

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

II. Secretary's Report

A. Consideration of the May 22, 2023 Meeting Minutes

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]

V. General Discussion

VI. Public Comment

VII. Adjournment

VIII. Next Board Meeting: July 24, 2023

City of Davenport
Design Review Board

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

Date
6/26/2023

Subject:
Consideration of the May 22, 2023 Meeting Minutes

Recommendation:
Staff recommends the Design Review Board approve the May 22, 2023 meeting minutes.

Background:
The May 22, 2023 meeting minutes are attached.

ATTACHMENTS:

Type	Description
▢ Backup Material	Meeting Minutes 5-22-23

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	6/22/2023 - 10:22 AM

MINUTES
DESIGN REVIEW BOARD MEETING
CITY OF DAVENPORT, IOWA
MONDAY, MAY 22, 2023; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Call to Order

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

II. Secretary's Report

A. Consideration of the May 2, 2023 Meeting Minutes.

Motion by Anderson, second by Hoff, to approve the May 2, 2023 meeting minutes.
Motion to approve was unanimous by voice vote (6-0).

III. Old Business

IV. New Business

A. Case DR23-10: Request for Design Review, C-D Downtown Zoning District; Exterior alteration at 322 Brady Street. Patricia Duffy, petitioner, on behalf of Personal Marketing Research Inc. [Ward 3]

Werderitch presented a history of the building and its context within downtown. The design request included cleaning the masonry surface, tuckpointing, and repainting the façade.

Patricia Duffy, applicant, was in attendance to answer questions and discuss future building renovations.

Staff recommended Case DR23-10 be approved in accordance with the submitted work write up and materials.

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

B. Case DR23-11: Request for Design Review, C-V Village of East Davenport Zoning District; Installation of new siding at 1128 Mound Street. Big Dog Construction Company Inc., petitioner, on behalf of Wide River Properties. [Ward 5]

Staff provided an overview of the project. The owner is requesting permission to remove the existing wood siding, soffits, trim, repair the sub structure, and apply new siding and gutters. The replacement siding product is James Hardie, which is a fiber cement product. The replacement siding color is 'Mountain Sage', which closely resembles the current color scheme of the historic structure. Staff have no objections to the proposed color as it is neutral and compatible

with the area. James Hardie is also a high-quality siding product that can replicate a wood finish.

The owners and contractor were in attendance to answer questions. The contractor stated the exposure of the hardie board siding can be adjusted to best replicate the historic finish.

Staff recommended Case DR23-11 be approved in accordance with the submitted work write up and materials, subject to the following condition:

1. In order to preserve the stylistic and architectural finish, the replacement James Hardie siding shall match the dimensions of the original siding to the greatest extent possible.

Motion by Tebbitt, second by Hoff, to approve staff recommendation and condition. Motion was approved by a roll call vote (6-0).

- C. Case DR23-12: Request for Design Review, C-D Downtown Zoning District; Installation of a new sign at 626 West River Drive. William Sheeder, petitioner, on behalf of MFN Investments LLC. [Ward 3]

Staff presented the proposed sign package for Cookies & Dreams. The brick building currently has painted wall signs from the previous tenant, Scott County Kennel Club. There is no proposed brick painting associated with this project. The business is seeking permission from the Board to install signage from their previous location at 217 East 2nd Street.

The applicant was not in attendance.

Board members inquired about the status of the paint removal on the east elevation. Members also discussed the removal of the Scott County Kennel Club wall sign to clean up the appearance of the façade.

Staff recommended Case DR23-12 be approved in accordance with the submitted work write up and materials.

Motion by Anderson, second by Martin, to approve staff recommendation with the following condition added:

1. All wall signage relating to the former Scott County Kennel Club shall be removed. The wording may be concealed with a paint color and product that is sympathetic to the character of the building.

Motion to approve with the one listed condition was approved by a roll call vote (6-0).

