

DESIGN REVIEW BOARD MEETING

CITY OF DAVENPORT, IOWA

Monday, January 27, 2025; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

- I. Call to Order
- II. Secretary's Report
  - 1. Consideration of the December 16, 2024 meeting minutes.
- III. Old Business
- IV. New Business
  - 1. Case DR25-01: Request for Design Review, C-D Downtown Zoning District; Facade improvements and installation of signage at 429 East 3rd Street. Young Art and Sign, petitioner. [Ward 3]
  - 2. Case DR25-02: Request for Design Review, C-D Downtown Zoning District; Installation of signage at 312 West 3rd Street. Quad City Custom Signs, petitioner. [Ward 3]
  - 3. Case DR25-03: Request for Design Review, C-V Village of East Davenport Zoning District; Construction of a retaining wall at 1203 Jersey Ridge Road. OJ Birkestrand, petitioner. [Ward 5]
  - 4. Case DR25-04: Request for Design Review, C-D Downtown Zoning District; Exterior improvements at 114 West 3rd Street. R3 Roofing & Exteriors, petitioner. [Ward 3]
  - 5. Case DR25-05: Request for Design Review, C-D Downtown Zoning District; Exterior improvements at 502 East 4th Street. Jeffrey Grabau, petitioner. [Ward 3]
  - 6. Election of Chairperson
  - 7. Election of Vice-Chairperson
- V. Public Comment
- VI. Adjournment
- VII. Next Meeting





City of Davenport

Department: Development & Neighborhood Services

Contact Info: Matt Werderitch | 563-888-2221

**Action / Date**

**1/27/2025**

Subject:

Consideration of the December 16, 2024 meeting minutes.

Recommendation:

Approve the minutes.

Background:

The December 16, 2024 meeting minutes are attached.

Attachments:

1. Meeting Minutes 12-16-24

**MINUTES**  
DESIGN REVIEW BOARD MEETING  
CITY OF DAVENPORT, IOWA  
MONDAY, DECEMBER 16, 2024; 5:00 PM  
CITY HALL | 226 WEST 4<sup>TH</sup> STREET | COUNCIL CHAMBERS

I. Call to Order

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

II. Secretary's Report

A. Consideration of the November 25, 2024 Meeting Minutes.

Motion by Hoff, second by Anderson, to approve the November 25, 2024 meeting minutes. Motion to approve was unanimous by voice vote (6-0).

III. Old Business

IV. New Business

A. Case DR24-14: Request for Design Review, C-D Downtown Zoning District; Reconstruction of the retaining wall at 505 Iowa Street. Fiddlehead Gardens, petitioner. [Ward 3]

Staff provided an overview of the request to construct a new retaining wall in front of the existing limestone wall along Iowa Street and Federal Street. The new wall will be built using Redi-Rock concrete wall block.

Staff recommended Case DR24-14 be approved in accordance with the submitted work write up and materials.

Curtis Schoenthaler, Fiddlehead Gardens, was in attendance to answer questions on behalf of the property owner.

Board members inquired about the ability to stain the stone block to match the adjacent retaining wall at 450 LeClaire Street.

Motion by Tebbitt, second by Tylka, to approve Case DR24-14 in accordance with the submitted materials and subject to the following condition:

1. To the greatest extent practicable, the color of the retaining wall shall match the adjacent retaining wall at 450 LeClaire Street (Federal Point Apartments).

Motion was approved by a roll call vote (6-0).

V. General Discussion

VI. Public Comment

VII. Adjournment

Motion by Tebbitt, second by Anderson, to adjourn the meeting. Meeting adjourned at 5:18 pm.

VIII. Next Board Meeting: January 27, 2025

City of Davenport

Department: Development & Neighborhood Services  
Contact Info: Matt Werderitch | 563-888-2221

**Action / Date**  
**1/27/2025**

Subject:

Case DR25-01: Request for Design Review, C-D Downtown Zoning District; Facade improvements and installation of signage at 429 East 3rd Street. Young Art and Sign, petitioner. [Ward 3]

Recommendation:

Staff recommends Case DR25-01 be approved in accordance with the submitted work write up and materials.

Background:

Micky's Irish Pub is opening a new restaurant in the former Ruby's tenant space. In advance of the new restaurant opening, the applicant is petitioning improvements to the building's east, south, and west elevations. The storefront entrances will be rebranded to reflect the character of an Irish Pub. This includes the installation of new signage, gooseneck lighting, painting, and decorative trim. There are no proposed alterations to existing doors or windows.

Similar to Ruby's, the signage will be centered on the metal parapet wall and be accompanied by flour leaf clovers. The signage will be illuminated by four gooseneck lights spanning 16 feet over each entrance. The proposed wall signs comply with the standards outlined in Chapter 17.12 of the Zoning Ordinance.

The brick sections surrounding each entrance will be painted a charcoal grey, similar to the metal sliding along the roofline. The color change will be bordered by decorative pilasters, giving the façade a unique Irish pub vibe. This will better distinguish Micky's Irish Pub from Lopiez, which operates in the adjacent tenant space.

The Downtown Design Guidelines encourage businesses to create their own unique identity through signage. The use of a business logo creates a user friendly downtown experience for visitors. Signs should also be centered above storefronts and be architecturally compatible with features such as columns or pilasters.

The Downtown Design Guidelines recommend the following for older storefronts:

1. Strengthen the architectural integrity and design unity of individual facades.
2. Create storefronts that add interest, activity, and comfort to the street environment.
3. Emphasize compatibility in design, materials, and colors to make adjacent buildings appear to the viewer as one unit.

The Downtown Design Guidelines also acknowledge that facades change over time. The goal of these standards, as they relate to older historic buildings, is not to prevent change, nor is it necessary to return a façade to its original appearance. Rather the goal is to encourage

sensitive and appropriate change when renovation occurs.

Attachments:

1. Application
2. Downtown Design Guidelines: Facade Change as Evolution
3. Downtown Design Guidelines: Signage



**CITY OF DAVENPORT**  
Development & Neighborhood  
Services – Planning  
1200 E. 46<sup>th</sup> St  
Davenport, IA 52807

Office 563.326.6198  
planning@davenportiowa.com

APPLICATION FOR  
**DESIGN REVIEW**  
DESIGN REVIEW BOARD

| APPLICANT INFORMATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| Applicant Name   Company Name<br><b>Jeff Young Young Art and Sign</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                   |
| Address<br><b>1514 W.15th St.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                   |
| City   State   Zip<br><b>Davenport, IA 52804</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                   |
| Phone<br><b>(563) 349-3155</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                   |
| Secondary Phone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                   |
| E-Mail Address<br><b>jeff@youngartandsign.com</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                   |
| <b>Acceptance of Applicant</b><br>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.<br><br>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.<br><br>By checking this box and typing my name below, <input checked="" type="checkbox"/> I am electronically signing this application.<br><br><b>Jeff Young</b> <b>12/29/2024</b><br>Type Applicant's Name here to serve as a signature Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                   |
| DEVELOPMENT TEAM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                   |
| <b>Property Owner</b><br><b>Y&amp;J Properties</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                   |
| Address<br><b>736 Federal St. Davenport, IA</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                   |
| Phone<br><b>(563) 424-1310</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Secondary Phone                   |
| E-Mail Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                   |
| <b>Project Manager/Other</b><br><b>Todd McGreevy</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                   |
| Address<br><b>308 E. River Dr. Davenport, IA</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                   |
| Phone<br><b>(563) 424-5707</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Secondary Phone                   |
| E-Mail Address<br><b>todd@marigoldresources.com</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                   |
| <b>REVIEW DISTRICT</b><br>Downtown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                   |
| <b>SUBMITTAL DATE</b><br>12/29/2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>MEETING DATE</b><br>01/27/2025 |
| <b>SITE ADDRESS &amp; PARCEL OR LOCATION DESCRIPTION</b><br>429 E.3rd St. Suite 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                   |
| <b>BRIEF OVERVIEW OF THE PROJECT</b> (not a scope of work)<br>Facade enhancements and signage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                   |
| <b>APPLICABILITY</b> (PRIOR TO ANY WORK, APPROVAL IS REQUIRED)<br><b>Design Review Applications must be completed and approved PRIOR to the commencement of the following types of work:</b> <ul style="list-style-type: none"><li>• New construction or an alteration to an exterior of a structure where changes are visible from the public right-of-way</li><li>• New parking lots, fencing/walls, landscaping, or alterations of</li><li>• Sign installation or alteration</li><li>• Streetscaping element installation within the public right-of-way</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                   |
| <b>ALL SUBMITTALS SHALL INCLUDE:</b><br>Full Scope of Work (SOW) attached as a .PDF <input checked="" type="checkbox"/><br>all work & materials shall be described & itemized/listed in detail<br>Digital photos of existing building/sign elevations/façades <input checked="" type="checkbox"/><br>Proposed color building/sign elevations to scale <input checked="" type="checkbox"/><br>rendering as proposed & depicted on existing building/signs<br>Material specifications: type, dimensions, & color <input checked="" type="checkbox"/><br><b>MINOR &amp; MAJOR ADDITIONS, SITE IMPROVEMENTS, &amp; NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*:</b><br>Dimensioned Site Plan (proposed & existing buildings/site items) <input type="checkbox"/><br>Landscape Plan <input type="checkbox"/><br>Grading Plan with 2 foot intervals (if needed) <input type="checkbox"/><br>Storage & Mechanical Screening shall be shown <input type="checkbox"/><br>* Major Additions & New Buildings may require more extensive information                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                   |
| <b>Formal Procedure</b><br>(1) Application: <ul style="list-style-type: none"><li>• Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.</li><li>• 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 regularly scheduled meetings.</li></ul> (2) Scope of Board's Consideration: <ul style="list-style-type: none"><li>• Only work described in the application may be approved.</li><li>• 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.</li></ul> (3) Post Board Ruling: <ul style="list-style-type: none"><li>• 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.</li><li>• 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.</li><li>• 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.</li></ul> |                                   |
| Application Fee: <b>NONE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                   |
| Submit this form with attachments to: <a href="mailto:planning@davenportiowa.com">planning@davenportiowa.com</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                   |

Development and Neighborhood Services  
1200 East 46th St. Davenport, Iowa 52807

T | 563.326.6198  
E | [planning@davenportiowa.com](mailto:planning@davenportiowa.com)

[davenportiowa.com/DNS](http://davenportiowa.com/DNS)  
revised Jan. 2025





Before



After

East Elevation



South Elevation





West Elevation

Proposed facade enhancement/signage  
for Micky's Irish Pub east and west elevations.

### Facade Materials-

Everything proposed will be a combination of  
4mm architectural ACM panel and 19mm PVC.

All parts painted to match existing bronze color  
of upper fascia.

Brick shown dark color will also be painted as  
soon as weather permits.

Illumination to be provided by exterior gooseneck  
lighting.

### Signage Materials-

Sign outlines (green) and letters (white) will be  
separate dimensional layers (reverse for shamrocks).

3mm green ACM panel and 19mm white PVC.



THE CITY OF  
**DAVENPORT**  
IOWA | USA

## Building Permit Application Commercial & Residential Work

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |       |                                                                                                                 |                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------|----------------|
| Job Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 429 E 3rd Street - Davenport, Iowa                                                                                                                                                                                                                                                                                                                                                                                                                                           |       | Zip Code                                                                                                        | 52801          |
| Indicate Yes/No. If Yes, Additional Conditions Will Apply.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |       |                                                                                                                 |                |
| Is this project located in a designated Floodplain? Find details at <a href="http://www.cityofdavenportiowa.com/flood">www.cityofdavenportiowa.com/flood</a> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |       | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                             |                |
| Is this project on a Local or National Historic Registry? Call 563.326.7765 or e-mail <a href="mailto:planning@ci.davenport.ia.us">planning@ci.davenport.ia.us</a> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |       | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                             |                |
| On the Davenport Registry of Landmark Property (Historic)? Call 563.326.7765/e-mail <a href="mailto:planning@ci.davenport.ia.us">planning@ci.davenport.ia.us</a> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |       | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                             |                |
| ADA Standards                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | I certify these plans have been reviewed by a licensed architect for conformance with current ADA standards for accessible design.                                                                                                                                                                                                                                                                                                                                           |       | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br><input type="checkbox"/> N/A Residential |                |
| Applies to Commercial Only                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | These plans have not been reviewed for conformance with ADA standards for accessibility. I would like to have these plans reviewed for ADA compliance through a third-party contract with the City of Davenport, and understand that the costs associated with such review will be invoiced to me or my agency as applicable.                                                                                                                                                |       | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br><input type="checkbox"/> N/A Residential |                |
| Find fees and other information at <a href="http://www.cityofdavenportiowa.com/adareview">www.cityofdavenportiowa.com/adareview</a> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | These plans have not been reviewed for conformance with ADA standards for accessibility. I elect not to have these plans reviewed for compliance with ADA standards for accessibility. I believe the plans submitted are for new construction or alternations to an existing facility that do not fall under ADA Title II or II requirements and/or that the work to be performed does not affect the usability of the primary function area(s) as defined in ADA standards. |       | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br><input type="checkbox"/> N/A Residential |                |
| Other Project Requirements and Considerations/Required Plan Submittals                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |       |                                                                                                                 |                |
| Survey Certificate. Submit Survey Certificate (Standard Form) legal description. (New Construction Only)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |       |                                                                                                                 |                |
| Public Health. Food establishments and public bath facilities require prior approval of the Scott Co Health Department, 563.326.8618. Do not submit application without approval document.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |       |                                                                                                                 |                |
| Septic Systems. Septic systems require prior approval from the Scott County Health Department, 563.326.8618, for soil percolation. Do not submit application without approval document.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |       |                                                                                                                 |                |
| Construction Site Erosion. Submit a copy of soil and erosion control application and plan for all projects disturbing more than 5,000 SQ FT of land.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |       |                                                                                                                 |                |
| Energy Code. Energy Audit affidavit from Contractor or Owner as required by the Department of Energy, <a href="http://www.energycodes.gov">www.energycodes.gov</a> . (New Construction Only)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |       |                                                                                                                 |                |
| Floodplain. If work is in a floodplain submit a copy of the approved floodplain development permit application.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |       |                                                                                                                 |                |
| Existing Structure Addition. If tying to existing foundation, document how the new addition will be tied into the existing foundation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |       |                                                                                                                 |                |
| <b>Plans – Commercial.</b> Submit via E-plan review portal, <a href="http://www.cityofdavenportiowa.com/eplan">www.cityofdavenportiowa.com/eplan</a> . Construction documents shall include: architectural, engineering, mechanical, electrical, plumbing, landscape, paving/parking, dimensioned site plan, curb cut, storm water flow, site lighting and utility construction details and specifications as required to convey the development. Additional schematics shall be submitted for individual fire sprinkler, fire/smoke detection and alarms systems. An Iowa architect and/or engineer's seal is required, as specified by the Building Official.<br><b>Plans – Residential:</b> Submit building plans and schematics. Documents should clearly indicate the work applied for. Plans shall include section views, floor plans, roof and floor framing plans. Structural engineered drawings are required for trusses and engineered / laminated components. Include egress window sizes, door and window schedule.<br><b>Plans – Commercial and Residential.</b> Submit scaled site plan, at no more than 20ft to the inch, showing: lot lines, easements, property pin locations and location of all structures. Site plans shall indicate the building location with the dimension to property lines, stormwater run-off, sidewalks and finish grade. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |       |                                                                                                                 |                |
| Sidewalk, approach and work in the public right-of-way require a separate permit. Contact Engineering at 563.326.7923.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |       |                                                                                                                 |                |
| A sewer connection fee of \$100 per bedroom applies to all new residential construction. The sewer connection fee for commercial is calculated by Engineering, 563.326.7923, and is invoiced separately.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |       |                                                                                                                 |                |
| Project Specifics                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |       |                                                                                                                 |                |
| Owner's Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Yash Commercial Properties, LLC - Owner/Member Thomas Piehl                                                                                                                                                                                                                                                                                                                                                                                                                  |       |                                                                                                                 |                |
| Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 429 E 3rd Street                                                                                                                                                                                                                                                                                                                                                                                                                                                             |       | Phone #                                                                                                         | 309-269-6079   |
| City                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Davenport                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | State | Iowa                                                                                                            | Zip Code 52801 |



|                            |                                                                                                                       |                  |                     |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------|------------------|---------------------|
| Contractor's Name          |                                                                                                                       | K K Construction |                     |
| Contact Name               |                                                                                                                       | Karin Kormann    |                     |
| Phone #                    | (563) 650-7212                                                                                                        | E-mail           | Kormann.Karin@gmail |
| Address                    |                                                                                                                       |                  |                     |
| 3702 165 <sup>th</sup> St. |                                                                                                                       |                  |                     |
| City                       | Blue Grass                                                                                                            | State            | IA Zip Code 52726   |
| Describe Project           | Remodel, Commercial, Retail - Interior make over, exterior signage and storefront makeover - Former Ruby's to Micky's |                  |                     |

## Complete All That Apply

|              |               |                              |
|--------------|---------------|------------------------------|
| # of Floors  | # of Bedrooms | Total SQ FT                  |
|              |               |                              |
| Project Type | Building Type | Use and Occupancy            |
| Addition     | Accessory     | Detention/Supervised Care    |
| Demolition   | Commercial    | Medical                      |
| New          | Educational   | Office                       |
| Remodel      | Industrial    | Residential Garage, Attached |
| Reroof       | Institutional | Residential Garage, Detached |
| Reside       | Mobile Home   | Retail                       |
| Other        | Residential   | Indicate # of Dwelling Units |

## Project Cost and Building Permit Fee

|           |           |                                    |
|-----------|-----------|------------------------------------|
| Work Type | Valuation | Subcontractor Name (if applicable) |
| Building  | \$ 76,262 |                                    |
| Electric  | \$ 9,000  | Elite                              |
| Heating   | \$        | N/A                                |
| Plumbing  | \$ TBD    | Ericksen                           |
| Total     | \$ 85,262 | Permit Fee \$ 602.25               |

Submit Completed Application with Payment by Mail or During Business Hours to: Davenport Public Works, 1200 E 46<sup>th</sup> Street, Davenport, IA 52807. Questions? Call us at 563.326.7745.

Sewer connection fee, Accessibility review fee and other permits and fees (electrical, mechanical, and plumbing) issued separately. Find fee schedules for electrical, mechanical, and plumbing at [www.cityofdavenportiowa.com/building](http://www.cityofdavenportiowa.com/building).

By signing this document, I certify that all the information submitted above is correct and true and I that have reviewed the application checklist on the reverse side and have submitted all required documents.

Signature  Date 12/12/24

## For Office Use Only

|          |           |          |
|----------|-----------|----------|
| Received | Receipt # | Permit # |
|          |           |          |

## Building Permit Fee Schedule

| Valuation in Dollars | Fee      | Valuation in Dollars | Fee      |
|----------------------|----------|----------------------|----------|
| 0-500                | \$15.50  | 43001-44000          | \$389.25 |
| 501-600              | \$17.75  | 44001-45000          | \$396.25 |
| 601-700              | \$20.00  | 45001-46000          | \$403.25 |
| 701-800              | \$22.25  | 46001-47000          | \$410.25 |
| 801-900              | \$24.50  | 47001-48000          | \$417.25 |
| 901-1000             | \$26.75  | 48001-49000          | \$424.25 |
| 1001-1100            | \$29.00  | 49001-50000          | \$431.25 |
| 1101-1200            | \$31.25  | 50001-51000          | \$436.00 |
| 1201-1300            | \$33.50  | 51001-52000          | \$440.75 |
| 1301-1400            | \$35.75  | 52001-53000          | \$445.50 |
| 1401-1500            | \$38.00  | 53001-54000          | \$450.25 |
| 1501-1600            | \$40.25  | 54001-55000          | \$455.00 |
| 1601-1700            | \$42.50  | 55001-56000          | \$459.75 |
| 1701-1800            | \$44.75  | 56001-57000          | \$464.50 |
| 1801-1900            | \$47.00  | 57001-58000          | \$469.25 |
| 1901-2000            | \$49.25  | 58001-59000          | \$474.00 |
| 2001-3000            | \$58.25  | 59001-60000          | \$478.75 |
| 3001-4000            | \$67.25  | 60001-61000          | \$483.50 |
| 4001-5000            | \$76.25  | 61001-62000          | \$488.25 |
| 5001-6000            | \$85.25  | 62001-63000          | \$493.00 |
| 6001-7000            | \$94.25  | 63001-64000          | \$497.75 |
| 7001-8000            | \$103.25 | 64001-65000          | \$502.50 |
| 8001-9000            | \$112.25 | 65001-66000          | \$507.25 |
| 9001-10000           | \$121.25 | 66001-67000          | \$512.00 |
| 10001-11000          | \$130.25 | 67001-68000          | \$516.75 |
| 11001-12000          | \$139.25 | 68001-69000          | \$521.50 |
| 12001-13000          | \$148.25 | 69001-70000          | \$526.25 |
| 13001-14000          | \$157.25 | 70001-71000          | \$531.00 |
| 14001-15000          | \$166.25 | 71001-72000          | \$535.75 |
| 15001-16000          | \$175.25 | 72001-73000          | \$540.50 |
| 16001-17000          | \$184.25 | 73001-74000          | \$545.25 |
| 17001-18000          | \$193.25 | 74001-75000          | \$550.00 |
| 18001-19000          | \$202.25 | 75001-76000          | \$554.75 |
| 19001-20000          | \$211.25 | 76001-77000          | \$559.50 |
| 20001-21000          | \$220.25 | 77001-78000          | \$564.25 |
| 21001-22000          | \$229.25 | 78001-79000          | \$569.00 |
| 22001-23000          | \$238.25 | 79001-80000          | \$573.75 |
| 23001-24000          | \$247.25 | 80001-81000          | \$578.50 |
| 24001-25000          | \$256.25 | 81001-82000          | \$583.25 |
| 25001-26000          | \$263.25 | 82001-83000          | \$588.00 |
| 26001-27000          | \$270.25 | 83001-84000          | \$592.75 |
| 27001-28000          | \$277.25 | 84001-85000          | \$597.50 |
| 28001-29000          | \$284.25 | 85001-86000          | \$602.25 |
| 29001-30000          | \$291.25 | 86001-87000          | \$607.00 |
| 30001-31000          | \$298.25 | 87001-88000          | \$611.75 |
| 31001-32000          | \$305.25 | 88001-89000          | \$616.50 |
| 32001-33000          | \$312.25 | 89001-90000          | \$621.25 |
| 33001-34000          | \$319.25 | 90001-91000          | \$626.00 |
| 34001-35000          | \$326.25 | 91001-92000          | \$630.75 |
| 35001-36000          | \$333.25 | 92001-93000          | \$635.50 |
| 36001-37000          | \$340.25 | 93001-94000          | \$640.25 |
| 37001-38000          | \$347.25 | 94001-95000          | \$645.00 |
| 38001-39000          | \$354.25 | 95001-96000          | \$649.75 |
| 39001-40000          | \$361.25 | 96001-97000          | \$654.50 |
| 40001-41000          | \$368.25 | 97001-98000          | \$659.25 |
| 41001-42000          | \$375.25 | 98001-99000          | \$664.00 |
| 42001-43000          | \$382.25 | 99001-100000         | \$668.75 |

Over \$100,000 = \$668.75 plus \$3.75 for each \$1,000 over the first \$100,000 value.

Exception: If the owner of the improvement is a tax-levying body, a permit shall be obtained, but no fee shall be required.

## Other Inspection Fees: \$77 per inspection or per hour as applicable

- Re-inspection and inspections for which no fee is assessed
- Inspection outside of normal business hours
- Additional plan review required by changes/additions (2 hour minimum)

**Mickys Irish Pub - East Village Daven...** › Docs & Files › Buildout at Ruby's

# **429 E. 3rd Street - Ruby's to Micky's: Remodeling Permit Support Plans, Images, Estimates**



Todd McGreevy · Last updated 11:44am

Application uploaded separately, and attached here in at the bottom.

Contacts: Kain Kormann - KK Construction 563-650-7212

Todd McGreevy - Marigold Resources 563-650-0120

## **Micky's Irish Pub Remodeling of Ruby's Bikes, Beers & Brats Restaurant/Bar at 429 E 3rd Street in Downtown Davenport, Iowa**

- 1. Exterior Signage and Storefront Look & Feel - \$32,050**
- 2. Interior Cement Floors Refurbished - \$14,712**
- 3. Interior Non Load-Bearing Walls Re-Covered - \$5,000**
- 4. Interior Concrete Block Walls Re-Painted & Electrical - \$8,500**
- 5. Bar Back and Bar Top Re-Covered - \$25,000**

**Total Estimated Remodeling Expense: \$85,262**

### **Examples of Proposed Work for Remodeling & Rebranding**

#### **1. Exterior Signage and Storefront Look & Feel**

- 3 Elevations with current Ruby's signage to be completed, possibly holding off on the south elevation until the Spring
- Sub Contractor is Young Sign and Art
- Estimates attached, and proposed finished product options below.



## Current Ruby's South and East Storefront & Signage



Rubys Exterior South and West Elevations Before PXL\_20230226\_154432485.MP.jpg



## Current Micky's Signage & Storefront in Iowa City



Mickys Irish Pub 11 S Dubuque Street Iowa City Iowa Exterior.jpg

## Proposed Micky's Signage & Exterior Treatments



Mickey's South Elevation Mockup.jpg

## Signage Quotation

Name Micky's Irish Pub  
 Address 429 3rd St.  
 City/State/Zip Davenport, IA  
 Telephone \_\_\_\_\_



### Description

Date 12-9-2024

Fabricate and install fascia panel components for east and west elevations of building as shown in mockups. - \$12,800

Fabricate and install dimensional non-illuminated signage for east and west elevations of building as shown in mockups. - \$9,200

Fabricate and install hard surface awnings for east and west elevations as shown in mockups. - \$3,800

Paint brick sections (weather permitting). - \$1,250

Gooseneck lighting and electrical to be done by others.

City permits obtained by others.

Cost \$27,050  
 Delivery(Shipping) \_\_\_\_\_  
 Installation \_\_\_\_\_  
 Tax \$1,893.50  
 Total \$28,943.50

Signature \_\_\_\_\_  
 Approved \_\_\_\_\_  
 Date \_\_\_\_\_

|                                                  |                        |        |                |
|--------------------------------------------------|------------------------|--------|----------------|
| Total                                            | <del>\$20,943.50</del> | Date   |                |
| Less Deposit                                     | \$12,000               |        |                |
| Balance Due                                      | \$16,943.50            | Terms: | Due on Receipt |
| <hr/>                                            |                        |        |                |
| 1514 W.15th St. Davenport, IA 52804 563.322.8402 |                        |        |                |

Young Sign Co Micky's Signage Quote East & West Elevations Dec 9.2024.pdf

**Cost Estimate Above: \$27,050**

**Pending Electrical & Downlighting Fixtures Estimate: \$5,000**

---

## 2. Interior Floors Refurbished

- 3,000 square feet of cement flooring to be profiled and recovered with polyflake treatment for durability, safety and style.
- Sub-contractor is TSR whose estimate and contract is attached below.

## Current Ruby's Cement Flooring

## Signage Quotation

Name Micky's Irish Pub  
Address 429 3rd St.  
City/State/Zip Davenport, IA  
Telephone \_\_\_\_\_



Description

Date 12-9-2024

Fabricate and install fascia panel components for east and west elevations of building as shown in mockups. - \$12,800

Fabricate and install dimensional non-illuminated signage for east and west elevations of building as shown in mockups. - \$9,200

Fabricate and install hard surface awnings for east and west elevations as shown in mockups. - \$3,800

Paint brick sections (weather permitting). - \$1,250

Gooseneck lighting and electrical to be done by others.

City permits obtained by others.

|                    |                           |
|--------------------|---------------------------|
| Cost               | <u>\$27,050</u>           |
| Delivery(Shipping) | _____                     |
| Installation       | _____                     |
| Tax                | <u>\$1,893.50</u>         |
| <b>Total</b>       | <b><u>\$28,943.50</u></b> |
| Less Deposit       | <u>\$12,000</u>           |
| Balance Due        | <u>\$16,943.50</u>        |

Signature \_\_\_\_\_

Approved \_\_\_\_\_

Date \_\_\_\_\_

Terms: Due on Receipt

1514 W.15th St. Davenport, IA 52804 563.322.8402





rubys-flooring-before-2024.jpg

## Current Floor Covering at Micky's in Iowa City





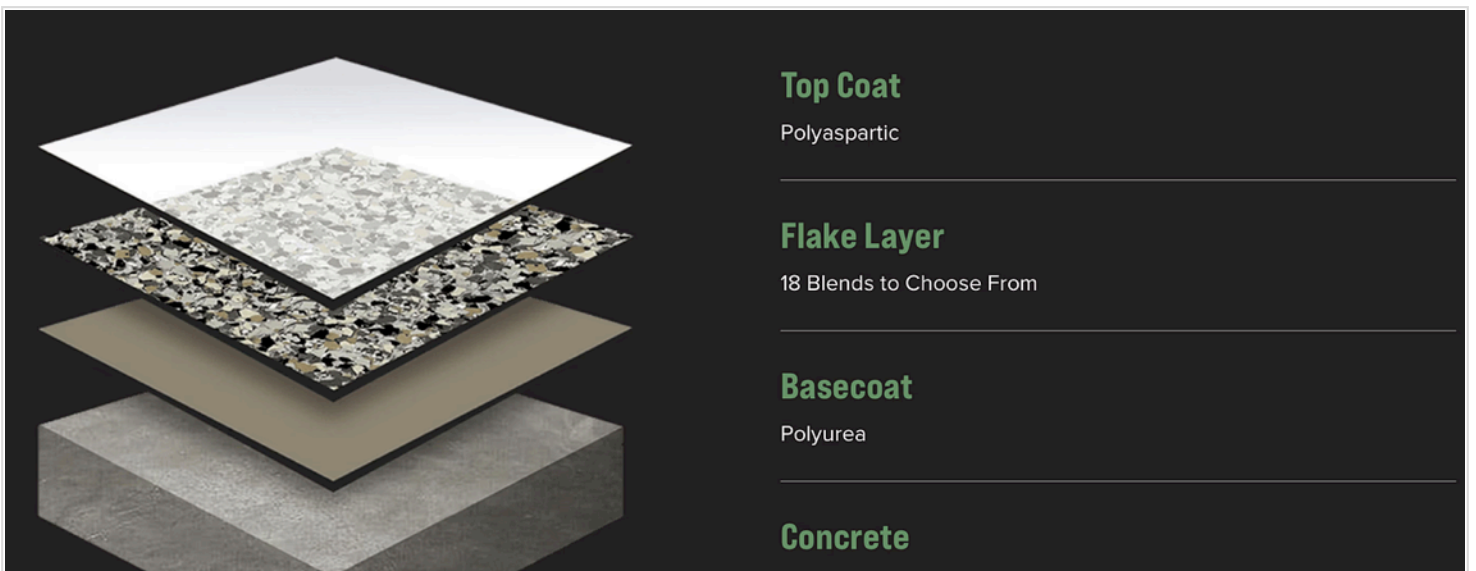
20200921\_123711.jpg

## Example of New Floor Result





TSR concrete flooring treatment example.jpeg



Following Completion of Diamond Grind Prep and Crack/Surface Repair

TSR Floor Covering Elements Breakout.png

## Cost Estimate Contract Below: \$14,712.05

|                                                                                                                                                                                                                                                                                                                            |  |                         |                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------|-------------------|
|                                                                                                                                                                                                                                           |  | <b>CONTRACT</b>         |                   |
| <b>Prepared for:</b><br>Rod Schmidt<br>529 E 3rd St<br>Davenport, IA 52801<br>rod.schmidt@tmsvacuum.com<br>(309) 236-1998                                                                                                                                                                                                  |  | <b>December 5, 2024</b> | <b>No. 133929</b> |
| TSR - Rock Island   Owen Bennett<br>510 30th Ave, Rock Island, IL 61201<br>P. (844) 263-9356   owen@tsrconcretecoatings.com<br>www.tsrconcretecoatings.com                                                                                                                                                                 |  |                         |                   |
| <b>CONCRETE COATING PURCHASE AGREEMENT</b>                                                                                                                                                                                                                                                                                 |  |                         |                   |
| Diamond Profile for Permanent Adhesion                                                                                                                                                                                                                                                                                     |  | ✓                       | Included          |
| Diamond Profile Cracks and Imperfections to Prepare for Mender Application                                                                                                                                                                                                                                                 |  | ✓                       | Included          |
| Apply 2 Part Mender Crack and Pit Repair & Diamond Profile Smooth                                                                                                                                                                                                                                                          |  | ✓                       | Included          |
| Apply Polyurea Basecoat Evenly to Surface                                                                                                                                                                                                                                                                                  |  | ✓                       | Included          |
| Broadcast Generous Amounts of Acrylic Chip                                                                                                                                                                                                                                                                                 |  | ✓                       | Included          |
| Remove Excess Media Broadcast by Scraping                                                                                                                                                                                                                                                                                  |  | ✓                       | Included          |
| Apply Polyaspartic Top Coat                                                                                                                                                                                                                                                                                                |  | ✓                       | Included          |
| <b>Warranty Does Not Cover the Following:</b>                                                                                                                                                                                                                                                                              |  |                         |                   |
| Cracking-Crumbling-Iron Oxide Penetration-Hydro Static Water Pressure-Corrosive Liquids or Solids<br>Not Warranted                                                                                                                                                                                                         |  |                         |                   |
| <b>WE DO NOT CHANGE THE PITCH OF THE CONCRETE OR LEVEL IT IN ANY CIRCUMSTANCE</b>                                                                                                                                                                                                                                          |  |                         | Understands       |
| <b>**Disclaimer**</b><br>Any and all hard surface flooring should be considered slippery when wet. Always use caution and common sense                                                                                                                                                                                     |  |                         |                   |
| <b>Additions, Notes, Special Instructions:</b>                                                                                                                                                                                                                                                                             |  |                         |                   |
| It is the responsibility of the homeowner or property manager to remove all personal items from the project area. We are grinding concrete with metal diamond blades which can in some instances create dust depending on the softness of concrete. If you want an area taped off with plastic do so prior to our install. |  |                         |                   |

TSR Contract-133929-992997.pdf





# CONTRACT

**Prepared for:**

Rod Schmidt  
529 E 3rd St  
Davenport, IA 52801  
rod.schmidt@tmsvacuum.com  
(309) 236-1998

**December 5, 2024****No. 133929**

TSR - Rock Island | Owen Bennett  
510 30th Ave, Rock Island, IL 61201  
P: (844) 263-9356 | owen@tsrconcretecoatings.com  
www.tsrconcretecoatings.com

## CONCRETE COATING PURCHASE AGREEMENT

|                                                                            |            |
|----------------------------------------------------------------------------|------------|
| Diamond Profile for Permanent Adhesion                                     | ✓ Included |
| Diamond Profile Cracks and Imperfections to Prepare for Mender Application | ✓ Included |
| Apply 2 Part Mender Crack and Pit Repair & Diamond Profile Smooth          | ✓ Included |
| Apply Polyurea Basecoat Evenly to Surface                                  | ✓ Included |
| Broadcast Generous Amounts of Acrylic Chip                                 | ✓ Included |
| Remove Excess Media Broadcast by Scraping                                  | ✓ Included |
| Apply Polyaspartic Top Coat                                                | ✓ Included |

**Warranty Does Not Cover the Following:**

**Cracking-Crumbling-Iron Oxide Penetration-Hydro Static Water Pressure-Corrosive Liquids or Solids**  
Not Warranted

**WE DO NOT CHANGE THE PITCH OF THE CONCRETE OR LEVEL IT IN ANY CIRCUMSTANCE**

Understands

**\*\*Disclaimer\*\***

Any and all hard surface flooring should be considered slippery when wet. Always use caution and common sense

**Additions, Notes, Special Instructions:**

It is the responsibility of the homeowner or property manager to remove all personal items from the project area. We are grinding concrete with metal diamond blades which can in some instances create dust depending on the softness of concrete. If you want an area taped off with plastic do so prior to our install.

