

**MINUTES**  
DESIGN REVIEW BOARD MEETING  
CITY OF DAVENPORT, IOWA  
MONDAY, FEBRUARY 27, 2023; 5:00 PM  
COUNCIL CHAMBERS CITY HALL 226 WEST 4TH STREET

I. Call to Order

Present: Stinocher, Rashid, Salzer, Tebbitt, Anderson, Martin  
Excused: Slobojan, Hoff, Inskeep  
Staff: Werderitch, Pradhan

II. Secretary's Report

A. Consideration of the January 23, 2023 Meeting Minutes.

Motion by Tebbitt, second by Stinocher, to approve the January 23, 2023 meeting minutes. Motion to approve was unanimous by voice vote (6-0).

III. Old Business

IV. New Business

A. Case DR23-02: Request for Design Approval, C-D Downtown Zoning District; Installation of a Wall Sign at 330 Main Street. Quad City Custom Signs, petitioner. [Ward 3]

Werderitch presented the project proposal to install a new wall sign in the tenant space that was previously occupied by Downtown Deli. The proposed signage will fit within the existing framework of the storefront and will be mounted above the entryway. The material is an aluminum composite panel with vinyl digital print.

Robert Lillicrap, Quad Cities Custom Signs, was in attendance to answer questions.

Staff recommended Case DR23-02 be approved in accordance with the submitted work write up and materials.

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

B. Case DR23-03: Request for Design Approval, C-D Downtown Zoning District; Installation of a Projecting Sign at 210 East 2nd Street. Quad City Custom Signs, petitioner. [Ward 3]

Werderitch gave an overview of the proposed projecting sign, which will be mounted to the south building elevation along 2<sup>nd</sup> Street.

Robert Lillicrap, Quad Cities Custom Signs, was in attendance to answer questions.

Staff recommended Case DR23-03 be approved in accordance with the submitted work write up and materials.

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

- C. Case DR23-04: Request for Design Approval, C-D Downtown Zoning District; Installation of a Projecting Sign at 226 West 3rd Street. Printing Plus Signs Inc., petitioner. [Ward 3]

Werderitch presented the projecting sign for The Spot Bar & Lounge. The Board discussed the location of the sign, materials, and lighting.

Staff recommended that Case DR23-04 be approved in accordance with the submitted work write up and materials.

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

- D. Case DR23-05: Request for Design Review, C-V Village of East Davenport Zoning District; Installation of an exterior staircase and trellis at 1117 Mound Street. Streamline Architects, petitioner, on behalf of Kelsey Seibert. [Ward 5]

Werderitch discussed the background of this property and previous approvals. The applicant is returning with a revised request to install an exterior spiral staircase on the south side of the building. In addition, the location of the exterior vegetated trellis has been modified from the original rendering.

Craig Shannon, Streamline Architects, was in attendance to answer questions.

Staff recommended Case DR23-05 be approved in accordance with the submitted work write up and materials.

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

## V. General Discussion

- A. Case DR23-06: Request for Design Review, C-D Downtown Zoning District; Construction of a new mixed-use building at 606 West 2nd Street. Gateway Square Holding LLC, petitioner. [Ward 3]

The applicant was not in attendance to present the project or answer questions. However, the Board discussed the proposed mixed-use building based on the renderings provided. The Board was supportive of the following project components: architecture/design, scale and massing, building materials, color scheme, retail spaces along 2<sup>nd</sup> Street, and covered parking lot. The Board expressed concern over the flat first floor appearance along Western Avenue and Gaines Street.

Staff explained the project will come back at a later date for formal approval. Staff will notify the applicant of the comments made during the meeting.

## VI. Public Comment

## VII. Adjournment

Motion by Rashid, second by Tebbitt, to adjourn the meeting. Motion to adjourn was unanimous by a voice vote (6-0). The meeting adjourned at 5:28 pm.

VIII. Next Board Meeting: March 27, 2023