

MINUTES
DESIGN REVIEW BOARD MEETING
CITY OF DAVENPORT, IOWA
MONDAY, JUNE 24, 2024; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Call to Order

Present: Anderson, Tylka, Hoff, Stinocher, Rashid, Tebbitt, Cox, Molacek
Excused: Martin
Staff: Werderitch

II. Secretary's Report

A. Consideration of the April 22, 2024 Meeting Minutes.

Motion by Tylka, second by Hoff, to approve the April 24, 2024 meeting minutes. Motion to approve was unanimous by voice vote (8-0).

III. Old Business

IV. New Business

A. Case DR24-05: Request for Design Review, C-D Downtown Zoning District; Installation of a wall sign at 325 Harrison Street. Nesper Sign, petitioner. [Ward 3]

Staff presented an overview of the project. Quint City Restoration is opening an office at 325 Harrison Street, directly across from City Hall. The request is to install a new PVC letter wall sign over the main entrance on 4th Street. The placement of the wall sign is centered above a storefront window opening and sized to fit within the architectural elements of the masonry facade. The words "QUINT CITIES RESTORATION" and the company logo will be displayed with PVC letters. The sign is approximately 38.8 square feet in area (12'3" in length by 3'2" in height). The color scheme is Vivid Blue and Apple Green to match the corporate branding. The lettering will not be illuminated. Staff advised the sign be mounted into the mortar to preserve the brick facade.

Staff recommended Case DR24-05 be approved in accordance with the submitted work write-up and materials.

Tim O'Neil of Nesper Signs was in attendance to answer questions.

Motion by Tylka, second by Hoff, to approve Case DR24-05 as submitted. Motion was approved by a roll call vote (8-0).

B. Case DR24-06: Request for Design Review, C-D Downtown Zoning District; Installation of new windows at 220 Emerson Place. Quad City Construction Services, petitioner. [Ward 3]

Werderitch provided an overview of the design request to install six new windows on the east elevation of the structure. Rock River Family Office is retrofitting the second-floor

tenant space. The architect intends to match the adjacent window material and dimensions of the existing windows to bring uniformity to the structure.

Staff recommended Case DR24-06 be approved in accordance with the submitted work write-up and materials.

A representative of Quad City Construction Services was in attendance to answer questions about the project.

Motion by Tylka, second by Stinocher, to approve Case DR24-06 as submitted. Motion was approved by a roll call vote (8-0).

C. Case DR24-07: Request for Design Review, C-D Downtown Zoning District; Site improvements at 329 East 4th Street. Redband Coffee Company, petitioner. [Ward 3]

Staff gave an overview of the site improvements proposed at Redband Coffee Company. The applicant submitted a request to reconfigure the drive-thru lanes, modify the building façade for a new pick-up window, relocate the outdoor patio, and install new landscaping.

Staff recommended Case DR24-07 be approved in accordance with the submitted work write-up and subject to the following conditions:

- a. The drive-thru window on the south elevation shall fit within the existing opening and match the remaining windows in material and color.
- b. The trash enclosure and storage area shall be fully enclosed on three sides by a solid red brick wall, a minimum of 6 feet and a maximum of 8 feet in height. The enclosure must be gated. Such gate must be solid and a minimum of 6 feet and a maximum of 8 feet in height.
- c. A formal landscape plan shall be reviewed and approved by City staff.

Rick Cook, owner of Redband Coffee Company, and Drew Stull, Valley Construction, were in attendance to discuss the site improvements.

Commissioners commented on the reconfiguration of the drive-thru lanes and its impact on traffic. There was additional discussion regarding the relocated seating area and its ability to accommodate outdoor events.

Motion by Tylka, second by Hoff, to approve Case DR24-07 as submitted. Motion was approved by a roll call vote (8-0).

D. Case DR24-08: Request for Design Review, C-D Downtown Zoning District; Improvements to Emerson Alley. Downtown Davenport Partnership, petitioner. [Ward 3]

Werderitch introduced the project to the Board.

Kyle Carter, Downtown Davenport Partnership, gave a presentation outlining the proposed design improvements to Emerson Alley. The project includes archways and street lighting to promote nighttime activity, safety, and branding.

Staff recommended Case DR24-08 be approved in accordance with the submitted work write-up and materials.

Board members commented on the durability of the festoon lighting, color options, location of gateway signs, and overall branding of the Davenport Motor Row and Bucktown.

Motion by Hoff, second by Anderson, to approve Case DR24-08 as submitted. Motion was approved by a roll call vote (8-0).

V. General Discussion

VI. Public Comment

VII. Adjournment

The Chairperson adjourned the meeting at 5:46 pm.

VIII. Next Board Meeting: July 22, 2024