Evolution Flake



Evolution Flake

| Quantity | Measurement   |
|----------|---------------|
| 1        | 1935 (Sq Ft.) |

**Notes**  
Sq ft: 1935  
Project: Commercial Bar  
Color: Domino, or Feather gray  
Condition: Fair  
Verticals: No

Steps: No  
Stitches: No

Notes: Very little repairs necessary. Big grinder access.

|                                                          |                                         |                                                        |
|----------------------------------------------------------|-----------------------------------------|--------------------------------------------------------|
| <b>Color</b><br>TBD                                      | <b>Concrete Condition</b><br>Good       | <b>Area</b><br>Commercial                              |
| <b>Warranty</b><br>Limited Lifetime Residential Warranty | <b>Texture</b><br>No Added Texture      | <b>Concrete Stitches</b><br>Declines Concrete Stitches |
| <b>Resistance</b><br>Declines Resistance Coating         | <b>Projected Start Date</b><br>12/10/24 | <b>Projected End Date</b><br>12/20/24                  |

**Price:**    ~~\$17,589.15~~    \$13,160.94

Evolution Flake



Evolution Flake

| Quantity                                                                                                                                                       | Measurement  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| 1                                                                                                                                                              | 200 (Sq Ft.) |
| <b>Notes</b><br>Sq ft: 200<br>Project: Hallway/bathrooms<br>Color: Domino or Feather Gray<br>Condition: Fair<br>Verticals: No<br><br>Steps: No<br>Stitches: No |              |

Notes: Paint removal

|                                                  |                                         |                                                        |
|--------------------------------------------------|-----------------------------------------|--------------------------------------------------------|
| <b>Color</b><br>Domino                           | <b>Concrete Condition</b><br>Good       | <b>Area</b><br>Commercial                              |
| <b>Warranty</b><br>5-Year Commercial Warranty    | <b>Texture</b><br>No Added Texture      | <b>Concrete Stitches</b><br>Declines Concrete Stitches |
| <b>Resistance</b><br>Declines Resistance Coating | <b>Projected Start Date</b><br>12/12/24 | <b>Projected End Date</b><br>12/12/24                  |

| Coating Removal |                      |                                     |
|-----------------|----------------------|-------------------------------------|
|                 | <b>Quantity</b><br>1 | <b>Measurement</b><br>170 (Sq. Ft.) |
|                 | Coating Removal      |                                     |
|                 |                      |                                     |

Price:   \$2,073.00   \$1,551.11

Discounts

| Variable Incentive |                              |
|--------------------|------------------------------|
|                    | <b>Discount</b><br>\$2000.78 |



## Discounts

### 60% Off Installation



#### Discount

15.00%

## Pricing

|                     |                    |
|---------------------|--------------------|
| Subtotal:           | \$19,662.15        |
| Discount:           | \$4,950.10         |
| <b>Grand Total:</b> | <b>\$14,712.05</b> |
| Deposit Amount:     | \$5,884.82         |
| Balance Due:        | \$8,827.23         |

All promos and discounts have been applied  
Payment due in full at completion of project  
Projects cancelled/rescheduled without 14 day notice will be charged \$500 and will not be rescheduled until paid

Please initial next to the following statements to indicate that you have read, understand, and agree to them:

ReVamp Branded Companies do not level, pitch or grade concrete surfaces.

\_\_\_\_\_

ReVamp Branded Companies do not prevent lime/calcium/mineral deposit or rust from (re)surfacing.

\_\_\_\_\_

ReVamp Branded Companies have a walkaway/mobilization fee of \$350.00. This fee will be charged in the event a crew cannot perform the scope of work.

\_\_\_\_\_

ReVamp Branded Companies do not repair or mend any vertical surface or stem walls

\_\_\_\_\_

ReVamp Branded Companies do not coat, repair, or mend any control/expansion joints as they are considered industry standard structural members of the substrate.

\_\_\_\_\_

I agree that the payment method used for my deposit payment may be securely kept on file to process the final payment for the remaining balance due immediately upon job completion. I understand that it is recommended that I, or someone else that I designate, be present at the job site upon completion to inspect and ensure everything is completed to my satisfaction. If nobody is present upon job completion, payment will still be processed for the remaining balance.

\_\_\_\_\_

Pool Decks - If this is a pool deck project, the customer needs to turn off the pool pump and lower the water level 12-24" prior to the day of installation. We are not responsible for the cost of cleaning the pool or pool water. The decorative flake will get in the pool and it will need to be professionally cleaned post installation, but prior to turning the pool pump back on.

\_\_\_\_\_

X  
\_\_\_\_\_  
Rod Schmidt

X  
\_\_\_\_\_  
Company Authorized Signature

## **WARRANTY**

Your Warranty for this Project: Residential Limited Lifetime Warranty

The Revamp Concrete Coating system is warranted against chipping, peeling, delamination, and UV stability. Non-concrete surfaces (such as wood joints, steps, etc.) are not covered by the warranty. Substrate failure, including cracks, sinking concrete, or future substrate failure are not covered by the warranty. Damage to the coating including corrosion, iron oxide penetration (rust) or solid/liquid corrosive chemicals (gas/brake klean/ammonia) are not covered by the warranty. Warranty is limited to the original purchaser only.

## **COLORS**

CUSTOMER is responsible for all Color Selections and will be specified as to color and location as noted below per included area. Customer is made aware the coating system, unless specifically noted otherwise, will have a GLOSS FINISH. Color changes after confirmation could cause project delays and are subject to additional charges.

## **TEXTURE**

Any surface can be slippery, especially when wet with any fluid Revamp branded companies provide a non-porous finish that could result in temporary standing water/fluid and can become slippery when wet. Further, any surface can sweat or condensate when the slab temperature is cooler than the warm air around it. Our coating system provides a layer of insulation, which may help with sweating, but will NOT eliminate it. It is advised that slip resistant additives be applied to any coating system where this is a concern. Each area to be coated is noted with the texture choice of the customer based on sample options provided prior to entering this agreement. Floor texture options are as follows:

NONE: no additional texture

Tek Grip 4oz: generally used for sidewalks and exterior projects

Tek Grip 6-10oz: generally used for pool decks

In no event shall Revamp branded companies be responsible for injury incurred by a slip or fall situation. It is the purchaser's sole responsibility to provide for their own safety and the safety of their guests. While slip resistant additives can assist with slip/fall prevention, there is no guarantee that someone will not slip while walking on coated areas. Revamp branded companies assume no responsibility for slip-fall accidents. Future updates to this floor project to alter texture and/or slip resistance are subject to an additional cost to the customer.

## **SUBSTRATE FAILURE / CRACK REPAIR**

Revamp branded companies uses a proprietary concrete mender system to fill/repair existing cracks. However, future settling, stress, expansion, and contraction can cause cracks to return. Customer acknowledges that substrate failure (including cracks) is NOT COVERED BY THE WARRANTY.

## **MOISTURE STOP DISCLAIMER**

Some projects require the use of special chemical preparation related to moisture detected at the time of initial inspection by your Revamp branded companies representative. Your representative has tested and made a reasonable determination on the necessity such chemical preparation and your contract reflects this determination. In some instances, unforeseen moisture may be detected at the time of installation that may cause delays or the need for chemical preparation. In the event of unforeseen moisture or a determination that specialty preparation is needed, customer will be notified of any additional cost. Disclaimer: the use of additional chemical preparation may cause delays of installation beyond the control of Revamp branded companies. Even when chemical preparation is included, Revamp branded companies does not warrant against standing water, sweating/condensation, or water intrusion.

## **START DATES**

Revamp branded companies does not expressly state or imply job start or duration dates.

## **OBSTRUCTION REMOVAL**

It is the responsibility of the CUSTOMER to remove any obstructions from the working area prior to the scheduled date of installation. Revamp branded companies is NOT responsible for removal of obstructions. Failure to remove all obstructions from working areas may cause delays and is subject to additional charges.

## **DUST PROTECTION**

Revamp branded companies uses industrial grade equipment and vacuum systems that collect most dust created during the installation process. However, some dust will escape and could be deposited in the working and adjacent area. It is the responsibility of the CUSTOMER remove and/or protect any items (i.e. wall decorations, electronics, cabinets, shelving, etc.) prior to the installation of your coating system. STANDING WATER / CONDENSATION / WATER INTRUSION / RUST STAINS Standing water, sweating, condensation, leaks, water intrusion, and/or rust staining of any kind is NOT COVERED BY ANY Revamp branding companies.

## **SURFACE IMPERFECTIONS**

Revamp branded companies will utilize its best efforts to prepare the surface for application. Revamp branded companies does not level or grade surfaces. Application of coating may not alter or eliminate existing surface imperfections, including, but not limited to, high/ low spots that may result in standing water. There is no expressed or implied guarantee that surface imperfections will be completely hidden by the coating process.

## **VERTICAL COATING**

Vertical surface coating is for decorative purposes only. Revamp branded companies does not sand, grind, fill or make repairs to vertical surfaces. Pre-existing imperfections may be visible. The coating system applied to vertical surfaces may appear different than horizontal surfaces. Vertical coating can be rough and/or sharp to the touch. Please use caution when touching coated vertical surfaces.

## **RETURN TO USE**

Many variables can affect the drying and full cure times for your Revamp branded companies system. Return to use timeframes are as follows unless explicitly noted otherwise:

12 hours after completion: light foot traffic may resume.

24 hours after completion: lightweight items may be returned to the space. (i.e. - boxes or items that can be set into place)

48 hours after completion: return to full use. (i.e. - vehicle traffic, heavy items such as tool boxes, appliances, etc.)

Revamp branded companies is NOT responsible for damages caused by premature use of the coated surface outside of these guidelines. Customer agrees to WARRANTY, COLOR, TEXTURE, SUBSTRATE FAILURE/CRACK REPAIR, MOISTURE STOP DISCLAIMER, START DATES, OBSTRUCTION REMOVAL, DUST PROTECTION, STANDING WATER / CONDENSATION / WATER INTRUSION / RUST STAINS, SURFACE IMPERFECTIONS, VERTICAL COATING, and RETURN TO USE notes as stated above.

## **TERMS & CONDITIONS**

Revamp branded companies is licensed and insured. Executed in Duplicate, one copy of which was delivered to, and Customer hereby acknowledges receipt. This is not an "Estimate" or "Application for Credit".

There are no promises, agreements, nor understandings not expressed in this proposal, and this writing constitutes the entire agreement. This is a legal binding contract.

### **Delay/Unknown Conditions:**

Events beyond the control of Contractor (Revamp branded companies) such as Acts of God, labor strikes, inclement weather, Buyers inability to qualify for or obtain financing, or other events resulting in delays in performance of this Agreement do not constitute abandonment and are not included in calculating time frames for performance by contractor. In the event the Contractor determines that the parties cannot perform this Agreement as intended, for example, unforeseen structural defects, unforeseen circumstances that may be detrimental to the coating process (including, but not limited to, moisture readings, concrete deterioration, substrate failure), pre-existing conditions to the Buyer's property, or incorrect pricing, the Contractor may cancel this Agreement. The Buyer will be notified of such cancellation in writing and return all monies paid by the Buyer. The Contractor (Revamp branded companies) and the Buyer(s) have determined that a definite start or completion date is not of the essence in this Agreement. Revamp branded companies does not state or imply job start or duration dates.

### **Cancellation:**

The Customer understands that they may cancel this contract without obligation with 3 business days following its execution.

AFTER THREE BUSINESS DAYS, THE DOWN PAYMENT IS NONREFUNDABLE.

Revamp branded companies is licensed and insured. Executed in Duplicate, one copy of which was delivered to, and Customer hereby acknowledges receipt. This is not an "Estimate" or "Application for Credit". The customer understands that Revamp branded companies may incur substantial costs for administrative costs, material costs, re-measuring, labor, manufacturing and/or installation of products ordered. This contract is binding upon the Customer and Revamp branded companies before installation of the product ordered. If Customer does not make goods available to contractor (Revamp branded companies) and contractor (Revamp branded companies) does not pick them up within 20 days of the date the Customer notice of cancellation, Customer may retain or dispose of the goods without further obligation. If Customer fails to make goods available to contractor (Revamp branded companies), or if Customer agrees to return the goods to contractor (Revamp branded companies) and fails to do so, then Customer remains liable for performance of Customer's obligations under the contract. To cancel this transaction, mail or deliver a signed and dated cancellation notice (or any other written notice), to: Revamp branded companies PO Box 645 Lena, IL 61048.

### **Liens / Security Interest:**

The Customer is notified pursuant to state law that Revamp branded companies has the right to file a mechanic's lien on the above-mentioned residence if Revamp branded companies is not paid in full. The amount of the mechanic's lien under state law includes the unpaid balance of the contract plus statutory interest and attorney's fees.

### **Late Payment Fees / Legal Actions:**



Upon completion of the work to be performed under this Agreement, interest on any unpaid balance shall accrue at a simple rate of 2% per month. In addition, in the event that Revamp branded companies files a legal action to collect amounts owed in connection with this Agreement and is successful in such an action, the customer shall pay Revamp branded companies, in addition to the judgment the customer may be called upon to pay, the amount of the attorney's fees, as well as court costs of collection incurred by Revamp branded companies in connection with the action. Interest on such judgment and associated fees and costs shall accrue at a simple rate of 2% per month from the date of such judgment.

#### **Arbitration of Disputes:**

Contractor (Revamp branded companies) and Buyer(s) agree that any and all disputes, claims or controversies (hereafter referred to as a "Claim") arising under or relating to this Agreement and any related documents, loans, security instruments accounts or notes, including by way of example and not as a limitation: (I) the relationships resulting from this Agreement and the transactions arising as a result thereof; (II) the terms of this Agreement; or (III) the validity of this Agreement or the validity or enforceability of this arbitration agreement, shall be subject to binding arbitration to be determined by one arbitrator, in accordance with and pursuant to the then prevailing rules and procedures of the Commercial Rules of the American Arbitration Association, to be held and arbitrated in the judicial district in which the homeowner's residence resides. The Buyer(s) agree that they will not assert a Claim on behalf of, or as a member of, any group or class. The findings of the arbitrator shall be final and binding on all parties to this Agreement, and may include an award of costs and legal fees. Such fees and costs will be awarded on any judgment in favor of the Contractor. This Agreement to Arbitrate, and any award, finding or verdict of or from the arbitration, will be specifically enforceable under the prevailing law of any court having jurisdiction. The party asserting the Claim with the other party to this Agreement and with the American Arbitration Association will file notice of the demand for arbitration. The demand shall be made within a reasonable time after the Claim in question has arisen, and in no event shall any such demand be made after the date when the institution of legal or equitable proceedings based on such Claim would be barred by the applicable statute of limitations. Any Arbitration brought under this Agreement, and any award, finding or verdict of or from such proceedings shall remain confidential between the parties and shall not be made public. Both Buyer(s) and Contractor are hereby agreeing to choose arbitration, rather than litigation or some other means of dispute resolution, to address their grievances or alleged grievances. The parties believe this will allow a faster and more cost-effective method of addressing a Claim. By entering into this Agreement and this arbitration provision, both parties agree to relinquish their right to have any dispute decided in a court of law before a jury, and instead are accepting the use of arbitration, other than as set forth immediately below. Notwithstanding anything herein to the contrary, Contractor retains the option to use judicial or non-judicial relief to enforce the monetary obligation represented by this Agreement. Such judicial relief would take the form of a lawsuit. The institution and maintenance of such an action for judicial relief in a court to foreclose upon any collateral or to enforce or collect upon a monetary debt or judgment shall not constitute a waiver of the right of any party to compel arbitration of any Claim subject to arbitration in this Agreement, including the filing of a counterclaim by Buyer(s) in a suit brought by Contractor pursuant to this arbitration provision. Revamp branded companies will provide to the Customer all written product warranties on materials after installation.

Revamp branded companies and Customer agree that all implied warranties including, without limitations, warranties of habitability, fitness for a particular purpose and merchantability are hereby excluded and there are no warranties of representations which extend beyond those expressly set forth in this agreement.

Revamp branded companies warrants workmanship (Labor) for twelve (12) months after the date of completion and will remedy substantial defects without charge to the Customer, upon written notice from Customer with such period. Beyond the first year, a mobilization charges deductible equal to no greater than ten percent of the contract price may be charged per occurrence.

Repairs to damaged coating will be at the Customer's expense if such damage is caused by structural defects, settling, severe structural cracks, acts of providence, customer negligence, intentional/ unintentional actions, accidental damage, damage caused by animals wild or domesticated and also within incidents on which an insured individuals or uninsured individuals were at fault. ReVamp branded companies shall not be liable for, in any respect, any damage to the building or its contents, or any consequential damage resulting therefrom. Alterations to coated surfaces, natural disasters, acts of God... ie. Hurricanes, tropical storms, named/ unnamed storms, coastal flooding, etc...

Revamp branded companies does not warranty damaged cause by individuals who are not listed on the home owners policy or contractors whom are insured/ lack of proper drainage (standing water), preexisting conditions such as damaged concrete, rust, class action lawsuits, manufacturer's warranty failure, substrate failure, leaks are not covered under the manufacturer's warranty and will cause the warranty to be void.

# REVAMP COMPANIES

## Notice of Cancellation

DATE OF TRANSACTION: \_\_\_\_\_ (as shown on contract) \_\_\_\_\_

YOU MAY CANCEL THIS TRANSACTION WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE (3) BUSINESS DAYS FROM THE ABOVE DATE. IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN TEN (10) BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED. IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED UNDER THIS CONTRACT OR SALE; OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING RETURN SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK. IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREE TO RETURN THE GOODS TO THE SELLER AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR THE PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT.

TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE TO:

NAME OF SELLER: \_\_\_\_\_

AT THE ADDRESS OF SELLER OR SELLER'S PLACE OF BUSINESS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NOT LATER THAN MIDNIGHT OF THIS DATE (3 business days from cancellation) \_\_/\_\_/\_\_

I HEREBY CANCEL THIS TRANSACTION:

CONSUMER'S SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

CONSUMER'S NAME: \_\_\_\_\_

CONSUMER'S EMAIL ADDRESS: \_\_\_\_\_

# REVAMP COMPANIES

## Notice of Cancellation

DATE OF TRANSACTION: \_\_\_\_\_ (as shown on contract) \_\_\_\_\_

YOU MAY CANCEL THIS TRANSACTION WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE (3) BUSINESS DAYS FROM THE ABOVE DATE. IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN TEN (10) BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED. IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED UNDER THIS CONTRACT OR SALE; OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING RETURN SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK. IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREE TO RETURN THE GOODS TO THE SELLER AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR THE PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT.

TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE TO:

NAME OF SELLER: \_\_\_\_\_

AT THE ADDRESS OF SELLER OR SELLER'S PLACE OF BUSINESS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NOT LATER THAN MIDNIGHT OF THIS DATE (3 business days from cancellation) \_\_/\_\_/\_\_

I HEREBY CANCEL THIS TRANSACTION:

CONSUMER'S SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

CONSUMER'S NAME: \_\_\_\_\_

CONSUMER'S EMAIL ADDRESS: \_\_\_\_\_

### 3. Interior Non Load-Bearing Wall Coverings Remodeled

- Cover the non load bearing interior west facing long wall and east facing short wall on the north side treatment plywood with a wall treatment to mimic the interior wall color, look and feel inside Micky's in Iowa City.
- Current options include fitted wood panels and finishes constructed and stained off site and adhered to the currently exposed plywood base.

#### Ruby's Prior Non Load Bearing Wall Coverings



Rubys-Beers-Bikes-and-Brats-14.Wall.Booths.jpg

#### Current Micky's Wall Coverings, in Iowa City





20200921\_123711.jpg

**Cost Estimate: Pending - Budgeting \$5,000**

#### **4. Interior Concrete Block Walls Re-Painted**

Re-paint the currently white painted concrete block with a blue/grey color to match Iowa City and North Liberty Iowa Micky's interior non wood walls.  
Subcontractor written estimate pending, budgeting



## Current Painted White Concrete Block Walls at Ruby's



Rubys-Beers-Bikes-and-Brats-14.Wall.Booths.jpg



## Current Painted Blue/Grey Walls at Micky's in North Liberty, Iowa



20220813\_135553.jpg

**Painting Cost Estimate: \$4,500**

**Electrical Lighting Conversion Estimate: \$4,000**

## 5. Bar Back and Bar Top Re-Covered

- Custom built off site and installed onsite new bar back wood stained to be a dark brown/black color to match the walls and mimic the old time Irish Pub bar backs such as Me & Billy's or The Garrison in downtown Davenport
- New bar top to be granite primary surface with custom wood rails
- Granite supplier proposal attached below for \$9,697
- Carpenter subcontractor written estimate pending

### Prior Ruby's Bar & Bar Back



rubys prior bar and bar back.jpeg

### Me & Billy's Bar Back in Davenport, Iowa





me and billy bar back example.jpeg

## The Garrison Bar Top in Davenport, Iowa



The Garrison IMG\_1742.jpeg



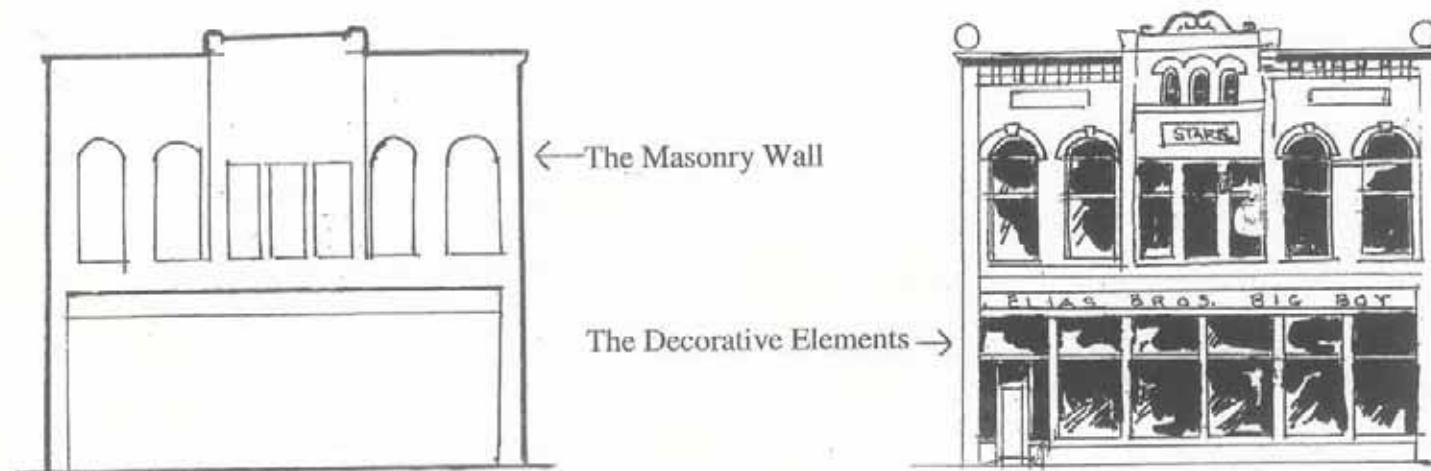
The Garrison IMG\_1741.jpeg

**Cost Estimate: \$25,000 Written Estimate Pending**

---



## Façade Change as Evolution



Facades change over time; this is natural, inevitable and often desirable. The goal of these standards, as they relate to older historic buildings, is not to prevent change, nor is it necessary to return a façade to its original appearance. Rather the goal is to encourage sensitive and appropriate change when renovation occurs.

When it was constructed the typical downtown building façade exhibited some basic inherent qualities: 1) an architectural style characterized by its decoration; 2) certain construction materials; and 3) a unified visual composition in which the parts looked related.

These qualities came together to create a visual resource. *Sensitive change* accepts these façade qualities and builds on them. The result is a harmonious blend of changes and existing elements. *Insensitive change*, on the other hand, ignores and often negates the qualities of the original resource. The result is an unnecessary clash between new and old as the drawing below illustrates.





# Signage

---

## Design Objective:

### **Reinforce the unique character of downtown Davenport**

Signs shall be designed as an integral part of the site and architectural design of proposed projects rather than as afterthoughts.

## Discussion:

The economic health of any downtown depends, in part, on the quality of its retailing, promotional activities, marketing and management. Underlying the success or failure of these factors, however, is the physical appearance of the downtown business district. Because first impressions can be lasting, it is important that a commercial district present an appealing image to potential customers, tenants and investors. New and rehabilitated buildings, attractive landscaping and public places, welcoming storefronts, enticing window displays, and clean streets and sidewalks all help to create an inviting environment where people want to work, shop and spend time.

Signs play a particularly important role in the appearance of traditional commercial areas. The prominent locations and design characteristics of signs strongly influence people's perceptions of the downtown and its individual businesses. Signs, if well designed and properly maintained, enhance the unique image of a downtown. However, when designed without regard for the surrounding architecture, and haphazardly placed, signs can detract from the downtown's overall appearance.

In many communities, the visual distinction between traditional business districts and outlying commercial strips has become blurred. Sign manufacturers and designers have encouraged businesses to adopt the large scale signs used on commercial highways. This is unfortunate as downtowns were designed to accommodate pedestrians strolling down sidewalks and vehicles traveling at relatively low speeds. A pace of this nature allows people to take in more of their surroundings, including signs. Signs in this situation can, and should, be scaled more appropriately for a pedestrian environment.



Along the strip, businesses in relatively nondescript buildings compete for attention with large, flashy signs. In contrast, downtown offers an exciting variety of building types, architectural styles, materials and well crafted details that form a distinctive context for individual businesses. Thus, large signs are not only out of scale in traditional commercial districts, they also can overwhelm the very architectural features that make downtown different from its competitors.

The purpose of these guidelines is to provide information on the design, construction and placement of signs that will enhance and reinforce the distinctiveness of downtown Davenport.

In general, signs should relate in placement and size with the other architectural features of the building. They should not obscure building elements such as windows, cornices, or decorative details. Sign materials should complement building facades. Individual shop signs in a single storefront should relate to each other in design, size, color, lettering style and placement on the building. Franchises and chain stores should adapt their graphics to meet local guidelines and ordinances. This will contribute to a downtown that effectively orients visitors, while supporting an attractive, pedestrian-friendly experience.

It should be noted that within the Downtown Design Overlay District the City is taking something of a different direction with regards to sign regulation. In other zoning districts signs are controlled by restricting their number and size. What signs look like is largely ignored. In the Downtown Design Overlay District, the city, while not ignoring sign numbers, size, etc., is searching for quality by focusing very much on sign design and materials. Given this greater design control, the city may, at its discretion, allow sign types that may not be legal in other districts (projecting signs and sandwich board signs, for example), and approve a larger total number of signs (if they are part of a tasteful and creative sign package) than might otherwise be the case.

## General Sign Guidelines

- Creating a network of quality, well-designed signs, clearly announcing the types of services offered makes the downtown an attractive, friendly experience for the downtown visitor. This experience is further enhanced when building signage indicates the names of businesses and reflects the activities that occur within buildings
- Merchants are encouraged to create their own unique signs, symbolic of their personal business.
- The use of lighter letters against a darker background makes signage more legible for viewers and is encouraged. Dark colors have a tendency to recede while lighter or brighter colors stand out.
- Avoid the placement of signs at locations that hide architectural details. Most buildings, both historic and contemporary, were designed with logical places to locate signs that do not negatively impact the architectural design.
- Maintaining a minimum clearance above the public right-of-way for signs that project from buildings helps prevent accidents and promotes pedestrian safety.
- Locating flush-mounted wall signs on a historic storefront along the first floor belt course, at the clerestory, above any awning or on transom windows helps maintain the architectural identity of the building.



Sign design in many ways establishes a business' identity.



- Create simple signs with strong graphics.
- Avoid using too many words on signs. If the information provided is more than someone can take in with a glance they will simply turn their attention elsewhere.
- Avoid complex color schemes and garish colors and lighting. Use simple designs that provide a clear contrast between any lettering and/or graphics and the sign background.
- Avoid typefaces that are difficult to read. This often will include signs written in script.
- Avoid complex signs broken into numerous planes (individual boxes or shaped signs).
- As a general rule, signs provided by national distributors are not appropriate. They often appear to be “add ons”.
- Quality workmanship, materials and construction are essential when creating attractive and long-lasting signage.

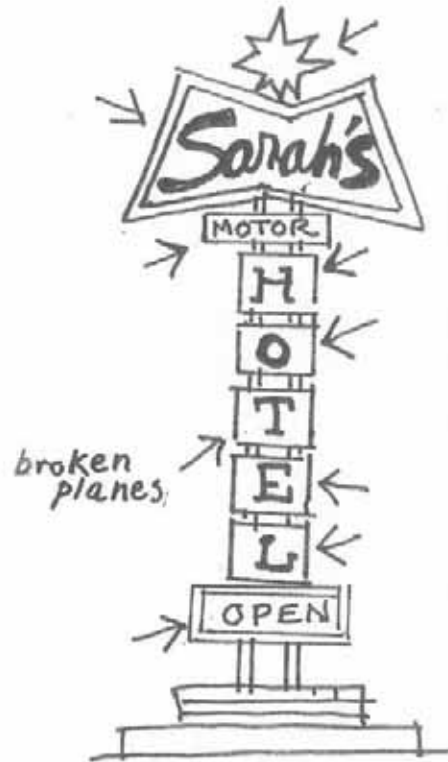


- Centering signs within storefront bays and not extending beyond the limits of the storefront or over elements such as columns, pilasters or transoms and decorative ornament prevents signage from being detrimental to the architectural character of the façade.
- Die-cut letters should be constructed of materials that are consistent with the age of the building, plastic die-cut letters being more appropriate on a contemporary structure rather than a historic one.
- Allowing signs to protrude above rooflines, eaves or parapets creates unsightly facades and detracts from the architectural quality of the building. (The Kahl Building – Capitol Theatre signs is an exception due to its historic significance).
- Firmly anchor signs that project from the building to the building façade with attractive, non-corrosive hardware that will not damage the façade of the building. This prevents accidents and enhances pedestrian safety.
- In the case of large buildings with multiple tenants use signage that relates in terms of height, proportion, color and background value. Maintaining uniformity among these characteristics reinforces the building's façade composition, while still retaining each business' identity.

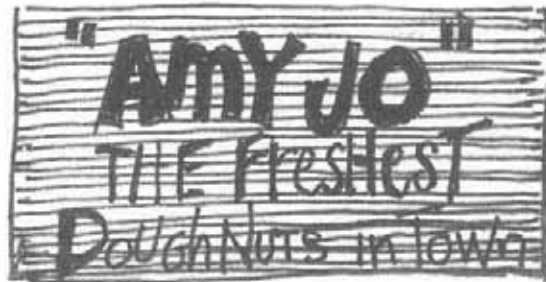




A simple sign with strong graphics is always better than a busy, complicated sign. Avoid having too many words. Best results are usually achieved when the color scheme is limited to no more than three colors. If possible pick up colors in the architecture of the building. In particular, avoid garish, day-glo colors and gaudy lighting techniques.



