

DESIGN REVIEW BOARD MEETING

CITY OF DAVENPORT, IOWA

MONDAY, AUGUST 28, 2023; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Call to Order

II. Secretary's Report

A. Consideration of the June 26, 2023 Meeting Minutes

III. Old Business

IV. New Business

- A. Case DR23-16: Request for Design Approval, C-D Downtown Zoning District; Installation of a Projecting Sign at 221 East 2nd Street. Rosalee Jewelry, petitioner. [Ward 3]
- B. Case DR23-17: Request for Design Review, C-D Downtown Zoning District; Exterior remodel at 512 Brady Street. Streamline Architects, petitioner, on behalf of Miss Phay Cafe. [Ward 3]
- C. Case DR23-18: Request for Design Review, C-D Downtown Zoning District; Exterior remodel at 322 East 2nd Street. Streamline Architects, petitioner, on behalf of Great River Brewery & Pizza. [Ward 3]

V. General Discussion

A. Administrative Approval: 2242 E 12th Street

VI. Public Comment

VII. Adjournment

VIII. Next Board Meeting: September 25, 2023

City of Davenport
Design Review Board

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch 563.888.2221

Date
8/28/2023

Subject:
Consideration of the June 26, 2023 Meeting Minutes

Recommendation:
Staff recommends the Design Review Board approve the June 26, 2023 meeting minutes.

Background:
The June 26, 2023 meeting minutes are attached.

ATTACHMENTS:

Type	Description
▢ Backup Material	Meeting Minutes 6-26-23

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	7/19/2023 - 11:24 AM

MINUTES
DESIGN REVIEW BOARD MEETING
CITY OF DAVENPORT, IOWA
MONDAY, JUNE 26, 2023; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Call to Order

Present: Hoff, Tebbitt, Anderson, Martin, Tylka, Stinocher
Excused: Inskeep, Rashid, Salzer
Staff: Berkley, Werderitch

II. Secretary's Report

A. Consideration of the May 22, 2023 Meeting Minutes.

Motion by Anderson, second by Hoff, to approve the May 22, 2023 meeting minutes.
Motion to approve was unanimous by voice vote (6-0).

III. Old Business

IV. New Business

A. Case DR23-15: Request for Design Approval, C-D Downtown Zoning District; Installation of an outdoor patio at 210 East 2nd Street. Oh So Sweet, petitioner. [Ward 3]

Werderitch presented an overview of the project. Oh So Sweet recently relocated to a storefront tenant space in the Urbane 210 building. The design request is to establish an outdoor patio area along the west building elevation.

Tiphannie Cannon, applicant, and Joshua Arguello, Streamline Architects, were in attendance to answer questions and discuss the design of the outdoor patio.

Staff recommended Case DR23-15 be approved in accordance with the submitted work write up and materials.

Motion by Tylka, second by Martin, to approve staff recommendation. Motion was approved by a roll call vote (6-0).

V. General Discussion

VI. Public Comment

VII. Adjournment

Motion by Hoff, second by Anderson, to adjourn the meeting. Motion to adjourn was unanimous by a voice vote (6-0). The meeting adjourned at 5:08 pm.

VIII. Next Board Meeting: July 24, 2023

City of Davenport
Design Review Board

Department: Development & Neighborhood Services
Contact Info: Laura Berkley | 563-888-3553

Date
8/28/2023

Subject:

Case DR23-16: Request for Design Approval, C-D Downtown Zoning District; Installation of a Projecting Sign at 221 East 2nd Street. Rosalee Jewelry, petitioner. [Ward 3]

Recommendation:

Staff recommends Case DR23-16 be approved in accordance with the submitted work write up and materials.

Background:

The Design Review Board approved projecting signs for H.L by Design and Nehlsen Creative Marketing at this location earlier this year. Both are circular projecting signs located adjacent to each first floor entrance.

The design request is to install a third projecting sign on the structure for Rosalee Jewelry, which is renting a second floor tenant space. The business currently has signage installed in the windows above the first floor entrance as well as signage installed within the second floor window.

The Rosalee Jewelry projecting sign will be mounted to the north building elevation along 2nd Street. The sign will be installed on the second floor elevation within a rectangular brick architectural feature.

The sign will satisfy the minimum vertical clearance of 8 feet above the sidewalk grade, which is required per zoning ordinance. The rectangular sign is 22 by 27 inches, totaling approximately 4.1 square feet. The sign is a white banner with "Rosalee Jewelry" and the company logo written in black. The sign will be mounted into the brick façade with a powder coated metal frame. The sign will not be illuminated.

The proposed projecting sign complies with the standards outlined in Chapter 17.12 of the Zoning Ordinance.

The Downtown Design Guidelines encourage projecting signs since they are very effective in reaching pedestrians. Historically, projecting signs were commonly used on older buildings. The use of a business logo creates a user friendly downtown experience for visitors.

ATTACHMENTS:

Type	Description
▢ Backup Material	Application
▢ Backup Material	Sign Proof
▢ Backup Material	Sign Permit
▢ Backup Material	Background Materials & Photos
▢ Backup Material	Photo of Building-1
▢ Backup Material	Photo of Building-2

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berkley, Laura	Approved	8/22/2023 - 3:54 PM



CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 W. 46th St
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
DESIGN REVIEW

DESIGN REVIEW BOARD

APPLICANT INFORMATION		REVIEW DISTRICT	SUBMITTAL DATE	MEETING DATE
Applicant Name Amanda Frazer		SITE ADDRESS & PARCEL OR LOCATION DESCRIPTION		
Address 506 Davenport St				
City State Zip LeClaire, IA 52753				
Phone (563) 340-7052				
Secondary Phone		BRIEF OVERVIEW OF THE PROJECT (not a scope of work)		
E-Mail Address rosaleejewelry@gmail.com				
Acceptance of Applicant I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements. I understand I am responsible for attendance at the meeting as shown on the design review board calendar. The City reserves the right to require further site studies as necessary. By checking this box and typing my name below, I am electronically signing this application. ☒ <u><i>Amanda Frazer</i></u> <u>08/04/2023</u> Type Applicant's Name here to serve as a signature Date				
DEVELOPMENT TEAM				
Property Owner RY Holdings LLC		APPLICABILITY (PRIOR TO ANY WORK, APPROVAL IS REQUIRED) Design Review Applications must be completed and approved PRIOR to the commencement of the following types of work: • New construction or an alteration to an exterior of a structure where changes are visible from the public right-of-way • New parking lots, fencing/walls, landscaping, or alterations of • Sign installation or alteration • Streetscaping element installation within the public right-of-way		
Address 4509 N Brady St				
Phone (563) 549-7860	Secondary Phone			
E-Mail Address executive@exitqc.com				
Project Manager/Other Riverbend Signworks		ALL SUBMITTALS SHALL INCLUDE: SUBMITTED		
Address 979 40th Ave				
Phone (563) 424-5841	Secondary Phone			
E-Mail Address chad@riverbendsignworks.com				
Formal Procedure		Application Fee: NONE		
(1) Application: • Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process. • The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. <u>Inaccurate or incomplete applications may result in delay of required regularly scheduled meetings.</u>		Full Scope of Work (SOW) attached as a .PDF ☐ all work & materials shall be described & itemized/listed in detail Digital photos of existing building/sign elevations/façades ☐ Proposed color building/sign elevations to scale ☐ rendering as proposed & depicted on existing building/signs Material specifications: type, dimensions, & color ☐ MINOR & MAJOR ADDITIONS, SITE IMPROVEMENTS, & NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*: Dimensioned Site Plan (proposed & existing buildings/site items) ☐ Landscape Plan ☐ Grading Plan with 2 foot intervals (if needed) ☐ Storage & Mechanical Screening shall be shown ☐ * Major Additions & New Buildings may require more extensive information		
(2) Scope of Board's Consideration: • Only work described in the application may be approved. • If insufficient information exists to make a proper judgment on the application, the Board may continue the consideration a maximum of three regularly scheduled consecutive meetings, excluding applicant requested continuances.				
(3) Post Board Ruling: • If approved, design approval does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. Applicant must contact necessary development authorities. • Design approval expires one year from the date of approval unless a building permit is obtained within such period. An applicant may apply in writing for an extension of time at any time prior to the date of expiration. • Appeals to the Board's determinations are \$75 made to City Council and shall be in writing submitted to the Zoning Administrator within 30 calendar days of Board's decision.				
Submit this form with attachments to: planning@davenportiowa.com				

▶▶▶ NOTE: Mock-Up provides a general overview of the sign, but is not meant for exact sizing unless otherwise stated. This is also not a color proof or accurate display for color matching. ◀◀◀

22" x 72"



COPYRIGHT NOTICE. This drawing and all reproductions thereof are the property of Riverbend Signworks and may not be reproduced, published, changed or used in any way without written consent

COMPANY: Rosalee Jewelry PROJECT: Hanging Sign DATE: 07/31/2023

Description: Fonts: Colors:

Chad
PROJECT MANAGER

Steve
DESIGNER

EMAIL - steve@riverbendsignworks.com



**RIVERBEND
SIGNWORKS**

563.424.5841 RIVERBENDSIGNWORKS.COM



THE CITY OF
DAVENPORT
IOWA | USA

Sign (Permanent) Permit Application

Permanent (and temporary) signs must be permitted and approved prior to installation. Permanent (and temporary) signs placed without proper approval and permits may be ordered removed and/or subject to fine.

Submit this completed application along with an inventory of existing signage, graphic of proposed sign with sign height, sign area, quantity of signs requested and site plan indicating location and setback, along with any other applicable site details via the [Davenport E-Plan Review](#) portal.

Questions pertaining to the permissibility of signs should be directed to Community Planning at 563.326.6198 or planning@davenportiowa.com.

Staff will contact applicant once proposed sign(s) are approved.

The permit fee for permanent sign installation is \$50.00. This fee is payable to the City of Davenport, Public Works Building Division, 1200 E 46th St, Davenport, IA 52807 upon approval.

Where the owner of the improvements is a tax levying body, a permit shall be obtained in the normal manner, but no fee is required.

