

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, MARCH 12, 2019; 5:00 PM

CITY COUNCIL CHAMBERS 226 WEST 4TH STREET DAVENPORT, IOWA 52801

I. Call to Order

II. Secretary's Report

A. Consideration of the January 8, 2019 meeting minutes.

III. Communications

IV. Old Business: There is none.

V. New Business

A. Case No: COA19-01: Install project wall sign at 131 West 2nd Street. J.H.C. Petersen's Sons Store is located is a local Historic Landmark. Zachary Wilken, petitioner.

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

IX. Next Commission Meeting: 4/9/2019

City of Davenport
Historic Preservation Commission

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak 563-888-2022
rrusnak@ci.davenport.ia.us

Date
3/8/2019

Subject:
Consideration of the January 8, 2019 meeting minutes.

Recommendation:
Approve the minutes.

ATTACHMENTS:

Type	Description
▯ Backup Material	1-9-2019 Minutes

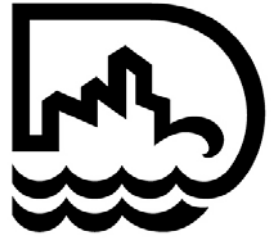
REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Rusnak, Ryan	Approved	3/7/2019 - 12:34 PM



HISTORIC PRESERVATION COMMISSION Meeting Minutes

**Monday, January 8, 2019 at 5:00 p.m.
Council Chambers
226 West 4th Street
City of Davenport, Iowa**



I. Call to Order

Chairperson Frueh called the meeting to order at approximately 5:00 pm with the following commissioners present:

Cochran, Cordes, Kuehl and Wonio (5:06 pm).

Staff present: Rusnak

II. Commission Secretary's Report

Consideration of the December 11, 2018 meeting minutes.

Motion by Cochran, second by Kuehl to approve the December 11, 2018 meeting minutes.
Motion to approve was unanimous by voice vote (4-0).

III. Communications

Frueh encouraged Commissioners to look into historic preservation ordinances, since it is anticipated that the City will rewrite its ordinance.

IV. Old Business

There was none.

V. New Business

1. Review and recommendation on the proposed National Register Historic Places Davenport East Side Industrial and Motor Row Historic District. The proposed district is located from Perry Street to the west between E. River Drive and E. 2nd Street jogging east to E. Pershing Avenue to E. 3rd Street east to Iowa Street south to E. 2nd Street terminating at the Government Bridge, south to the 200 block of E. River Drive. [Ward 3]

Rusnak summarized the staff report.

Finding:

The proposed District would achieve consistency with Criteria A: Property is associated with events that have made a significant contribution to the broad patterns of our history.

Staff recommends the Historic Preservation Commission recommend approval of the Davenport East Side Industrial and Motor Row Historic District and authorize the Chairperson to sign the Certified Local Government Review Form.

Motion by Cordes, Second by Kuehl to recommend approval of the Davenport East Side Industrial and Motor Row Historic District and authorize the Chairperson to sign the Certified Local Government Review Form. Motion to approve was unanimous by voice vote (5-0).

VI. Other Business

1. Election of Chairperson.
2. Election of Vice Chairperson.

Motion by Wonio, second by Cordes to nominate Frueh as the Chairperson and McGivern as the Vice Chairperson. Motion to approve was unanimous by voice vote (5-0).

Cordes asked staff to research the process for expanding the Local Historic Hamburg District to match the National Register District.

VII. Open Forum for Comment

No one from the audience spoke.

VIII. Adjournment

The meeting adjourned at approximately 5:20 pm.

City of Davenport
Historic Preservation Commission

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak 563-888-2022
rrusnak@ci.davenport.ia.us

Date
3/12/2019

Subject:

Case No: COA19-01: Install project wall sign at 131 West 2nd Street. J.H.C. Petersen's Sons Store is located is a local Historic Landmark. Zachary Wilken, petitioner.

Recommendation:

Finding:

The proposal would not achieve consistency with Section 14.060.C.9 of the Davenport City Code: *New additions and related new construction shall not be discouraged when such improvements do not destroy historic material and such design is compatible with the size, massing, scale, color, materials and character of the property, neighborhood and district, if applicable.*

This finding is based on their being a corner sign and a sign at the entrance at West 2nd Street and the possibility of the Woodfire Grill business tenant asking for an additional corner sign.

Staff cannot support the request. At a minimum, staff suggests tabling the request so a rendering for a higher quality, multi-tenant sign can be produced and the two projecting wall signs on West 2nd Street be removed.

Background:

The petitioner is requesting to install a projecting wall sign at the northwest corner of the building. The sign would contain "RME" at the top and the logo for the first floor future tenant. The "Falbo" projecting wall sign would be removed.

The Commission may recall that it approved signage (COA18-01) for the RME at its January 9, 2018 meeting. Signage included banner signs and a wall mounted sign at the West 2nd Street entrance. These signs were never installed.