To the left is a sign that does everything wrong. The pole sign design is more appropriate for a suburban commercial strip than a downtown setting. Second, its complexity creates confusion. The design forces the eye to focus on 18 items of information in a series of uninteresting internally illuminated boxes. There are 9 separate pieces of copy and 9 broken planes. Sign graphics work best when they are kept simple.



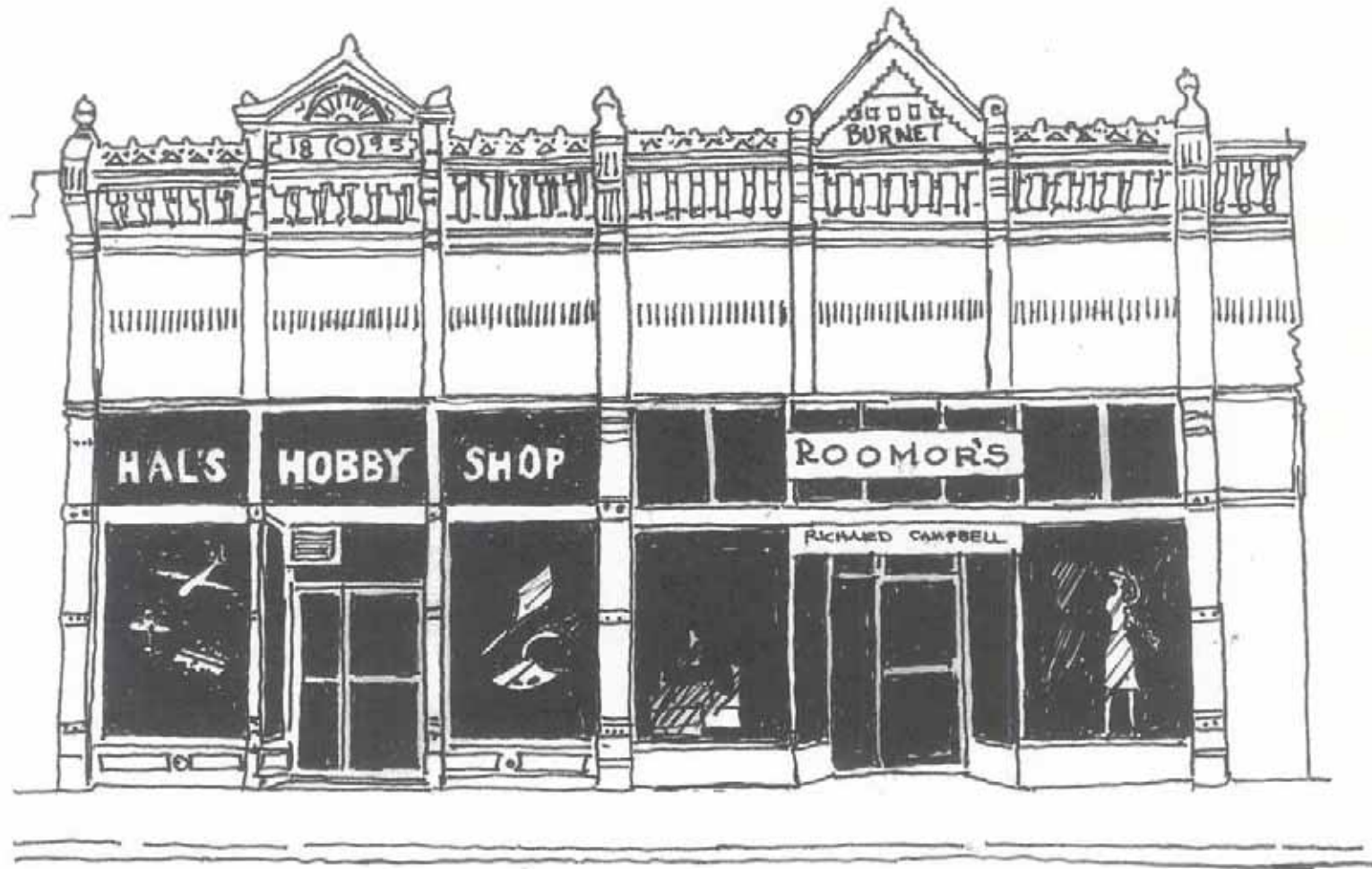
Two possible signs for Amy Jo's Donuts: The sign, above left, uses poor lettering that does not contrast well with the sign's background. By including a selling slogan the sign has more words than is necessary. The sign, to the right above, works better. It has good contrast, legible lettering and a simple graphic design.

**Boflics**

Avoid unusual type faces that are difficult to read.

## SIGN PROBLEMS





The above illustration suggests two locations for signage on an older commercial structure with architectural integrity. Both the "Hal's Hobby Shop" and "Roomor's" signs are shown utilizing the clerestory of the building. Another location is suggested by the "Richard Campbell" sign, which is located at the building entry's transom. Note that neither of these locations hide or cover important architectural features.

## Wall Signs

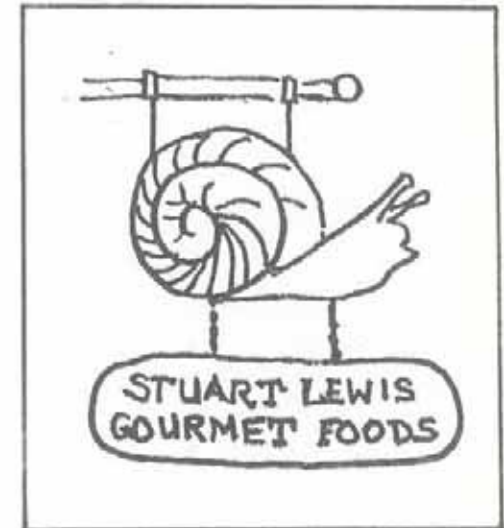
Flush mounted wall signs are signboards or individual die-cut letters placed on the face of a building. Often there will be a horizontal molded board on buildings that was designed to accommodate a flush mounted sign.

- Sizing signs to fit within the proportions of the building façade maintains the architectural quality of the building design.

## Projecting Signs

Projecting signs (also sometimes called hanging signs or blade signs) mounted on buildings, perpendicular to the sidewalk are very effective in reaching pedestrians as they are placed only a little higher than eye level. They are also easily visible for drivers and passengers in vehicles given they are also perpendicular to the street. Finally, they are a sign type that historically has been commonly used on older buildings.

- Maintaining a minimum clearance above the sidewalk enhances public safety (minimum clearance 8 feet).
- Designing projecting signs with a sign area of more than three feet makes them obtrusive and unsightly.
- Encouraging projecting signs that use logos, business icons and symbols, creates a user friendly downtown experience for visitors.



## Window Signs

Signs etched or painted directly onto glass storefront display windows and entrances were popular in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Painted signs were often used as they are low in cost; the highest quality were gilded, a thin layer of gold burnished onto the glass. Gold leaf window signs are still popular today, as are signs of enamel or acrylic paints and those using thin vinyl letters affixed directly to the window.

- Well-designed window signs identify the corresponding uses/activities that occur on the premises while preserving a majority of the display area for pedestrian window shopping.
- Exceeding 20% of the total area of the window with signs generally makes the window seem too cluttered for the viewer.
- Window signs that use high quality materials such as paint or gold leaf, or that are etched into glass create an attractive and visually pleasing façade for the viewer.
- The City of Davenport does not regulate signage or displays on the inside of windows. Nevertheless, businesses should consider the use of icons, symbols and product displays that are lively and changing. Window displays can be very effective signage.







Window displays are an integral part of any retail business. An attractive display contributes to

- The character and success of each store;
- The character of the street; and
- The character of the downtown business district as a whole.

The window display featuring an elk, to the left, grabs the eye while more effectively informing passers-by that the business sells outdoor products than the large sign placed immediately below the window.

Think of the window display as a composition; as if it were a sculpture or an oil painting. In effect, it is a large picture framed by a storefront. The building and window should create a single unit that is complemented by the display in both color and proportion. It is best to let products speak for themselves. Displays that exhibit actual products provide immediate communication without words. If words are part of the display, they should be kept to a minimum. Type face for any signage should be simple and easy to read and be in colors that will not conflict with the colors in display merchandise.

Consideration should also be given to lighting. An attractive, well-lit display can entice window shoppers to return during business hours. A well-lit window display also improves public safety by lighting the sidewalk and allowing police to see into the store at night.

## Icon, Symbol or Graphic Signs

Icon, symbol or graphic signs illustrate by their shape the nature of the business within. For example, a hanging sign in the shape of a guitar, eye glasses, or a shoe quickly conveys the business' products and services. There are also symbols (such as a striped barber's pole or a mortar and pestle) that have come over time to represent certain types of businesses. When designed well, symbol signs convey their messages quickly and effectively because they are immediately recognizable as bold graphic descriptions of the goods and services offered.

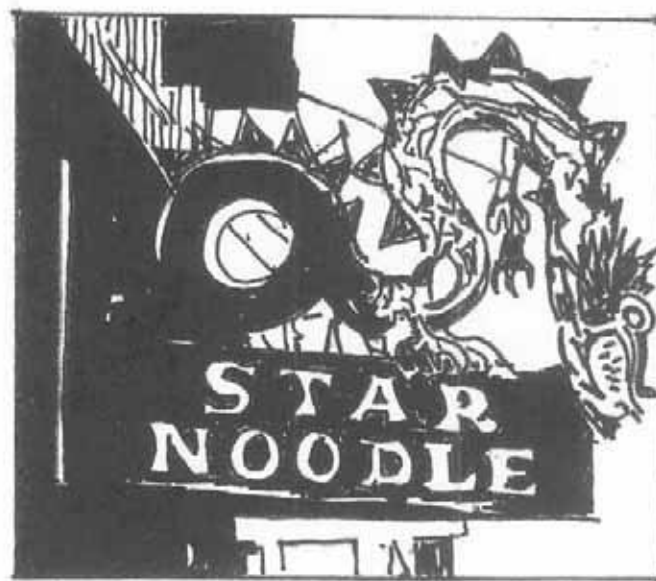
- Encouraging graphic imagery with subservient text makes for an attractive and informative visual experience.

## Painted Wall Signs

From the mid-19<sup>th</sup> Century to the early 20<sup>th</sup> Century, signs painted directly on buildings were a popular form of advertising. Painted signs do require a sign permit and do fall within the purview of these design regulations.

- Painted wall signs may in some circumstances be appropriate. As a general rule new painted signs are more appropriate on an older building than a newer one.
- Painted signs often are found on the side or upper floors of older buildings advertising past businesses that may no longer exist, at least at that location. Usually, faded with age, they are known as ghost or phantom signs. Painted wall signs can be important reminders of a community's commercial history and heritage. There may be occasions when they need to be painted over. However, as a general rule, they should be left exposed for the enjoyment of future generations.



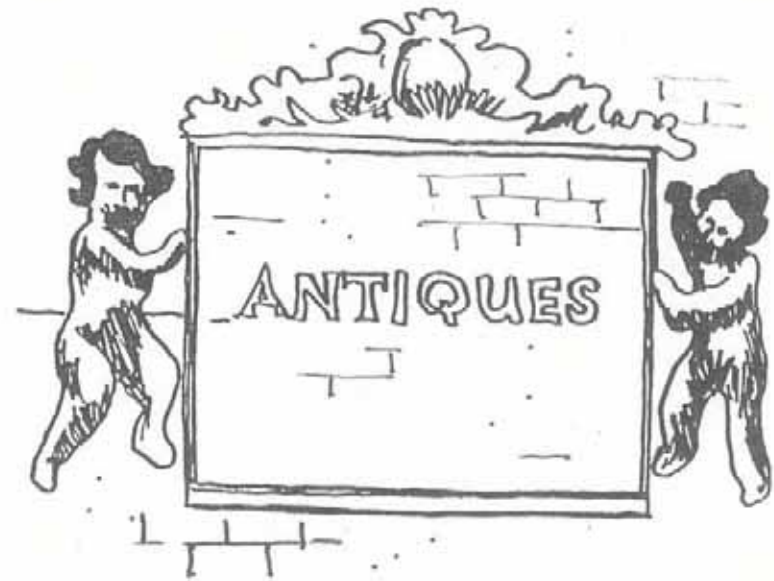


While the barber's striped pole and the drug store's mortar and pestle are perhaps the best known of the symbols that serve as signage, there are many others. The cigar store Indian was once a common symbol or icon for a store that sold tobacco products and it may still be used in that fashion today. In modern times, however, it can also be used as a symbol that says "antiques are sold here." A pair of scissors has perhaps become a more ubiquitous symbol for cutting hair than the barber's pole while adding the information that women or perhaps even both sexes, are welcome here. Oriental dragons or pagodas are often used as symbols for an oriental, particularly Chinese, restaurant. The "Star Noodle" sign above is not just a symbol for a certain type of restaurant but also is a superb, and rare, example of neon lighting (although this cannot be determined simply by examining the drawing).





Ghost or phantom signs, painted signs advertising businesses from the mid 1800's through the early 1900's exist at various locations within the Downtown Design District. Also occasionally, a "new" historic sign will emerge when an adjoining building is demolished exposing a long hidden facade. These reminders of downtown Davenport's commercial past should be left to slowly fade with time when possible.



Painted signs, signs painted directly onto the brick surface of a building, were very common in the 1800's and early 1900's. Given it is a historic sign style, painted signs are more appropriate, if used today, on a historic building. In particular, a painted sign might be appropriate at a bar or an antique store attempting to create a historic ambiance. The style does not lend itself nearly as well for use on more contemporary structures.

## Changing Signs

Changing signs are signs where the copy changes such as on an electronically controlled time and temperature sign.

- Changing signs are limited to displaying public information such as the time and temperature and the advertisement of on site services or products or information associated with a business on the premises. A newspaper, for example, may provide newspaper headlines or a stockbroker may provide the Dow Jones averages. Similarly, a retail store could have a reader board advertising on site products and sales.

## Monument or Ground Signs

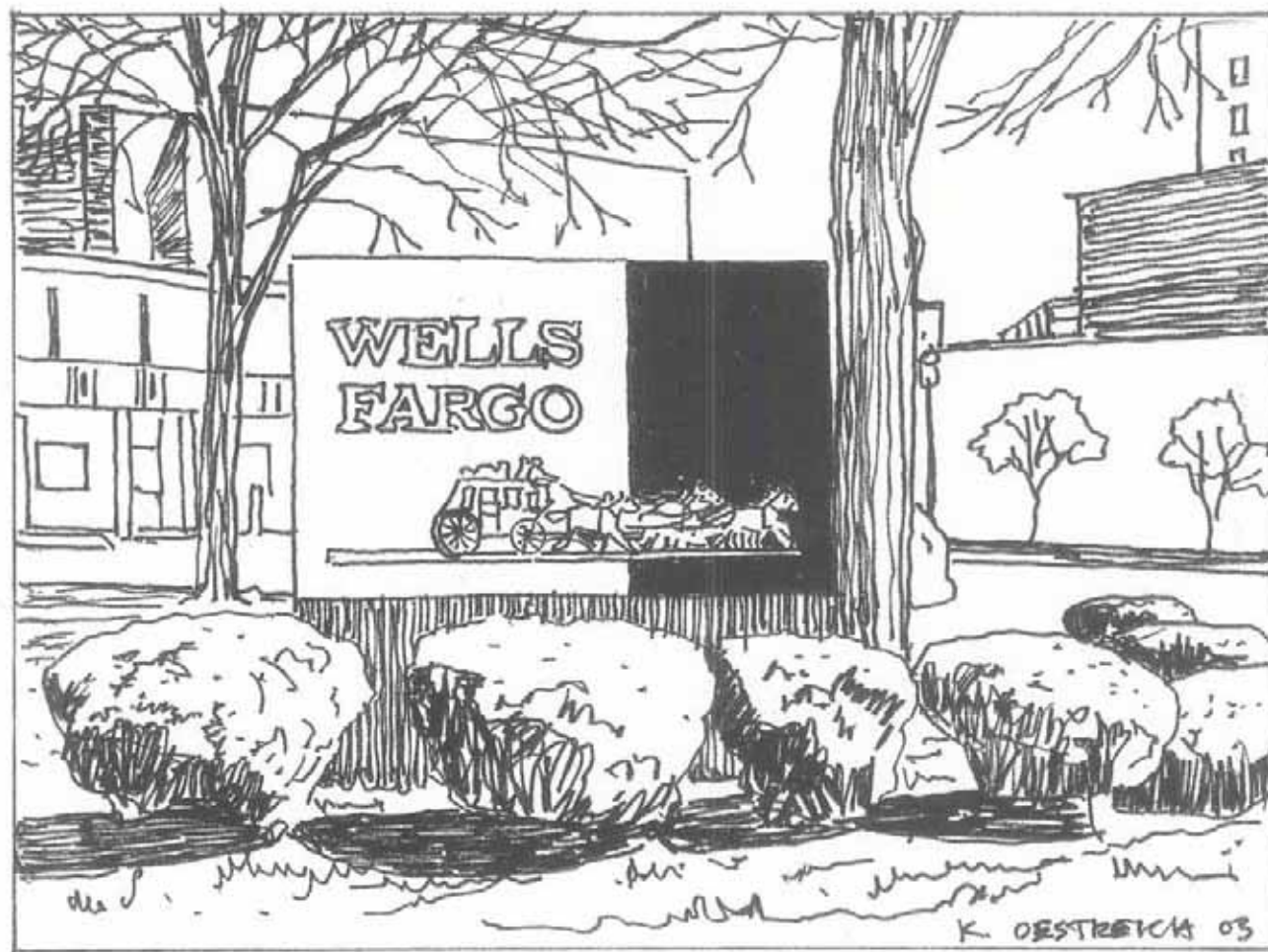
Monument or ground signs are signs, often on a masonry base, placed directly on the ground. Monument signs are limited to 48 inches and ground signs to 15 feet.

- Monument or ground signs can be effective signage. They, however, need room and are only appropriate where building setbacks are sufficient to create an appropriate space.
- Monument or ground signs should, when possible, be placed in a landscaped base and repeat materials and colors used on the building it is advertising.





The Wells Fargo Bank drive-through facility at Third and Main Street provides an example of a monument sign that has a number of positive design elements. To begin with, the scale of the sign fits well with both the site and the building. In designing the sign, the bank has resisted the axiom that "the bigger the sign the better." Also the sign has been set within a landscaped base of evergreen shrubbery and has been placed at a location where there is enough room for a sign of this nature. Monument signs need space. Another feature of interest is the Wells Fargo logo itself, a picture of a stagecoach being pulled by a team of horses. At a glance the logo tells the viewer that this is an old and venerable company with a colorful history closely tied with America's own history.





## Signs on Awnings

Painting signs on the valance (vertical flap) of an awning is an inexpensive and simple method of creating signage.

- Individual letters painted directly on the valance of an awning facing the street makes for a distinguished and informative sign.
- Limiting signage on the sloping surface of an awning to small graphic symbols or logos unique to a particular business helps prevent the information on the signage from getting too cluttered for the viewer.
- Traditional awnings generally are more appropriate on older buildings than modern “bubble” type designs.
- Consider down lighting awnings (if they are lighted), particularly on older buildings, rather than using internal illumination.
- Some colors work better as awnings than others. The colors should not be too abrupt or jarring.

## Freestanding Pole Sign

A freestanding pole sign is a sign mounted on one or more poles, uprights, or braces mounted in the ground and not attached to any structure other than the poles, uprights, or braces.

- The freestanding pole sign is the signage type most closely associated with suburban strip commercial development. These signs are typically large and flashy being directed at capturing attention of drivers moving at fairly high speeds on suburban roads. As a general rule, this type of signage is inappropriate in the downtown.
- One type of pole sign that may be appropriate are smaller signs on double posts. Like monument or ground signs, these freestanding signs need space and look best if they are set in landscaping.

## Neon and Bare Bulb Signs

Signs illuminated by electrified gas in slender glass tubes first appeared in the 1920's and became popular in the following two decades. Although various gases are used in these signs, over time, they have come to be called "neon" signs.

Although neon and bare bulb signs are becoming increasingly rare, they can add to the historic quality and uniqueness of the downtown.

- Continuing the use and maintenance of neon and bare bulb signs helps in maintaining the historic character of downtown.
- The use of neon and bare bulb signs in areas such as bars, restaurants, dance clubs, and other entertainment related businesses, is consistent with the traditional uses of such signs.

## Banner Signs

Banner signs may be used for special events in the downtown.

- Decorative banner signs can be used to add color and create a festive atmosphere for special events, holidays and seasonal events.
- Banners may be attached to light standards (with an encroachment permit if they are on the public right-of-way) or project from building facades.
- Banners should be removed or replaced when they show signs of fading or unattractive wear.





Banners are a relatively inexpensive way to add color and create a festival atmosphere in the downtown. Banners can have words and graphics intended to inform the public about special events at retailers, the convention center, libraries and museums. Alternatively, banners can be there just to add color and do not have to say anything.

Note that the design and placement of any banners must be approved by the Downtown Design Review Board. Designs must be attractive (in the opinion of the Board) and must be constructed of quality materials. Be aware that the plastic pennants sometimes used at car dealerships and suburban grand openings would not be appropriate downtown and would not be allowed under the banner provisions of these guidelines.



## Lighted Signs

Both internally or externally lit signs are appropriate in the downtown area. Internally illuminated signs, however, are more appropriate in some situations than others.

- Plastic is a modern material and generally fits better on more modern buildings rather than older ones.
- White internally illuminated boxes are particularly unappealing. Shaped plastic or cut plastic letters generally look better.
- Light letters on a dark black or colored background tend to be more legible from a distance.
- On older buildings, matte finishes generally are more appropriate than shiny finishes.
- Orienting and shielding spotlights such that the source of light is not directly visible focuses the attention of the viewer.



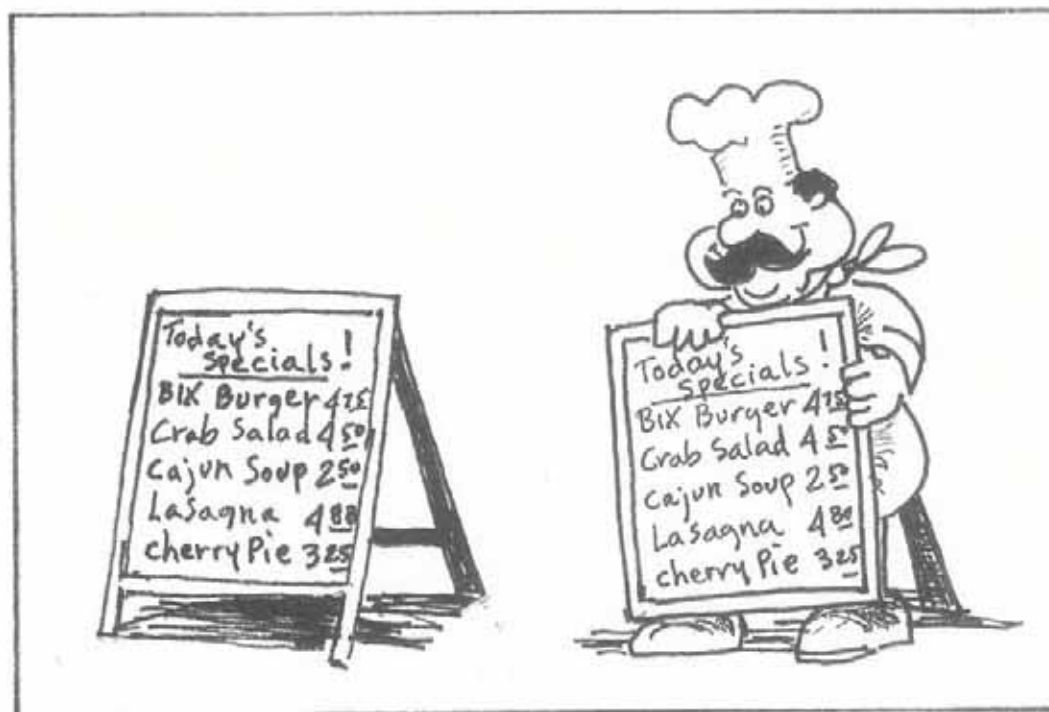
## **Directional Signage for Parking Lots**

- Directional signs marking entries and exits to parking lots are to have no more than one commercial image, logo or message, which shall be subservient to text identifying the parking lots as “customer parking” makes the direction signage easily comprehensible.
- Limiting each driveway to no more than one directional sign, located on private property, near the sidewalk makes the signage more user friendly.

## **Sandwich Board Signs**

Sandwich board or “A-frame” signs may, at the City’s discretion, be placed on city sidewalks listing restaurant menus or advertising special sales or events if the City approves an “encroachment permit.”

- Sandwich board signs will only be allowed where sidewalk width allows signage without interference with pedestrian or wheelchair access.
- Signs of this nature are encouraged to be attractive and creative adding to the ambiance and character of the downtown.
- Sandwich board signs should be on City sidewalks only during business hours, being removed at the end of each day.



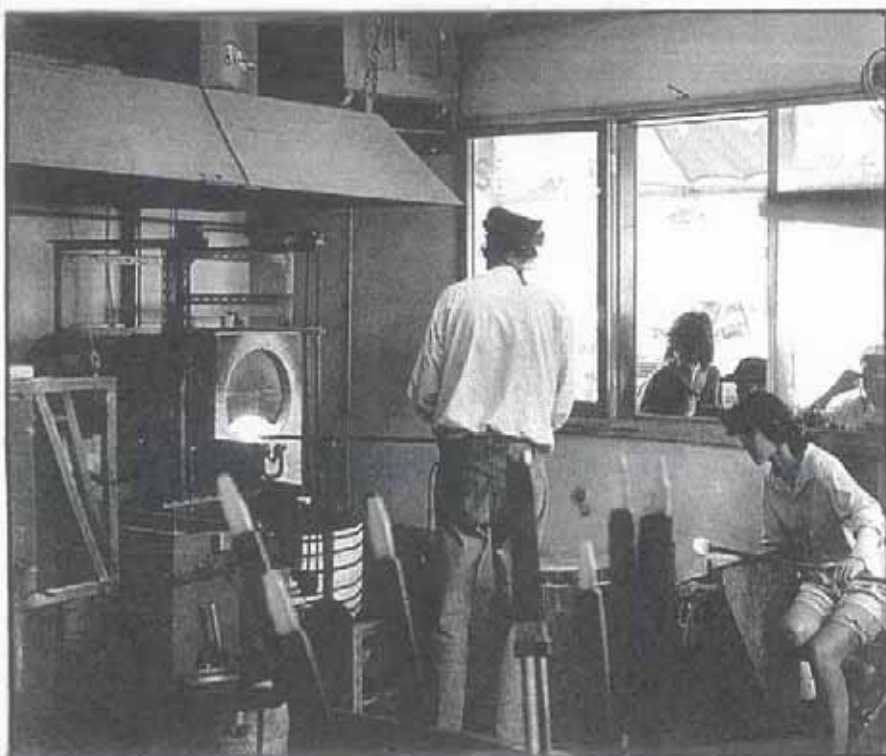
Sandwich board or A-frame signs are allowed on city sidewalks in the Downtown Design District at the city's discretion with an encroachment permit (assuming the location does not overly restrict pedestrian or wheelchair movements). Consider this an opportunity to be a little whimsical or creative. Of the two examples directly above, staff would suggest that the sign on the right would draw more attention than the sign on the left while making the downtown just a little more interesting. The sign on the far left at Trash Can Annie's Antique Clothing on Brady Street is an excellent existing sandwich board sign with considerable design merit.

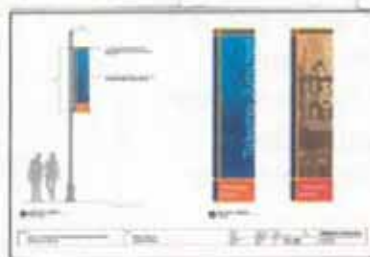




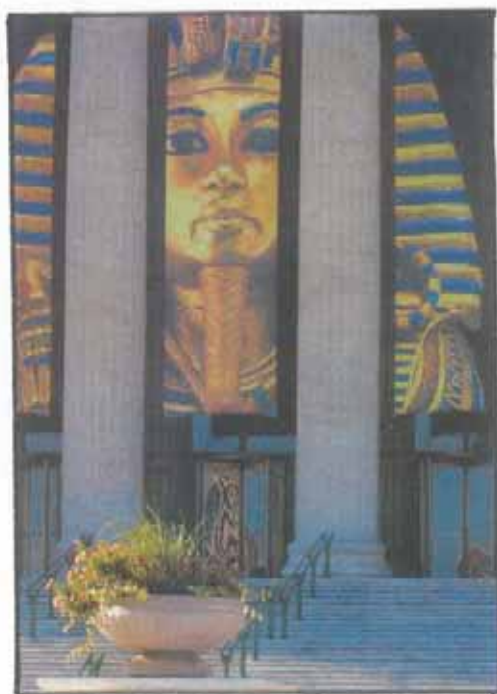
Left: A vibrant shop window enlivens the streetscape while clearly advertising the types of merchandise sold within this retail shop. The neon sign in the interior further colorfully identifies the business. (The City of Davenport does not regulate signage located on the inside of a building).

Below: An even more interesting way to use a store front window as signage is to allow the public to actually watch the work taking place inside. There are few things more engaging than to watch other people work, especially when the worker is skilled and the work is intriguing and involving. In this case, the glass blowing shop allows the public to see the creation of a glass object from raw material to finished product.

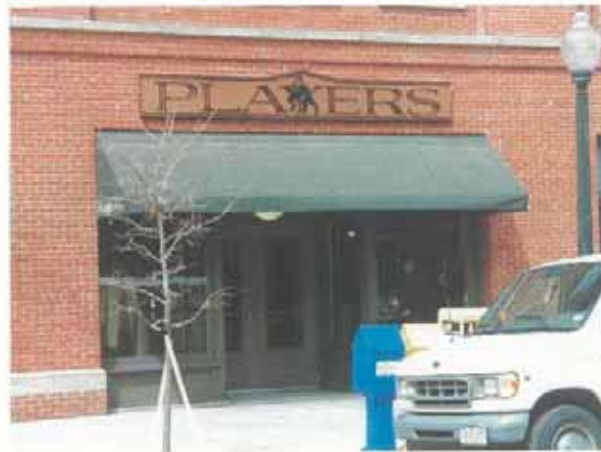




The Design Review Board may at its discretion allow banners and signs advertising events of a civic or cultural nature. This would include museum shows and theatrical events and/or public festivals. Community special event banners and signs shall not be considered to be billboards and may be located "off premises". The Board may allow banner poles in the public right-of-way with an encroachment permit but only in locations that the Board deems appropriate.







**Signage:** various forms of attractive signage meeting the guidelines



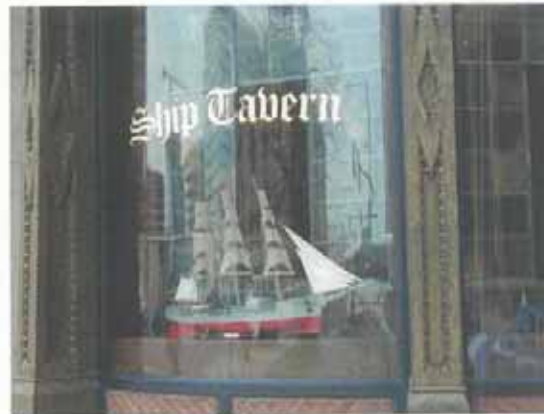
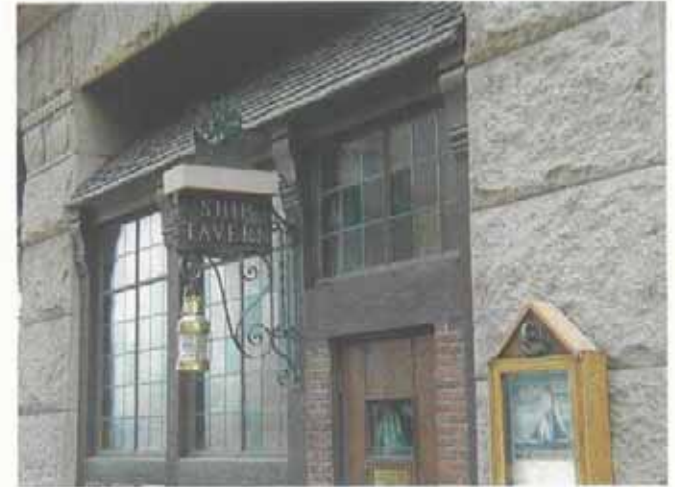


**Signage:** various forms of attractive signage consistent with the guidelines



## The Ship Tavern:

The Ship Tavern, a restaurant in another city, provides a good example of a well thought out signage plan. The signage is creative and works on many levels. It uses every opportunity to create an appealing identity for the restaurant and while doing so it makes its downtown neighborhood just a little more interesting. Among its various signs is a plastic, molded “shaped sign” in the form of a shield back lighting the form of a sailing ship. The words “Ship Tavern” are also spelled out in “cut letters.” These signs are oriented to passing automobiles. Note they do not hide any of the building’s architectural features. A second, more intimate, projecting sign oriented to pedestrians marks the restaurant’s entry. The sign includes, once more, the restaurant’s name coupled with a unique wrought iron sailing ship in silhouette and a ship’s sea lantern. On the window, a painted window sign once more tastefully repeats the restaurant’s name. Visible through the glass is a model of a clipper ship that helps grab the eye. Not shown are other windows which also feature model ships. Finally, a menu board placed by the door repeats the restaurant’s sailing motif. Of course, not every business has this much to work with. Every business, however, should use every opportunity to create a unique image for itself.