Signs requiring an electrical connection require an [electrical permit](#) in addition to the sign permit. All electrical work must be performed by a licensed and bonded electrical contractor.

Address of Proposed Sign						How many signs currently exist at this location?	
Purpose of Sign							
Description of Project							
Sign Height		Sign Area		Quantity			
Will electricity be required for this sign?					☐ Yes ☐ No		
Owner Name							
Address			City		State		Zip
Contact Name			Phone		E-mail		
Contractor Name							
Address			City		State		Zip
Contact Name			Phone		E-mail		
License #			Bond #				
Zoning Review and Conditions (if applicable)				Zoning Approval			
				By			
				Date			
I understand the regulations and terms for placing the sign described. I affirm this application is a complete and accurate description of the temporary signage permit we are applying for.							
Signature					Date		
For Office Use Only							
Processed by		Permit #		Date			

221 E 2nd Street

- **New 2nd Floor Tenant:** Rosalee Jewelry
- **Request:** Install New Storefront Signage



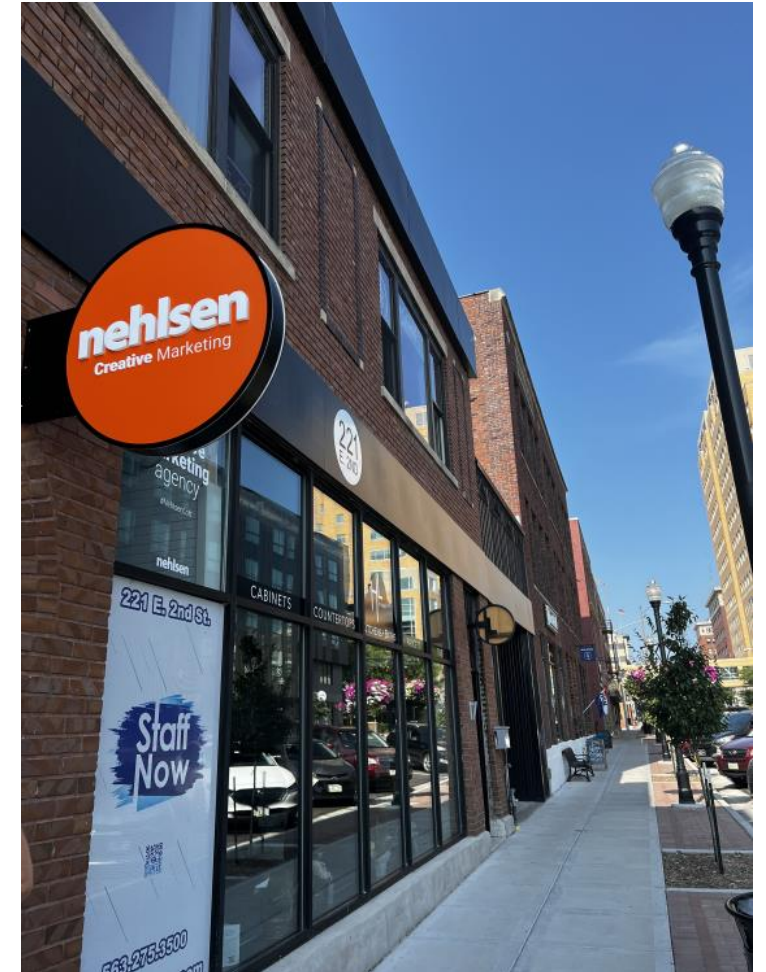
DAVENPORT
IOWA | USA



221 E 2nd Street

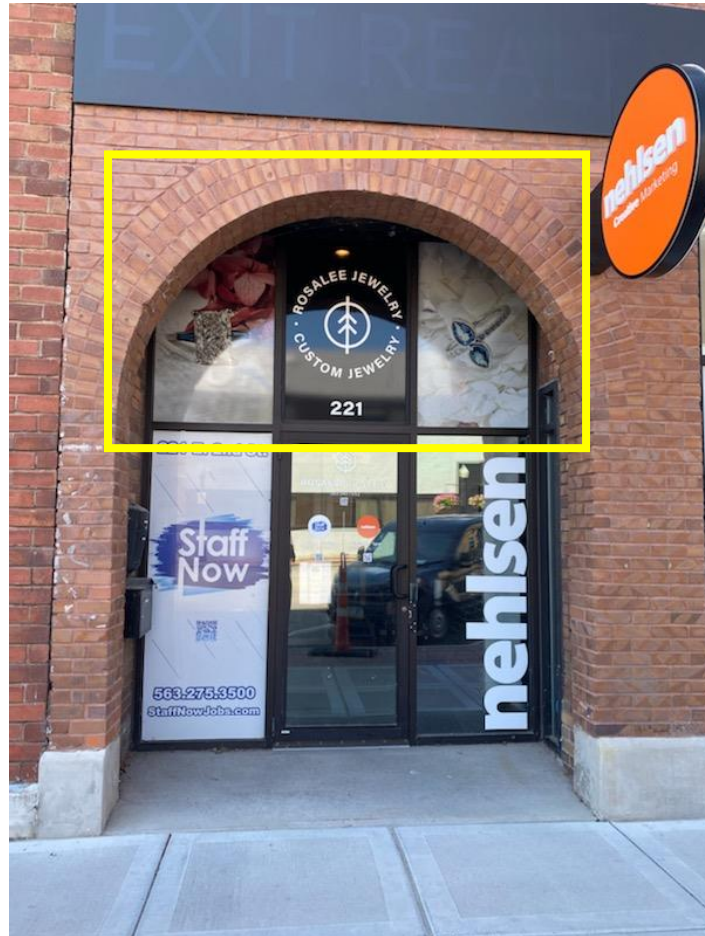
DAVENPORT
IOWA | USA

- Existing Projecting Signs
 - HL by Design
 - Nehlsen Creative Marketing
- Exit Realty & Crafted Quad Cities Signage has been Removed.



Rosalee Jewelry

DAVENPORT
IOWA | USA



Existing Window Signage

Projecting Sign

- Sign Area: 4.1 Square Feet
- Dimensions: 22" x 27"
- Powder Coated Metal Frame
- White Background with Black Lettering
- Non-Illuminated

DAVENPORT
IOWA | USA



Proposed Sign Location





City of Davenport
Design Review Board

Department: Development & Neighborhood Services
Contact Info: Laura Berkley | 563-888-3553

Date
8/28/2023

Subject:

Case DR23-17: Request for Design Review, C-D Downtown Zoning District; Exterior remodel at 512 Brady Street. Streamline Architects, petitioner, on behalf of Miss Phay Cafe. [Ward 3]

Recommendation:

Staff recommends Case DR23-17 be approved in accordance with the submitted work write up and materials.

Background:

Miss Phay Cafe currently operates on the first floor at 512 Brady Street. The Wupperman Block Building was constructed in 1859 and is nationally listed historic landmark. Streamline Architects submitted a design concept to add vibrant colors and modern finishes to the existing storefront. No work is proposed on the upper floors.

The project scope includes the following exterior alterations to the east elevation:

1. Repaint existing painted walls/pillars with new paint. The applicant selected Sherwin Williams Nautilus and Natural Lien for the color scheme.
2. Replace existing black gooseneck lights with new gold light fixtures.
3. Replace existing planters with new. Staff will coordinate walkway clearance with the petitioner, Public Works Department, and the Building Department.
4. All existing stairs, ramps, and railings will remain.
5. Sign package to be submitted separately for review and approval.
6. Scope of work is limited to the first floor storefront. No alterations are proposed on the upper levels.

The project scope also includes relocating the "Hilltop Welcome Sign" higher on the façade to be even with the third floor. This will create space along the first story for new Miss Phay Cafe signage. A separate sign package will be submitted at a later date for review and approval.

The applicant intends to create an outdoor patio in the vacant lot south of the restaurant. However, this design will be submitted separately as part of a second phase of redevelopment.

The Downtown Design Guidelines recommend the following for older storefronts:

1. Strengthen the architectural integrity and design unity of individual facades.
2. Create storefronts that add interest, activity, and comfort to the street environment.
3. Emphasize compatibility in design, materials, and colors to make adjacent buildings appear to the viewer as one unit.

The Downtown Design Guidelines also acknowledge that facades change over time. The goal of these standards, as they relate to older historic buildings, is not to prevent change, nor is it necessary to return a façade to its original appearance. Rather the goal is to encourage sensitive and appropriate change when renovation occurs.

ATTACHMENTS:

Type	Description
▢ Backup Material	Application & Renderings
▢ Backup Material	Downtown Design Guidelines-Historic Architectural Facade Design
▢ Backup Material	Downtown Design Guidelines-Facade Change as Evolution
▢ Backup Material	Historic Property Inventory Sheet

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berkley, Laura	Approved	8/22/2023 - 4:05 PM



Complete application can be emailed to planning@ci.davenport.ia.us

Property Address*

*If no property address, please submit a legal description of the property.

Applicant (Primary Contact)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Application Form Type:

Plan and Zoning Commission

Zoning Map Amendment (Rezoning)
Planned Unit Development
Zoning Ordinance Text Amendment
Right-of-way or Easement Vacation
Voluntary Annexation

Owner (if different from Applicant)

Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Zoning Board of Adjustment

Zoning Appeal
Special Use
Hardship Variance

Engineer (if applicable)

Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Design Review Board

Design Approval
Demolition Request in the Downtown
Demolition Request in the Village of
East Davenport

Architect (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Historic Preservation Commission

Certificate of Appropriateness
Landmark Nomination
Demolition Request

Administrative

Administrative Exception
Health Services and Congregate
Living Permit

Attorney (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Design District:

CD - Downtown

CV – Village of East Davenport

CE – Elmore Corners

Not sure which district you are in? You can click [here](#) for a map of the districts or you can contact Planning staff at (563) 326-7765 or planning@ci.davenport.ia.us and we can help you.

When is an application for design approval required?

Prior to the commencement of any work.

What type of activity requires design approval?

- New construction or an alteration to the exterior of a structure where changes are visible from the public right-of-way.
- Installation of any sign or action related to a sign.
- New parking lots, fencing/walls and landscaping or an alteration to existing parking lots, fencing/walls or landscaping.
- Streetscape elements within the right-of-way.
- Demolition within the C-D and C-V Districts requires the owner(s) of record or the City to apply for a demolition approval.

