

MINUTES
DESIGN REVIEW BOARD MEETING
CITY OF DAVENPORT, IOWA
MONDAY, SEPTEMBER 26, 2022; 5:00 PM
COUNCIL CHAMBERS CITY HALL 226 WEST 4TH STREET

I. Call to Order

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

II. Secretary's Report

A. Consideration of the August 22, 2022 Meeting Minutes.

Motion by Stinocher, second by Anderson, to approve the August 22, 2022 meeting minutes. Motion to approve was unanimous by voice vote (5-0).

III. Old Business

IV. New 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, the applicant will further develop the design and return for final approval with detailed plans, materials, and drawings.

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

Commissioners 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.

With no additional comments, the applicant will return with revised plans for formal approval at the October 24, 2022 Design Review Board meeting.

B. Case DR22-14: Request for Design Review, C-D Downtown Zoning District; Conversion of the building at 325 East 2nd Street into a cinema and social lounge. 325 Partners LLC, petitioner. [Ward 3]

Werderitch introduced the plans to convert the vacant building at 325 East 2nd Street into a two-screen cinema and social lounge. Steven Douglas, Paradigm Design, presented the renderings and overall design concept for the new development. Pete Stopulos, 325 Partners LLC, was also in attendance to answer questions.

Commissioners provided positive feedback.

Staff recommended tabling the east elevation wall sign to allow the applicant additional time to explore alternative designs that comply with the Zoning Ordinance.

Staff recommended approval of the remaining items in Case DR22-14 in accordance with the submitted plans and renderings

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

- C. Case DR22-15: Request for Design Review, C-D Downtown Zoning District; Construction of a rooftop deck over the existing Dam View bar at 410 East 2nd Street. Streamline Architects, petitioner, on behalf of DAMLANDQC, LLC. [Ward 3]

Staff presented the design for a new rooftop patio addition above the existing Dam View bar. The new rooftop terrace will be accessed from a wooden staircase located in the rear of the building. A clear glass railing system will be constructed behind the face of the west parapet wall and held five feet behind the south parapet wall to reduce visibility from the street.

Caleb Rogers, Streamline Architects, was in attendance to discuss the project. Commissioners commented on the access to the rooftop. Otherwise, the Board was supportive of the design.

Staff recommended Case DR22-15 be approved in accordance with the submitted plans.

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

V. General Discussion

VI. Public Comment

VII. Adjournment

Motion by Slobojan, second by Howell, to adjourn the meeting. Motion to adjourn was unanimous by a voice vote (5-0). The meeting adjourned at 5:42 pm.

VIII. Next Board Meeting: October 24, 2022