## SIGNAGE PLANS

## Sign Types Not in Keeping with the Urban Character of the Downtown

- Building signs advertising products and vendors rather than business types and services.
- Flashing, animated, blinking, rotating, reflecting or revolving signs.
- Standard product and logo signs provided by national distributors (merchants are encouraged to create their own unique signs, symbolic of their personal business).
- Pennants and balloons (other than as holiday decorations).
- Signs using fluorescent material.
- Signs using a graffiti art style.
- Advertising signs, other than graphic symbols or logos unique to a business, located on the sloping surface of awnings.
- Chalkboards or blackboards, other than for use as a restaurant or café menu board.
- Large freestanding pole signs on a single pole.
- Signs on privately owned benches.
- Any sign, except a menu board of a drive through restaurant, emitting sound other than the normal for their internal operation.
- Signs of such brightness that they constitute a hazard to pedestrians, vehicles or aircraft.





- Signs which are affixed to trees, utility poles, fire hydrants, fire escapes, bus stop shelters, or other structures in a public right-of-way except signs permitted by these standards with all of the appropriate permits.
- Any signs listed as prohibited by Section 17.45.030 of the Zoning Ordinance entitled "Prohibited Signs" unless specifically listed as allowable in the Downtown Design District by these standards.

City of Davenport

Department: Development & Neighborhood Services  
Contact Info: Matt Werderitch | 563-888-2221

**Action / Date**  
**1/27/2025**

Subject:

Case DR25-02: Request for Design Review, C-D Downtown Zoning District; Installation of signage at 312 West 3rd Street. Quad City Custom Signs, petitioner. [Ward 3]

Recommendation:

Staff recommends that Case DR25-02 be approved in accordance with the submitted work write up and materials.

Background:

The Carriage Haus is requesting design review for a replacement projecting sign adjacent to the main entrance along 3rd Street. The sign will be mounted to the south building façade in the same location as the existing. A minimum vertical clearance of 8 feet above the sidewalk is required per the Zoning Ordinance.

The Carriage Haus is rebranding with a new logo and design. The structure projects 48 inches from the building façade and is 60 inches in height. The rectangular sign area is approximately 17.5 square feet. Measurements of the existing sign were not provided. However, staff believe the overall sign structure remains compatible with the proportions of the storefront.

The top vinyl cabinet has a black background with white text and artwork. Decorative cocktails are shown at the base of the logo in bright pink, which will be internally illuminated for nighttime visibility. The bottom cabinet features the word "Open", which will be digitally printed in red. The two sign cabinets are wired separately.

Black metal mounting arms and plates will frame the cabinets. The structure has a more modern appearance in comparison to the existing sign framework, which features decorative finials. Unlike the current sign, the proposed design does not require the support cables.

The proposed projecting sign complies with the standards outlined in Chapter 17.12 of the Zoning Ordinance.

The Downtown Design Guidelines encourage projecting signs since they are very effective in reaching pedestrians. Historically, projecting signs were commonly used on older buildings. The use of a business logo creates a user friendly downtown experience for visitors.

Attachments:

1. Application
2. Downtown Design Guidelines: Signage



**CITY OF DAVENPORT**  
Development & Neighborhood  
Services – Planning  
1200 E. 46<sup>th</sup> St  
Davenport, IA 52807

**Office** 563.326.6198  
planning@davenportiowa.com

APPLICATION FOR  
**DESIGN REVIEW**

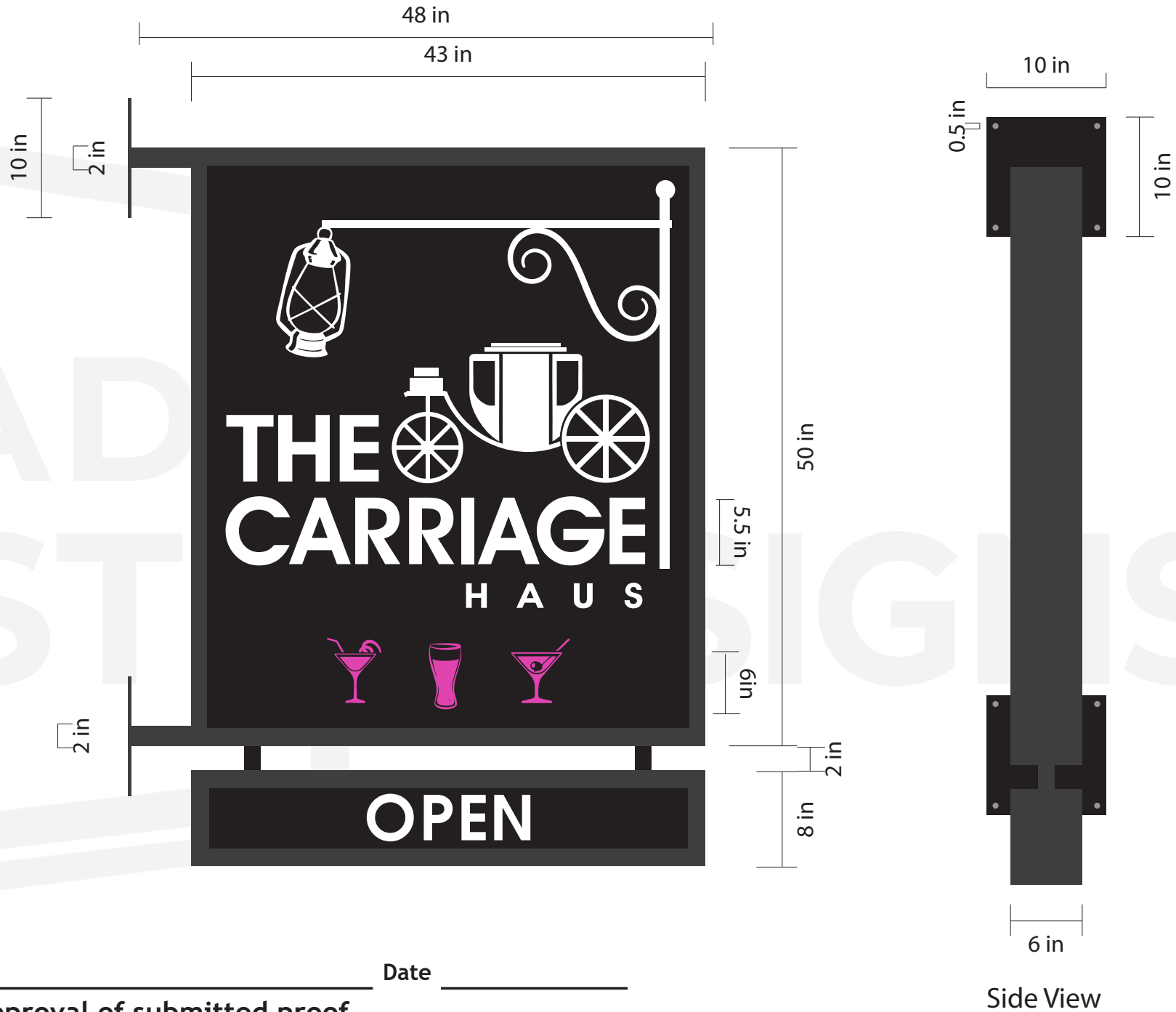
**DESIGN REVIEW BOARD**

| APPLICANT INFORMATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant Name   Company Name<br><b>Quad City Custom Signs</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | REVIEW DISTRICT<br><br>SUBMITTAL DATE<br><b>12/31/2024</b><br>MEETING DATE<br><br>SITE ADDRESS & PARCEL OR LOCATION DESCRIPTION<br><b>312 W. 3rd</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Address<br><b>1024 W. 3rd</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| City   State   Zip<br><b>Davenport, IA 52802</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | BRIEF OVERVIEW OF THE PROJECT (not a scope of work)<br><b>Illuminated Projection Sign</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Phone<br><b>(563) 588-6512</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Secondary Phone<br><b>(563) 334-2039</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | APPLICABILITY (PRIOR TO ANY WORK, APPROVAL IS REQUIRED)<br><br><b>Design Review Applications must be completed and approved PRIOR to the commencement of the following types of work:</b> <ul style="list-style-type: none"><li>• New construction or an alteration to an exterior of a structure where changes are visible from the public right-of-way</li><li>• New parking lots, fencing/walls, landscaping, or alterations of</li><li>• Sign installation or alteration</li><li>• Streetscaping element installation within the public right-of-way</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| E-Mail Address<br><b>pdengler@quadcitycustomsigns.com</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Acceptance of Applicant</b><br>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.<br><br>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.<br><br>By checking this box and typing my name below, <input checked="" type="checkbox"/> I am electronically signing this application.<br><br><b>Pat Dengler</b> <b>12/31/2024</b><br>Type Applicant's Name here to serve as a signature Date | <b>ALL SUBMITTALS SHALL INCLUDE:</b><br><br>Full Scope of Work (SOW) attached as a .PDF <input checked="" type="checkbox"/><br>all work & materials shall be described & itemized/listed in detail<br>Digital photos of existing building/sign elevations/façades <input checked="" type="checkbox"/><br><br>Proposed color building/sign elevations to scale <input type="checkbox"/><br>rendering as proposed & depicted on existing building/signs<br>Material specifications: type, dimensions, & color <input type="checkbox"/><br><br><b>MINOR &amp; MAJOR ADDITIONS, SITE IMPROVEMENTS, &amp; NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*:</b><br>Dimensioned Site Plan (proposed & existing buildings/site items) <input type="checkbox"/><br>Landscape Plan <input type="checkbox"/><br>Grading Plan with 2 foot intervals (if needed) <input type="checkbox"/><br>Storage & Mechanical Screening shall be shown <input type="checkbox"/><br><br><small>* Major Additions &amp; New Buildings may require more extensive information</small>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>DEVELOPMENT TEAM</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Property Owner</b><br><b>CARRIAGE WORKS LLC</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Formal Procedure</b><br>(1) Application: <ul style="list-style-type: none"><li>• Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.</li><li>• 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></li></ul> (2) Scope of Board's Consideration: <ul style="list-style-type: none"><li>• Only work described in the application may be approved.</li><li>• 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.</li></ul> (3) Post Board Ruling: <ul style="list-style-type: none"><li>• 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.</li><li>• 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.</li><li>• 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.</li></ul> |
| Address<br><b>1726 BROADLAWN AVE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Phone<br><b>(563) 260-3445</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Application Fee: <b>NONE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Secondary Phone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| E-Mail Address<br><b>daylinlloyd@ruhlhomes.com</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Submit this form with attachments to: <a href="mailto:planning@davenportiowa.com">planning@davenportiowa.com</a></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Project Manager/Other</b><br><b>Rob Lillicrap</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Address<br><b>1024 W. 3rd</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Phone<br><b>(563) 214-1033</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Secondary Phone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| E-Mail Address<br><b>rlillicrap@quadcitycustomsigns.com</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |



## SIGN DETAIL

**After deposit, all projects include 2 free proof revisions, thereafter billed at our hourly design rate.**



QUAD CITY  
CUSTOM SIGNS

**1024 W 3rd St.  
Davenport, IA 52802  
563-334-2039  
[www.QuadCityCustomSigns.com](http://www.QuadCityCustomSigns.com)**

**Date: 16-Dec-24**  
**Client: Carriage Haus**  
**Sales Rep: Rob Lillicrap**  
**Designer: Sally Beverly**  
**Inv: 3098**

**Qty:1-2 Sided**  
**Size:See Drawing**  
**Description/Materials:**

**Illuminated Projection Sign**  
 2-sided Dual Cabinet Projection Sign  
 Top Cabinet approx 43in wide x 50in tall  
 Bottom Cabinet approx 43in wide x 8in tall  
 Fabricated Mounting arms and plates for direct mount to wall  
 All painted black  
 Top Cabinet with Black out vinyl applied to translucent acrylic faces  
 Bottom cabinet with black perf face with "OPEN" in red digitally  
 printed to backside of clear acrylic. "Open"  
 visible when illuminated, panel black  
 with not illuminated.  
 Bottom Cabinet wires separately from  
 top cabinet to control on/off.

## Fonts/PMS Colors:

PMS 239

### Project Location/Installation:

Carriage House  
312 W 3rd St  
Davenport, IA 52802

**Project:** Illuminated Projection Sign  
**Contact:**

Daylin Lloyd  
Email: [daylinlloyd@ruhlhomes.com](mailto:daylinlloyd@ruhlhomes.com)  
Work Phone: (563) 260-3445

Date \_\_\_\_\_

**X Please sign and date upon approval of submitted proof.**

Please review proof carefully. We've made every attempt to clearly identify the project details. Check that all project details, including spelling, punctuation, phone numbers, dimensions and colors are correct prior to approval. These drawings supersede prior design communications and reflect what will be produced upon approval. Once approved, any changes made after approval are subject to additional charges.

☐ **Revise and resubmit**

This drawing is the sole and exclusive property of Quad City Custom Signs and is protected under the copyright laws of the United States of America. This drawing was created in conjunction with a project proposed by Quad City Custom Signs and it is forbidden to copy, transmit or display this drawing to anyone other than an officer of Quad City Custom Signs. To do so will make the client liable for a design fee to be determined by Quad City Custom Signs.

Proof # 7

Office Use Only ☐ Approved \_\_\_\_\_ ☐ Production File Ready ☐ Printed ☐ Lam ☐ Cut/Weed ☐ Application ☐ Installation Date \_\_\_\_\_ ☐ Delivered/PU



THE CITY OF  
**DAVENPORT**  
IOWA | USA

## Sign (Permanent) Permit Application

Permanent (and temporary) signs must be permitted and approved prior to installation. Permanent (and temporary) signs placed without proper approval and permits may be ordered removed and/or subject to fine.

Submit this completed application along with an inventory of existing signage, graphic of proposed sign with sign height, sign area, quantity of signs requested and site plan indicating location and setback, along with any other applicable site details via the [Davenport E-Plan Review](#) portal.

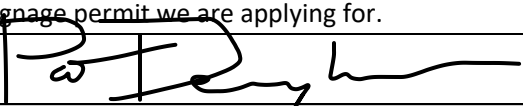
Questions pertaining to the permissibility of signs should be directed to Community Planning at 563.326.6198 or [planning@davenportiowa.com](mailto:planning@davenportiowa.com).

Staff will contact applicant once proposed sign(s) are approved.

The permit fee for permanent sign installation is \$50.00. This fee is payable to the City of Davenport, Public Works Building Division, 1200 E 46<sup>th</sup> St, Davenport, IA 52807 upon approval.

Where the owner of the improvements is a tax levying body, a permit shall be obtained in the normal manner, but no fee is required.

Signs requiring an electrical connection require an [electrical permit](#) in addition to the sign permit. All electrical work must be performed by a licensed and bonded electrical contractor.

|                                                                                                                                                                                              |                                                                                     |  |           |                |  |                 |                                                                     |     |       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--|-----------|----------------|--|-----------------|---------------------------------------------------------------------|-----|-------|
| Address of Proposed Sign                                                                                                                                                                     | 312 W 3rd St                                                                        |  |           |                |  |                 | How many signs currently exist at this location?                    |     |       |
| Purpose of Sign                                                                                                                                                                              | Business Identification                                                             |  |           |                |  |                 |                                                                     |     |       |
| Description of Project                                                                                                                                                                       | Illuminated Projection Sign                                                         |  |           |                |  |                 | 1                                                                   |     |       |
| Sign Height                                                                                                                                                                                  | 58"                                                                                 |  | Sign Area | 17.5 sq. ft    |  | Quantity        | 1                                                                   |     |       |
| Will electricity be required for this sign?                                                                                                                                                  |                                                                                     |  |           |                |  |                 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |     |       |
| Owner Name                                                                                                                                                                                   | CARRIAGE WORKS LLC                                                                  |  |           |                |  |                 |                                                                     |     |       |
| Address                                                                                                                                                                                      | 1726 BROADLAWN AVE                                                                  |  | City      | Davenport      |  | State           | IA                                                                  | Zip | 52803 |
| Contact Name                                                                                                                                                                                 | Daylin Lloyd                                                                        |  | Phone     | (563) 260-3445 |  | E-mail          | daylinlloyd@ruhlhomes.com                                           |     |       |
| Contractor Name                                                                                                                                                                              | Quad City Custom Signs                                                              |  |           |                |  |                 |                                                                     |     |       |
| Address                                                                                                                                                                                      | 1024 W. 3rd                                                                         |  | City      | DAVENPORT      |  | State           | IA                                                                  | Zip | 52802 |
| Contact Name                                                                                                                                                                                 | Pat Dengler                                                                         |  | Phone     | 563-588-6512   |  | E-mail          | pdengler@quadcitycustomsigns.com                                    |     |       |
| License #                                                                                                                                                                                    | 50016114                                                                            |  | Bond #    | 107355386      |  |                 |                                                                     |     |       |
| Zoning Review and Conditions (if applicable)                                                                                                                                                 |                                                                                     |  |           |                |  | Zoning Approval |                                                                     |     |       |
|                                                                                                                                                                                              |                                                                                     |  |           |                |  | By              |                                                                     |     |       |
|                                                                                                                                                                                              |                                                                                     |  |           |                |  | Date            |                                                                     |     |       |
| I understand the regulations and terms for placing the sign described. I affirm this application is a complete and accurate description of the temporary signage permit we are applying for. |                                                                                     |  |           |                |  |                 |                                                                     |     |       |
| Signature                                                                                                                                                                                    |  |  |           |                |  | Date            | 12/20/24                                                            |     |       |
| For Office Use Only                                                                                                                                                                          |                                                                                     |  |           |                |  |                 |                                                                     |     |       |
| Processed by                                                                                                                                                                                 |                                                                                     |  | Permit #  |                |  | Date            |                                                                     |     |       |



# carriage HAUS

EST. 2002 \* ORIG. 1873



CENTRAL  
GROCERY

ONE WAY

2 HOUR  
PARKING  
FRI - SUN  
NO REPAIRING  
NO HOT FOODS

Fri Lay



# carriage HAUS

EST. 2002 \* ORIG. 1873



NOTICE

THIS AREA IS UNDER  
24 HOUR  
VIDEO  
SURVEILLANCE



carriage  
HAUS  
EST. 2008 • 1810, 1873  


MAC'S  
Tavern  
FINE FOOD  
TAP ROOM





# Signage

---

## Design Objective:

### **Reinforce the unique character of downtown Davenport**

Signs shall be designed as an integral part of the site and architectural design of proposed projects rather than as afterthoughts.

## Discussion:

The economic health of any downtown depends, in part, on the quality of its retailing, promotional activities, marketing and management. Underlying the success or failure of these factors, however, is the physical appearance of the downtown business district. Because first impressions can be lasting, it is important that a commercial district present an appealing image to potential customers, tenants and investors. New and rehabilitated buildings, attractive landscaping and public places, welcoming storefronts, enticing window displays, and clean streets and sidewalks all help to create an inviting environment where people want to work, shop and spend time.

Signs play a particularly important role in the appearance of traditional commercial areas. The prominent locations and design characteristics of signs strongly influence people's perceptions of the downtown and its individual businesses. Signs, if well designed and properly maintained, enhance the unique image of a downtown. However, when designed without regard for the surrounding architecture, and haphazardly placed, signs can detract from the downtown's overall appearance.

In many communities, the visual distinction between traditional business districts and outlying commercial strips has become blurred. Sign manufacturers and designers have encouraged businesses to adopt the large scale signs used on commercial highways. This is unfortunate as downtowns were designed to accommodate pedestrians strolling down sidewalks and vehicles traveling at relatively low speeds. A pace of this nature allows people to take in more of their surroundings, including signs. Signs in this situation can, and should, be scaled more appropriately for a pedestrian environment.





Along the strip, businesses in relatively nondescript buildings compete for attention with large, flashy signs. In contrast, downtown offers an exciting variety of building types, architectural styles, materials and well crafted details that form a distinctive context for individual businesses. Thus, large signs are not only out of scale in traditional commercial districts, they also can overwhelm the very architectural features that make downtown different from its competitors.

The purpose of these guidelines is to provide information on the design, construction and placement of signs that will enhance and reinforce the distinctiveness of downtown Davenport.

In general, signs should relate in placement and size with the other architectural features of the building. They should not obscure building elements such as windows, cornices, or decorative details. Sign materials should complement building facades. Individual shop signs in a single storefront should relate to each other in design, size, color, lettering style and placement on the building. Franchises and chain stores should adapt their graphics to meet local guidelines and ordinances. This will contribute to a downtown that effectively orients visitors, while supporting an attractive, pedestrian-friendly experience.

It should be noted that within the Downtown Design Overlay District the City is taking something of a different direction with regards to sign regulation. In other zoning districts signs are controlled by restricting their number and size. What signs look like is largely ignored. In the Downtown Design Overlay District, the city, while not ignoring sign numbers, size, etc., is searching for quality by focusing very much on sign design and materials. Given this greater design control, the city may, at its discretion, allow sign types that may not be legal in other districts (projecting signs and sandwich board signs, for example), and approve a larger total number of signs (if they are part of a tasteful and creative sign package) than might otherwise be the case.

## General Sign Guidelines

- Creating a network of quality, well-designed signs, clearly announcing the types of services offered makes the downtown an attractive, friendly experience for the downtown visitor. This experience is further enhanced when building signage indicates the names of businesses and reflects the activities that occur within buildings
- Merchants are encouraged to create their own unique signs, symbolic of their personal business.
- The use of lighter letters against a darker background makes signage more legible for viewers and is encouraged. Dark colors have a tendency to recede while lighter or brighter colors stand out.
- Avoid the placement of signs at locations that hide architectural details. Most buildings, both historic and contemporary, were designed with logical places to locate signs that do not negatively impact the architectural design.
- Maintaining a minimum clearance above the public right-of-way for signs that project from buildings helps prevent accidents and promotes pedestrian safety.
- Locating flush-mounted wall signs on a historic storefront along the first floor belt course, at the clerestory, above any awning or on transom windows helps maintain the architectural identity of the building.



Sign design in many ways establishes a business' identity.

- Create simple signs with strong graphics.
- Avoid using too many words on signs. If the information provided is more than someone can take in with a glance they will simply turn their attention elsewhere.
- Avoid complex color schemes and garish colors and lighting. Use simple designs that provide a clear contrast between any lettering and/or graphics and the sign background.
- Avoid typefaces that are difficult to read. This often will include signs written in script.
- Avoid complex signs broken into numerous planes (individual boxes or shaped signs).
- As a general rule, signs provided by national distributors are not appropriate. They often appear to be “add ons”.
- Quality workmanship, materials and construction are essential when creating attractive and long-lasting signage.



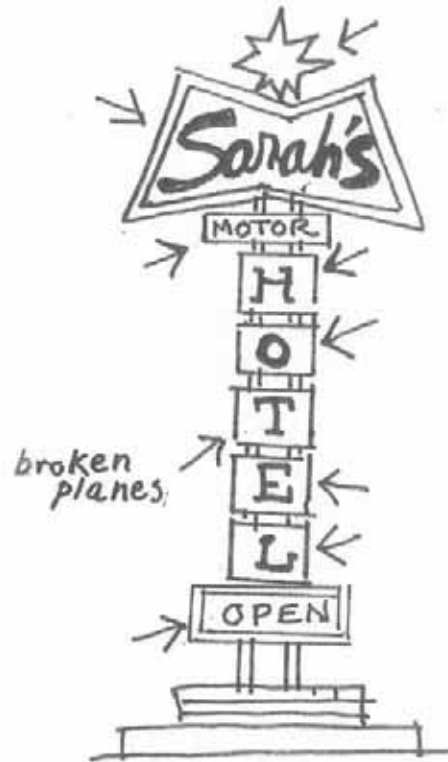


- Centering signs within storefront bays and not extending beyond the limits of the storefront or over elements such as columns, pilasters or transoms and decorative ornament prevents signage from being detrimental to the architectural character of the façade.
- Die-cut letters should be constructed of materials that are consistent with the age of the building, plastic die-cut letters being more appropriate on a contemporary structure rather than a historic one.
- Allowing signs to protrude above rooflines, eaves or parapets creates unsightly facades and detracts from the architectural quality of the building. (The Kahl Building – Capitol Theatre signs is an exception due to its historic significance).
- Firmly anchor signs that project from the building to the building façade with attractive, non-corrosive hardware that will not damage the façade of the building. This prevents accidents and enhances pedestrian safety.
- In the case of large buildings with multiple tenants use signage that relates in terms of height, proportion, color and background value. Maintaining uniformity among these characteristics reinforces the building's façade composition, while still retaining each business' identity.

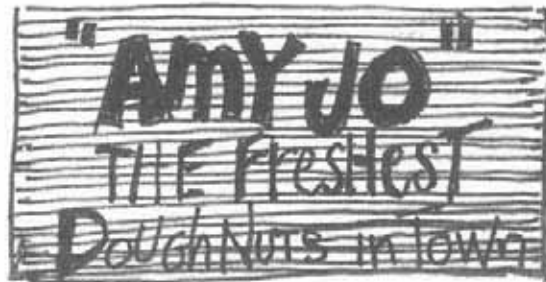




A simple sign with strong graphics is always better than a busy, complicated sign. Avoid having too many words. Best results are usually achieved when the color scheme is limited to no more than three colors. If possible pick up colors in the architecture of the building. In particular, avoid garish, day-glo colors and gaudy lighting techniques.



To the left is a sign that does everything wrong. The pole sign design is more appropriate for a suburban commercial strip than a downtown setting. Second, its complexity creates confusion. The design forces the eye to focus on 18 items of information in a series of uninteresting internally illuminated boxes. There are 9 separate pieces of copy and 9 broken planes. Sign graphics work best when they are kept simple.

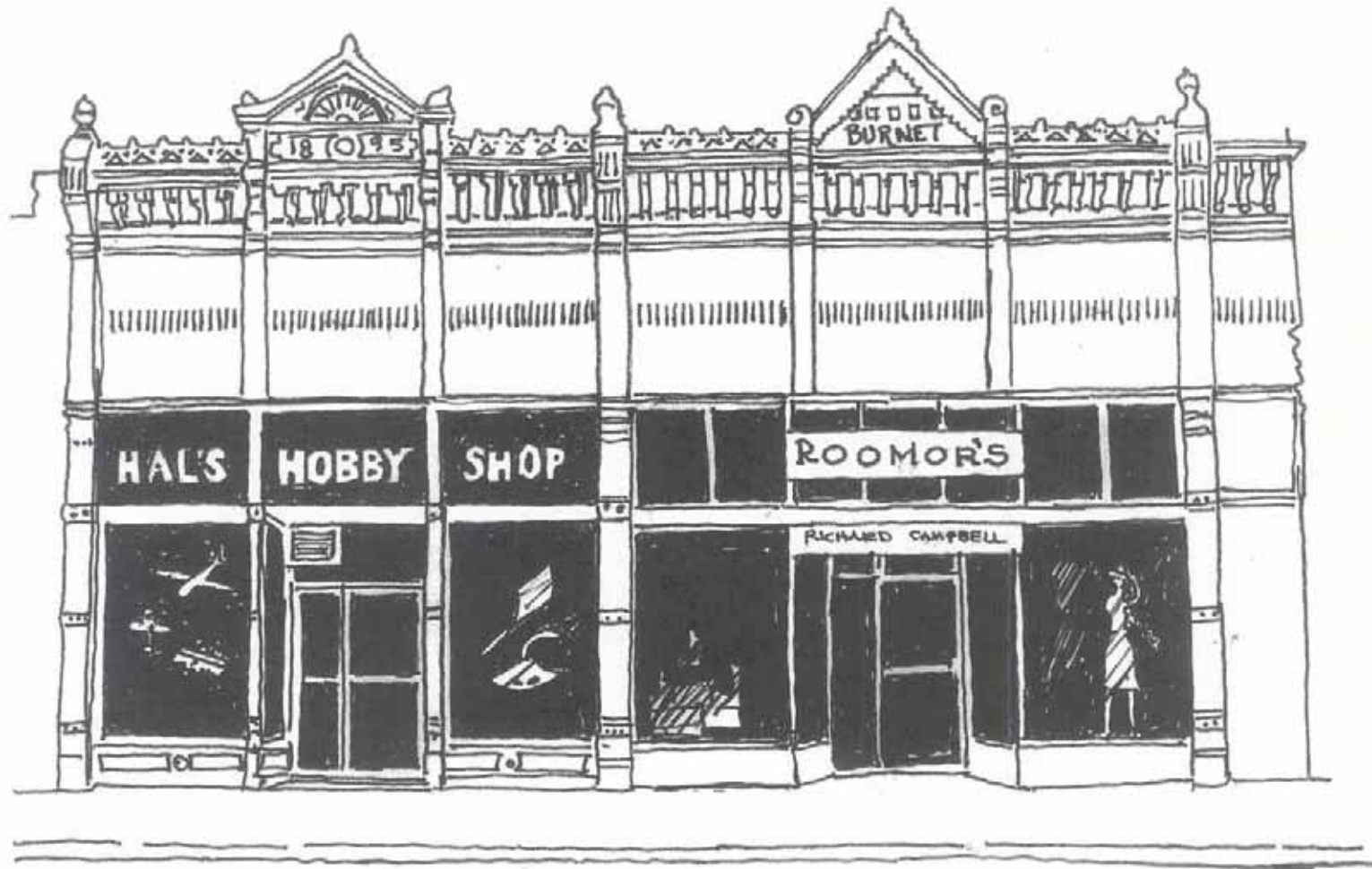


Two possible signs for Amy Jo's Donuts: The sign, above left, uses poor lettering that does not contrast well with the sign's background. By including a selling slogan the sign has more words than is necessary. The sign, to the right above, works better. It has good contrast, legible lettering and a simple graphic design.

**Boflics**

Avoid unusual type faces that are difficult to read.

## SIGN PROBLEMS



The above illustration suggests two locations for signage on an older commercial structure with architectural integrity. Both the "Hal's Hobby Shop" and "Roomor's" signs are shown utilizing the clerestory of the building. Another location is suggested by the "Richard Campbell" sign, which is located at the building entry's transom. Note that neither of these locations hide or cover important architectural features.



## Wall Signs

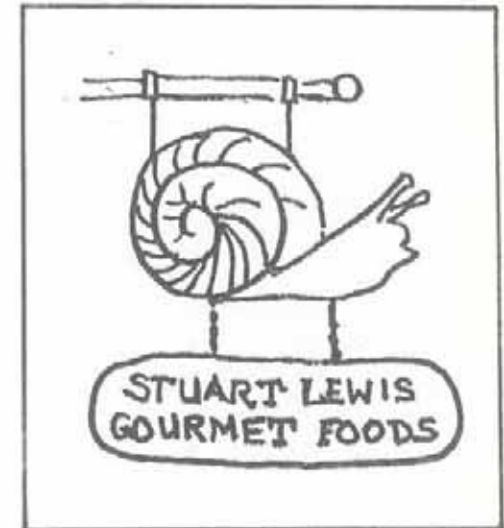
Flush mounted wall signs are signboards or individual die-cut letters placed on the face of a building. Often there will be a horizontal molded board on buildings that was designed to accommodate a flush mounted sign.

- Sizing signs to fit within the proportions of the building façade maintains the architectural quality of the building design.

## Projecting Signs

Projecting signs (also sometimes called hanging signs or blade signs) mounted on buildings, perpendicular to the sidewalk are very effective in reaching pedestrians as they are placed only a little higher than eye level. They are also easily visible for drivers and passengers in vehicles given they are also perpendicular to the street. Finally, they are a sign type that historically has been commonly used on older buildings.

- Maintaining a minimum clearance above the sidewalk enhances public safety (minimum clearance 8 feet).
- Designing projecting signs with a sign area of more than three feet makes them obtrusive and unsightly.
- Encouraging projecting signs that use logos, business icons and symbols, creates a user friendly downtown experience for visitors.



## Window Signs

Signs etched or painted directly onto glass storefront display windows and entrances were popular in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Painted signs were often used as they are low in cost; the highest quality were gilded, a thin layer of gold burnished onto the glass. Gold leaf window signs are still popular today, as are signs of enamel or acrylic paints and those using thin vinyl letters affixed directly to the window.

- Well-designed window signs identify the corresponding uses/activities that occur on the premises while preserving a majority of the display area for pedestrian window shopping.
- Exceeding 20% of the total area of the window with signs generally makes the window seem too cluttered for the viewer.
- Window signs that use high quality materials such as paint or gold leaf, or that are etched into glass create an attractive and visually pleasing façade for the viewer.
- The City of Davenport does not regulate signage or displays on the inside of windows. Nevertheless, businesses should consider the use of icons, symbols and product displays that are lively and changing. Window displays can be very effective signage.





Window displays are an integral part of any retail business. An attractive display contributes to

- The character and success of each store;
- The character of the street; and
- The character of the downtown business district as a whole.

The window display featuring an elk, to the left, grabs the eye while more effectively informing passers-by that the business sells outdoor products than the large sign placed immediately below the window.

Think of the window display as a composition; as if it were a sculpture or an oil painting. In effect, it is a large picture framed by a storefront. The building and window should create a single unit that is complemented by the display in both color and proportion. It is best to let products speak for themselves. Displays that exhibit actual products provide immediate communication without words. If words are part of the display, they should be kept to a minimum. Type face for any signage should be simple and easy to read and be in colors that will not conflict with the colors in display merchandise.