Submittal requirements

- Please contact Planning staff at (563) 326-7765 or planning@ci.davenport.ia.us so we can help you determine what exactly is required to be submitted.
- Incomplete applications will not be accepted.

Submittal requirements for all types of requests:

- The completed application form.
- A work plan that accurately and completely describes the work to be done.
- Color digital photographs depicting the building elevations and proposed construction.

Submittal requirements for specific types of requests:

Minor alterations to existing buildings and new and replacement signs (all of the above and):

- Specifications, including dimensions, material used and color of the material.
- A rendering of the proposed alteration as depicted on the existing building.
- Samples of the materials, including the color, along with scaled, accurately colored elevations for any proposed sign and/or sign package.

Minor additions, site improvements and outdoor storage areas (all of the above and):

- A dimensioned site plan, including the locations of any proposed or existing buildings on the subject parcel and on surrounding parcels.
- A preliminary grading plan showing before and after grades at two-foot contour intervals, where deemed necessary by the development official.
- Outdoor storage areas shall be reflected in the elevation drawings submitted and shall show their relationship to the building elevations as well as the materials and treatment proposed that would accurately reflect the screening of the storage areas.
- A landscape plan.

Major additions and new buildings (all of the above and):

- Reproductions of building or site information found in the historical surveys if applicable
- A verifiable legal description, or a land survey.
- A map showing the existing topography of other properties at two-foot contour intervals, extending one hundred feet from the subject parcel.
- Elevation drawings, in color and drawn to scale, of the front, sides, rear, and roof lines of all proposed buildings or structures, illustrating the appearance and treatment of required screening elements for roof-mounted equipment, where deemed necessary by the development official.
- A materials board containing samples of each type of exterior building materials.

Formal Procedure

(1) Application:

- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Design Review Board consideration of the request:

- Only work described in the application may be approved by the Board.
- If the Board determines there is insufficient information to make a proper judgment on the application, it may continue the application a maximum of three regularly schedule consecutive meetings. This time period does not apply if the applicant requests the continuance.

(3) After the Design Review Board's decision:

- If approved, design approval does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. You will need to contact Davenport Public Works and other regulatory agencies regarding permits and/or licenses.
- If approved, design approval will expire one year from the date of approval unless a building permit is obtained within such period. The Zoning Administrator may grant an extension for a period of validity longer than one year. An applicant may apply in writing for an extension of time at any time prior to the date of expiration.
- The applicant may appeal the Design Review Board's determination to the City Council. A written appeal must be submitted to the Zoning Administrator within thirty calendar days of the Design Review Board's decision.

Applicant:

Date:

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by:

Date:

Planning staff

Date of the Public Meeting:

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Work Plan

Please describe the work being performed. Please note that only work described in the application may be approved by the Board.



PROJECT CONTACT:
LUZ UPEGUI
(309) 558-8628
luz@streamlinearchitects.com

[illegible]

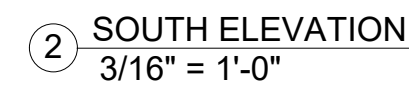
MUN LUANGRUANG

MISS PHAY CAFE

512 N BRADY ST
DAVENPORT, IA

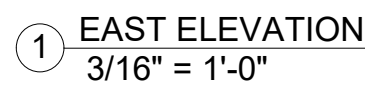
DRB ELEVATIONS & RENDERINGS

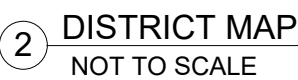
A800



The image shows the exterior of a brick building with two storefronts. On the left is 'Builder Hardware', with its logo and name above the entrance. To its right is 'Miss Phay Cafe', which has a large sign above the entrance reading 'BRUNCH • LUNCH • DINNER' and 'MISS PHAY CAFE'. Below the cafe sign, the address '512 BRADY' is visible. The cafe's entrance features large glass windows and doors, with text like 'viet. thai eats', 'coffee', and 'juice bar' visible inside. A black metal railing leads up to the cafe entrance. Arrows from the text in the original image point to the 'Builder Hardware' sign, the 'Miss Phay Cafe' sign, and the entrance area of the cafe.

- EXG PAINTED WALL TO RECIEVE
NEW PAINT SEE SCHEDULE





① ARCH SITE PLAN
3/16" = 1'-0"



PROJECT CONTACT:
LUZ UPEGUI
(309) 558-8628
luz@streamlinearchitects.com

EMILY STORM
(309) 912-3750
emily@streamlinearchitects.com

[illegible]

MUN LUANGRUANG

MISS PHAY CAFE

512 N BRADY ST
DAVENPORT, IA

Project number	23-075
Date	08/18/2023
Drawn by	LAU
Checked by	CMS

DRB
ARCHITECTURAL
SITE PLAN

A801

Historic Architectural Façade Design

Design Objectives:

Reinforce a sense of historical continuity

Reinforce the unique character of the City of Davenport

Encourage architectural excellence

Require the use of quality building materials

Discussion:

The human scale, high-quality materials and architectural detailing of older building add interest and identity to the downtown environment. Whenever possible, examples of the downtown's traditional commercial, civic and residential architecture should be preserved, renovated and where necessary adapted to new uses.

The renovation and adaptive use of attractive, historic buildings helps create a positive climate for reinvestment and regeneration by strengthening the downtown's market appeal. Renovation of deteriorated buildings, vacant or poorly modernized storefronts helps the downtown overcome any image it may present of neglect and decline, also the renovation of highly visible older buildings can spark regeneration momentum and create an image of change and renewal. Older historic buildings are also useful in that their lower rents allow them to serve as small business incubators. They are also more prone than new structures to develop into the unique shops, restaurants and other uses that bring life to a downtown.

The existing downtown built environment is a product of an evolution that began with the construction of the first building and has continued until the present. The result is a city that is one part Victorian "main street" and one part "big city downtown". The Victorian portions of the downtown generally consists of older historic buildings constructed between 1850 and 1910 (with some exceptions being as late as the 1930's and 1940's), establishes the main form of the downtown. Building heights for these structures typically range between two and four stories. Although built in many sizes, shapes and architectural styles these facades are very similar.

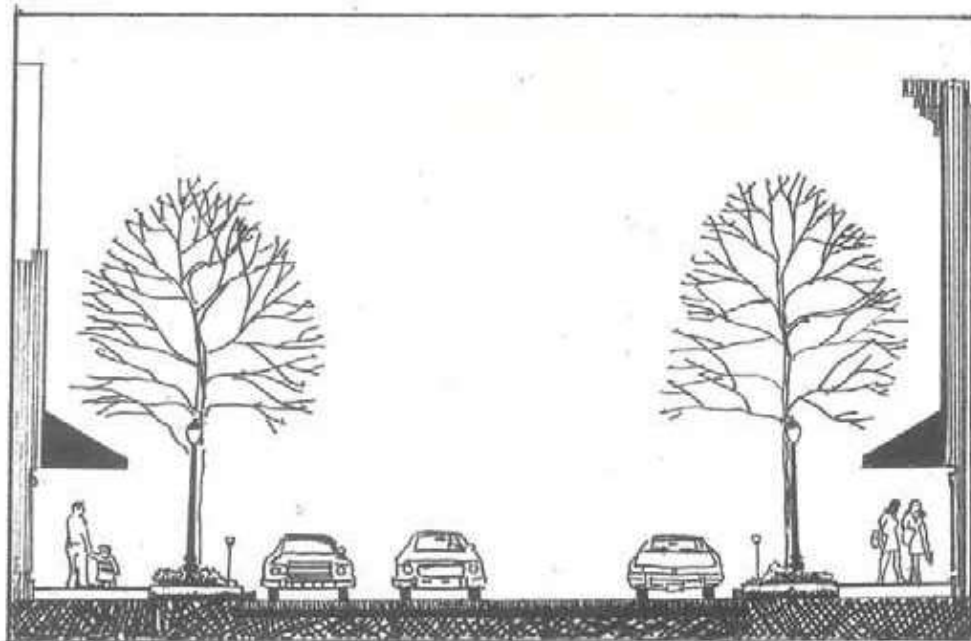
As facades of this type lined both sides of most downtown streets they formed strong blocks, marked by a rhythm of repeating parts. Because it was composed of similar facades, the block had a consistent, organized and coordinated appearance. Facades were related to each other through compatibility in height, width, setback, proportion, proportions of openings, roof forms, composition, rhythm, materials and colors.

In the downtown's main business core buildings can be much taller and more monumental. Beginning with the construction of the Hotel Davenport in 1907, downtown Davenport also began to see the kind of monumental architecture that one might more commonly associate with a much larger city such as a Chicago or a St. Louis. Other structures that followed in this pattern include the Putnam and Parker Buildings (constructed in 1910 and 1920 respectively), the Kahl Building built in 1920, the First National Bank Building in 1923 (now U.S. Bank), the American Commercial and Savings Bank (Davenport Bank Building currently the Wells Fargo Bank Building) built in 1927, the Union Savings Bank and Trust constructed in 1930 (now, the Union Arcade Building), the Mississippi Hotel and RKO Orpheum Theatre in 1931 and finally the Blackhawk Hotel built in 1935. These structures, while often being much taller than their Victorian counterparts still maintained a sense of rhythm and enclosure as they were all constructed immediately behind the sidewalk. Other attributes of downtown architecture that these buildings continued was the use of quality construction materials and rich architectural detailing. (There have been further waves of downtown construction and development. It is the intent of this chapter, however, to focus on structures constructed prior to 1950).