The J.H.C. Petersen's Sons Store is a multi-tenant building. Signage becomes a challenge when businesses do not have distinct, separate entrances. Staff is not adverse to a corner sign, however, however, it should contain all the tenants requiring exterior signage and the other exterior signs should be removed. This would take the Woodfire Grill business to participate. Additionally, considering the J.H.C. Petersen's Sons Store is one of the most prominent historic buildings in the downtown, staff also advocates for a higher quality sign. The proposed sign is an aluminum cabinet with acrylic.

ATTACHMENTS:

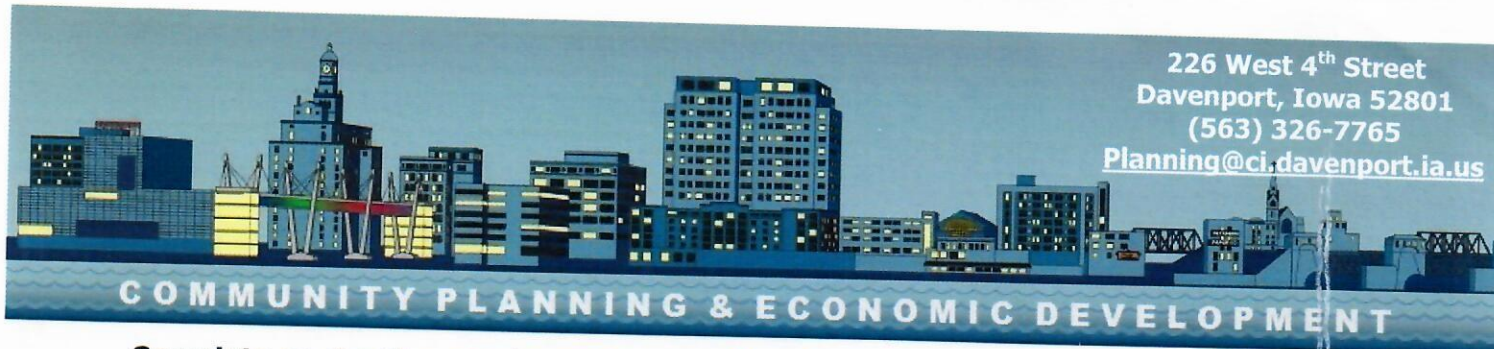
Type	Description
□ Backup Material	COA19-01 - application
□ Backup Material	Sign Rendering
□ Backup Material	Site Photo

▣ Backup Material

Renderings from COA18-01

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Rusnak, Ryan	Approved	3/8/2019 - 1:05 PM



226 West 4th Street
Davenport, Iowa 52801
(563) 326-7765
Planning@ci.davenport.ia.us

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

Property Address* 131 W. 2nd St

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

Applicant (Primary Contact)

Name: Zachary Wilken
Company: Bad Boy'z Pizza and Pub
Address: 540 29th ave
City/State/Zip: Moline/IL/61265
Phone: 3097387474
Email: zwilken@yahoo.com

Owner (if different from Applicant)

Name: Scott Hancock
Company: Bad Boy'z Pizza and Pub
Address: 2600 31st street Court
City/State/Zip: Rock Island/IL/61201
Phone: 3097168000
Email: imissgizmo2@yahoo.com

Engineer (if applicable)

Name: Cindy Lindsey
Company: Vital Signs
Address: 1508 17th St.
City/State/Zip: East Moline/IL/61244
Phone: 3092921300
Email: rvitalsigns@gmail.com

Architect (if applicable)

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

Attorney (if applicable)

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 ☐

Zoning Board of Adjustment

Zoning Appeal ☐
Special Use ☐
Hardship Variance ☐

Design Review Board

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

Historic Preservation Commission

Certificate of Appropriateness ☒
Landmark Nomination ☐
Demolition Request ☐

Administrative

Administrative Exception ☐
Health Services and Congregate Living Permit ☐

Historic Resource:

- ☐ Local Hamburg Historic District
- ☐ Iowa Soldier's Orphans' Historic District
- ☐ Marycrest College Historic District
- ☒ Individually Listed Local Historic Landmark

Not sure if you have a Historic Resource? You can click [here](#) to access the City's GIS Map.

Historic Resources requiring a Certificate of Appropriateness are mapped with a  or .

If you are unsure, please contact the Community Planning and Economic Development staff at (563) 326-7765 or planning@ci.davenport.ia.us and we can help you.

When is a certificate of appropriateness required?

Prior to the commencement of the work.

What type of activity requires the approval of a certificate of appropriateness?

Any activity requiring a building or sign permit, except demolition, that would change the exterior architectural appearance of a structure. Examples include new construction, exterior alterations, relocations, reconstructions and infill development.

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 meetings.

(2) Historic Preservation consideration of the request:

- Only work described in the application may be approved by the Commission.
- If the Commission determines there is insufficient information to make a proper judgment on the application, it may continue the application as long a period of 60 days has not elapsed from an accepted application. This time period does not apply if the applicant requests the continuance.