Consideration should also be given to lighting. An attractive, well-lit display can entice window shoppers to return during business hours. A well-lit window display also improves public safety by lighting the sidewalk and allowing police to see into the store at night.



## Icon, Symbol or Graphic Signs

Icon, symbol or graphic signs illustrate by their shape the nature of the business within. For example, a hanging sign in the shape of a guitar, eye glasses, or a shoe quickly conveys the business' products and services. There are also symbols (such as a striped barber's pole or a mortar and pestle) that have come over time to represent certain types of businesses. When designed well, symbol signs convey their messages quickly and effectively because they are immediately recognizable as bold graphic descriptions of the goods and services offered.

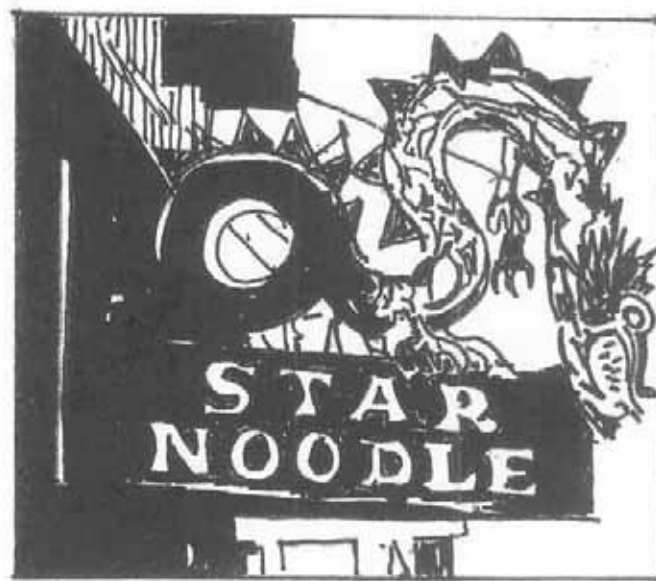
- Encouraging graphic imagery with subservient text makes for an attractive and informative visual experience.

## Painted Wall Signs

From the mid-19<sup>th</sup> Century to the early 20<sup>th</sup> Century, signs painted directly on buildings were a popular form of advertising. Painted signs do require a sign permit and do fall within the purview of these design regulations.

- Painted wall signs may in some circumstances be appropriate. As a general rule new painted signs are more appropriate on an older building than a newer one.
- Painted signs often are found on the side or upper floors of older buildings advertising past businesses that may no longer exist, at least at that location. Usually, faded with age, they are known as ghost or phantom signs. Painted wall signs can be important reminders of a community's commercial history and heritage. There may be occasions when they need to be painted over. However, as a general rule, they should be left exposed for the enjoyment of future generations.



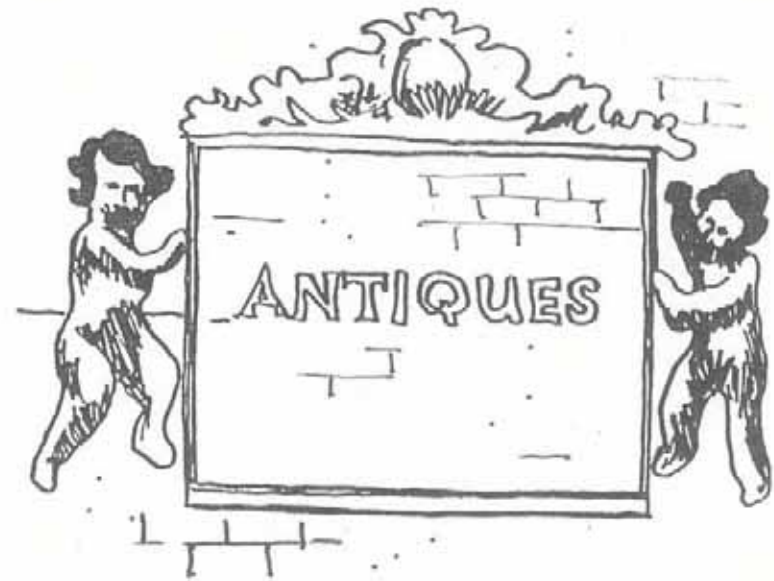


While the barber's striped pole and the drug store's mortar and pestle are perhaps the best known of the symbols that serve as signage, there are many others. The cigar store Indian was once a common symbol or icon for a store that sold tobacco products and it may still be used in that fashion today. In modern times, however, it can also be used as a symbol that says "antiques are sold here." A pair of scissors has perhaps become a more ubiquitous symbol for cutting hair than the barber's pole while adding the information that women or perhaps even both sexes, are welcome here. Oriental dragons or pagodas are often used as symbols for an oriental, particularly Chinese, restaurant. The "Star Noodle" sign above is not just a symbol for a certain type of restaurant but also is a superb, and rare, example of neon lighting (although this cannot be determined simply by examining the drawing).





Ghost or phantom signs, painted signs advertising businesses from the mid 1800's through the early 1900's exist at various locations within the Downtown Design District. Also occasionally, a "new" historic sign will emerge when an adjoining building is demolished exposing a long hidden facade. These reminders of downtown Davenport's commercial past should be left to slowly fade with time when possible.



Painted signs, signs painted directly onto the brick surface of a building, were very common in the 1800's and early 1900's. Given it is a historic sign style, painted signs are more appropriate, if used today, on a historic building. In particular, a painted sign might be appropriate at a bar or an antique store attempting to create a historic ambiance. The style does not lend itself nearly as well for use on more contemporary structures.



## Changing Signs

Changing signs are signs where the copy changes such as on an electronically controlled time and temperature sign.

- Changing signs are limited to displaying public information such as the time and temperature and the advertisement of on site services or products or information associated with a business on the premises. A newspaper, for example, may provide newspaper headlines or a stockbroker may provide the Dow Jones averages. Similarly, a retail store could have a reader board advertising on site products and sales.

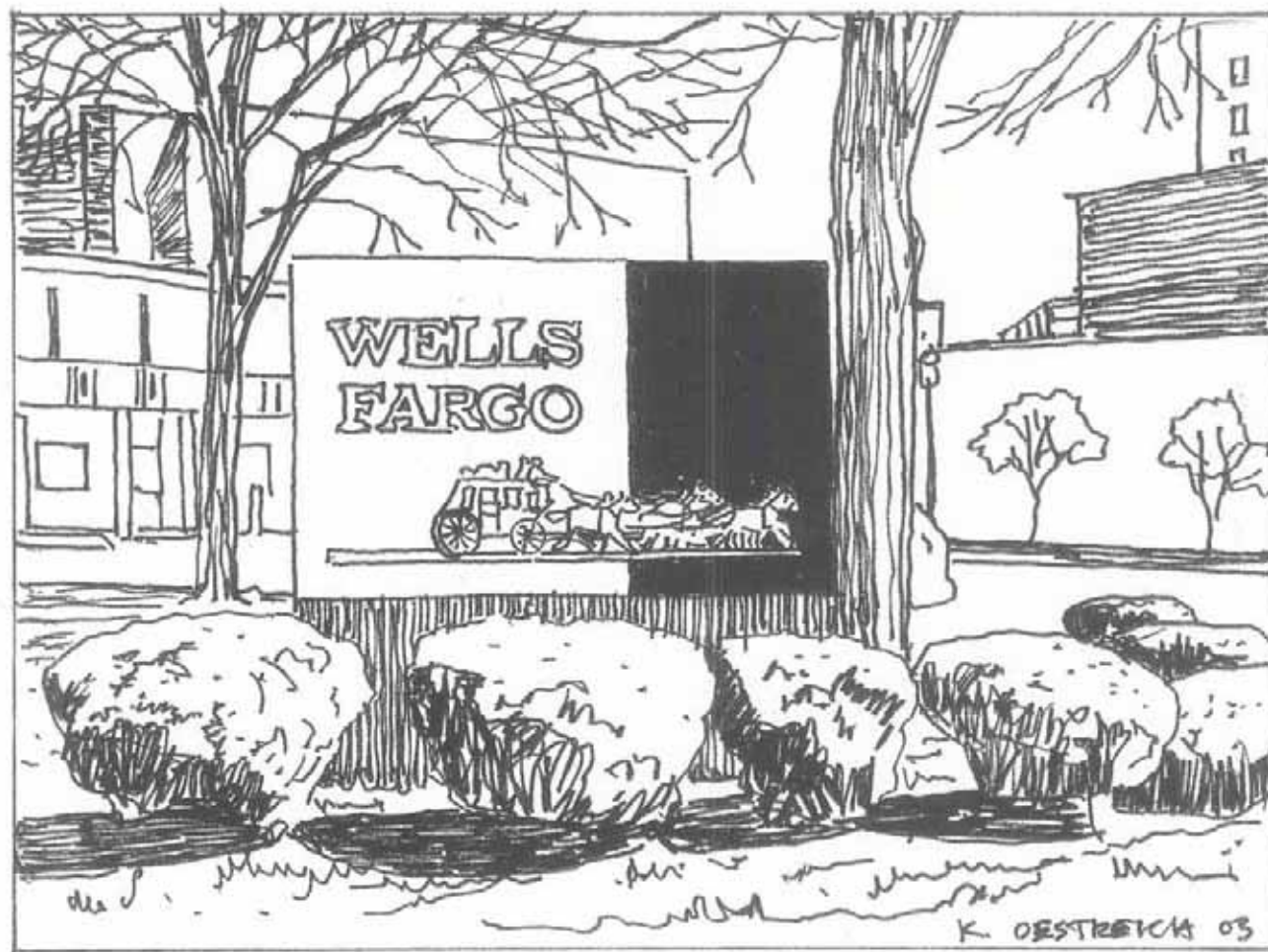
## Monument or Ground Signs

Monument or ground signs are signs, often on a masonry base, placed directly on the ground. Monument signs are limited to 48 inches and ground signs to 15 feet.

- Monument or ground signs can be effective signage. They, however, need room and are only appropriate where building setbacks are sufficient to create an appropriate space.
- Monument or ground signs should, when possible, be placed in a landscaped base and repeat materials and colors used on the building it is advertising.



The Wells Fargo Bank drive-through facility at Third and Main Street provides an example of a monument sign that has a number of positive design elements. To begin with, the scale of the sign fits well with both the site and the building. In designing the sign, the bank has resisted the axiom that "the bigger the sign the better." Also the sign has been set within a landscaped base of evergreen shrubbery and has been placed at a location where there is enough room for a sign of this nature. Monument signs need space. Another feature of interest is the Wells Fargo logo itself, a picture of a stagecoach being pulled by a team of horses. At a glance the logo tells the viewer that this is an old and venerable company with a colorful history closely tied with America's own history.



## Signs on Awnings

Painting signs on the valance (vertical flap) of an awning is an inexpensive and simple method of creating signage.

- Individual letters painted directly on the valance of an awning facing the street makes for a distinguished and informative sign.
- Limiting signage on the sloping surface of an awning to small graphic symbols or logos unique to a particular business helps prevent the information on the signage from getting too cluttered for the viewer.
- Traditional awnings generally are more appropriate on older buildings than modern “bubble” type designs.
- Consider down lighting awnings (if they are lighted), particularly on older buildings, rather than using internal illumination.
- Some colors work better as awnings than others. The colors should not be too abrupt or jarring.

## Freestanding Pole Sign

A freestanding pole sign is a sign mounted on one or more poles, uprights, or braces mounted in the ground and not attached to any structure other than the poles, uprights, or braces.

- The freestanding pole sign is the signage type most closely associated with suburban strip commercial development. These signs are typically large and flashy being directed at capturing attention of drivers moving at fairly high speeds on suburban roads. As a general rule, this type of signage is inappropriate in the downtown.
- One type of pole sign that may be appropriate are smaller signs on double posts. Like monument or ground signs, these freestanding signs need space and look best if they are set in landscaping.



## Neon and Bare Bulb Signs

Signs illuminated by electrified gas in slender glass tubes first appeared in the 1920's and became popular in the following two decades. Although various gases are used in these signs, over time, they have come to be called "neon" signs.

Although neon and bare bulb signs are becoming increasingly rare, they can add to the historic quality and uniqueness of the downtown.

- Continuing the use and maintenance of neon and bare bulb signs helps in maintaining the historic character of downtown.
- The use of neon and bare bulb signs in areas such as bars, restaurants, dance clubs, and other entertainment related businesses, is consistent with the traditional uses of such signs.

## Banner Signs

Banner signs may be used for special events in the downtown.

- Decorative banner signs can be used to add color and create a festive atmosphere for special events, holidays and seasonal events.
- Banners may be attached to light standards (with an encroachment permit if they are on the public right-of-way) or project from building facades.
- Banners should be removed or replaced when they show signs of fading or unattractive wear.





Banners are a relatively inexpensive way to add color and create a festival atmosphere in the downtown. Banners can have words and graphics intended to inform the public about special events at retailers, the convention center, libraries and museums. Alternatively, banners can be there just to add color and do not have to say anything.

Note that the design and placement of any banners must be approved by the Downtown Design Review Board. Designs must be attractive (in the opinion of the Board) and must be constructed of quality materials. Be aware that the plastic pennants sometimes used at car dealerships and suburban grand openings would not be appropriate downtown and would not be allowed under the banner provisions of these guidelines.

## Lighted Signs

Both internally or externally lit signs are appropriate in the downtown area. Internally illuminated signs, however, are more appropriate in some situations than others.

- Plastic is a modern material and generally fits better on more modern buildings rather than older ones.
- White internally illuminated boxes are particularly unappealing. Shaped plastic or cut plastic letters generally look better.
- Light letters on a dark black or colored background tend to be more legible from a distance.
- On older buildings, matte finishes generally are more appropriate than shiny finishes.
- Orienting and shielding spotlights such that the source of light is not directly visible focuses the attention of the viewer.





## **Directional Signage for Parking Lots**

- Directional signs marking entries and exits to parking lots are to have no more than one commercial image, logo or message, which shall be subservient to text identifying the parking lots as “customer parking” makes the direction signage easily comprehensible.
- Limiting each driveway to no more than one directional sign, located on private property, near the sidewalk makes the signage more user friendly.

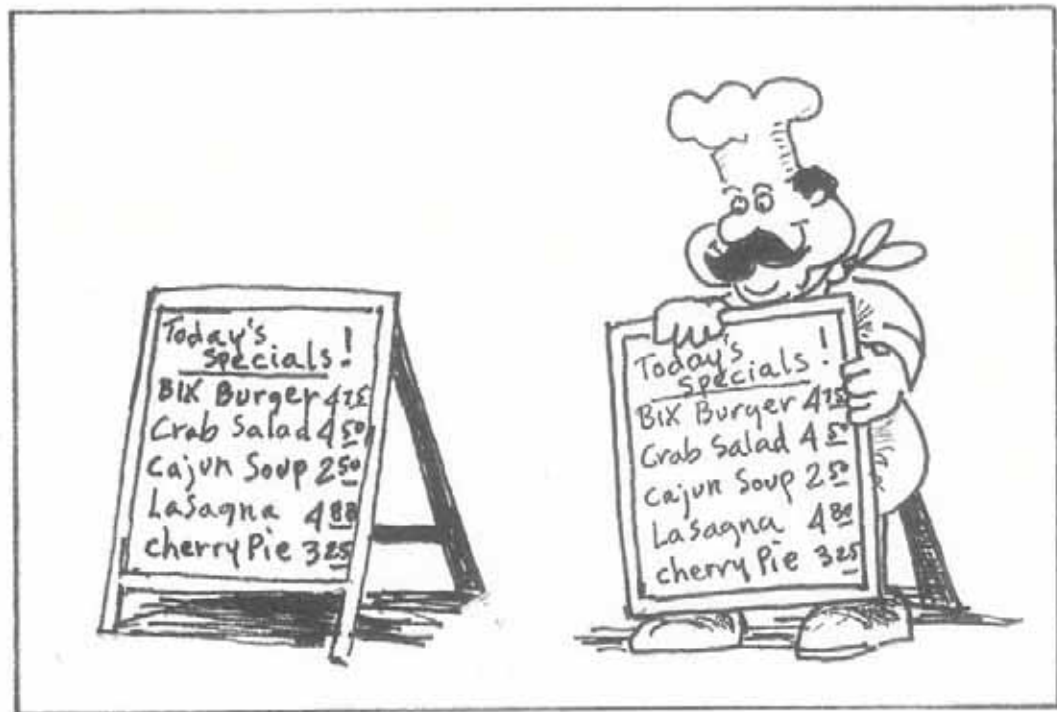
## **Sandwich Board Signs**

Sandwich board or “A-frame” signs may, at the City’s discretion, be placed on city sidewalks listing restaurant menus or advertising special sales or events if the City approves an “encroachment permit.”

- Sandwich board signs will only be allowed where sidewalk width allows signage without interference with pedestrian or wheelchair access.
- Signs of this nature are encouraged to be attractive and creative adding to the ambiance and character of the downtown.
- Sandwich board signs should be on City sidewalks only during business hours, being removed at the end of each day.



RESTRENT 2001

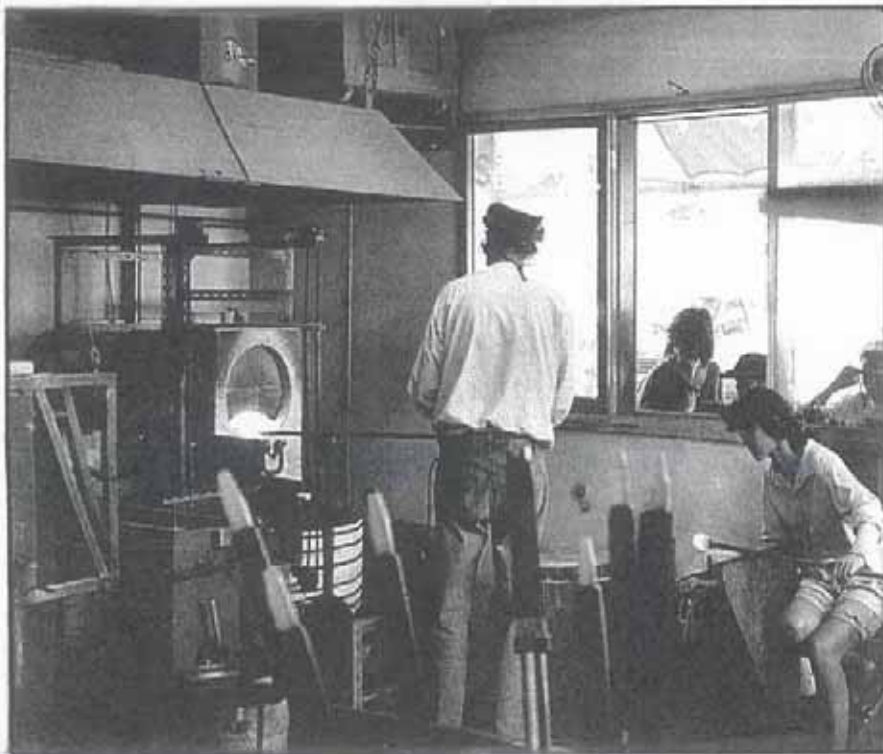


Sandwich board or A-frame signs are allowed on city sidewalks in the Downtown Design District at the city's discretion with an encroachment permit (assuming the location does not overly restrict pedestrian or wheelchair movements). Consider this an opportunity to be a little whimsical or creative. Of the two examples directly above, staff would suggest that the sign on the right would draw more attention than the sign on the left while making the downtown just a little more interesting. The sign on the far left at Trash Can Annie's Antique Clothing on Brady Street is an excellent existing sandwich board sign with considerable design merit.

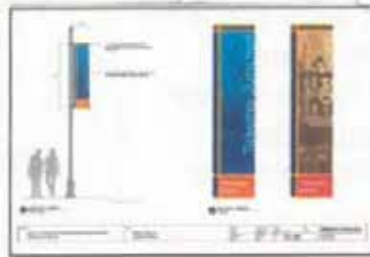


Left: A vibrant shop window enlivens the streetscape while clearly advertising the types of merchandise sold within this retail shop. The neon sign in the interior further colorfully identifies the business. (The City of Davenport does not regulate signage located on the inside of a building).

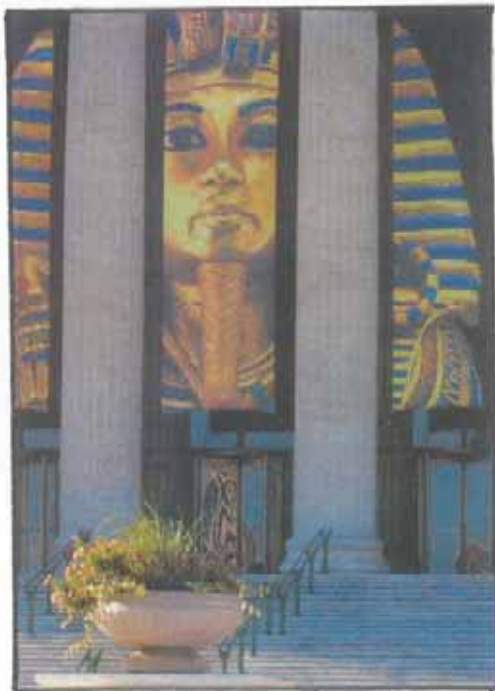
Below: An even more interesting way to use a store front window as signage is to allow the public to actually watch the work taking place inside. There are few things more engaging than to watch other people work, especially when the worker is skilled and the work is intriguing and involving. In this case, the glass blowing shop allows the public to see the creation of a glass object from raw material to finished product.



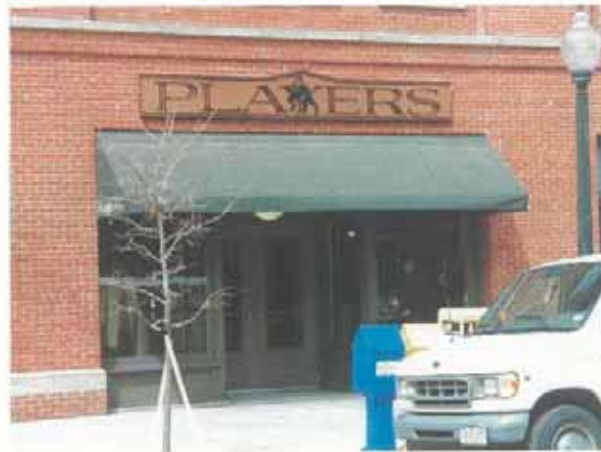




The Design Review Board may at its discretion allow banners and signs advertising events of a civic or cultural nature. This would include museum shows and theatrical events and/or public festivals. Community special event banners and signs shall not be considered to be billboards and may be located "off premises". The Board may allow banner poles in the public right-of-way with an encroachment permit but only in locations that the Board deems appropriate.







**Signage:** various forms of attractive signage meeting the guidelines



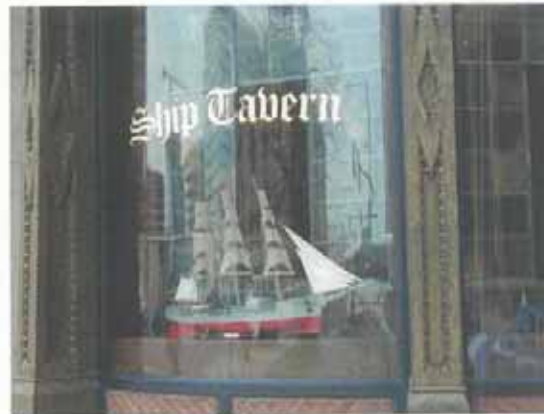


**Signage:** various forms of attractive signage consistent with the guidelines



## The Ship Tavern:

The Ship Tavern, a restaurant in another city, provides a good example of a well thought out signage plan. The signage is creative and works on many levels. It uses every opportunity to create an appealing identity for the restaurant and while doing so it makes its downtown neighborhood just a little more interesting. Among its various signs is a plastic, molded “shaped sign” in the form of a shield back lighting the form of a sailing ship. The words “Ship Tavern” are also spelled out in “cut letters.” These signs are oriented to passing automobiles. Note they do not hide any of the building’s architectural features. A second, more intimate, projecting sign oriented to pedestrians marks the restaurant’s entry. The sign includes, once more, the restaurant’s name coupled with a unique wrought iron sailing ship in silhouette and a ship’s sea lantern. On the window, a painted window sign once more tastefully repeats the restaurant’s name. Visible through the glass is a model of a clipper ship that helps grab the eye. Not shown are other windows which also feature model ships. Finally, a menu board placed by the door repeats the restaurant’s sailing motif. Of course, not every business has this much to work with. Every business, however, should use every opportunity to create a unique image for itself.



## SIGNAGE PLANS

## Sign Types Not in Keeping with the Urban Character of the Downtown

- Building signs advertising products and vendors rather than business types and services.
- Flashing, animated, blinking, rotating, reflecting or revolving signs.
- Standard product and logo signs provided by national distributors (merchants are encouraged to create their own unique signs, symbolic of their personal business).
- Pennants and balloons (other than as holiday decorations).
- Signs using fluorescent material.
- Signs using a graffiti art style.
- Advertising signs, other than graphic symbols or logos unique to a business, located on the sloping surface of awnings.
- Chalkboards or blackboards, other than for use as a restaurant or café menu board.
- Large freestanding pole signs on a single pole.
- Signs on privately owned benches.
- Any sign, except a menu board of a drive through restaurant, emitting sound other than the normal for their internal operation.
- Signs of such brightness that they constitute a hazard to pedestrians, vehicles or aircraft.



- Signs which are affixed to trees, utility poles, fire hydrants, fire escapes, bus stop shelters, or other structures in a public right-of-way except signs permitted by these standards with all of the appropriate permits.
- Any signs listed as prohibited by Section 17.45.030 of the Zoning Ordinance entitled "Prohibited Signs" unless specifically listed as allowable in the Downtown Design District by these standards.



City of Davenport

Department: Development & Neighborhood Services  
Contact Info: Matt Werderitch | 563-888-2221

**Action / Date**  
**1/27/2025**

Subject:

Case DR25-03: Request for Design Review, C-V Village of East Davenport Zoning District; Construction of a retaining wall at 1203 Jersey Ridge Road. OJ Birkestrand, petitioner. [Ward 5]

Recommendation:

Staff recommends Case DR25-03 be approved in accordance with the submitted work write up and materials.

Background:

The request is to construct a new two tier retaining wall along the northeast portion of the property, adjacent to the alley and parking lot. The existing hillside has been roughly graded in preparation for the retaining wall. This area has historically been overgrown with shrubs and vegetation. The installation of a new wall will help with erosion and drainage problems.

The new wall will be built using RECON brand wall block. Staff recommend utilizing a wall block with a limestone appearance to compliment similar walls throughout the Village of East Davenport. The upper wall on the eastside of the property measures 6.67 feet in height (5 blocks tall). The lower wall totals 5.33 feet in height (4 blocks tall) and will abut the existing parking lot.

Once construction is completed, the levels will be graded and seeded to stabilize the disturbed soils. While not proposed at this time, staff are supportive of additional landscaping, such as ornamental grasses. Vegetation can be planted in the area between the two retaining walls. This may help with long term maintenance and mowing.

The Village of East Davenport Design Guidelines do not mention standards for retaining walls. However, retaining walls have been used extensively throughout the Village of East Davenport and the Downtown. The most common, and most attractive, types are made of stone with a cap of stone. Railroad ties and "suburban"-type retaining walls do not fit in with the character of the Village. Concrete retaining walls are acceptable, but not favored. Walls of adequate height, consistent in materials, and adequate maintenance promote an interesting and charming public face.

Attachments:

1. Application
2. Plan Set
3. Photos



226 West 4<sup>th</sup> Street  
Davenport, Iowa 52801  
(563) 326-7765  
[Planning@ci.davenport.ia.us](mailto:Planning@ci.davenport.ia.us)

Complete application can be emailed to [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us)

**Property Address\***

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

**Applicant (Primary Contact)**

|                 |                              |
|-----------------|------------------------------|
| Name:           | OJ Birkestrand               |
| Company:        | Rabbit Tool USA              |
| Address:        | 105 9th St.                  |
| City/State/Zip: | Rock Island, IL 61201        |
| Phone:          | 309-721-1400                 |
| Email:          | ojbirkestrand@rabbittool.com |

*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 ☐

**Owner** (if different from Applicant)

|                 |                              |
|-----------------|------------------------------|
| Name:           | OJ Birkestrand               |
| Company:        |                              |
| Address:        | 10 Oak Lane                  |
| City/State/Zip: | Davenport, IA 52803          |
| Phone:          | 309-721-1400                 |
| Email:          | ojbirkestrand@rabbittool.com |

**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 ☐

**Engineer** (if applicable)

|                 |                               |
|-----------------|-------------------------------|
| Name:           | Chris Townsend                |
| Company:        | Townsend Engineering          |
| Address:        | 2224 E. 12th St.              |
| City/State/Zip: | Davenport, IA 52803           |
| Phone:          | 563-386-4236                  |
| Email:          | chris@townsendengineering.net |

**Historic Preservation Commission**

Certificate of Appropriateness ☐  
Landmark Nomination ☐  
Demolition Request ☐

**Architect** (if applicable)

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

**Administrative**

Administrative Exception ☐  
Health Services and Congregate Living Permit ☐

**Attorney** (if applicable)

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

**Design District:**

- ☐ CD - Downtown
- ☒ CV – Village of East Davenport
- ☐ CE – Elmore Corners

**Not sure which district you are in?** You can click [here](#) for a map of the districts or you can contact Planning staff at (563) 326-7765 or [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us) and we can help you.

**When is an application for design approval required?**

Prior to the commencement of any work.

**What type of activity requires design approval?**

- New construction or an alteration to the exterior of a structure where changes are visible from the public right-of-way.
- Installation of any sign or action related to a sign.
- New parking lots, fencing/walls and landscaping or an alteration to existing parking lots, fencing/walls or landscaping.
- Streetscape elements within the right-of-way.
- Demolition within the C-D and C-V Districts requires the owner(s) of record or the City to apply for a demolition approval.

**Submittal requirements**

- Please contact Planning staff at (563) 326-7765 or [planning@ci.davenport.ia.us](mailto: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 hearings.

(2) Design Review Board consideration of the request:

- Only work described in the application may be approved by the Board.
- If the Board determines there is insufficient information to make a proper judgment on the application, it may continue the application a maximum of three regularly schedule consecutive meetings. This time period does not apply if the applicant requests the continuance.

(3) After the Design Review Board's decision:

- If approved, design approval 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, design approval 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 Design Review Board's determination to the City Council. A written appeal must be submitted to the Zoning Administrator within thirty calendar days of the Design Review Board's decision.

Applicant:  Date:

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:  Date:   
Planning staff

Date of the Public Meeting:

Meetings are held in City Hall Council Chambers located at 226 West 4<sup>th</sup> 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.

The proposed RECON brand retaining walls will be constructed in 2 levels as shown on the civil plans in a manner delineated by the manufactures specifications included in the plan set. After construction of the walls are completed, final grading will be completed as indicated on the grading plan and seeding will be done to stabilize the disturbed soils.