- D. Case DR23-13: Request for Design Review, C-V Village of East Davenport Zoning District; Installation of a new fence at 1113 Mound Street. William Sheeder, petitioner, on behalf of Memecat LLC. [Ward 5]

Werderitch discussed the owner's intention to establish an outdoor seating area along the storefront. The project scope is to encompass the area along Mound Street with a black ornamental metal fence. The proposed fence will be four feet in height and extend from the building's façade to the edge of the sidewalk pavement. There are several obstacles in front of the building, including a utility pole, guy wire, and a fire hydrant. A

site plan has been provided by the applicant. The Fire Department requires a minimum separation of three feet from the fire hydrant. The submitted site plan has been revised to exclude the utility pole from being fenced in.

The applicant was not in attendance.

The Board requested clarity on the following items:

1. The purpose of the fence installation.
2. If the area is used for outdoor dining, how will tables and seating be configured?
3. What is the width of the outdoor seating area adjacent to the utility pole and fire hydrant? Is the width of the enclosure at this space practical?
4. Will there be a gate or an opening in the fence for patrons to access the main entrance?
5. How will ADA access be impacted with the fence? Will the fence conflict with the ramp?

Staff recommended Case DR23-13 be approved in accordance with the submitted work write up and materials.

Motion by Tebbitt, second by Martin, to table Case DR23-13 until additional information is provided. Motion to table was approved by a roll call vote (6-0).

- E. Case DR23-14: Request for Design Review, C-D Downtown Zoning District; Demolition of the structure at 602 East 4th Street. YMCA of the Iowa Mississippi Valley, petitioner. [Ward 3]

Werderitch introduced the design request to demolish the former Astra Furniture building. The applicant also submitted conceptual plans for the soccer fields. The Design Review Board can provide preliminary feedback on the use and design. Formal approval with more detailed plans will be required at a later date.

Zach Howell, Shive Hattery, was in attendance to speak on behalf the project and answer questions about the redevelopment.

Board members inquired about fencing, landscaping, lighting, and phasing of the urban soccer fields. The board was supportive of the demolition project and the conceptual design.

Staff recommended Case DR23-14 be approved in accordance with the submitted work write up and materials.

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

V. General Discussion

The Board welcomed its newest member, Tylka.

VI. Public Comment

VII. Adjournment

Motion by Tebbitt, second by Tylka, to adjourn the meeting. Motion to adjourn was unanimous by a voice vote (6-0). The meeting adjourned at 5:47 pm.

VIII. Next Board Meeting: June 26, 2023

City of Davenport
Design Review Board

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

Date
6/26/2023

Subject:

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]

Recommendation:

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

Background:

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. There is an existing concrete walkway in this area that will serve as the new seating area.

The patio will be separated from the public sidewalk with decorative planters. Delineating the outdoor seating area will enable the business to obtain a liquor license.

The seating area will feature a variety of outdoor sofas, lounge chairs, tables, and two fire pits.

Cedar posts will be installed on the perimeter of the walkway to hang decorative festoon lighting over the tables and chairs. The lighting will create a sense of enclosure and activate the space during the evenings.

The Downtown Design Guidelines encourage projects that create pedestrian friendly environments, increase street level activity, activate alley facades, and promote human-scale interaction.

ATTACHMENTS:

Type	Description
▢ Backup Material	Application
▢ Backup Material	Site Plan and Photos
▢ Backup Material	Patio Images
▢ Backup Material	Vicinity Map

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	6/23/2023 - 1:44 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	
Applicant Name Tiphanie Cannon	BRIEF OVERVIEW OF THE PROJECT (not a scope of work)
Address 210 E. 2nd Street	
City State Zip Davenport, IA 52801	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
Phone (563) 505-3663	
Secondary Phone	
E-Mail Address sugarmama@ohsosweetbytiphanie.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. Tiphanie Canon 06/09/2023 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
DEVELOPMENT TEAM	
Property Owner	
Address	
Phone	Secondary Phone
E-Mail Address	
Project Manager/Other Joshua Arguello	
Address 575 12th Avenue - East Moline, IL 61244	
Phone (563) 265-4348	Secondary Phone
E-Mail Address joshua@streamlinearchitects.com	
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.	
Application Fee: NONE	
Submit this form with attachments to: planning@davenportiowa.com	