It is the intention of this chapter of these guidelines:

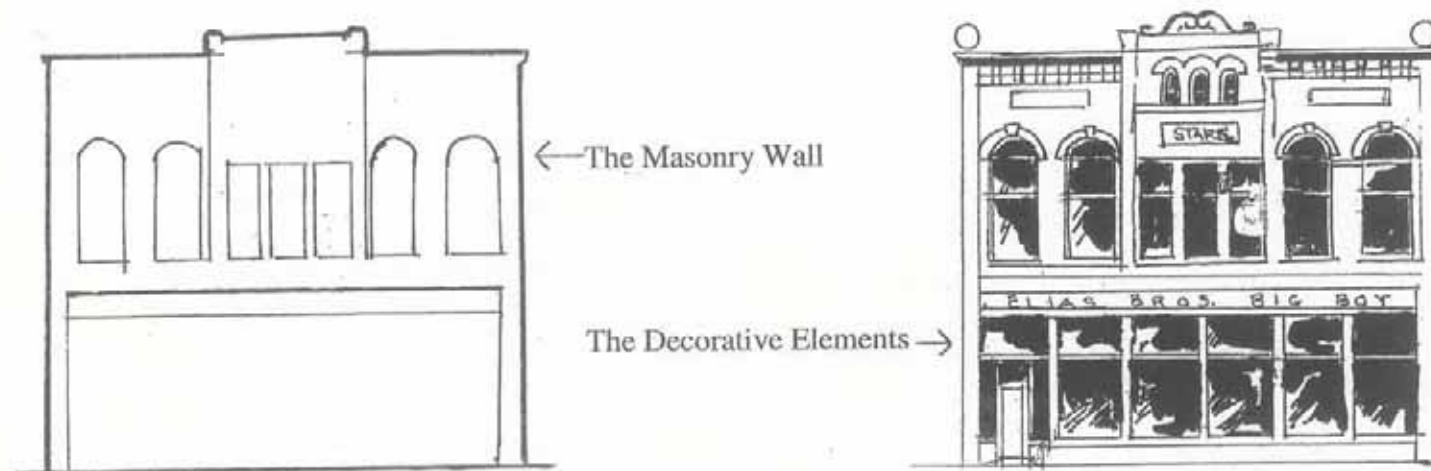
- to strengthen the architectural integrity and design unity of individual facades;
- to create storefronts that add interest, activity, and comfort to the street environment;
- to emphasize compatibility in design, materials and colors to make adjacent buildings appear to the viewer as one unit.

To create a unified block face and organize the variety of architectural styles and details of any given street over time, there must be an understanding of the historic building's design framework. Information regarding the recognition of that framework follows.



One of the most important features of the downtown streetscape is its sense of containment. The facades of the buildings create, what is in effect, an outdoor room, filled with activity.

Façade Change as Evolution



Facades change over time; this is natural, inevitable and often desirable. The goal of these standards, as they relate to older historic buildings, is not to prevent change, nor is it necessary to return a façade to its original appearance. Rather the goal is to encourage sensitive and appropriate change when renovation occurs.

When it was constructed the typical downtown building façade exhibited some basic inherent qualities: 1) an architectural style characterized by its decoration; 2) certain construction materials; and 3) a unified visual composition in which the parts looked related.

These qualities came together to create a visual resource. *Sensitive change* accepts these façade qualities and builds on them. The result is a harmonious blend of changes and existing elements. *Insensitive change*, on the other hand, ignores and often negates the qualities of the original resource. The result is an unnecessary clash between new and old as the drawing below illustrates.



82-01285

ARCHITECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

The Architects Office

Wehner, Nowysz, Pattschull and Pfiffner
201 day building, Iowa city, Iowa 52240DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

SITE #82-10- BR508 MAP # 3

HIST. DIS.

NAME Wupperman Block/I.O.O.F. Hall (H) C

ADDRESS 508-12 Brady

Pt. of Lot 5 beg. 56' 6" N of SE Cor of Lot 5 - N 53' 6" -
W 64' 55" 6" - E 64' to Beg.LEGAL DES. LeClaire's 2nd 48 5
SUB-DIVISION BLOCK PARCEL SUB-PARCELUTM 3 15 702400 4599680 ACREAGE -1 ZONE C-4
EASTING NORTHINGOWNER Scott Lodge 7, Independent Order of Odd Fellows
508 Brady St., Davenport, IA 52801TITLE H.
(IF DIFF.)

SITE SHEET



DESCRIPTION

FORM 3 story, 9-bay commercial block CONST. DATE 1859
MATERIALS Cast iron, pressed tin, brick ARCH STYLE Comm. Renaissance Revival
FENESTRATION 1/1 & 2/2 DHS beneath curved metal hoods
DIST. FEATURES Stained glass 3rd story windows retain I.O.O.F. symbols
ALTERATIONS Metal cornice replaced w/corbelled brick parapet; anthemion crests removed
from hoods, side gable roof removed
SITE & RELATED STR. Lot rises to North - on major thorofare North of CBD

STATEMENT

The Wupperman Block is a relatively well-preserved remnant of Davenport's pre-Civil War commercial architecture, and is still occupied by an original tenant, the local Odd Fellows Chapter, for whom the unusual 3rd floor windows were installed. The cast-iron shopfronts are largely intact, and although the cornice is not original, it does not detract in any significant way.

SOURCES

ARCHITECTURE

SIGNIFICANCE

HISTORY

DESCRIPTION

Hermann A. Wupperman probably built this block in c. 1859. He operated a grocery store from this location in partnership with William P. Hall under the style "Wupperman and Hall."

SOURCES

City Directory, 1860.
Oszuscik, Phillippe, "A History of the Architecture and Urbanization of Nineteenth Century Davenport, Iowa," Ph.D. Dissertation, University of Iowa, 1979, pp. 139, 515.

ARCHITECTURAL HISTORIAN: Martha Bowers

HISTORIAN: MARLYS SVENDSEN - ROESLER

SURVEY COMP 1981

EVALUATION

ARCHITECTURAL

I. ARCH. EVALUATION Good
II. ENVIR. STATURE Incident
III. INT. OF CONTEXT Fair
IV. INT. OF FABRIC Good

LEVEL OF SIGNIFICANCE:

☐ NAT. ☐ STATE ☒ LOCAL ☐ N. ELIG.

HISTORICAL

I. THEME(S) OF SIGNIFICANCE:

A. PRIMARY _____

B. SECONDARY _____

II. LEVEL OF SIGNIFICANCE:

☐ NAT. ☐ STATE ☐ LOCAL

III. NR.H.P.

ELIGIBLE ☐ NOT ELIGIBLE ☐

HISTORIC DISTRICT CLASSIFICATION

☐ A. ☐ B. ☐ C.

FOR DIVISION OF HISTORIC PRESERVATION USE ONLY

1. DATE RECEIVED _____

2. DATE OF STAFF EVALUATION _____

A. ARCHITECTURAL

B. HISTORICAL

ELIGIBLE FOR NR.H.P. ☐☐NOT ELIGIBLE FOR NR.H.P. ☐☐

3. NR.H.P. ACTION

A. STATE REVIEW COMM.

APP. ☐ DISAPP. ☐ TABLED ☐ DATE _____

B. FEDERAL REVIEW

APP. ☐ DISAPP. ☐ TABLED ☐ DATE _____

4. D.H.P. SOURCES

☐ COUNTY RESOURCES☐ W'SHIELD SURVEY☐ NR.H.P.☐ GRANT _____☐ DET. OF ELIGIBILITY☐ R. & C. _____☒ DAVENPORT A/H SURVEY☐☐

5. SUBJECT TRACES

6. PHOTO

1710-8

- IOWA, Scott County, Davenport, Renwick House (Davenport MRA), 1429 Brady St. (07/07/83)
- IOWA, Scott County, Davenport, Riepe Drug Store/G. Ott Block (Davenport MRA), 403 W. 2nd St. (07/07/83)
- IOWA, Scott County, Davenport, Roslyn Flats (Davenport MRA), 739 Perry St. (07/07/83)
- IOWA, Scott County, Davenport, Saengerfest Halle (Davenport MRA), 1012 W. 4th St. (07/07/83)
- IOWA, Scott County, Davenport, Schauder Hotel (Davenport MRA), 126 W. River Dr. (07/07/83)
- Henry — IOWA, Scott County, Davenport, Schebler, Richard, House (Davenport MRA), 1217 W. 7th St. (07/07/83)
- IOWA, Scott County, Davenport, Schick's Express and Transfer Co. (Davenport MRA), 118—120 W. River Dr. (07/07/83)
- IOWA, Scott County, Davenport, Schmidt Block (Davenport MRA), 115 E. 3rd St. (07/07/83)
- IOWA, Scott County, Davenport, Schmidt, F. Jacob, House (Davenport MRA), 2143 and 2147 W. 5th St. (07/07/83)
- IOWA, Scott County, Davenport, Schricker, John C., House (Davenport MRA), 1446 Clay St. (07/07/83)
- IOWA, Scott County, Davenport, Schroeder Bros. Meat Market (Davenport MRA), 2146 W. 3rd St. (07/07/83)
- IOWA, Scott County, Davenport, Scott County Jail (Davenport MRA), 428 Ripley St. (07/07/83)
- IOWA, Scott County, Davenport, Sharon, Fred B., House (Davenport MRA), 728 Farnan St. (07/07/83)
- IOWA, Scott County, Davenport, Shields Woolen Mill (Davenport MRA), 1235 E. River Dr. (07/07/83)
- IOWA, Scott County, Davenport, Simpson, Charles S., House (Davenport MRA), 1503 Farnan St. (07/07/83)
- IOWA, Scott County, Davenport, Sitz, Rudolph H., Building (Davenport MRA), 2202 W. 3rd St. (07/07/83)
- IOWA, Scott County, Davenport, Smith, Alvord I., House (Davenport MRA), 2318 W. 3rd St. (07/07/83)
- IOWA, Scott County, Davenport, Smith, Henry H., -J.H. Murphy House (Davenport MRA), 512 E. 6th St. (07/07/83)
- IOWA, Scott County, Davenport, St. John's Methodist Church (Davenport MRA), 1325—1329 Brady St. (07/07/83)
- IOWA, Scott County, Davenport, St. Joseph's Catholic Church (Davenport MRA), W. 6th and Marquette Sts. (07/07/83)
- IOWA, Scott County, Davenport, St. Luke's Hospital (Davenport MRA), 121 W. 8th St. (07/07/83)
- IOWA, Scott County, Davenport, St. Paul's English Lutheran Church (Davenport MRA), 1402 Main St. (07/07/83)
- IOWA, Scott County, Davenport, Stewart, J.W., House (Davenport MRA), 212 E. 6th St. (07/07/83)
- IOWA, Scott County, Davenport, Swan, George B., House (Davenport MRA), 909 Farnan St. (07/07/83)
- IOWA, Scott County, Davenport, Swedish Baptist Church (Davenport MRA), 700 E. 6th St. (07/07/83)
- IOWA, Scott County, Davenport, Taylor School (Davenport MRA), 1400 Warren St. (07/07/83)
- IOWA, Scott County, Davenport, Templeton, I. Edward, House (Davenport MRA), 1315 Perry St. (07/07/83)
- IOWA, Scott County, Davenport, Tevoet, Lambert, House (Davenport MRA), 2017 W. 2nd St. (07/07/83)
- IOWA, Scott County, Davenport, Union Electric Telephone & Telegraph (Davenport MRA), 602 Harrison St. (07/07/83)
- IOWA, Scott County, Davenport, Union Savings Bank and Trust (Davenport MRA), 229 Brady St. (07/07/83)
- IOWA, Scott County, Davenport, Union Station and Burlington Freight House (Davenport MRA), 120 S. Harrison St. (07/07/83)
- IOWA, Scott County, Davenport, Walter-Gimbel House (Davenport MRA), 1232 W. 6th St. (07/07/83)
- IOWA, Scott County, Davenport, Warner Apartment Building (Davenport MRA), 414—416 E. 6th St. (07/07/83)
- IOWA, Scott County, Davenport, Worley, Philip, House (Davenport MRA), 425 Brady St. (07/07/83)
- IOWA, Scott County, Davenport, Wupperman Block/I.O.O.F. Hall (Davenport MRA), 508—512 Brady St. (07/07/83)
- IOWA, Scott County, Davenport, Zoeller Bros-Independent Malting Co. (Davenport MRA), 1801 W. 3rd St. (07/07/83)