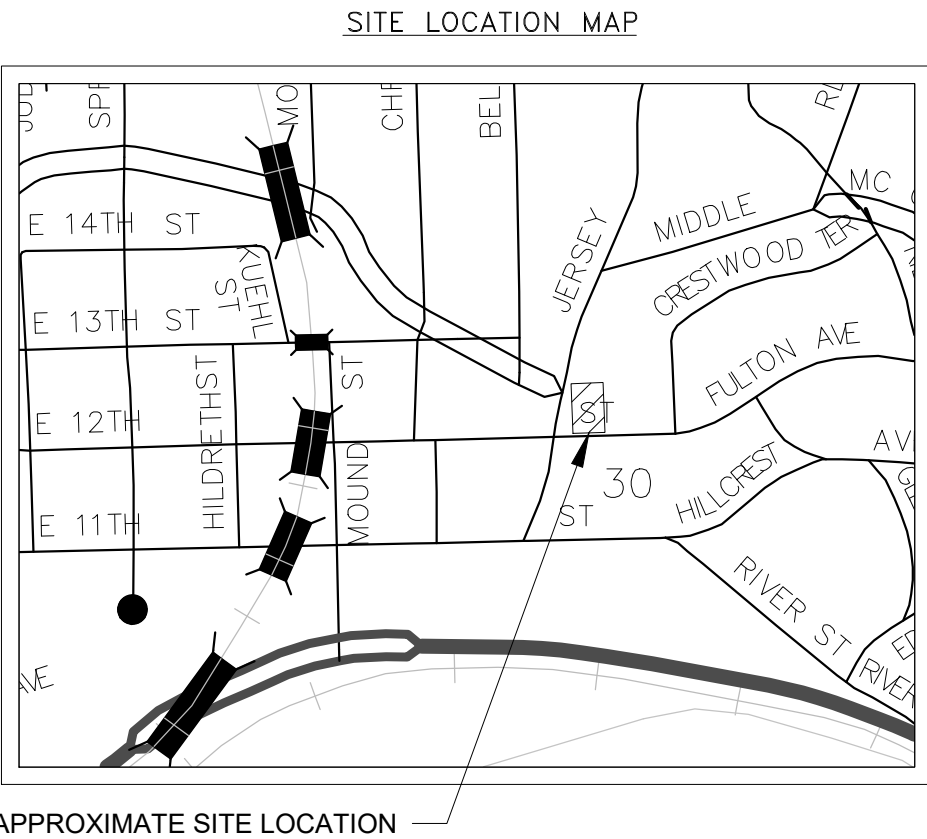
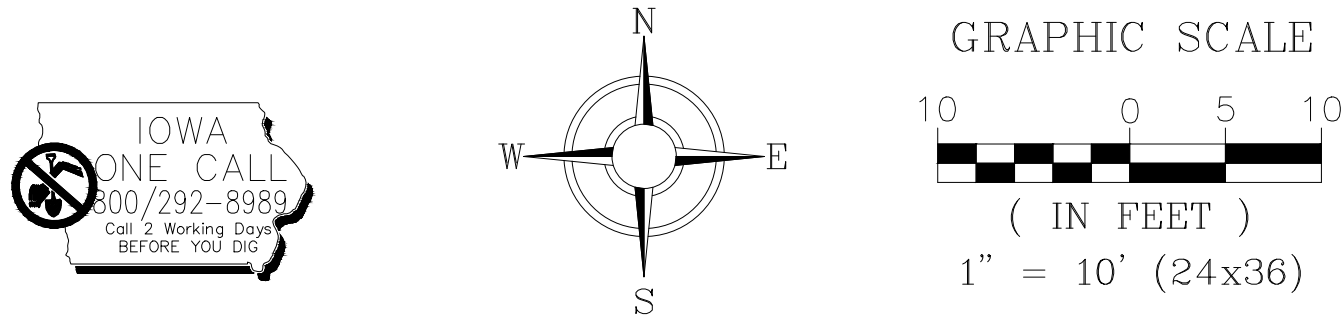


SITE PLAN

# OJ BIRKESTRAND

## 1203 JERSEY RIDGE RD WALL

DAVENPORT, IA

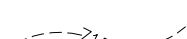
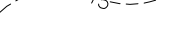
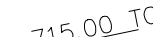
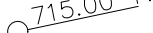


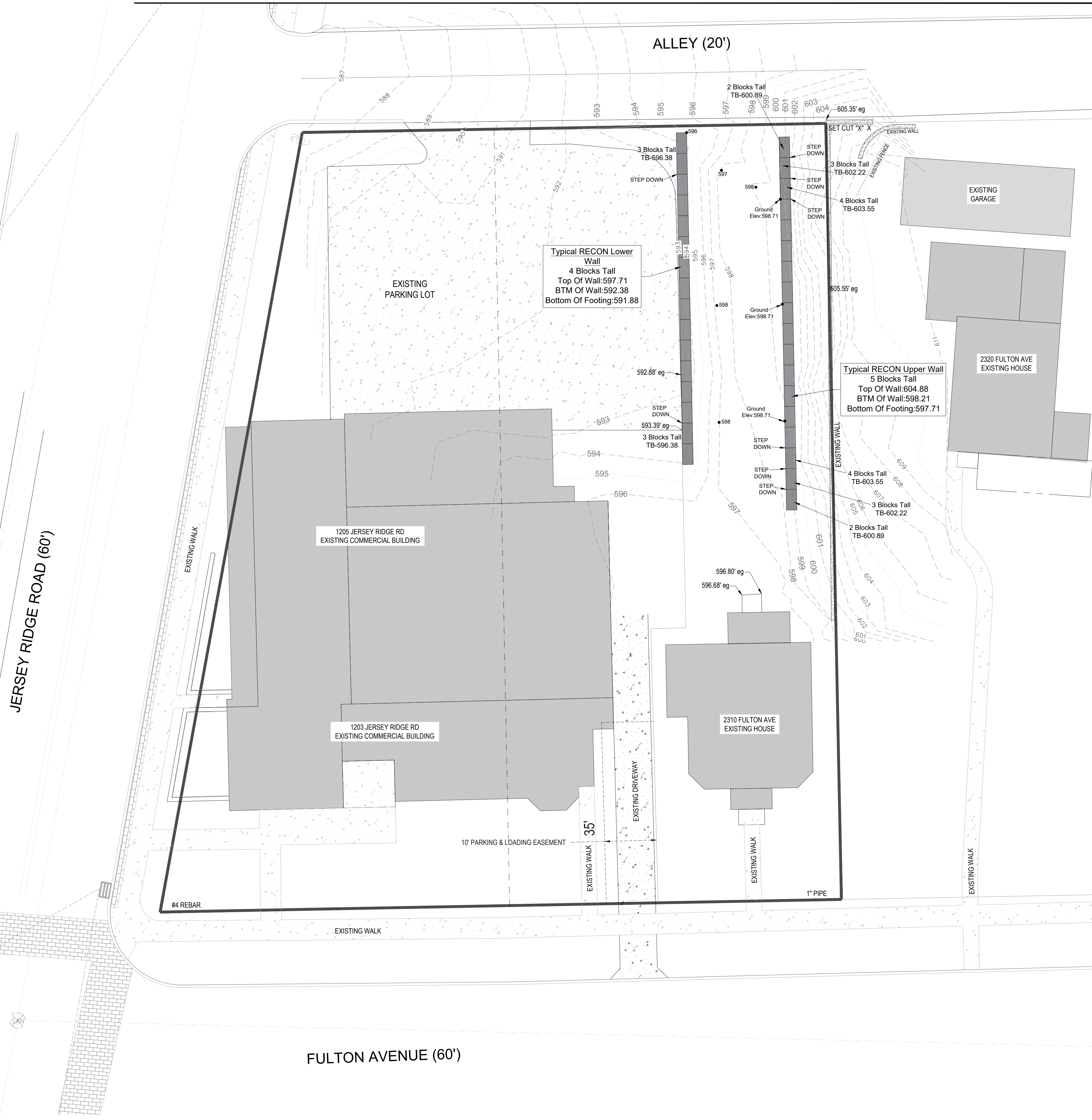
2 Tier RECON Block Wall Example

- GENERAL NOTES
- ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), CITY SPECIFIC SUPPLEMENTAL SPECIFICATIONS, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES.
  - LEGAL DESCRIPTION OF PROPERTY: DANIEL CHURCHILL'S 1ST ADDITION LOT:006 BLOCK:001
  - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.
  - THE CONTRACTOR SHALL NOTIFY THE CITY OF DAVENPORT AND THE ENGINEER 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
  - PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO DRAIN OR TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
  - ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
  - CONCRETE PAVEMENT SHALL CONFORM TO THE REQUIREMENTS OF IOWA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAYS AND BRIDGE CONSTRUCTION, SECTION 2301, PORTLAND CEMENT CONCRETE PAVEMENT. CONCRETE PAVEMENT WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF DAVENPORT STANDARDS AND SPECIFICATIONS.
  - ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL, LATEST EDITION.
  - NOTE: ALL DIMENSIONS ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.

I hereby certify that this Engineering document was prepared by me or under my direct personal supervision and that I am a duly-licensed Professional Engineer under the laws of the State of Iowa.

Christopher R. Townsend, P.E.      Date: 12-17-24  
License number: 14864  
My license renewal date is December 31, 2024.  
Pages or Sheets covered by this seal: C1 - C3

| LEGEND:                                                                               |                      |                                                                                       |                       |                                                                                       |                               |
|---------------------------------------------------------------------------------------|----------------------|---------------------------------------------------------------------------------------|-----------------------|---------------------------------------------------------------------------------------|-------------------------------|
|  | EASEMENT             |  | EXISTING GAS VALVE    |  | EXISTING CONTOUR LINE         |
|  | SETBACK LINE         |  | EXISTING WATER VALVE  |  | PROPOSED CONTOUR LINE         |
|  | CENTERLINE           |  | EXISTING UTILITY POLE |                                                                                       |                               |
|  | PROPERTY BOUNDARY    |  | EXISTING LIGHT POLE   |  | SPOT ELEVATION<br>TOP OF CURB |
|  | EXISTING FENCE       |  | EXISTING TREE         |  | SPOT ELEVATION<br>FL @ GUTTER |
|  | EXISTING SANITARY    |  | EXISTING BUSH         |  | SPOT ELEVATION<br>SIDEWALK    |
|  | PROPOSED SANITARY    |  | EXISTING MANHOLE      |  | FINISHED FLOOR<br>ELEVATION   |
|  | EXISTING STORM SEWER |  | EXISTING FIRE HYDRANT |                                                                                       |                               |
|  | PROPOSED STORM SEWER |  | FOUND PROPERTY PIN    |                                                                                       |                               |
|  | EXISTING WATER       |  | CONTROL POINT         |                                                                                       |                               |
|  | PROPOSED WATER       |                                                                                       |                       |                                                                                       |                               |
|  | EXISTING GAS LINE    |                                                                                       |                       |                                                                                       |                               |
|  | EXISTING ELECTRIC    |                                                                                       |                       |                                                                                       |                               |



**TOWNSEND ENGINEERING**  
CIVIL - STRUCTURAL - LAND DEVELOPMENT

DATE: 12/17/2024

563 386.4236 office 386.4231 fax  
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: GF/PAR  
CHECKED BY: CRT

DRAWING LOCATION  
S:\BIRKSTRAND, OJ\1203 JERSEY RIDGE WALL

| NO. | REVISIONS: DESCRIPTION | DATE |
|-----|------------------------|------|
| ##  | ##                     | ##   |
| ##  | ##                     | ##   |
| ##  | ##                     | ##   |
| ##  | ##                     | ##   |

PROJECT SITE PLAN  
1203 JERSEY RIDGE RD WALL  
1203 JERSEY RIDGE RD  
DAVENPORT, IOWA 52803

DEVELOPER  
OJ BIRKESTRAND  
105 9TH STREET  
ROCK ISLAND, IL 61201

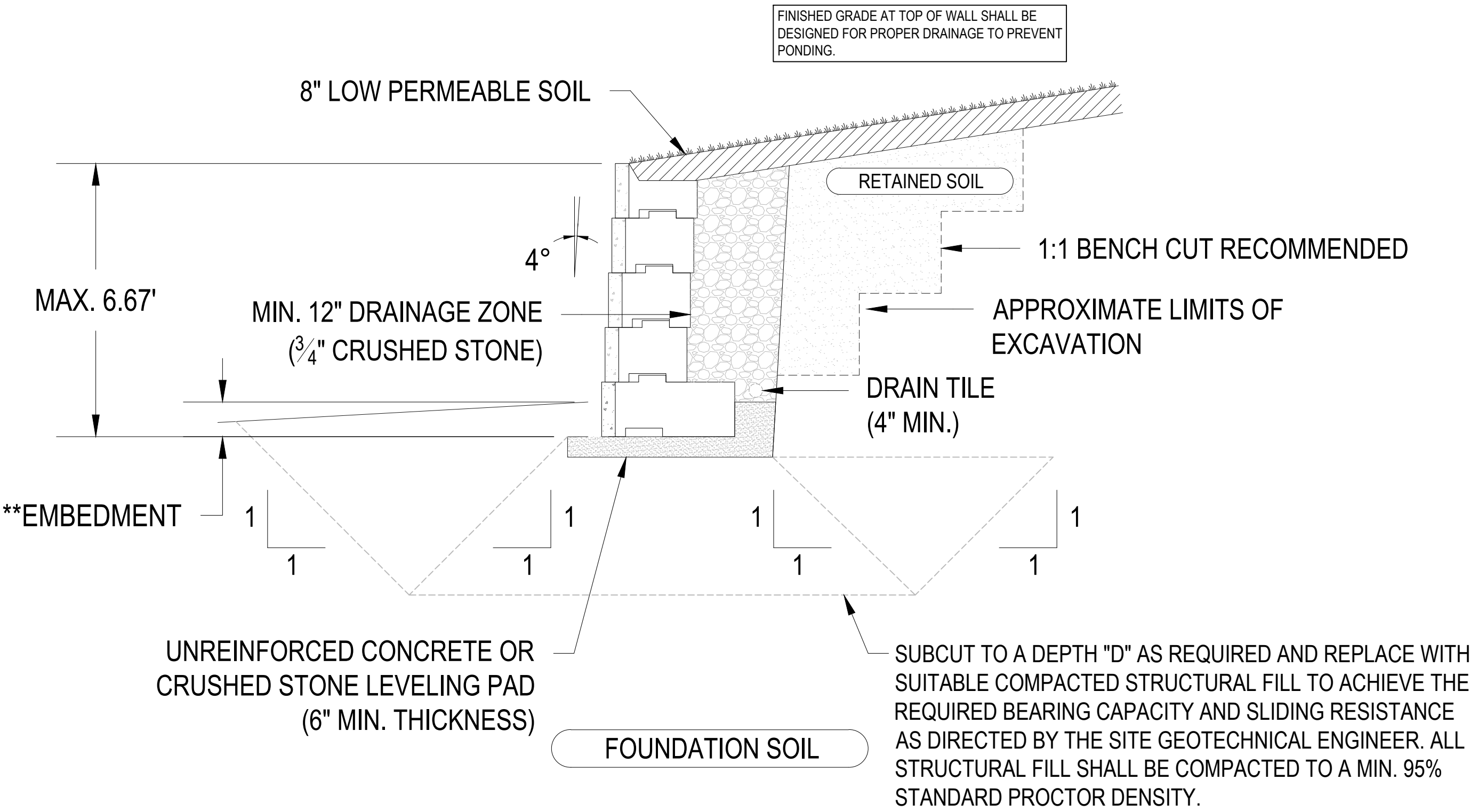
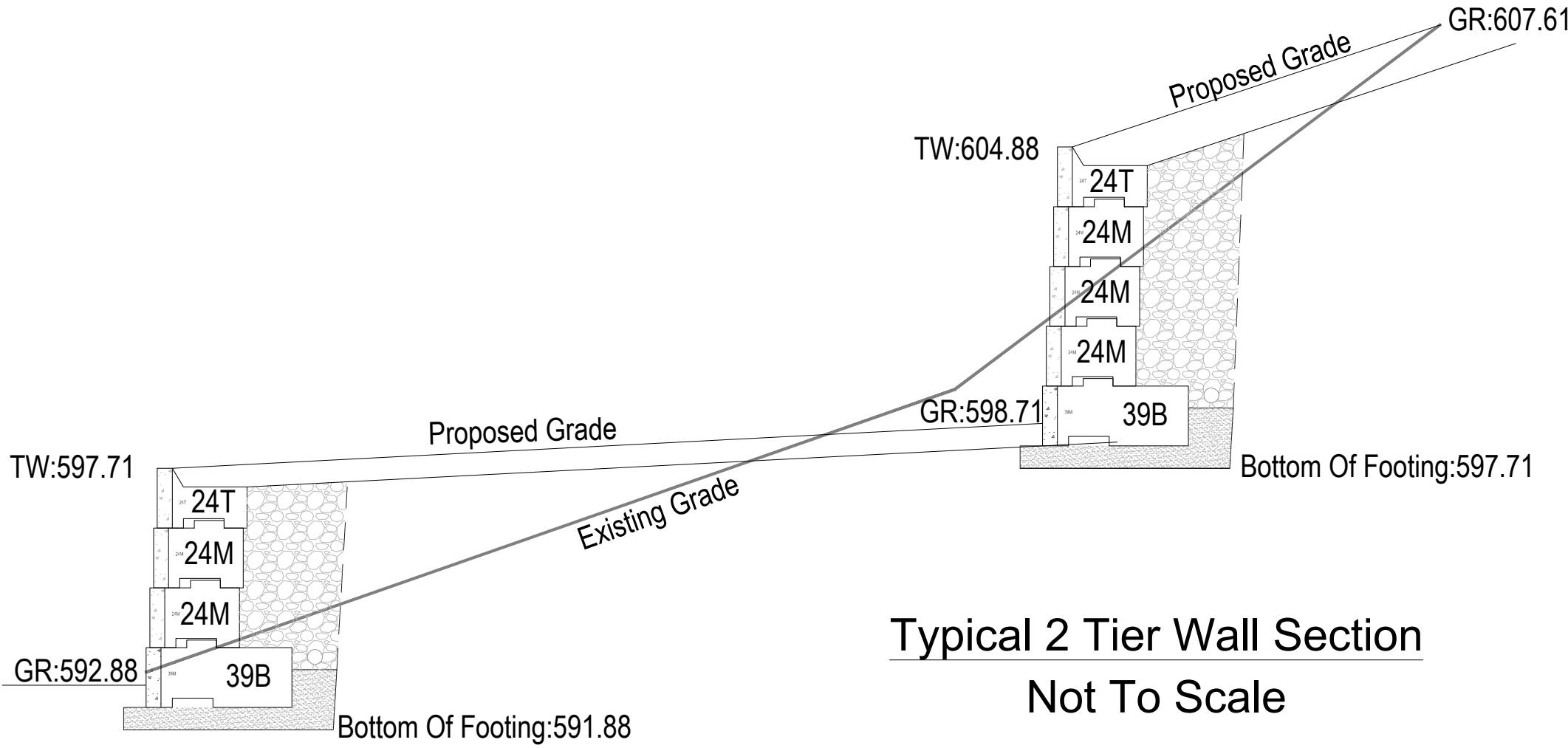
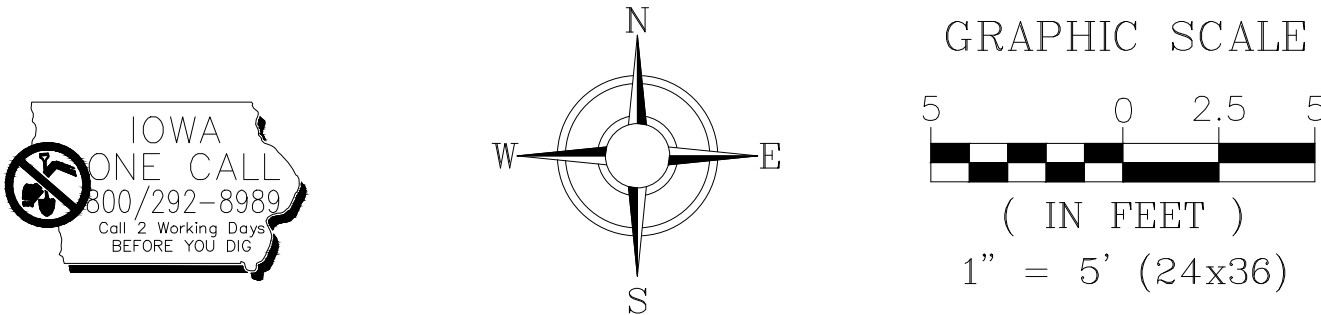
SHEET NO.  
C1



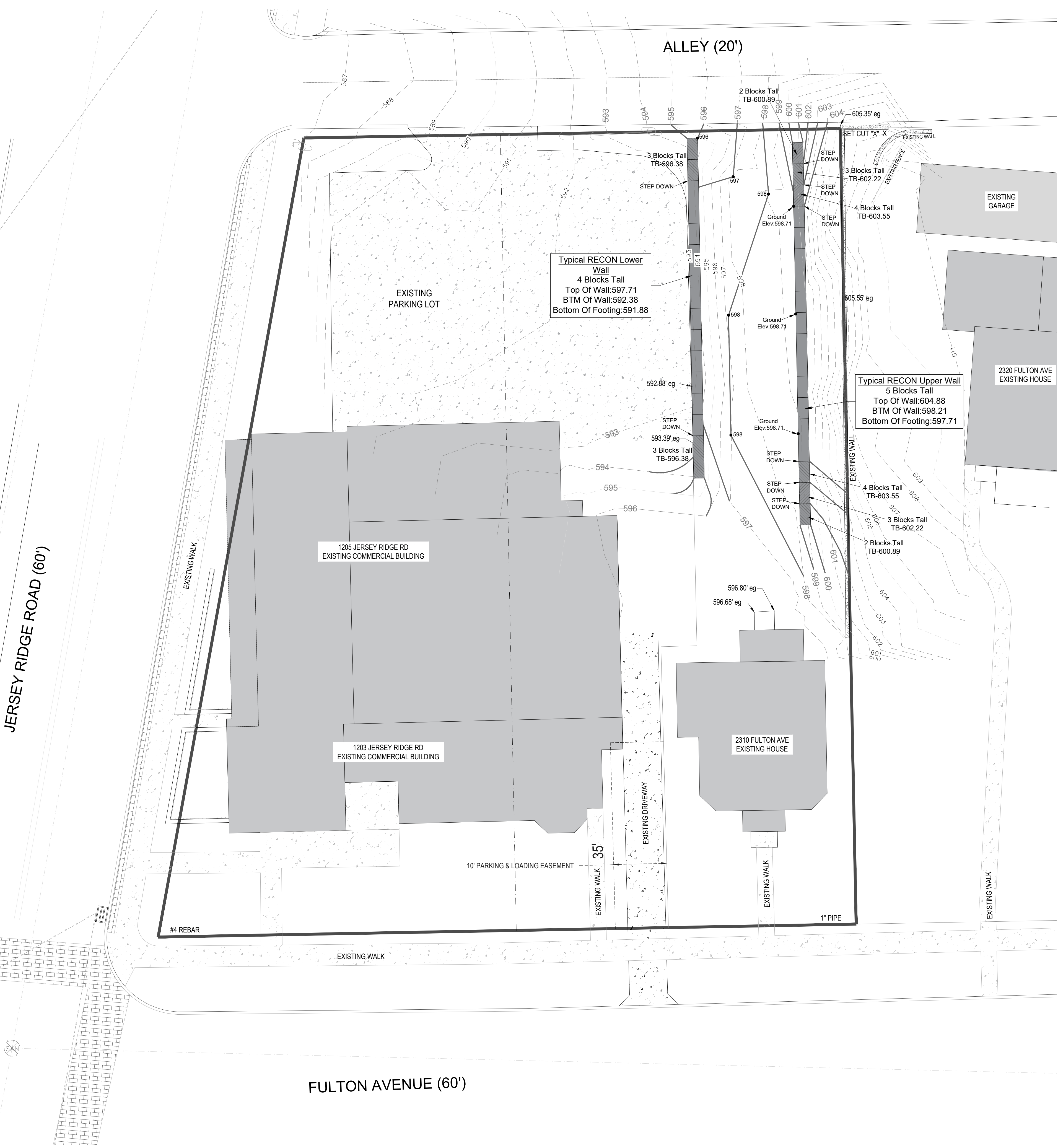
GRADING & SECTION PLAN

# OJ BIRKESTRAND

## 1203 JERSEY RIDGE RD WALL



\*\*EMBEDMENT SHOULD BE THE GREATER OF 6" OR H/20 FOR WALLS WITH LEVEL GRADE AT THE TOE. REFER TO RECON'S EMBEDMENT RECOMMENDATION DOCUMENT FOR ADDITIONAL INFORMATION FOR WALLS WITH A TOE SLOPE CONDITION.



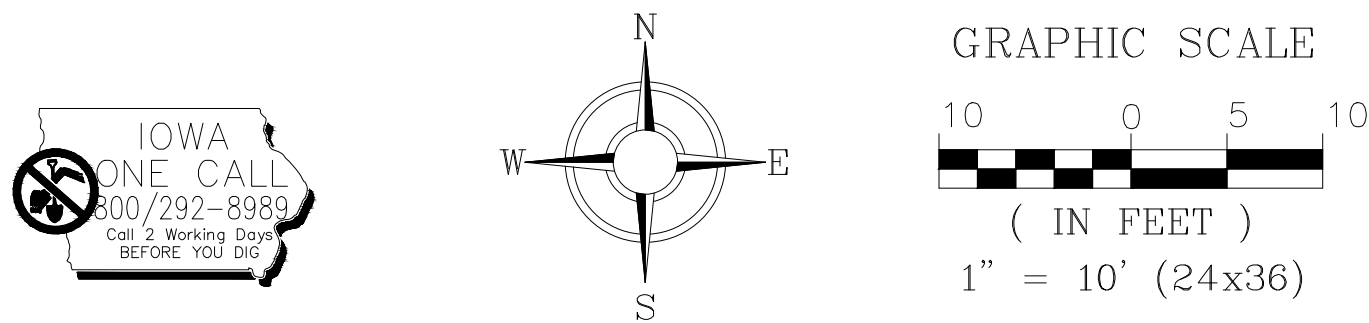


EROSION CONTROL PLAN

# OJ BIRKESTRAND

## 1203 JERSEY RIDGE RD WALL

DAVENPORT, IA



EROSION CONTROL NOTES:

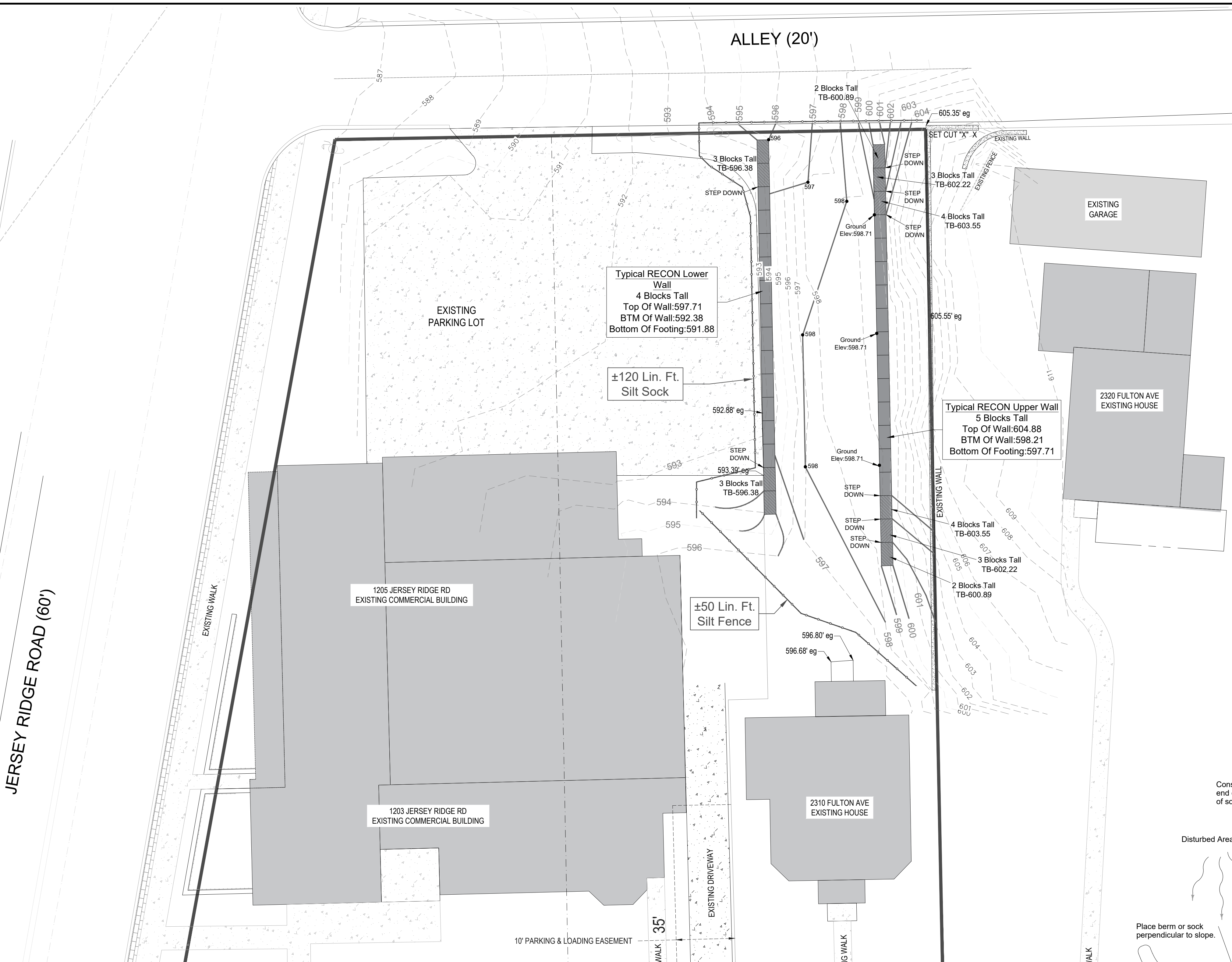
- THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR THE CITY OF DAVENPORT AND THE IOWA DEPARTMENT NATURAL RESOURCES, LATEST EDITIONS.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL, LATEST EDITION.
- THE EROSION AND SEDIMENTATION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIRED. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER OR GOVERNING AGENCY. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS.
- PRESERVE EXISTING VEGETATION WHEN POSSIBLE BY DISTURBING THE SMALLEST POSSIBLE AREA DURING CONSTRUCTION.
- ALL STORM SEWER FACILITIES THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY FABRIC OR GRAVEL FILTERS OR OTHERWISE MAINTAINED TO REMOVE SEDIMENT.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNERS WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
- STOCK PILES SHALL BE LOCATED AWAY FROM ANY ROADS, OPEN DITCHES, STORM SEWER OR WATERWAYS. STOCK PILES SHALL BE PROTECTED WITH TEMPORARY SEEDING WITHIN 0 DAYS IF NOT SCHEDULED TO BE USED WITHIN 14 DAYS. SILT FENCES SHALL BE INSTALLED AS NEEDED IMMEDIATELY AFTER SOIL IS STOCK PILED.
- TOTAL AREA DISTURBED DURING GRADING = ±0.07 ACRES. AN NPDES PERMIT No. 2 WILL NOT BE REQUIRED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
- TEMPORARY SEEDING OF ALL DISTURBED AREAS SHALL BE DONE WITHIN 0 DAYS AFTER THE COMPLETION OF SITE GRADING OPERATIONS. IF CONSTRUCTION ACTIVITIES ARE NOT PLANNED OR SUSPENDED FOR AT LEAST 14 DAYS, THE AREA SHALL BE STABILIZED BY TEMPORARY SEEDING AND MULCHING WITHIN 14 DAYS. FAST GERMINATING GRASSES SHALL BE USED FOR TEMPORARY SEEDING (SEE TABLE "A").

TABLE "A" - TEMPORARY SEEDING SPECIES, RATES AND DATES

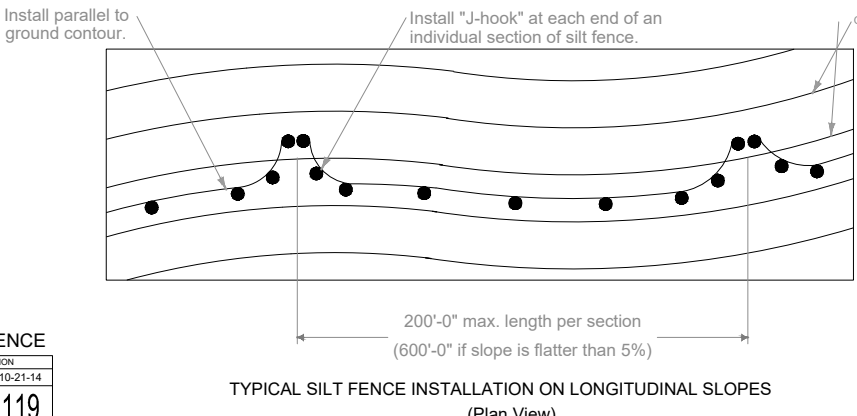
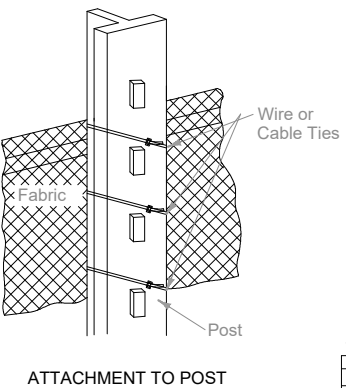
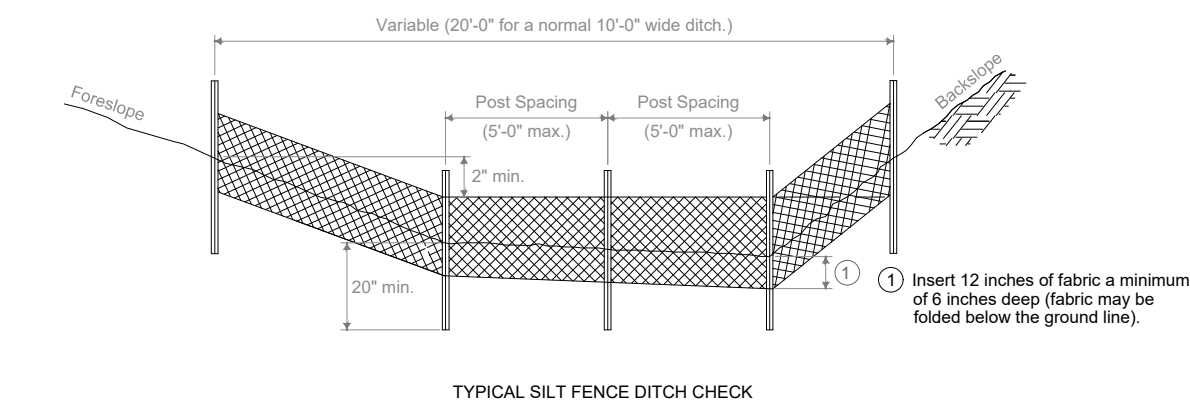
| SPECIES             | POUNDS PER ACRE | POUNDS PER 1000 S.F. | SEEDING DATES           |
|---------------------|-----------------|----------------------|-------------------------|
|                     |                 |                      |                         |
| OATS                | 90              | 90                   | EARLY SPRING - JULY 1   |
| CEREAL RYE          | 90              | 90                   | EARLY SPRING - SEPT. 30 |
| WHEAT               | 90              | 90                   | EARLY SPRING - SEPT. 30 |
| PERENNIAL RYE GRASS | 25              | 25                   | EARLY SPRING - SEPT. 30 |

- PERMANENT SEEDING MIXTURE:
  - ALTA FESCUE 50 LBS/ACRE
  - PERENNIAL RYE GRASS 30 LBS/ACRE
  - CREeping RED FESCUE 20 LBS/ACRE
  - OATS, SPRING 48 LBS/ACRE

- WHEN SEEDINGS ARE MADE ON CRITICAL OR ADVERSE SOIL CONDITIONS, MULCH MATERIAL WILL BE APPLIED IMMEDIATELY AFTER SEEDING. SEEDINGS MADE DURING OPTIMUM SEEDING DATES AND WITH FAVORABLE SOILS ON VERY FLAT AREAS MAY NOT NEED TO BE MULCHED.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF WHEN THEY HAVE SERVED THEIR USEFULNESS, BUT NOT BEFORE THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CLEANED OR REPLACED WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
- SEDIMENT CLEANUP SHALL BE PERFORMED AT THE END OF EACH CONSTRUCTION DAY TO REMOVE SEDIMENTS FROM EXISTING PAVEMENT. STABILIZATION STONE CONSTRUCTION ENTRANCES MAY BE REQUIRED TO PREVENT OFFSITE TRACKING OF SEDIMENTS AND DUST DURING CONSTRUCTION. THICKNESS SHALL BE 6 INCHES OR GREATER, WIDTH SHALL BE A MINIMUM OF 14 FEET, AND LENGTH SHALL BE A MINIMUM OF 50 FEET. DUST CONTROL MEASURES SUCH AS IRRIGATION MAY ALSO BE REQUIRED.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED WEEKLY TO LOCATE DAMAGE AND CONDUCT MAINTENANCE OPERATIONS.
- THE CONTRACTOR AND EACH SUBCONTRACTOR RESPONSIBLE FOR WATER POLLUTION CONTROL SHALL DESIGNATE, PRIOR TO BEGINNING CONSTRUCTION, A PERSON OR PERSONS WHO CAN BE CONTACTED IN AN EMERGENCY INVOLVING THEIR WATER POLLUTION CONTROL ITEMS. THESE DESIGNATED PEOPLE SHALL BE AVAILABLE TO REPAIR AND MAINTAIN WATER POLLUTION CONTROL DEVICES ON A 24-HOUR PER DAY BASIS.
- THE LOCATION OF CONSTRUCTION PARKING, EQUIPMENT & MATERIAL STORAGE, HAZARDOUS MATERIAL/CHEMICAL STORAGE, SANITARY FACILITIES, JOB TRAILER, AND SNOW STOCKPILES SHALL BE INDICATED ON THE EROSION CONTROL PLAN AND SWPPP DOCUMENTS BY THE ONSITE MANAGER WHEN THE LOCATION BECOMES KNOWN.