[illegible]

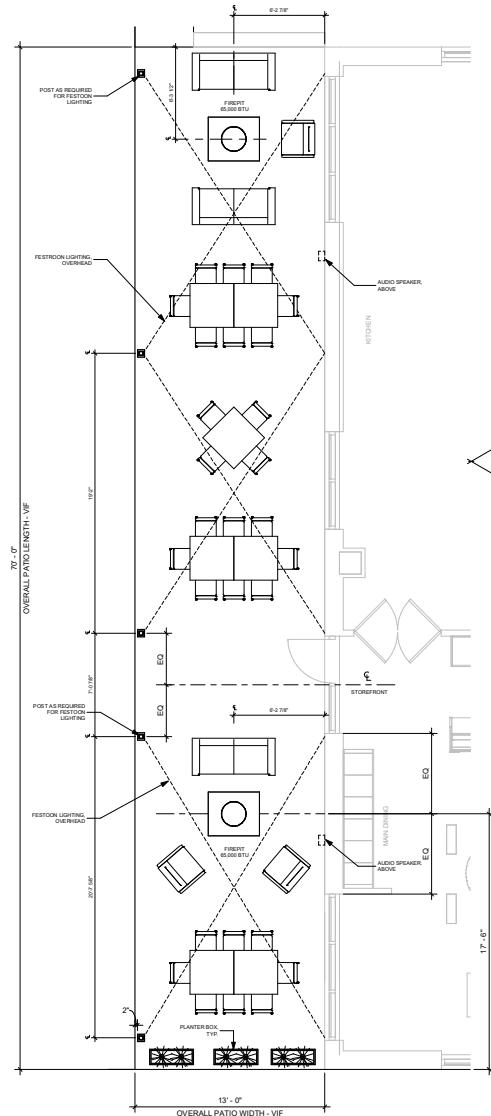
OH SO SWEET
OSS PATIO
210 Urbane
Davenport, IA