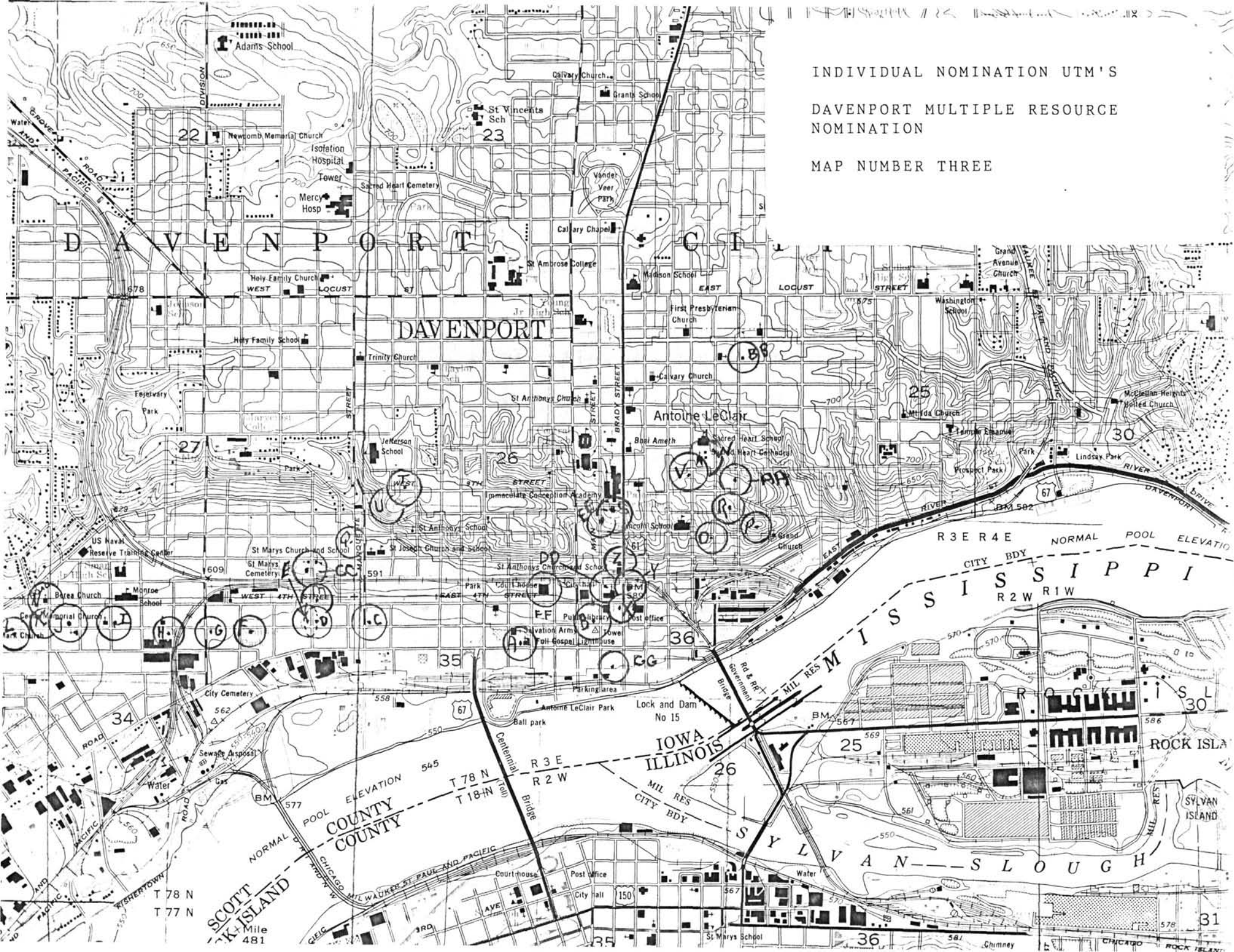


INDIVIDUAL NOMINATIONS, DAVENPORT MULTIPLE RESOURCE NOMINATION

MAP NUMBER THREE

<u>Address</u>	<u>Easting</u>	<u>Northing</u>	<u>Key Reference</u>
510 W. 2nd	701,880	4,599,280	A
202 W. 3rd	702,270	4,599,400	B
1136 "	701,080	4,599,360	C
1352 "	700,780	4,599,350	D
1402 "	700,600	4,599,340	E
1537 "	700,410	4,599,290	F
1649 "	700,190	4,599,260	G
1801 "	699,995	4,599,280	H
1946 "	699,680	4,599,320	I
2108 "	699,450	4,599,310	J
2202 "	699,310	4,599,300	K
2303 "	699,160	4,599,260	L
1354 W. 4th	700,750	4,599,470	M
2202 "	699,310	4,599,420	N
427 E. 7th	702,860	4,599,860	O
630 "	703,170	4,599,940	P
1217 W. 7th	700,980	4,599,790	Q
512 E. 8th	702,930	4,600,030	R
121 W. 8th	702,320	4,599,980	S
1018 W. 9th	701,230	4,600,080	T
1101 "	701,200	4,599,980	U
321 E. 10th	702,720	4,600,200	V
422 "	702,830	4,600,280	W
322 Brady	702,240	4,599,480	X
421 "	702,440	4,599,560	Y
508-12 "	702,400	4,599,680	Z
914 Farnham	702,960	4,600,170	AA
1503 "	703,040	4,600,830	BB
156 Fillmore	700,710	4,599,650	CC
417 Main	702,320	4,599,580	DD
719 "	702,300	4,599,940	EE
428 Ripley	701,990	4,599,600	FF
118-20 "	702,370	4,599,080	GG

MAP NUMBER THREE



City of Davenport
Design Review Board

Department: Development & Neighborhood Services
Contact Info: Laura Berkley | 563-888-3553

Date
8/28/2023

Subject:

Case DR23-18: Request for Design Review, C-D Downtown Zoning District; Exterior remodel at 322 East 2nd Street. Streamline Architects, petitioner, on behalf of Great River Brewery & Pizza. [Ward 3]

Recommendation:

Staff recommends Case DR23-18 be approved in accordance with the submitted material, subject to the following condition:

1. The installation of signage shall require a separate Application for Design Review.

Background:

Great River Brewery submitted plans to reopen and renovate their former brewery and restaurant at 322 East 2nd Street. Streamline Architects submitted a design concept to refurbish the façade and outdoor patio. The building is located within the Davenport Motor Row and Industrial Historic District.

The project scope includes the following exterior alterations:

1. Repaint the exterior masonry in dark grey, light grey, and pistachio green. The building's masonry and concrete façade has been previously painted.
2. Install dark bronze coping along the parapet wall.
3. Mount dark bronze metal awnings over windows. This structure once had metal awnings over windows, but were removed following the closure of the previous tenant.
4. Replace existing windows with new dark bronze aluminum storefront windows. Staff believe the only original windows on the building are located on the east elevation. Otherwise, all openings appear to be filled with replacement windows.
5. Arrange new patio furniture and fire pits within the fence enclosure.
6. Install wall signage, a projecting sign over the east entrance, and refurbish the existing freestanding sign at the corner of 2nd Street and Iowa Street.
7. Mount decorative green gooseneck light fixtures over wall signs.

Staff recommend a separate sign package be submitted at a later date for review and approval. The renderings indicate potential placement options on the façade. However, additional details are required for formal approval.

The Downtown Design Guidelines recommend the following for older storefronts:

1. Strengthen the architectural integrity and design unity of individual facades.
2. Create storefronts that add interest, activity, and comfort to the street environment.
3. Emphasize compatibility in design, materials, and colors to make adjacent buildings appear to the viewer as one unit.

The Downtown Design Guidelines also acknowledge that facades change over time. The goal of these standards, as they relate to older historic buildings, is not to prevent change, nor is it

necessary to return a façade to its original appearance. Rather the goal is to encourage sensitive and appropriate change when renovation occurs.