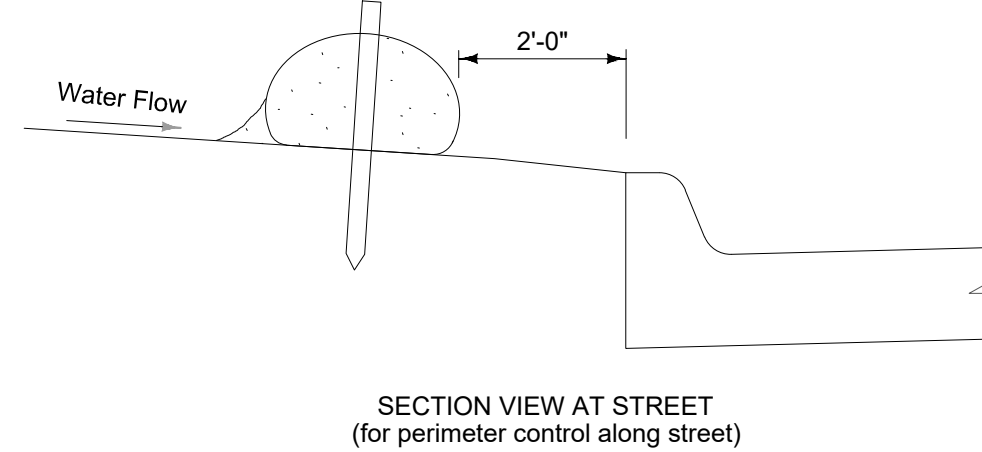
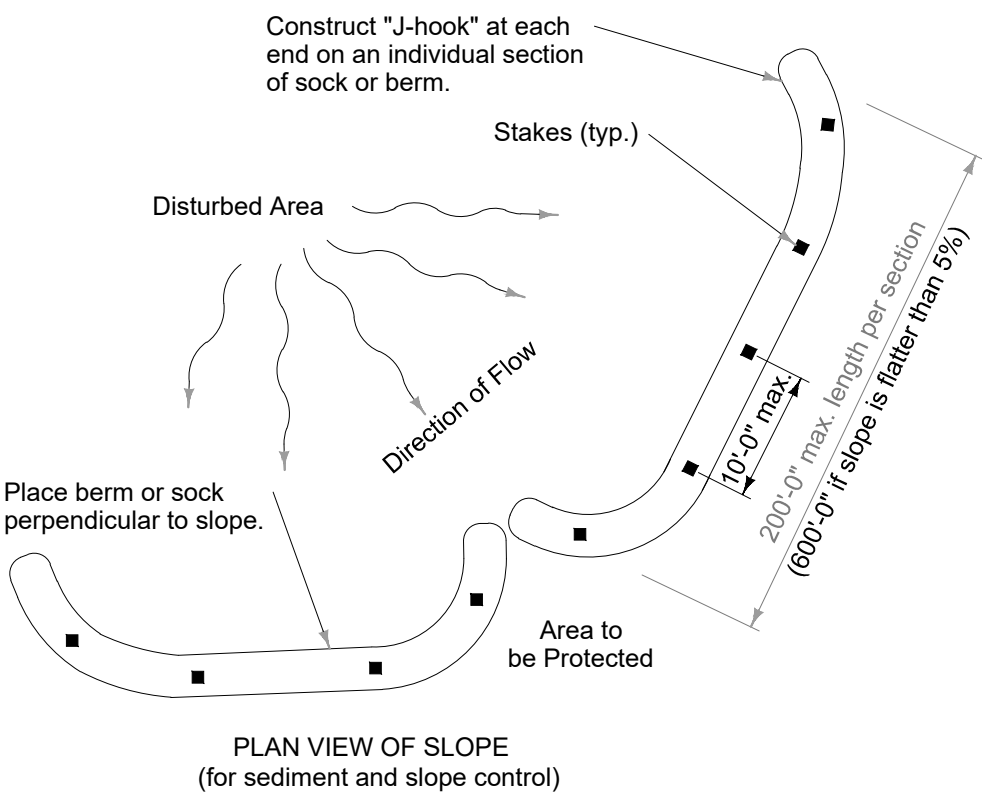
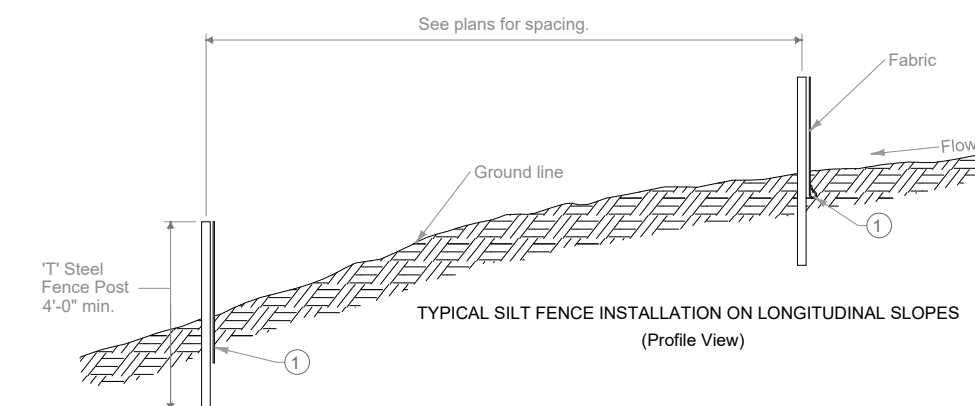
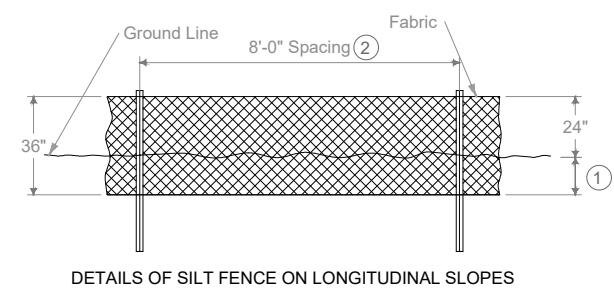


JERSEY RIDGE ROAD (60')

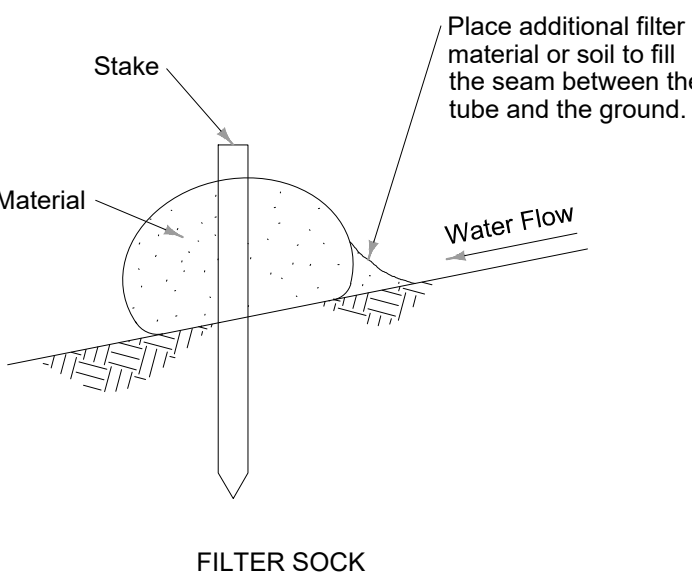


SILT FENCE  
9040.119

- Insert 12 inches of fabric a minimum of 6 inches deep (fabric may be folded below the ground line).
- Reduce post spacing to 5'-0" at water concentration areas, or as required to adequately support fence.



| REVISION                    |          |
|-----------------------------|----------|
| 3                           | 10-18-16 |
| 9040.102                    |          |
| SHEET 1 of 1                |          |
| FILTER BERM AND FILTER SOCK |          |



TYPICAL PLACEMENT OF BERM OR SOCK



























City of Davenport

Department: Development & Neighborhood Services  
Contact Info: Matt Werderitch | 563-888-2221

**Action / Date**  
**1/27/2025**

**Subject:**

Case DR25-04: Request for Design Review, C-D Downtown Zoning District; Exterior improvements at 114 West 3rd Street. R3 Roofing & Exteriors, petitioner. [Ward 3]

**Recommendation:**

Staff are supportive of the request to infill the west basement entryway, as the staircase is a safety and nuisance concern. However, there needs to be greater vertical integration with the historic building. Further consideration by the Design Review Board is merited.

**Background:**

R3 Roofing and Exteriors is renovating its lower level offices at 114 West 3rd Street. This building is home to Boozies Bar & Grill, which occupies the upper floors of the historic structure. The existing downtown building has painted masonry, brown awnings, white window trim, and a decorative cornice with corbels. The property is located within the Davenport Commercial Historic District.

The intent is to renovate the lower commercial space to match the recently remodeled R3 Roofing and Exteriors office in the adjacent building. The intent is to provide a fresh new appearance to the building while respecting its historic character.

The scope of work includes the following exterior improvements:

1. Demolish existing basement level storefront.
2. Eliminate and infill the west/left doorway.
3. Reface structural wall with Watertown Brick (Standard Solid). (Same brick as next door.)
4. Install red brick pillars on facade.
5. Replace storefront glass with Tubelite T14000 Series Storefront. (Same windows as next door.)

A rendering has been provided by the applicant detailing the proposed improvements to the storefront.

Staff are supportive of the request to infill the west basement entryway, as the staircase is a safety and nuisance concern. The applicant's intent is to remodel the storefront to be compatible with the adjacent R3 Roofing and Exteriors office. However, there needs to be greater vertical integration with the historic building. Further consideration by the Design Review Board is merited.

**Downtown Design Guidelines:**

The goal of these standards, as they relate to older historic buildings, is not to prevent change,

nor is it necessary to return a façade to its original appearance. Rather the goal is to encourage sensitive and appropriate change when renovation occurs.

The Downtown Design Guidelines recommend the following objectives:

1. It is the intent of the Downtown Design Guidelines to emphasize compatibility in design, materials and colors to make adjacent buildings appear to the viewer as one unit.
2. Replacement windows should maintain the character of the windows they are replacing. The upper floor windows are not original to the structure. However, the replacement windows will maintain a similar design and fit the existing openings. The color will be altered from white to dark bronze, which matches the window color of the adjacent buildings.
3. Using awnings and canopies in ways that reinforce the design characteristics of traditional commercial architecture can improve the image of individual buildings, the businesses within, and the entire streetscape.

Attachments:

1. Application
2. Downtown Design Guidelines: Facade Change as Evolution
3. Downtown Design Guidelines: Historic Architectural Facade Design



**CITY OF DAVENPORT**  
Development & Neighborhood  
Services – Planning  
1200 E. 46<sup>th</sup> St  
Davenport, IA 52807

Office 563.326.6198  
planning@davenportiowa.com

APPLICATION FOR  
**DESIGN REVIEW**

DESIGN REVIEW BOARD

| APPLICANT INFORMATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| Applicant Name   Company Name<br><b>Ethan Helscher   R3 Roofing &amp; Exteriors</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | REVIEW DISTRICT<br><b>Downtown</b>                                                       |
| Address<br><b>112 W 3rd St</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                          |
| City   State   Zip<br><b>Davenport, IA 52801</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | SUBMITTAL DATE<br><b>01/08/2025</b>                                                      |
| Phone<br><b>563-888-1017</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | MEETING DATE<br><b>01/27/2025</b>                                                        |
| Secondary Phone<br><b>805-501-9077</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | SITE ADDRESS & PARCEL OR LOCATION DESCRIPTION<br><b>114 W 3rd St Davenport, IA 52801</b> |
| E-Mail Address<br><b>permits@r3roofs.com</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                          |
| <b>BRIEF OVERVIEW OF THE PROJECT</b> (not a scope of work)<br>Basement level storefront remodel<br>- historic brick to match next door<br>- storefront glass to match next door                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                          |
| <b>APPLICABILITY</b> (PRIOR TO ANY WORK, APPROVAL IS REQUIRED)<br><b>Design Review Applications must be completed and approved PRIOR to the commencement of the following types of work:</b> <ul style="list-style-type: none"><li>• New construction or an alteration to an exterior of a structure where changes are visible from the public right-of-way</li><li>• New parking lots, fencing/walls, landscaping, or alterations of</li><li>• Sign installation or alteration</li><li>• Streetscaping element installation within the public right-of-way</li></ul>                                                                                                                                                                                                                                                                                  |                                                                                          |
| <b>Acceptance of Applicant</b><br>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.<br><br>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.<br><br>By checking this box and typing my name below, <input checked="" type="checkbox"/> I am electronically signing this application.<br><br><b>Ethan Helscher</b> <b>01/08/2025</b><br>Type Applicant's Name here to serve as a signature Date |                                                                                          |
| <b>ALL SUBMITTALS SHALL INCLUDE:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                          |
| <b>SUBMITTED</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                          |
| Full Scope of Work (SOW) attached as a .PDF <input checked="" type="checkbox"/><br>all work & materials shall be described & itemized/listed in detail                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                          |
| Digital photos of existing building/sign elevations/façades <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                          |
| Proposed color building/sign elevations to scale <input checked="" type="checkbox"/><br>rendering as proposed & depicted on existing building/signs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                          |
| Material specifications: type, dimensions, & color <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                          |
| <b>MINOR &amp; MAJOR ADDITIONS, SITE IMPROVEMENTS, &amp; NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                          |
| Dimensioned Site Plan (proposed & existing buildings/site items) <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                          |
| Landscape Plan <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                          |
| Grading Plan with 2 foot intervals (if needed) <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                          |
| Storage & Mechanical Screening shall be shown <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                          |
| * Major Additions & New Buildings may require more extensive information                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                          |
| <b>Formal Procedure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                          |
| Application Fee: <b>NONE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                          |
| (1) Application: <ul style="list-style-type: none"><li>• Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.</li><li>• 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></li></ul>                                                                                                                                                                                                                              |                                                                                          |
| (2) Scope of Board's Consideration: <ul style="list-style-type: none"><li>• Only work described in the application may be approved.</li><li>• 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.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                          |
| (3) Post Board Ruling: <ul style="list-style-type: none"><li>• 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.</li><li>• 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.</li><li>• 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.</li></ul>                                                                                                                        |                                                                                          |
| Submit this form with attachments to: <a href="mailto:planning@davenportiowa.com">planning@davenportiowa.com</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                          |

| DEVELOPMENT TEAM                                     |                               |
|------------------------------------------------------|-------------------------------|
| <b>Property Owner</b><br><b>Matt Matthews</b>        |                               |
| Address<br><b>112 W 3rd St Davenport, IA 52801</b>   |                               |
| Phone<br><b>563-888-1017</b>                         | Secondary Phone<br><b>N/A</b> |
| E-Mail Address<br><b>matt.m@r3roofs.com</b>          |                               |
| <b>Project Manager/Other</b><br><b>Matt Matthews</b> |                               |
| Address<br><b>112 W 3rd St Davenport, IA 52801</b>   |                               |
| Phone<br><b>563-888-1017</b>                         | Secondary Phone<br><b>N/A</b> |
| E-Mail Address<br><b>matt.m@r3roofs.com</b>          |                               |



**Scope of Work**  
**114 W 3rd St**  
**Davenport, IA 52801**

|                       |                                                              |
|-----------------------|--------------------------------------------------------------|
| <b>Company Name</b>   | R3 Roofing & Exteriors                                       |
| <b>Address</b>        | 112 W 3rd St                                                 |
| <b>Contact Number</b> | 563-888-1017                                                 |
| <b>Contact Email</b>  | <a href="mailto:permits@r3roofs.com">permits@r3roofs.com</a> |

|                                   |                                  |
|-----------------------------------|----------------------------------|
| <b>Project Name</b>               | <b>Project Manager</b>           |
| 114 W 3rd St Storefront Remodel   | Matt Matthews                    |
| <b>Project Objective</b>          | <b>Location of Project</b>       |
| Basement Level Storefront Remodel | 114 W 3rd St Davenport, IA 52801 |

|                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Scope of Work Description</b> | The scope of work for this project includes the removal and replacement of the existing storefront. The storefront glass and structural elements will be removed, and the left doorway will be eliminated and infilled. The structural wall will be refaced with historic red brick to match the surrounding areas, and red brick pillars will be installed. Finally, new storefront glass will be installed to replace the existing glass.      |
| <b>Deliverables</b>              | <ul style="list-style-type: none"><li>- Remove storefront</li><li>- Remove storefront glass</li><li>- Eliminate &amp; infill left doorway</li><li>- Reface structural wall with Historic red brick</li><li>- Install red brick pillars on facade</li><li>- Replace glass with storefront glass</li></ul>                                                                                                                                         |
| <b>Materials</b>                 | <ul style="list-style-type: none"><li>- Brick to be used: Watson town Brick (Standard Solid) historic brick as recommended by manufacturer to match next door.</li><li>- Mortar to be used: Type Portland Lime &amp; Sand (Type N Mortar), as recommended by manufacturers to match next door</li><li>- Storefront glass to be used: Tubelite T14000 Series Storefront (as recommended by <b>East Moline Glass</b>) to match next door</li></ul> |
| <b>Project Timeline</b>          | Completion by 04/01/2025                                                                                                                                                                                                                                                                                                                                                                                                                         |







BUSCH  
LIGHT  
MOJITOS SHOTS

BOOZIE'S  
BAR & GRILLE

RECOVER RESTORE REBUILD  
Happy Holidays





ENTER  
NEXT DOOR

STAY LOYAL STAY

RECOVERING  
LANDSCAPERS

STAY LOYAL STAY

LOFT

COZI





ENTER  
NEXT DOOR

JUNE 8  
CITY LAKE  
Story









ABOVE  
BCOZIE'S



GALLERY

Mail







## PRODUCT WARRANTY

### WHAT THIS WARRANTY COVERS

Clay brick products manufactured by General Shale Brick, Inc. or any of its subsidiaries (including, without limitation, Meridian Brick LLC or Watson town Brick Company) are warranted by the applicable manufacturer against deterioration due to product defects only for the life of the building, provided the products have been erected, installed, and used according to the approved masonry standards, within guidelines of local building codes as recommended by the manufacturer. All products are to be inspected by the customer prior to installation. Any damaged, chipped, or broken products, or any aesthetically unsatisfactory clay brick products are to be brought to the attention of the applicable manufacturer (or its affiliated distributor) prior to installation. At such time, at the applicable manufacturer's sole discretion, it shall have the option of: (i) utilizing brick color correction techniques to address color variance issues repairing or staining the clay brick product, (ii) providing replacement clay brick product; or (iii) refunding the purchase price of the clay brick product paid at the time of original purchase. In no event shall Seller be responsible for any labor costs. Placement of material in the wall constitutes acceptance of the product for all purposes including color and texture.

*\*There are no warranties which extend beyond the description of warranties contained herein.*

### WHAT THIS WARRANTY DOES NOT COVER

General Shale Brick, Inc. or any of its subsidiaries (including, without limitation, Meridian Brick LLC or Watson town Brick Company) shall not be responsible for clay brick product failure resulting from poor workmanship, construction deficiencies, or improper design. This warranty is null and void if the integrity of the structure is not maintained after its completion. This warranty may not be enlarged or extended in any manner by sales, dealer, or other personnel. This warranty does not apply to off-grade products. Off-grade products are sold "as-is" with no express or implied warranty.

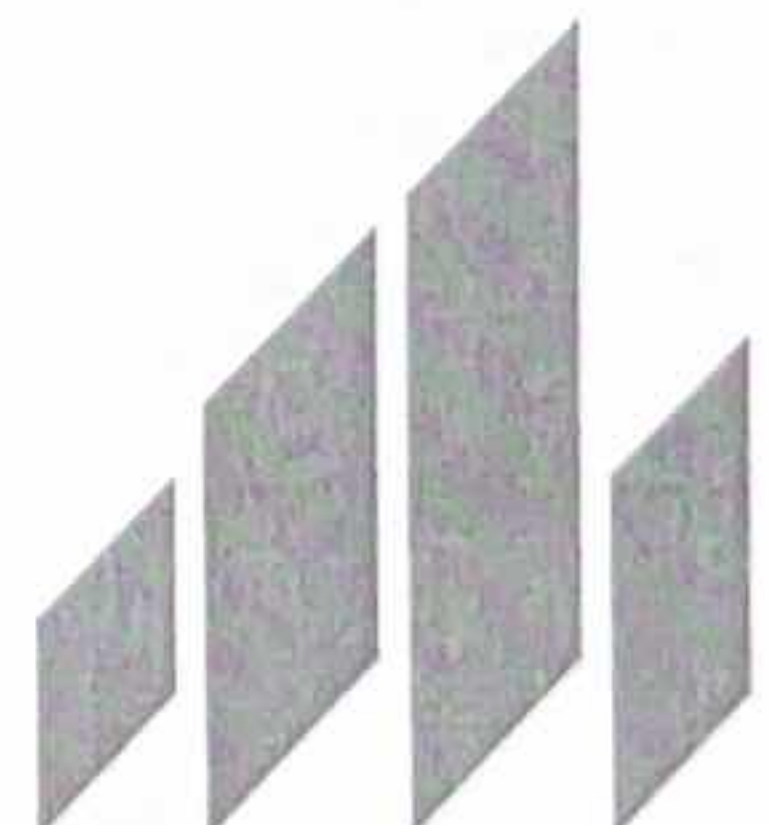
For painted clay brick product to be covered under this warranty, clay brick product must be painted in accordance with General Shale's Technical Bulletin "Painted Brick Masonry." Notwithstanding, this warranty does not apply to the performance or durability of the paint applied to the clay brick product.

### WARRANTY LIMITATIONS

EXCEPT AS SET FORTH ABOVE AND TO THE EXTENT NOT PROHIBITED BY LAW, ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, STATUTORY OR OTHERWISE, ARE DISCLAIMED, INCLUDING WITHOUT LIMITATION THE WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO ANY CLAY BRICK PRODUCT SOLD. ORAL STATEMENTS CONCERNING THE CLAY BRICK PRODUCT COVERED BY THIS WARRANTY, OR STATEMENTS CONTAINED IN ADVERTISING, PAMPHLETS OR OTHER PRINTED MATERIALS DO NOT CONSTITUTE WARRANTIES, AND THE BUYER AND/OR CUSTOMER ACKNOWLEDGE THAT THEY HAVE NO RIGHT TO RELY UPON SAME. GENERAL SHALE BRICK, INC. OR ANY OF ITS SUBSIDIARIES (INCLUDING, WITHOUT LIMITATION, MERIDIAN BRICK LLC OR WATSON TOWN BRICK COMPANY) MAKE NO WARRANTY AS TO THE AESTHETIC QUALITIES OF THE CLAY BRICK PRODUCT AND SHALL NOT BE LIABLE FOR ANY COMMERCIAL LOSSES, SPECIAL, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES, OR FOR ANY LOSS, DAMAGE OR EXPENSE ARISING UNDER OR IN CONNECTION WITH ANY SALE OF CLAY BRICK PRODUCT WHETHER AS A MANUFACTURER OR CARRIER. LIABILITY FOR DAMAGES OF ANY KIND SHALL IN NO EVENT EXCEED THE ORIGINAL PURCHASE PRICE OF THE PARTICULAR ORDER, LOT OR SHIPMENT (OR THE ORIGINAL PURCHASE PRICE OF THAT PORTION THEREOF WHICH IS NOT REPAIRED OR REPLACED) WITH RESPECT TO WHICH A CLAIM IS ASSERTED. IN PARTICULAR, GENERAL SHALE BRICK, INC. OR ANY OF ITS SUBSIDIARIES (INCLUDING, WITHOUT LIMITATION, MERIDIAN BRICK LLC OR WATSON TOWN BRICK COMPANY) SHALL NOT BE LIABLE FOR LOSS OF SALES, REVENUES OR PROFITS OR CLAIMS OF ANY THIRD PARTIES.

### CONTACT INFORMATION

General Shale Brick, Inc.  
Attn: Jim Bryja  
P.O. Box 3547, Johnson City, Tennessee 37602  
(423) 282-4661





# Watson<sup>®</sup>town Brick

(<https://watson<sup>®</sup>townbrick.com/>)



🔍 Search...



## Dimensions

### EXTRUDED SERIES

|                       | Dimensions            | Strap/Cube Count | Weight  |
|-----------------------|-----------------------|------------------|---------|
| <b>Modular Cored</b>  | 3 1/2 x 2 1/4 x 7 5/8 | 105 / 525        | 4.0 lbs |
| <b>Modular Solid</b>  | 3 1/2 x 2 1/4 x 7 5/8 | 105 / 525        | 4.9 lbs |
| <b>Standard Cored</b> | 3 1/2 x 2 1/4 x 8     | 105 / 525        | 4.1 lbs |
| <b>Standard Solid</b> | 3 1/2 x 2 1/4 x 8     | 105 / 525        | 5.0 lbs |
| <b>Jumbo</b>          | 3 1/2 x 2 3/4 x 7 5/8 | 95 / 475         | 5.0 lbs |



|                       |                           |           |             |
|-----------------------|---------------------------|-----------|-------------|
| <b>Economo</b>        | 3 1/2 x 3 5/8 x 7<br>5/8  | 73 / 365  | 6.5 lbs     |
| <b>Utility</b>        | 3 1/2 x 3 5/8 x 11<br>5/8 | 73 / 219  | 9.5 lbs     |
| <b>Norman</b>         | 3 1/2 x 2 1/4 x 11<br>5/8 | 105 / 315 | 6.0 lbs     |
| <b>Norwegian</b>      | 3 1/2 x 2 3/4 x 11<br>5/8 | 86 / 258  | 7.3 lbs     |
| <b>Double Utility</b> | 3 1/2 x 7 5/8 x 11<br>5/8 | 31 / 93   | 19.0<br>lbs |
| <b>3 5/8 Regals</b>   | 3 1/2 x 3 5/8 x 15<br>5/8 | 66 / 132  | 13.6<br>lbs |
| <b>8 x 8 Panel</b>    | 3 1/2 x 7 5/8 x 7<br>5/8  | 31 / 155  | 12.5<br>lbs |
| <b>8 x 16</b>         | 3 1/2 x 7 5/8 x 15<br>5/8 | 31 / 62   | 25 lbs      |

#### MOLDED SERIES

|                                         | Dimensions               | Strap/Cube<br>Count | Weight                     |
|-----------------------------------------|--------------------------|---------------------|----------------------------|
| <b>Modular</b>                          | 3 5/8 x 2 1/4 x<br>7 5/8 | 105 / 525           | 4.8 lbs –<br>Unfrogged     |
| <b>8”<br/>Standard</b>                  | 3 5/8 x 2 1/4 x<br>8     | 105 / 525           | 5.0 lbs –<br>Unfrogged     |
| <b>Antique<br/>Modular<br/>Oversize</b> | 3 5/8 x 2 3/4 x<br>7 5/8 | 85 / 425            | 5.0 lbs – 10%<br>Unfrogged |

#### PAVERS

|                             | Dimensions               | Strap/Cube<br>Count | Weight      |
|-----------------------------|--------------------------|---------------------|-------------|
| <b>Straight Edge</b>        | 3 3/4 x 2 1/4 x 7<br>1/2 | 105 / 525           | 5.0 lbs     |
| <b>Straight Edge<br/>Lg</b> | 4 x 2 1/4 x 8            | 94 / 470            | 5.75<br>lbs |
| <b>Chamfered<br/>Edge</b>   | 4 x 2 1/4 x 8            | 94 / 470            | 5.0 lbs     |

#### PENNSYLVANIA MOLDED PAVERS



|               | Dimensions    | Strap/Cube Count | Weight  |
|---------------|---------------|------------------|---------|
| <b>Molded</b> | 4 x 2 1/4 x 8 | 105 / 525        | 5.6 lbs |

ABOUT WATSON TOWN BRICK (<https://watson-town-brick.com/about-us/>)

PROJECT VISUALIZER (<https://watson-town-brick.chameleonpower.com/>)

EMPLOYEE RESOURCES (<https://gssharesite.com/login>)

CAREERS (<https://watson-town-brick.com/careers/>)

SEE WHAT WE'VE UP TO

mpa ceb stag

ny/ook ram.

wat com com

sont /wat /wat

own own own

bric bric bric

k- y/)

com

COPYRIGHT © 2021 WATSON TOWN BRICK. THE PICTURES ON THIS WEBSITE ARE INTENDED TO REPRESENT GENERAL COLOR RANGES AND SURFACE TEXTURES OF OUR PRODUCTS. PRECISE COLOR MATCH TO ACTUAL PRODUCT CANNOT BE ASSURED DUE TO VARIATIONS IN MONITORS/VIEWING SCREENS, ROOM LIGHTING AND OTHER FACTORS BEYOND THE CONTROL OF GENERAL SHALE. SOME CUSTOMIZATION MAY BE SHOWN IN FEATURED PROJECTS. FOR QUESTIONS, PLEASE CONTACT YOUR LOCAL GENERAL SHALE SALES REPRESENTATIVE.



# Watson town Brick®

(<https://watson town brick.com/>)



Q Search...



## Material Safety Data

### A. MANUFACTURER/DISTRIBUTOR

- COMPANY:Watson town Brick Company
- PHONE NUMBERS:Emergency 570 538 2555 General Information 570 538 2555
- DATE PREPARED:August 2009

### B. PRODUCT IDENTIFICATION

- PRODUCT NAME(S):Brick
- CHEMICAL NAME:Mixture
- CHEMICAL FAMILY:Predominatly aluminum silicates
- FORMULA:Mixture

### C. PRODUCT COMPONENT(S)

| COMPONENTS            | % BY<br>CAS NO. | ACQIH<br>WEIGHT | OSHA TLV             | PEL                  |
|-----------------------|-----------------|-----------------|----------------------|----------------------|
| ALUMINUM<br>SILICATES | VARIOUS         | 2-20            | 10 MG/M <sup>3</sup> | 15 MG/M <sup>3</sup> |



| COMPONENTS          | % BY CAS NO. | ACQIH WEIGHT | OSHA TLV                              | PEL                                                      |
|---------------------|--------------|--------------|---------------------------------------|----------------------------------------------------------|
| IRON COMPOUNDS      | VARIOUS      | 1-10         | 10 MG/M <sup>3</sup>                  | 10 MG/M <sup>3</sup>                                     |
| CALCIUM COMPOUNDS   | VARIOUS      | 1-10         | 15 MG/M <sup>3</sup>                  | 15 MG/M <sup>3</sup>                                     |
| QUARTZ              | 14808-60-7   | VARIES       | 0.1 MG/M <sup>3</sup><br>(RESPIRABLE) | 10 MG/M <sup>3</sup><br>%SiO <sub>2</sub> +2(RESPIRABLE) |
| BARIUM COMPOUNDS    | VARIOUS      | 0-.2         | NE                                    | NE                                                       |
| MANGANESE COMPOUNDS | VARIOUS      | .01-.1       | NE                                    | NE                                                       |

#### D. PERSONAL PROTECTION INFORMATION

- VENTILATION:When sawing a brick, use adequate ventilation to maintain exposure below the OSHA PEL and ACQIH TLV.
- RESPIRATORY PROTECTION:For concentrations exceeding the OSHA PEL or ACQIH TLV, use NIOSH/MSHA approved respirator.
- EYE PROTECTION:Use safety glasses with side shields. Face shields should also be used where dry sawing of brick occurs.
- SKIN PROTECTION:Use gloves and/or protective clothing if abrasion or allergic reactions are experienced.
- OTHER:Wear steel-toed safety shoes. A wet saw is recommended for sawing brick.