Project number	23-043
Date	6/9/23
Drawn by	JA
Checked by	Checke

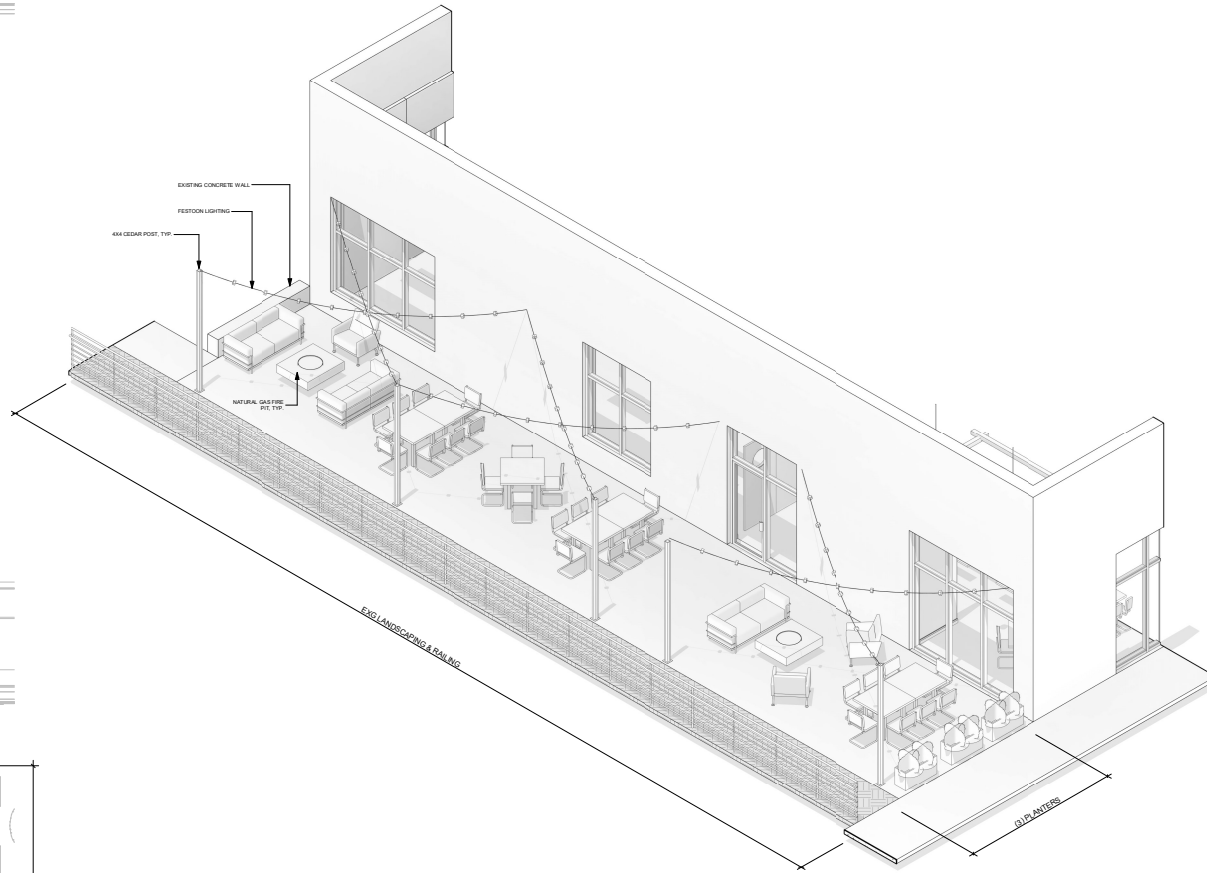
PATIO DESIGN

A100

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① PATIO PLAN - OPTION A
 $1/4" = 1'-0"$



PATIO FURNITURE				
ITEM	COUNT	COST	COMMENTS	
DINING ARMCHAIR, OUTDOOR	12	\$83	LANCASTER TABLE & SEATING - ALUMINUM OUTDOOR ARM CHAIR - YELLOW (WEBSTRAUNTSTORE.COM)	
DINING SIDE CHAIR, OUTDOOR	16	\$78	LANCASTER TABLE & SEATING - ALUMINUM OUTDOOR ARM CHAIR - YELLOW (WEBSTRAUNTSTORE.COM)	
DINING TABLE - OUTDOOR 36X36 (WHITE)	4	\$146	LANCASTER TABLE & SEATING - 36"X36" OUTDOOR TABLE W/ UMBRELLA HOLE (WEBSTRAUNTSTORE.COM)	
DINING TABLE - OUTDOOR 36X36 (YELLOW)	3	\$146	LANCASTER TABLE & SEATING - 36"X36" OUTDOOR TABLE W/ UMBRELLA HOLE (WEBSTRAUNTSTORE.COM)	
FESTOON LIGHTING - 25 FT	6	\$0	BY ELECTRICIAN	
FIRE PIT	2	\$3,350	PRISM HARDSCAPES - TAVOLA 42" FIRE TABLE (WOODLANDDIRECT.COM)	
LIGHT POLE	5	\$150	TBD	
LOUNGE CHAIR, OUTDOOR	3	\$348	SOLASTE PATIO FURNITURE - METAL ARMCHAIR - ALL-WEATHER - WHITE CHAIR, LIGHT GREY CUSHIONS (AMAZON.COM)	
PLANTER - 12.5" X 42"	3	\$220	TBD	
SOFA, OUTDOOR	3	\$900	SOLASTE PATIO FURNITURE - METAL COUCH - 3-SEAT - ALL-WEATHER - LIGHT GREY (AMAZON.COM)	

COST DOES NOT INCLUDE THE FOLLOWING ITEMS:

1. TAX & SHIPPING FEES
2. PLUMBING (GAS) REQUIRED FOR FIRE PITS
3. FESTOON LIGHTING
4. ELECTRICAL REQUIRED FOR FESTOON LIGHTING
5. INSTALLATION OF LIGHTING POSTS
6. AUDIO SPEAKER SYSTEM & ANY ASSOCIATED ELECTRICAL