ATTACHMENTS:

Type	Description
▢ Backup Material	Application
▢ Backup Material	Great River Brewery & Pizza Map
▢ Backup Material	Renderings
▢ Backup Material	Downtown Design Guidelines-Historic Architectural Facade Design
▢ Backup Material	Downtown Design Guidelines-Facade Change as Evolution

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berkley, Laura	Approved	8/22/2023 - 4:30 PM



CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 E. 46th St
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
DESIGN REVIEW

DESIGN REVIEW BOARD

APPLICANT INFORMATION			
Applicant Name	BRIEF OVERVIEW OF THE PROJECT (not a scope of work)		
Address			
City State Zip			
Phone			
Secondary Phone			
E-Mail Address	APPLICABILITY (PRIOR TO ANY WORK, APPROVAL IS REQUIRED) <i>Design Review Applications must be completed and approved PRIOR to the commencement of the following types of work:</i> • New construction or an alteration to an exterior of a structure where changes are visible from the public right-of-way • New parking lots, fencing/walls, landscaping, or alterations of • Sign installation or alteration • Streetscaping element installation within the public right-of-way		
Acceptance of Applicant I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements. I understand I am responsible for attendance at the meeting as shown on the design review board calendar. The City reserves the right to require further site studies as necessary. By checking this box and typing my name below, I am electronically signing this application. Type Applicant's Name here to serve as a signature _____ Date _____		ALL SUBMITTALS SHALL INCLUDE: Full Scope of Work (SOW) attached as a .PDF all work & materials shall be described & itemized/listed in detail Digital photos of existing building/sign elevations/façades Proposed color building/sign elevations to scale rendering as proposed & depicted on existing building/signs Material specifications: type, dimensions, & color MINOR & MAJOR ADDITIONS, SITE IMPROVEMENTS, & NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*: Dimensioned Site Plan (proposed & existing buildings/site items) Landscape Plan Grading Plan with 2 foot intervals (if needed) Storage & Mechanical Screening shall be shown * Major Additions & New Buildings may require more extensive information	SUBMITTED
DEVELOPMENT TEAM			
Property Owner			
Address			
Phone	Secondary Phone		
E-Mail Address			
Project Manager/Other			
Address			
Phone	Secondary Phone		
E-Mail Address			
Formal Procedure			
(1) Application: • Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process. • The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. <u>Inaccurate or incomplete applications may result in delay of required regularly scheduled meetings.</u>			
(2) Scope of Board's Consideration: • Only work described in the application may be approved. • If insufficient information exists to make a proper judgment on the application, the Board may continue the consideration a maximum of three regularly scheduled consecutive meetings, excluding applicant requested continuances.			
(3) Post Board Ruling: • If approved, design approval does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. Applicant must contact necessary development authorities. • Design approval expires one year from the date of approval unless a building permit is obtained within such period. An applicant may apply in writing for an extension of time at any time prior to the date of expiration. • Appeals to the Board's determinations are \$75 made to City Council and shall be in writing submitted to the Zoning Administrator within 30 calendar days of Board's decision.			
Submit this form with attachments to: planning@davenportiowa.com			

DRB Meeting Calendar | 2023

DESIGN REVIEW BOARD | CITY OF DAVENPORT IOWA

The Applicant and/or their representatives are required to attend the DRB Meeting

Meetings are generally held the 4th Monday of each month

Submittal

Friday (12:00 PM)

Email application to: planning@davenportiowa.com

or deliver to: Planning | Public Works

1200 E 46th St | Davenport IA 52807

Meeting

Monday (5:00 PM)

Meeting Appearance is REQUIRED at:

Council Chambers | City Hall

226 W 4th St | Davenport IA 52801

01/13/23	01/23/23
02/17/23	02/27/23
03/17/23	03/27/23
04/14/23	04/24/23
05/19/23	05/29/23
06/16/23	06/26/23
07/14/23	07/24/23
08/18/23	08/28/23
09/15/23	09/25/23
10/13/23	10/23/23
11/10/23	11/20/23 *
12/08/23	12/18/23 *

* Date changed due to observed holiday | Any and all Date/Location/Time are subject to change

Contact planning@davenportiowa.com to submit completed applications or to confirm meeting date/time

