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