BAKERY & CAFE
oh so
sweet
by tiphannie

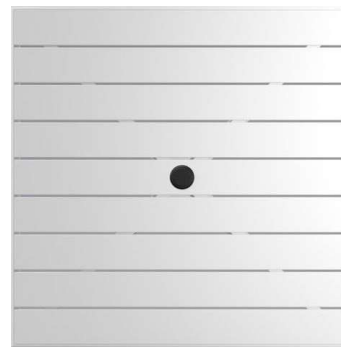
SOLASTE OUTDOOR SOFA &
LOUNGE CHAIRS





BAKERY & CAFE
oh so
sweet
by tiphannie

WEBSTaurant OUTDOOR TABLES & CHAIRS - WHITE & YELLOW

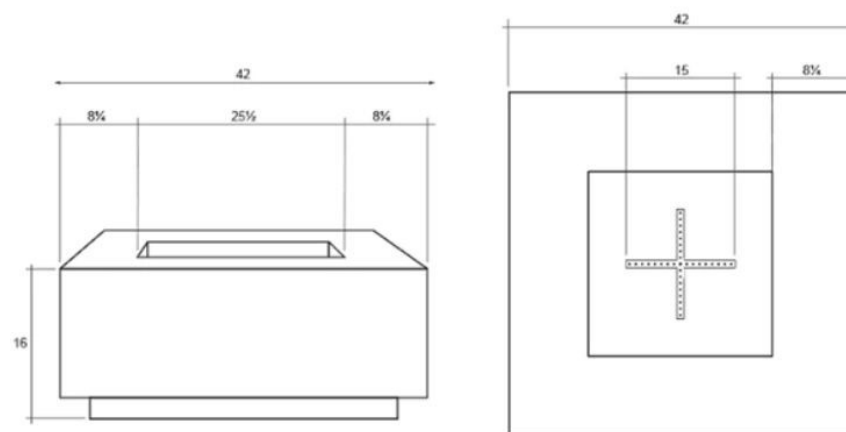




POTTERY BARN - MISSION SQUARE PLANTERS - 38"W x 16.5" H

PRISM HARDSCAPES - TAVOLA 42 FIRE PITS

BAKERY & CAFE
oh so
sweet
by tiphany



FESTOON LIGHTING



QUICK SPECS

SERIES	LFS
INPUT VOLTAGE	12V DC
CCT	3000K
CRI	74+
LUMENS	90Lm per Globe
WATTAGE	1W per Globe
CUT INCREMENTS	Non-Cuttable
MAX RUN	300W
IP RATING	IP68 - Wet Location
DIMMABLE	Non-Dimmable
RATING	cULus Listed
RATED LIFE	80,000 Hours