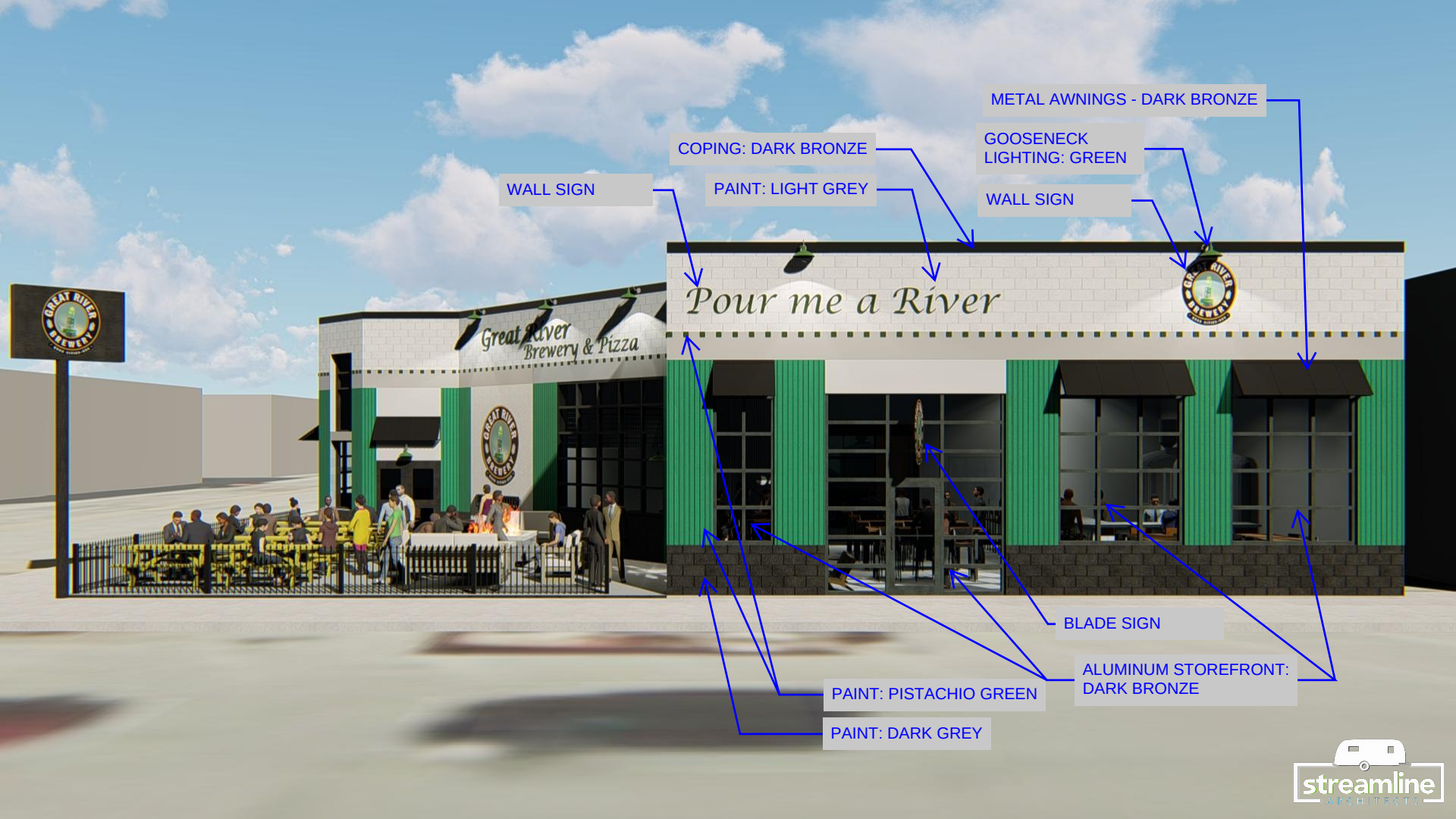
Phone Contact: 563.326.6198

Great River Brewery & Pizza

DAVENPORT
IOWA | USA







METAL AWNINGS - DARK BRONZE

GOOSENECK
LIGHTING: GREEN

WALL SIGN

COPING: DARK BRONZE

PAINT: LIGHT GREY

WALL SIGN

Pour me a River

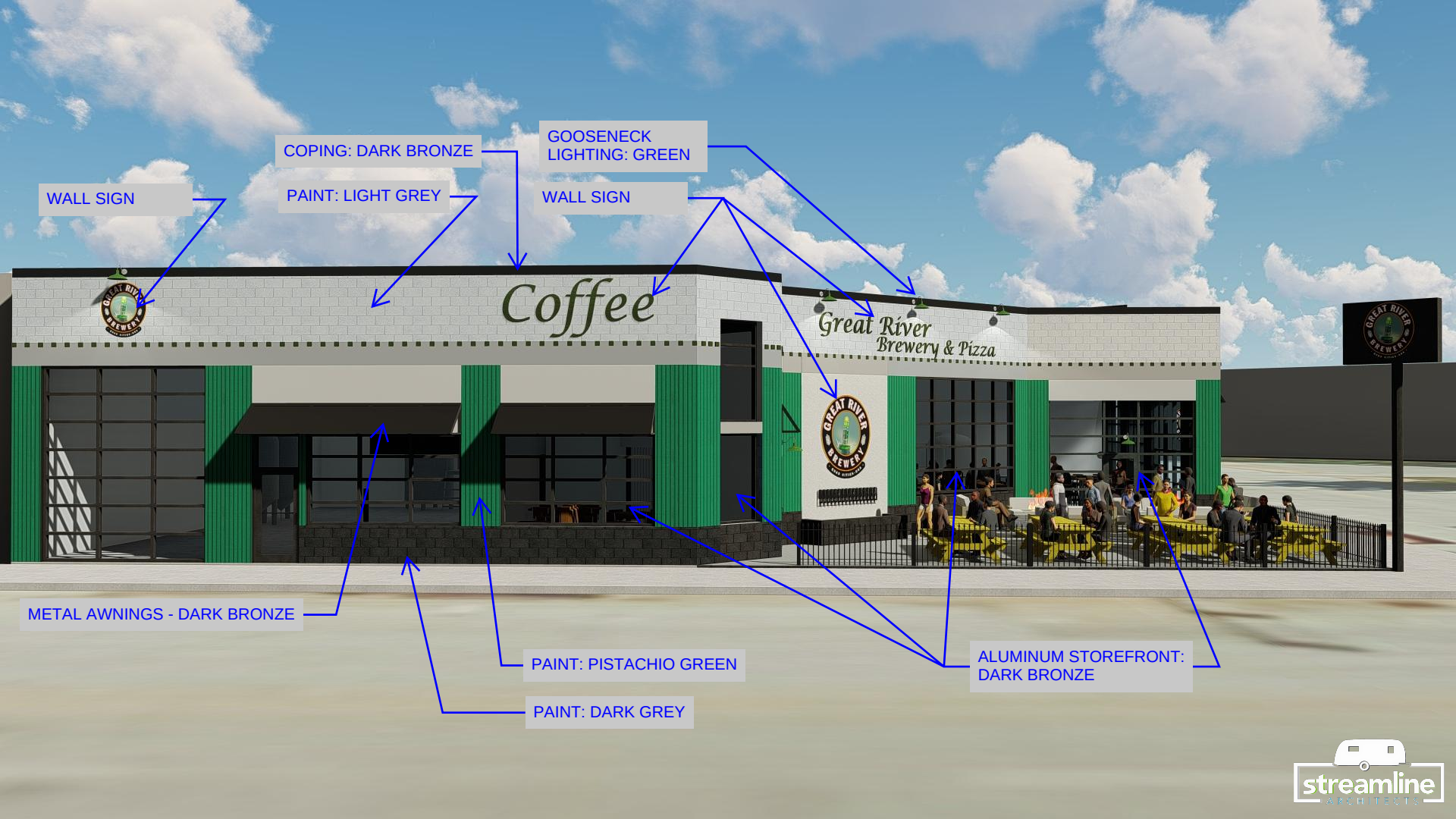
Great River
Brewery & Pizza

BLADE SIGN

ALUMINUM STOREFRONT:
DARK BRONZE

PAINT: PISTACHIO GREEN

PAINT: DARK GREY



WALL SIGN

COPING: DARK BRONZE

PAINT: LIGHT GREY

GOOSENECK
LIGHTING: GREEN

WALL SIGN

Coffee

Great River
Brewery & Pizza



METAL AWNINGS - DARK BRONZE

PAINT: PISTACHIO GREEN

PAINT: DARK GREY

ALUMINUM STOREFRONT:
DARK BRONZE



Historic Architectural Façade Design

Design Objectives:

Reinforce a sense of historical continuity

Reinforce the unique character of the City of Davenport

Encourage architectural excellence

Require the use of quality building materials

Discussion:

The human scale, high-quality materials and architectural detailing of older building add interest and identity to the downtown environment. Whenever possible, examples of the downtown's traditional commercial, civic and residential architecture should be preserved, renovated and where necessary adapted to new uses.

The renovation and adaptive use of attractive, historic buildings helps create a positive climate for reinvestment and regeneration by strengthening the downtown's market appeal. Renovation of deteriorated buildings, vacant or poorly modernized storefronts helps the downtown overcome any image it may present of neglect and decline, also the renovation of highly visible older buildings can spark regeneration momentum and create an image of change and renewal. Older historic buildings are also useful in that their lower rents allow them to serve as small business incubators. They are also more prone than new structures to develop into the unique shops, restaurants and other uses that bring life to a downtown.

The existing downtown built environment is a product of an evolution that began with the construction of the first building and has continued until the present. The result is a city that is one part Victorian "main street" and one part "big city downtown". The Victorian portions of the downtown generally consists of older historic buildings constructed between 1850 and 1910 (with some exceptions being as late as the 1930's and 1940's), establishes the main form of the downtown. Building heights for these structures typically range between two and four stories. Although built in many sizes, shapes and architectural styles these facades are very similar.

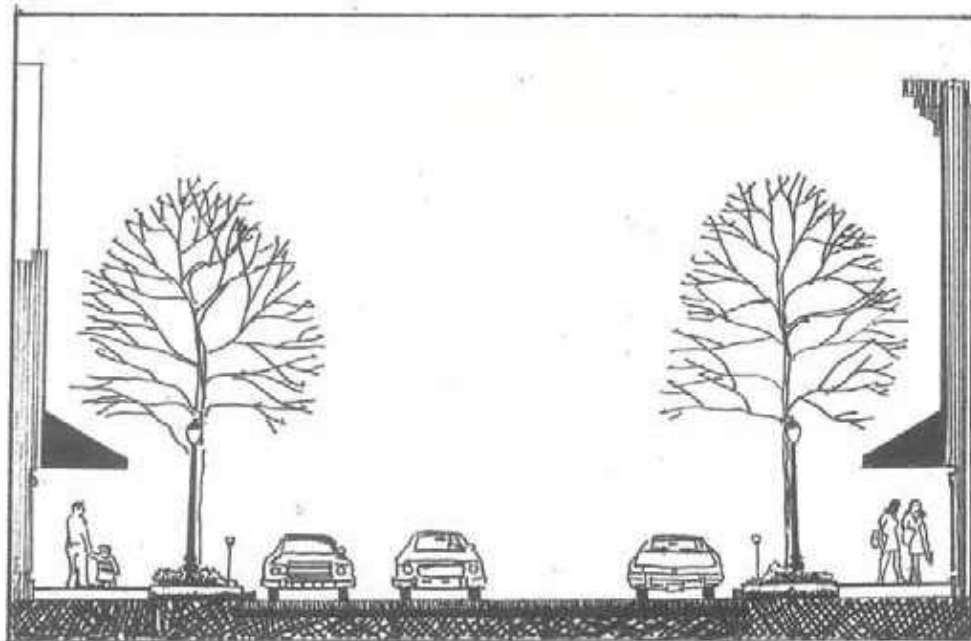
As facades of this type lined both sides of most downtown streets they formed strong blocks, marked by a rhythm of repeating parts. Because it was composed of similar facades, the block had a consistent, organized and coordinated appearance. Facades were related to each other through compatibility in height, width, setback, proportion, proportions of openings, roof forms, composition, rhythm, materials and colors.

In the downtown's main business core buildings can be much taller and more monumental. Beginning with the construction of the Hotel Davenport in 1907, downtown Davenport also began to see the kind of monumental architecture that one might more commonly associate with a much larger city such as a Chicago or a St. Louis. Other structures that followed in this pattern include the Putnam and Parker Buildings (constructed in 1910 and 1920 respectively), the Kahl Building built in 1920, the First National Bank Building in 1923 (now U.S. Bank), the American Commercial and Savings Bank (Davenport Bank Building currently the Wells Fargo Bank Building) built in 1927, the Union Savings Bank and Trust constructed in 1930 (now, the Union Arcade Building), the Mississippi Hotel and RKO Orpheum Theatre in 1931 and finally the Blackhawk Hotel built in 1935. These structures, while often being much taller than their Victorian counterparts still maintained a sense of rhythm and enclosure as they were all constructed immediately behind the sidewalk. Other attributes of downtown architecture that these buildings continued was the use of quality construction materials and rich architectural detailing. (There have been further waves of downtown construction and development. It is the intent of this chapter, however, to focus on structures constructed prior to 1950).

It is the intention of this chapter of these guidelines:

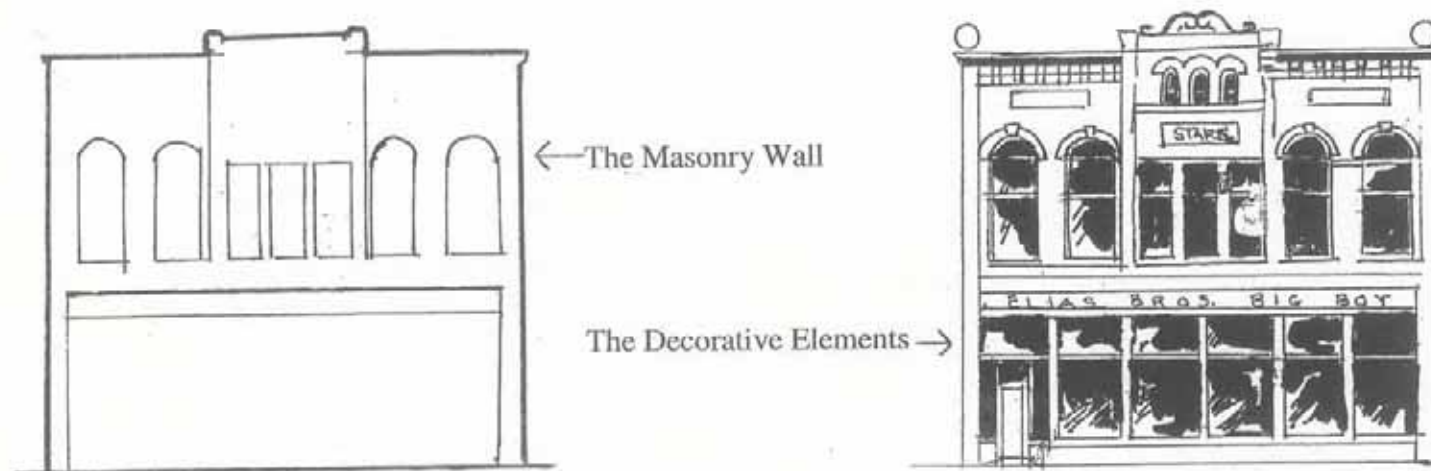
- to strengthen the architectural integrity and design unity of individual facades;
- to create storefronts that add interest, activity, and comfort to the street environment;
- to emphasize compatibility in design, materials and colors to make adjacent buildings appear to the viewer as one unit.

To create a unified block face and organize the variety of architectural styles and details of any given street over time, there must be an understanding of the historic building's design framework. Information regarding the recognition of that framework follows.



One of the most important features of the downtown streetscape is its sense of containment. The facades of the buildings create, what is in effect, an outdoor room, filled with activity.

Façade Change as Evolution



Facades change over time; this is natural, inevitable and often desirable. The goal of these standards, as they relate to older historic buildings, is not to prevent change, nor is it necessary to return a façade to its original appearance. Rather the goal is to encourage sensitive and appropriate change when renovation occurs.

