illuminated with white LED lights.

Pamala Diedrich, Lange Sign Group, was in attendance to answer questions.

Staff recommended the Design Review Board approve Case DR22-17, subject to the following condition:

1. In order to protect the masonry façade, the sign shall be installed into the mortar rather than the brick.

Motion by Hoff, second by Stinocher, to approve staff recommendation and condition. Motion to approve staff recommendation and condition was approved by a roll call vote (5-0).

V. General Discussion

VI. Public Comment

VII. Adjournment

Motion by Rashid, second by Stinocher, to adjourn the meeting. Motion to adjourn was unanimous by a voice vote (5-0). The meeting adjourned at 5:36 pm.

VIII. Next Board Meeting: November 28, 2022