(3) After the Historic Preservation Commission's decision:

- If approved, a certificate of appropriateness 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, a certificate of appropriateness 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 Historic Preservation Commission's determination to the City Council. A written appeal along with payment of \$75.00 must be submitted to the Zoning Administrator within thirty calendar days of the Historic Preservation Commission's decision.

Applicant: Zachary Wilken Date: 02/11/2019

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: Ryan Rusnak Date: 2/21/2019

Planning staff

Date of the Public Meeting: 3/12/2019

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.

We are proposing to add a blade style sign on the corner of the RME building at west 2nd and main. The sign will be professionally built through a local vendor (Vital Signs) to ensure its professional look. The sign will be wired with electricty to provide lumination to help it stand out. We will use our logo within the sign.

Add additional pages in needed.



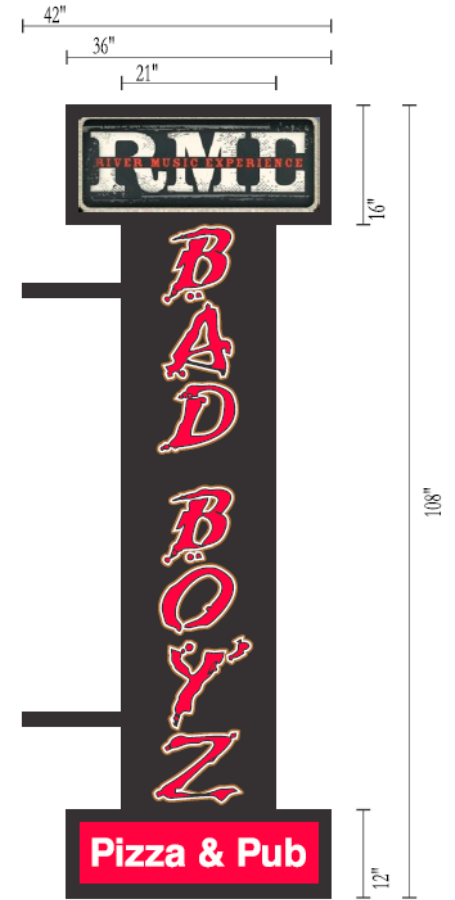
Scale: 1/4"=1'-0"



Resembles in the Dark



Double Sided aluminum cabinet
with white Acrylic Faces and digital prints
lit up with white LED's. Cabinet will be black,
mounted with black square tubing.



Scale: 3/4"=1'-0"



RME - Exterior Sign

Date

11/7/17

Finish Size:

72" x 36" cabinet

Material

cabinet/led neon

Sides

1

Round

4

Additional Notes

- ☐ Approved as is
☐ Make Corrections and Reproof

Signature

Date

*Please verify all wording, spelling, art & sizes are stated correctly on the proof. Changes after production has started may result in additional charges.

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☐ RIP Proof Check
☐ Print Sample Check
☐ Full Print Check
☐ Assembly Check
☐ Final Check With Proof

Signature

Date

This proof is not for color matching.

LED Neon look around outside of cabinet



LED internally lit cabinet
72" x 36"

Redstone
ROOM

LED Neon look Lettering hanging underneath. (attached)



*Please review this proof carefully We can not begin production without an approved proof.

RME - Mesh Banners

Date

7/19/17

Finish Size:

36 x 108"

Material

mesh banners

Sides

2

Round

1

Additional Notes

- ☐ Approved as is
☐ Make Corrections and Reprint

Signature

Date

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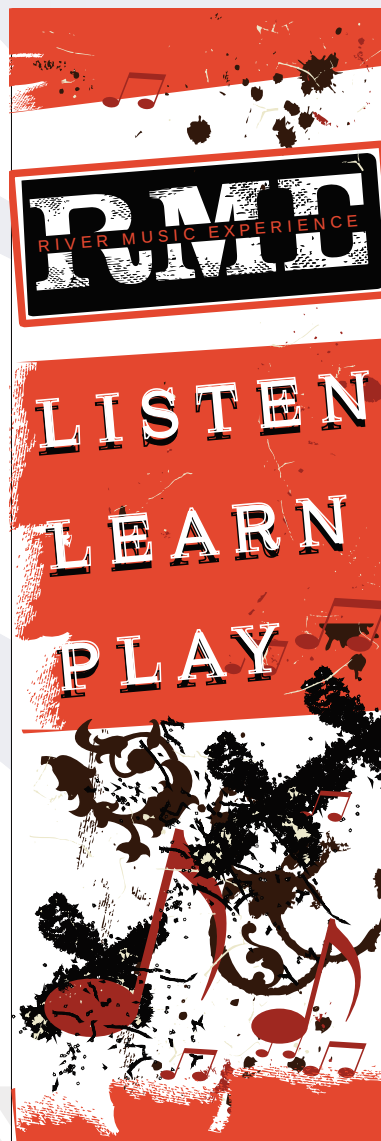
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