When it was constructed the typical downtown building façade exhibited some basic inherent qualities: 1) an architectural style characterized by its decoration; 2) certain construction materials; and 3) a unified visual composition in which the parts looked related.

These qualities came together to create a visual resource. *Sensitive change* accepts these façade qualities and builds on them. The result is a harmonious blend of changes and existing elements. *Insensitive change*, on the other hand, ignores and often negates the qualities of the original resource. The result is an unnecessary clash between new and old as the drawing below illustrates.



City of Davenport
Design Review Board

Department: Development & Neighborhood Services
Contact Info: Laura Berkley | 563-888-3553

Date
8/28/2023

Subject:
Administrative Approval: 2242 E 12th Street

Recommendation:
No action required.

Background:

Administrative Approval: Sign face changes may be approved administratively if there are no proposed changes to the sign structure itself (lighting, location, area, height, etc.). Staff shall communicate approvals made at the next scheduled board meeting.

The Kwik Stop gas station at 2242 East 12th Street has been rebranded into a Sinclair gas station. The freestanding pylon sign, fuel island canopy, and convenience store signage has been updated with the new company logo. Since the new signage was consistent with the existing location, height, and area, staff administratively approved the rebranding.

ATTACHMENTS:

Type	Description
▣ Backup Material	Sign Package-Sinclair Gas Station
▣ Backup Material	Site Plan

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	8/17/2023 - 2:13 PM

POLE SIGN
NEW CUSTOM CABINETS

EXTRUDED ALUMINUM CABINETS (NATURAL FINISH)
INTERNAL LED ILLUMINATION

SINCLAIR (MOLD C3) - CLEAR FORMED EMBOSSED POLYCARBONATE LOGO FACES
BACK SPRAYED GREEN (PMS 348), RED (PMS 485) & WHITE

DINOCARE - WHITE PAN FORMED POLYCARBONATE FACES
WITH FIRST SURFACE DIGITALLY PRINTED GRAPHICS ON CLEAR VINYL

ONE PRODUCT PRICE - CLEAR FLAT POLYCARBONATE FACES
WITH SECOND SURFACE DECORATION
GREEN (PMS 348) TRANSLUCENT & WHITE DIFFUSER VINYL APPLIED
18" FUELIGHT LED PRICE DISPLAYS (ONE RED PER SIDE)
11 7/8" X 35 3/4" PRODUCT PANELS

PAINT POLES SINCLAIR DARK GREY



EXISTING



PROPOSED



AN EMPLOYEE OWNED COMPANY

CLIENT:	HF Sinclair
ADDRESS:	2242 E. 12th St. Davenport, IA
DATE:	01-13-2023
SCALE:	1/2"=1'
ACCOUNT EXECUTIVE:	MG
DRAWN BY:	RL
FILE NAME:	Sinclair\Sites\IA\ Davenport_2242 E 12th St MID.
QUOTE:	
REVISIONS:	01-18-2023
PAGE	1 OF 3
LYTLE SIGNS © 2023 ALL RIGHTS RESERVED	
Twin Falls P.O. BOX 305 1925 KIMBERLY RD. TWIN FALLS, ID 83303 208.733-1739 1.800.621.6836 fax 208.736.8653	
Boise/Meridian 2070 E. COMMERCIAL ST. MERIDIAN, ID 83642 208.388-1739 fax 208.388.3966	
lytlesigns.com	
APPROVED BY:	
DATE:	

UNAUTHORIZED USE, REPRODUCTION AND/OR DISPLAY SHALL RENDER THE INFRINGER LIABLE FOR UP TO \$150,000 IN STATUTORY DAMAGES, PLUS ATTORNEY FEES AND COSTS FOR EACH INFRINGEMENT UNDER THE U.S. COPYRIGHT ACT (17 U.S.C. 412 & 504).
THIS RENDERING IS CONCEPTUAL — COLORS MAY NOT REPRESENT ACTUAL FINISH — ILLUMINATED AND DAYLIGHT COLORS WILL VARY

CANOPY LIGHT BAND

MATTE WHITE ALUMINUM CONSTRUCTION
WHITE L.E.D. DOWN LIGHTING

INSTALLED ABOVE CANOPY FASCIA
SIDE A & B: 37' 6"
SIDE C & D: 25' 6"



Simulated Illumination View



AN EMPLOYEE OWNED COMPANY

CLIENT:	HF Sinclair
ADDRESS:	2242 E. 12th St. Davenport, IA
DATE:	01-13-2023
SCALE:	3/16"=1'
ACCOUNT EXECUTIVE:	MG
DRAWN BY:	RL
FILE NAME:	Sinclair\Sites\IA\ Davenport_2242 E 12th St MID.
QUOTE:	
REVISIONS:	

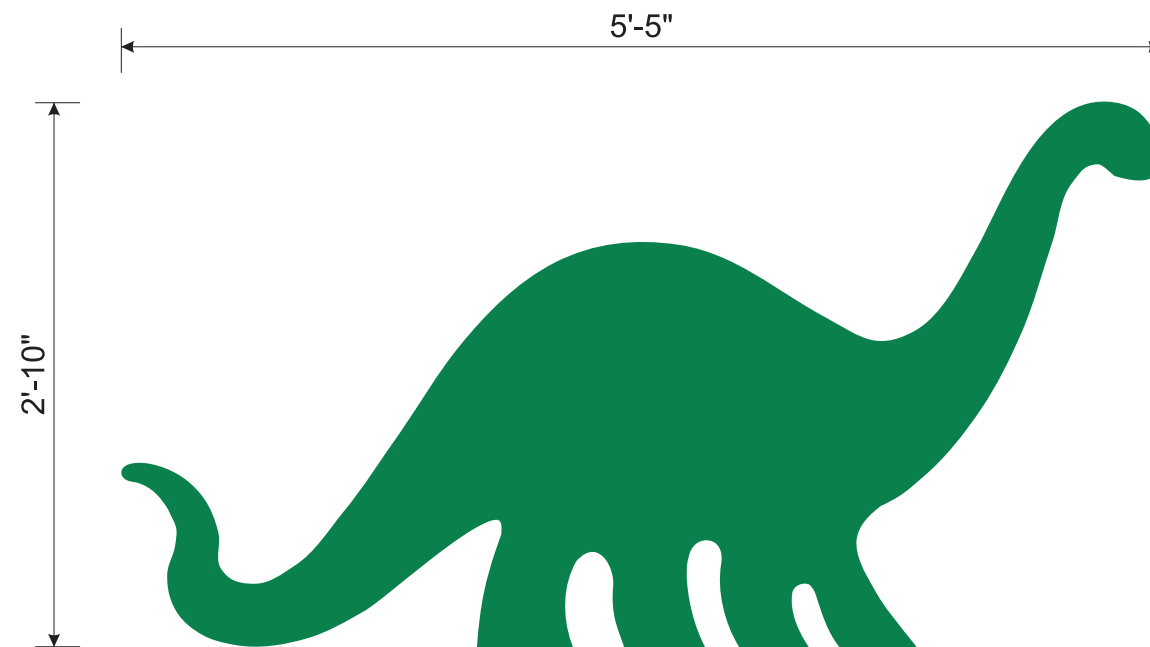
PAGE	2 OF 3
LYTLE SIGNS © 2023 ALL RIGHTS RESERVED	
Twin Falls P.O. BOX 305 1925 KIMBERLY RD. TWIN FALLS, ID 83303 208.733-1739 1.800.621.6836 fax 208.736.8653	
Boise/Meridian 2070 E. COMMERCIAL ST. MERIDIAN, ID 83642 208.388-1739 fax 208.388.3966	
lytlesigns.com	
	

APPROVED BY:	
DATE:	

UNAUTHORIZED USE, REPRODUCTION AND/OR DISPLAY SHALL RENDER THE INFRINGER LIABLE FOR UP TO \$150,000 IN STATUTORY DAMAGES, PLUS ATTORNEY FEES AND COSTS FOR EACH INFRINGEMENT UNDER THE U.S. COPYRIGHT ACT (17 U.S.C. 412 & 504).
THIS RENDERING IS CONCEPTUAL — COLORS MAY NOT REPRESENT ACTUAL FINISH — ILLUMINATED AND DAYLIGHT COLORS WILL VARY



QUANTITY 1
28" TALL RED LED CHANNEL LETTERS
ALUMINUM CONSTRUCTION (HUNTER RED)
RED ACRYLIC (211) FACES WITH 1" RED TRIM CAP
RED LED ILLUMINATION



QUANTITY 2
DINO ICON 3
GREEN FORMED POLYCARBONATE FACE
WHITE FORMED POLYCARBONATE BACK
WHITE LED ILLUMINATION



AN EMPLOYEE OWNED COMPANY

CLIENT:	HF Sinclair
ADDRESS:	2242 E. 12th St. Davenport, IA
DATE:	01-13-2023
SCALE:	1"=1'
ACCOUNT EXECUTIVE:	MG
DRAWN BY:	RL
FILE NAME:	Sinclair\Sites\IA\ Davenport_2242 E 12th St MID.
QUOTE:	
REVISIONS:	02-02-2023
PAGE	3 OF 3
LYTLE SIGNS © 2023 ALL RIGHTS RESERVED	
Twin Falls P.O. BOX 305 1925 KIMBERLY RD. TWIN FALLS, ID 83303 208.733-1739 1.800.621.6836 fax 208.736.8653	
Boise/Meridian 2070 E. COMMERCIAL ST. MERIDIAN, ID 83642 208.388-1739 fax 208.388.3966	
lytlesigns.com	
	
APPROVED BY:	
DATE:	

UNAUTHORIZED USE, REPRODUCTION AND/OR DISPLAY SHALL RENDER THE INFRINGER LIABLE FOR UP TO \$150,000 IN STATUTORY DAMAGES, PLUS ATTORNEY FEES AND COSTS FOR EACH INFRINGEMENT UNDER THE U.S. COPYRIGHT ACT (17 U.S.C. 412 & 504).
THIS RENDERING IS CONCEPTUAL — COLORS MAY NOT REPRESENT ACTUAL FINISH — ILLUMINATED AND DAYLIGHT COLORS WILL VARY