BLACK DIAMOND PAD EYE PLATES

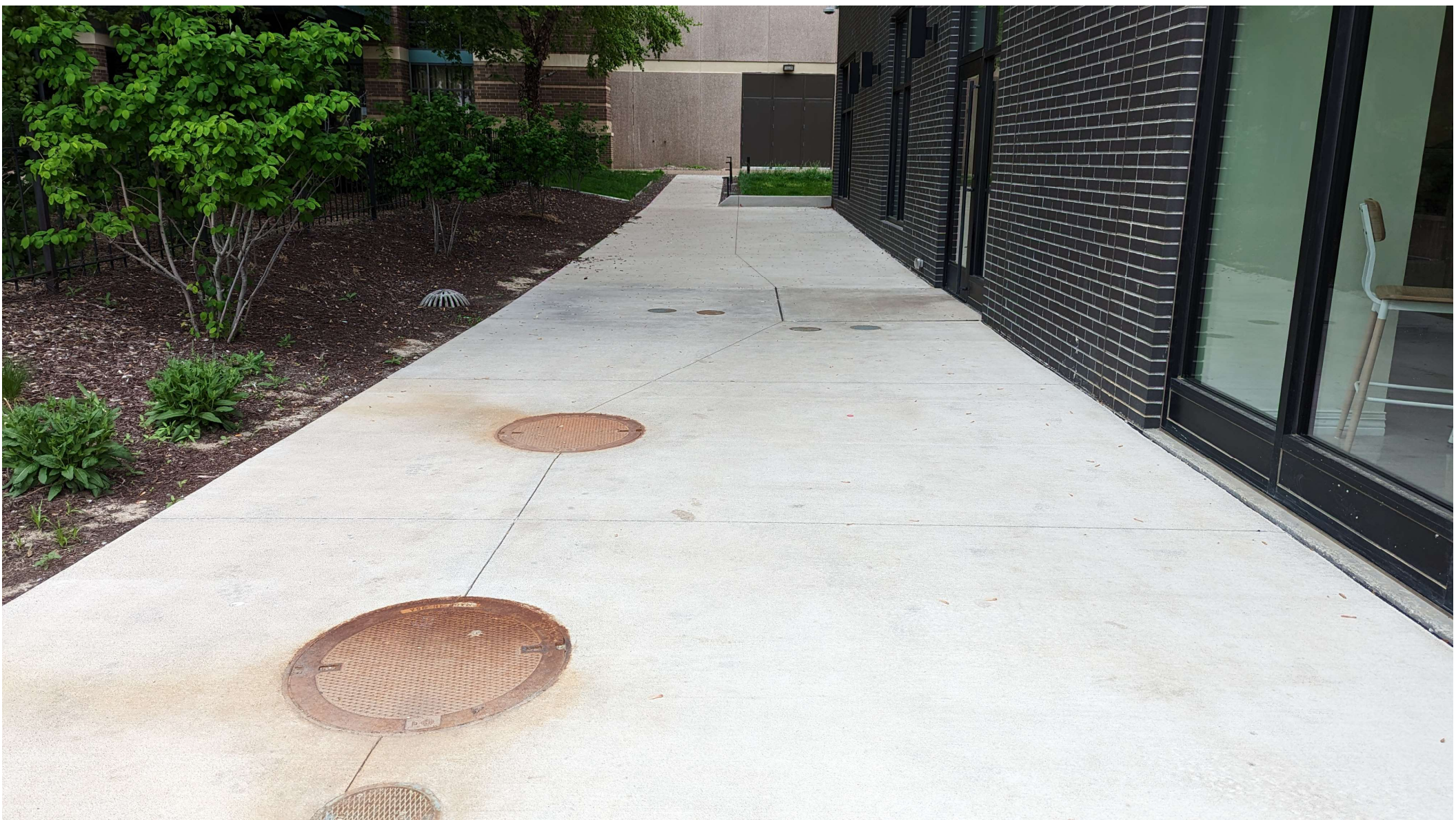


TOJAGRID PERGOLA POST BASE - 6"x6"x7"

LIGHT POSTS & HARDWARE



4X4 CEDAR TIMBER









EXISTING RAILING &
LANDSCAPING

SIDEWALK TO REAR OF
BLDG (LOCKED DOORS)

PLANTERS TO BE LOCATED HERE

2ND STREET

PLANTERS TO BE LOCATED HERE





PLANTERS TO BE
LOCATED HERE

A photograph of a landscaped area. In the foreground, there is a concrete sidewalk on the left and a grassy area with some weeds. A low concrete wall separates the sidewalk from a gravel bed. Two black metal posts are visible in the gravel bed. In the background, there is a black metal fence, a paved path, and a building with large windows and a brick section on the left. A white car is parked near the brick section. The text "SIDEWALK @ BACK OF PATIO TO REAR OF BLDG (LOCKED ENTRANCES/PRIVATE)" is overlaid in red on the image.

SIDEWALK @ BACK OF PATIO TO REAR OF
BLDG (LOCKED ENTRANCES/PRIVATE)



LOCKED
DOORS

REAR OF BLDG

Oh So Sweet

- New Tenant in Urbane 210 Building
- Request: Install Outdoor Patio



DAVENPORT
IOWA | USA