#### E. HANDLING AND STORAGE PRECAUTION

Avoid dust inhalation, eye contact and excessive or prolonged skin contact. Wear protective equipment and/or garments described in section D if exposure conditions warrant.

#### F. REACTIVITY DATA

- STABILITY:stable unstable
- CONDITIONS TO AVOID:none known
- INCOMPATIBILITY (MATERIALS TO AVOID):none known
- HAZARDOUS POLYMERIZATION:may occurwill not occur X
- Conditions to avoid: none known
- HAZARDOUS DECOMPOSITION PRODUCTS:none known

#### G. HEALTH HAZARD DATA\*

**Recommended exposure limits: see section c**

- ACUTE EFFECTS OF OVEREXPOSURE:Eye: may cause mild to severe irritation by abrasion with dust or chips.  
Skin: brick dusts or chips may cause allergic reactions.  
Excessive exposure may result in abrasions.  
Inhalation: brick dusts or chips may cause congestion and irritation in nasal and respiratory passages.  
Ingestion: none known.



- SUBCHRONIC AND CHRONIC EFFECTS OF OVEREXPOSURE: Excessive exposure to particulates (dust) over an extended period of time may result in the development of Pulmonary diseases.
- CARCINOGENICITY: NTP classifies respirable crystalline silica as a known carcinogen. IARC classifies respirable crystalline silica (Quartz/cristobolite) as a group 1 carcinogen.
- FIRST AID AND EMERGENCY PROCEDURES: Eye: flush eyes with running water. Obtain medical assistance if irritation continues.  
Inhalation: remove from exposure to airborne particulate. Consult a physician if breathing does not return to normal.  
Ingestion: NA  
Skin: wash with soap and water. If an allergic reaction causes a rash that does not heal in an appropriate time, consult a physician. Treat abrasions as any other scrape or cut, with disinfectants and bandages.
- MEDICAL CONDITIONS AGGRAVATED BY EXPOSURE: Excessive dust exposure may aggravate any existing respiratory disorders or diseases. Possible complications of allergies resulting in irritation to skin, eyes and respiratory passages may occur from excessive exposure to dusts.

#### H. PHYSICAL DATA

- APPEARANCE AND ODOR: granular solid, essentially odorless, wide range of colors.
- BOILING POINT: NA
- SPECIFIC GRAVITY 1H<sub>2</sub>O = 1:2.6 (Approximate)
- VAPOR PRESSURE: NA
- PERCENT VOLATILE BY VOLUME: NA
- SOLUBILITY IN WATER: negligible
- EVAPORATION RATE (ethyl ether = 1): NA
- PR: NA

*The dust generated from dry sawing brick may contain silica and may be a potential health problem for the lungs.*

#### I. FIRE AND EXPLOSION DATA

- FLASH POINT: NA
- FLAMMABLE LIMITS 1% BY VOLUME IN AIR: LEL NA VEL NA
- FIRE EXTINGUISHING MEDIA: NA
- SPECIAL FIRE FIGHTING PROCEDURES: NA
- FIRE AND EXPLOSION HAZARDS: NA

#### J. SPILL OF LEAK PROCEDURES

The only concern is to control dusts.

#### K. WASTE DISPOSAL

This material is classed as a non-hazardous solid waste for disposal.

#### L. RCRA CLASSIFICATION NA

#### M. DOT SHIPPING DATA NA

#### N. PROTECTION REQUIRED FOR WORK ON CONTAMINATED EQUIPMENT NA



## O. HAZARD CLASSIFICATION

XThis product meets the following hazard definition(s) as defined by the Occupational Safety and Health Hazard Communication standard section 1810.1200: Combustible liquid

Compressed gas

Flammable gas

Flammable liquid

Flammable solid

Pyrophoric

Water reactive flammable aerosol

explosive

health hazard

organic peroxide

oxidizer

unstable

*Based on information presently available, this product does not meet any of the hazard definitions of 29 cfr section 1910.1200.*

## P. SARA (TITLE III) REPORTS

Components of this product that are subject to the reporting requirements of section 313 of SARA and 40 CFR Part 372: NA

Components of this product that are included in the SARA Extremely Hazardous Substance list 140 CFR Part 356): NA

## Q. OTHER INFORMATION

- NA – Not Applicable NE – Not Established

ABOUT WATSON TOWN BRICK (<https://watson-town-brick.com/about-us/>)

PROJECT VISUALIZER (<https://watson-town-brick.com/chameleon-power/>)

EMPLOYEE RESOURCES (<https://gssharesite.com/login>)

CAREERS (<https://watson-town-brick.com/careers/>)

SEE WHAT WE'RE UP TO

mpa cec stag

my/ook ram.

wat com com

sont /wat /wat

own own own

bric bric bric

k- com

y/)

COPYRIGHT © 2021 WATSON TOWN BRICK. THE PICTURES ON THIS WEBSITE ARE INTENDED TO REPRESENT GENERAL COLOR RANGES AND SURFACE TEXTURES OF OUR PRODUCTS. PRECISE COLOR MATCH TO ACTUAL PRODUCT CANNOT BE ASSURED DUE TO VARIATIONS IN MONITORS/VIEWING SCREENS, ROOM LIGHTING AND OTHER FACTORS BEYOND THE CONTROL OF GENERAL SHALE. SOME CUSTOMIZATION MAY BE SHOWN IN FEATURED PROJECTS. FOR QUESTIONS, PLEASE CONTACT YOUR LOCAL GENERAL SHALE SALES REPRESENTATIVE.





## 1. Product Name

- SPEC MIX® Portland Lime & Sand Mortar  
URL: [Portland Lime & Sand](#)
- SPEC MIX Masonry Cement & Sand Mortar  
URL: [Masonry Cement & Sand Mortar](#)
- SPEC MIX Mortar Cement & Sand Mortar  
URL: [Mortar Cement & Sand Mortar](#)
- SPEC MIX Tuckpoint Mortar  
URL: [Tuckpoint Mortar](#)
- SPEC MIX Colored Mortar  
URL: [Colored Mortar](#)
- SPEC MIX Integral Water Repellent Mortar (IWR)  
URL: [IWR](#)  
Videos: [Masonry Solutions](#)

## 2. Manufacturer

SPEC MIX, Inc.  
1230 Eagan Industrial Road  
Suite 160  
Eagan, MN 55121  
Phone: (888) 773-2649  
(651) 994-7120  
Fax: (651) 454-5315  
E-mail: [info@specmix.com](mailto:info@specmix.com)  
Web: [www.specmix.com](http://www.specmix.com)

## 3. Product Description

### Basic Use

- **Portland Lime and Sand**—a preblended masonry mortar mix containing Portland cement, hydrated lime and dried masonry sand available in standard and custom colors
- **Masonry Cement and Sand**—a preblended masonry mortar mix containing mason cement and dried masonry sand, available in standard and custom colors
- **Mortar Cement and Sand**—a dry, preblended mortar mix containing mortar cement and dried masonry sand, available in standard and custom colors
- **Tuckpoint Mortar**—a preblended masonry mortar mix containing dried masonry sand and either Portland cement and hydrated lime or mason cement, as specified; specifically formulated for superior bond, water retention and board life



Consistent custom colored mortar, every time

- **Integral Water Repellent (IWR) Mortar**—a dry preblended masonry mortar mix containing Portland cement, hydrated lime or masonry or mortar cement and dried masonry sand; formulated for water repellency, superior bond, water retention and board life and meets compressive strength requirements, available in standard and custom colors

Available in Type M, S, N or O, SPEC MIX masonry mortars are packaged dry and offer batch-to-batch consistency. They are suited for all types of masonry construction, including above grade, below grade, brick, block, stone and historical restoration. Produced under strict manufacturing standards, SPEC MIX quality mortars deliver optimal compressive and tensile bond strengths.

### Composition & Materials

SPEC MIX products are manufactured with the finest available raw materials, meeting the requirements of ASTM C144, C207, C91, C150, C595, C1072, C1329 C1384, E514 and E518. The final product is certified to meet the requirements of ASTM C270 and ASTM C1714.

SPEC MIX products are manufactured locally across the United States and Canada using specialized blending equipment and following strict quality control procedures to meet project specifications, contractor expectations and applicable ASTM standards. Test reports and additional product information from each local manufacturing facility upon request. SPEC MIX mortar mix designs are proprietary information.

### Colored Mortar

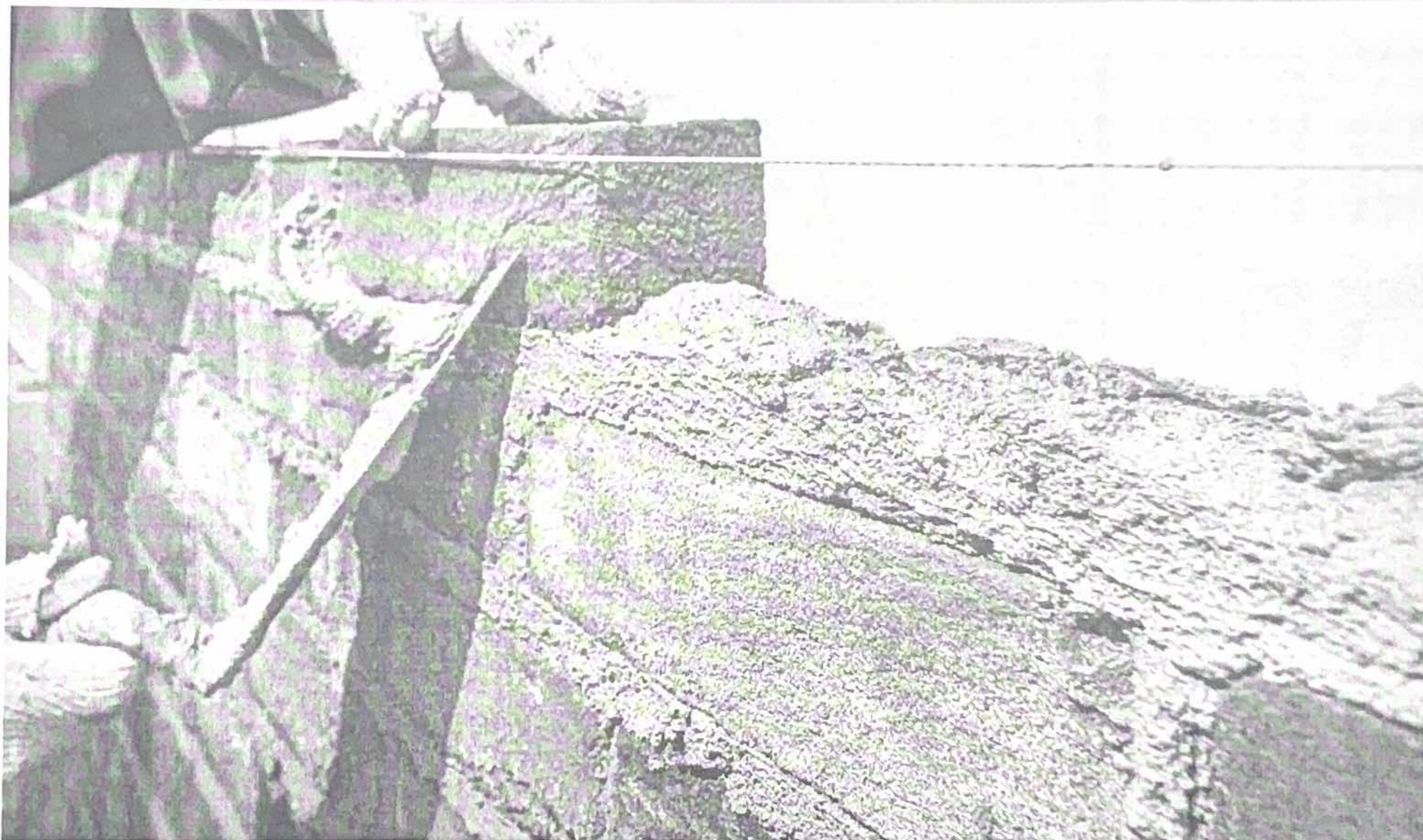
SPEC MIX uses the strongest and most stable pigments available. Colors, produced from high quality pigments made





04 DIVISION  
MORTAR

## PORTLAND LIME & SAND MASONRY MORTAR



### Great Workability. Increased Productivity.

SPEC MIX® Portland Lime & Sand Mortar is a dry preblended mortar mix containing portland cement, hydrated lime and dried masonry sand formulated for superior bond, water retention and board life. Available in Types M, S and N, each meets ASTM C 270, ASTM C 1714 and CSA A179 requirements. SPEC MIX Portland Lime & Sand is available in standard or custom colors. In addition to custom mix designs that are available for specific applications or properties, the standard Portland Lime & Sand Mortar is designed to be compatible with the characteristics of the specified masonry unit. It is acceptable for all types of masonry construction.

SPEC MIX Portland Lime & Sand is produced under strict manufacturing standards, and complete quality control measures are implemented with each batch. A digital printout displaying the proper proportions per batch may be kept as a permanent record. Submittals are available upon request for certification to applicable ASTM, TMS, and CSA standards.

TYPICAL MATERIALS  
PORTLAND CEMENT  
HYDRATED LIME  
SAND  
PIGMENT



TYPE M (PL-02)  
TYPE S (PL-03)  
TYPE N (PL-04)  
COLOR (PL-05)

AVAILABLE  
IN COLOR



## PORTLAND LIME & SAND MASONRY MORTAR

### INSTALLATION/APPLICATION

Mortar type should correlate with the particular masonry unit to be used. The specifier should evaluate the interaction of the mortar type and masonry unit specified. That is, masonry units having a high initial rate of absorption will have greater compatibility with mortar that has high water retentivity. The material properties of mortar that influence the structural performance of masonry are compressive strength, bond strength and elasticity. Because the compressive strength of masonry mortar is generally less important than bond strength, workability and water retentivity, the latter properties should be given principal consideration in mortar selection. Select mortar based on the design requirements and with consideration of code and specification provisions affected by the mortar.

A sample of the proposed product will be provided by the manufacturer for architectural approval and testing, if required. Preparation of a panel with all materials and systems employed in the final project is imperative. Retain the mock-up or field sample through the completion of the project.

Allow mortar to cure a minimum of 7 days but no more than 28 days before cleaning. Consult manufacturer of the masonry units and cleaning chemicals for further instructions to ensure proper washing procedures.

Clean masonry only with a national proprietary cleaning agent (following the manufacturer's instructions) or potable water. SPEC MIX products must be kept dry, covered and protected from weather and other damage.

### SIZES AND EQUIPMENT

SPEC MIX Portland Lime & Sand Mortar is available in 80 lb (36.2 kg) packages for easy hand loading or in 3,000 lb (1,360.7 kg) reusable bulk bags to be used with the various SPEC MIX silo systems. When using the silo system, once the bulk bags of mortar are delivered to the project site, the portable silo is loaded with a jobsite forklift and the product is dispensed into a mechanical batch mixer. (See silo operations manual.)

### MIXING INSTRUCTIONS

**WEAR IMPERVIOUS GLOVES**, such as nitrile.

- Mixing is best accomplished by using a mechanical mixer to ensure optimal workability and performance.
- Use clean, potable water; add the amount of water consistent with optimum workability which provides adequate water to satisfy the initial rate of absorption of the masonry units.
- Mixing times are four to five minutes when using a mechanical batch mixer and should be

### ASTM C 270 PROPERTY SPECIFICATIONS (laboratory prepared)

| Type | Average compressive strength at 28 days, minimum PSI | Water retention, minimum % | Air content, maximum % |
|------|------------------------------------------------------|----------------------------|------------------------|
| M    | 2,500                                                | 75                         | 12                     |
| S    | 1,800                                                | 75                         | 12                     |
| N    | 750                                                  | 75                         | 14*                    |

\* When structural reinforcement is incorporated in cement-lime mortar, the maximum air content shall be 12%

### CSA A179 PROPERTY SPECIFICATIONS (laboratory prepared)

| Type | Minimum compressive strength at 28 days, MPa | Water retention, minimum % | Air content, maximum % |
|------|----------------------------------------------|----------------------------|------------------------|
| M    | 17.5                                         | 70                         | 18                     |
| S    | 12.5                                         | 70                         | 18                     |
| N    | 5                                            | 70                         | 18                     |

### ESTIMATED YIELDS

|                   | 80 lb (36.2 kg) bags | 3,000 lb (1,360.7 kg) bags |
|-------------------|----------------------|----------------------------|
| 4 in Block        | 14 to 16             | 525 to 600                 |
| 6 in Block        | 11 to 13             | 410 to 485                 |
| 8 in Block        | 10 to 12             | 375 to 450                 |
| 10 in Block       | 10 to 12             | 375 to 450                 |
| 12 in Block       | 9 to 11              | 335 to 410                 |
| Modular Brick     | 27 to 33             | 1,035 to 1,285             |
| Queen Sized Brick | 31 to 33             | 1,160 to 1,235             |
| King Sized Brick  | 25 to 27             | 925 to 975                 |
| Utility Brick     | 22 to 24             | 825 to 900                 |

Note: The yields given above are approximate and depend on labor practices, site conditions and design of work. Yields include typical waste. Some areas such as FL, CA, OR, and WA experience higher yields due to construction practices. Please contact your local representative for more specific yield information in your area.

- held consistent from batch to batch.
- Maintain the same mixing procedures to maintain consistency throughout the project.
- Tool mortar joints when the surface is thumb-print hard. Keep tooling times consistent.
- Hand mix mortar only with written approval by the specifier who should outline procedures.
- Use mortar within 2.5 hours after initial mixing.
- Retemper mortar only when mixing water is lost due to evaporation.
- Whenever possible, do not retemper colored SPEC MIX masonry mortars by adding additional water; retempering may affect color consistency.

### LIMITATIONS

SPEC MIX Portland Lime & Sand Mortar should be installed in accordance with the provisions of the local building code and applicable ASTM, TMS, and CSA standards. Good workmanship coupled with proper detailing and design assures durable, functional, watertight construction. Follow proper cold-weather and hot-weather masonry procedures at temperatures below 40 °F (4 °C) or above 100 °F (38 °C) respectively.



### LIMITED WARRANTY

#### IN THE UNITED STATES

**NOTICE:** Obtain the applicable LIMITED WARRANTY at [www.specmix.com/product-warranty](http://www.specmix.com/product-warranty) or send a written request to SPEC MIX, LLC, Five Concourse Parkway, Atlanta, GA 30328, USA.

**AVISO:** Obtenga la GARANTÍA LIMITADA correspondiente en [www.specmix.com/product-warranty](http://www.specmix.com/product-warranty) o envíe una solicitud por escrito a SPEC MIX, LLC, Five Concourse Parkway, Atlanta, GA 30328, USA.

#### IN CANADA

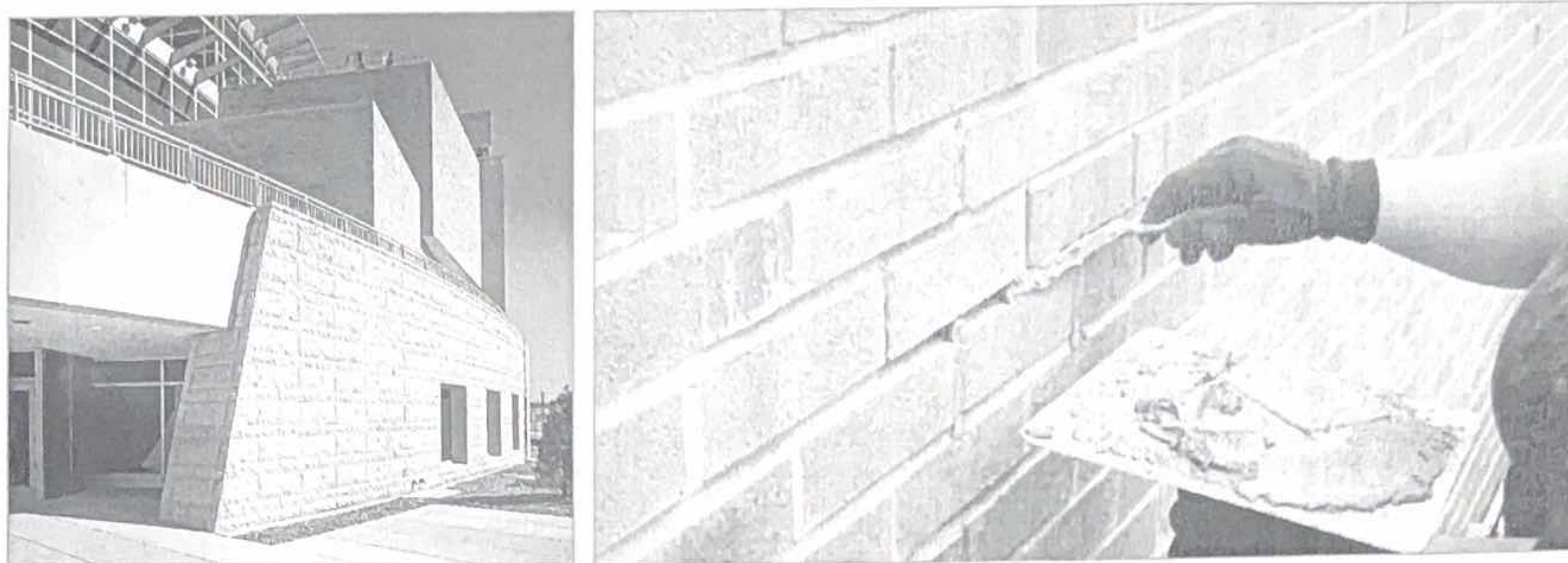
**NOTICE:** Obtain the applicable LIMITED WARRANTY at [www.specmix.com/product-warranty](http://www.specmix.com/product-warranty) or send a written request to SPEC MIX, LLC, Five Concourse Parkway, Atlanta, GA 30328, USA.

**AVIS:** Obtenez la GARANTIE LIMITÉE applicable sur [www.specmix.com/produit-garantie](http://www.specmix.com/produit-garantie). Ou envoyez une demande écrite à SPEC MIX, LLC, Five Concourse Parkway, Atlanta, GA 30328, USA.

### TECHNICAL SUPPORT

- CONTACT YOUR LOCAL SPEC MIX® MANUFACTURER
- VISIT [WWW.SPECMIX.COM](http://WWW.SPECMIX.COM)
- CONTACT SPEC MIX®  
PHONE: 888-733-2649 FAX: 651-454-5315





Aesthetic and structural performance, every project

of finely milled synthetic iron oxides, are limeproof, sunfast, inert, stable and meet or exceed ASTM C979 criteria.

In order to consistently achieve the desired mortar color, SPEC MIX incorporates pigment into the mortar during the factory blending process. Components of the finished product, including the pigments, are individually weighed and are then blended and packaged dry to ensure the colored mortar is consistent from batch to batch. This is the optimal means for quality control since the product is environmentally safe and requires no field measuring. Mix times for SPEC MIX colored mortars are 4–5 minutes.

### Sizes

SPEC MIX masonry mortars and colored mortars are available in 80 pound (36.3 kg) packages for easy hand loading. For increased jobsite efficiency and safety, they are also offered in 3000 pound (1360.8 kg) bulk bags for use with any SPEC MIX material delivery system.

### Colors

SPEC MIX colored masonry mortars cover the full range of the color spectrum: brown, buff, tan, black, yellow, orange, red and white. Each color is custom matched and handled on an individual basis to meet the architect's expectations.

### Benefits

- A state-of-the-art batching process and strict quality control procedures help ensure that the finished product complies to design and specification requirements
- Dried sands eliminate the bulking effect associated with varying degrees of moisture within the aggregate, helping to maintain batch-to-batch consistency
- Portable SPEC MIX silos are available to permit construction in all climates

- Pallets and bulk bag containers are completely reusable and are retrieved when a new load of material is delivered to a site
- Preblended product eliminates shoveling and heavy lifting associated with field mixing

### Limitations

- For best results, mortar type should be correlated with the specific masonry unit to be used
- Bond strength, workability and water retention should be given principal consideration when selecting mortar
- Retempering colored mortar is not recommended
- Colored mortar should be discarded after 2½ hours from the time of initial mixing

## 4. Technical Data

### Applicable Standards

#### American Concrete Institute (ACI)

- ACI 530.1—Building Code Requirements and Specification for Masonry Structures and Related Commentaries

#### American Society for Testing and Materials (ASTM)

- ASTM C91—Standard Specification for Masonry Cement
- ASTM C 1072—Standard Test Method for Measurement of Masonry Flexural Bond Strength
- ASTM C1384—Standard Specification for Admixtures for Masonry Mortars
- ASTM C 514—Standard Test Method for Water Penetration and Leakage Through Masonry
- ASTM E518—Standard Test Methods for Flexural Bond Strength of Masonry
- ASTM C144—Standard Specification for Aggregate for Masonry Mortar





State-of-the-art batching for quality assurance

- ASTM C150—Standard Specification for Portland Cement
- ASTM C207—Standard Specification for Hydrated Lime for Masonry Purposes
- ASTM C270—Standard Specification for Mortar For Unit Masonry
- ASTM C387—Standard Specification for Packaged, Dry, Combined materials for mortar and concrete
- ASTM C595—Standard Specification for Blended Hydraulic Cements
- ASTM C780—Standard Test Method for Preconstruction and Construction Evaluation of Mortars for Plain and Reinforced Unit Masonry
- ASTM C979—Standard Specification for Pigments for Integrally Colored Concrete
- ASTM C1093—Standard for Accreditation for testing agencies for unit masonry
- ASTM C1157—Standard Performance Specification for Hydraulic Cement
- ASTM C1314—Standard Test Method for Compressive Strength of Masonry Prisms
- ASTM C1329—Standard Specification for Mortar Cement
- ASTM C1586—Standard Guide for Quality Assurance of Mortars
- ASTM C1714—Standard Specification for Preblended Dry Mortar Mix for Unit Masonry

International Masonry Industry All-Weather Council (IMIAC) - Recommended Practices and Guide Specification for Hot and Cold Weather Masonry Construction



Patented Mortar Delivery System

### Notes

- Test method C780 is acceptable for preconstruction and construction evaluation of mortars for plain and reinforced unit masonry
- There is no ASTM method for determining the conformance or nonconformance of a field prepared mortar to the property specification of ASTM C270
- Compressive strength values resulting from field tested mortars do not represent the compressive strength of mortar as tested in the laboratory or of the mortar in the wall. Physical properties of field sample mortars should not be used to determine compliance with ASTM C270, which is intended as criteria to determine the acceptance or rejection of the mortar

### Environmental Considerations

Most SPEC MIX products are produced and manufactured with local raw materials that are extracted within 500 miles of the jobsite and meet their respective ASTM standards. Only specially-ordered raw materials can be sourced greater than 500 miles from the project jobsite. Empty bags and wooden pallets are returned to the plant for reuse, reducing landfill impact. SPEC MIX products may contain recycled materials. Use of SPEC MIX products can contribute points toward LEED® project certification.



## 5. Installation

### Preparatory Work

Deliver products in manufacturer's original, unopened, undamaged containers, with identification labels intact. SPEC MIX products are custom packaged to meet specification requirements. Handle and store products according to SPEC MIX recommendations. Keep dry, covered and protected from the weather and other environmental hazards that could cause damage. When stored and protected as recommended, SPEC MIX products have a 9 month shelf life.

Verify that site conditions are acceptable for installation. Do not proceed with installation until unacceptable conditions are corrected.

The mortar type should correlate to the particular masonry unit to be used, as certain mortars are compatible with certain masonry units. The specifier should evaluate the interaction of the mortar type and masonry unit specified. Masonry units with a high initial rate of absorption will have greater compatibility with mortar of high water retention.

The material properties that influence the structural performance of masonry are compressive strength, bond strength and elasticity. Since the compressive strength of masonry mortar is of less importance than bond strength, workability and water retentivity, the latter should be given priority in mortar selection.

Mortar selection should be based on design requirements and with due consideration given to the code and specification provisions affected by the mortar selected.

### Mock-ups

A sample of the proposed product will be provided by the manufacturer for onsite preparation of a sample panel for architectural approval and testing, if required. Preparation of this panel with all materials and systems that will be employed in the final project is imperative. Retain the mock-up or field sample through the completion of the project.

### Methods

#### Mixing Instructions:

1. Use a mechanical batch mixer to ensure homogeneity, workability and good board life.
2. Add the minimum amount of clean, potable water for optimum workability.
3. Mix for five minutes consistently from batch to batch.
4. Tool mortar joints when the surface is thumb-print hard; keep tooling times consistent.
5. Hand mix mortar only with written approval by the specifier who should outline procedures.
6. Use mortar within 2½ hours after initial mixing.
7. Retemper mortar only when mixing water is lost due to evaporation.
8. Do not retemper colored mortar

### Precautions

#### Usage

- Use of a batch type mixer and a mixing time of 4–5 minutes is required for best results
- The finished color should not be analyzed until after 7 days and after specified cleaning procedures have been followed consistent with the mock-up panel
- Uniform color requires consistent material proportioning
- Maintain uniform mix times and water addition rates
- Tool mortar joints when surface is thumbprint hard and keep tooling time consistent
- Do not strike joints too early or too late, as the color will not remain consistent with the mock-up panel
- Retempering colored mortar by adding additional water is not recommended
- Hand mixing of the mortar should be permitted only with the written approval of the specifier, who should outline hand-mixing procedures
- Mortar should be cured a minimum of 28 days
- When using water in the cleaning procedures, use potable water only
- Do not clean colored mortar with muriatic acid

#### Safety

**IMPORTANT! READ BEFORE USING. WEAR IMPERVIOUS GLOVES, such as nitrile.**

**WARNING: CAN CAUSE SERIOUS INJURY TO SKIN AND EYES.** This product contains Portland cement. Contact with freshly mixed product can cause severe burns. Avoid direct contact with skin and eyes. If this product should contact eyes, immediately flush with water for at least 15 minutes and consult a physician. For skin exposure, wash promptly with plenty of soap and water. Remove soaked clothing promptly. If this product burns your skin, see a physician immediately. This product may contain silica. Silica dust if inhaled may cause respiratory or other health problems. Prolonged inhalation may cause delayed lung injury, including silicosis and possibly cancer. A N95 approved dust mask, eye protection and rubber boots and gloves are recommended when using this product. Safety Data Sheets can be viewed online at [www.specmix.com](http://www.specmix.com)

**KEEP OUT OF REACH OF CHILDREN WARNING:** This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm.

#### Building Codes

Current data concerning building code requirements and product compliance may be obtained from SPEC MIX technical support specialists. Installation and use of SPEC MIX products must comply with the requirements of applicable local, state and national code jurisdictions.



## 6. Availability & Cost

### Availability

SPEC MIX products are produced locally across the United States and Canada, using high tech blending equipment and following strict quality control procedures to meet project specifications, contractor expectations and applicable ASTM standards. SPEC MIX masonry mortars and SPEC MIX silo delivery systems are available nationally, with local distribution to every major U.S. and Canadian market. Contact SPEC MIX, Inc., for information or visit [www.specmix.com/locator](http://www.specmix.com/locator) to locate a local representative.

### Cost

Market pricing and installed cost information may be obtained from a local SPEC MIX representative.

## 7. Warranty

### Limited WARRANTY

SPEC MIX, Inc. warrants this product to be of merchantable quality when used or applied in accordance with the instructions hereon. This product is not warranted as suitable for any purpose or use other than the general purpose for which it is intended. Liability under this warranty is LIMITED to the replacement of its product (as purchased) if found to be defective, or at the shipping company's option, to refund the purchase price. In the event of a claim under this warranty, notice must be given to SPEC MIX, Inc. in writing at: One Securities Centre, 3490 Piedmont Road, Suite 1300, Atlanta, GA 30305. THIS LIMITED WARRANTY IS ISSUED AND ACCEPTED IN LIEU OF ALL OTHER EXPRESS WARRANTIES AND EXPRESSLY EXCLUDES LIABILITY FOR CONSEQUENTIAL DAMAGES.

## 8. Maintenance

Properly mixed and installed masonry units and mortar require little maintenance. Depending on service conditions, masonry walls may require periodic cleaning and tuck-pointing. Clean masonry with potable water only. Do not use muriatic acid to clean colored mortar.

## 9. Technical Services

SPEC MIX is produced under strict manufacturing standards and complete quality control is in effect with each batch. A digital printout displaying the proper proportions per batch may be kept as a permanent record and produced if requested. Only SPEC MIX offers this lab controlled production system for preblended masonry materials on a national basis. Contact SPEC MIX, Inc., or a local SPEC MIX representative for information.

## 10. Filing Systems

- Additional product information is available from the manufacturer upon request



## New Project 633

| Make-up Name | Visible Light |                            |                      | Ultraviolet                  | Solar Energy  |             |                                    |                          |                          | Thermal Properties  |                             | Light to Solar Gain (LSG) |
|--------------|---------------|----------------------------|----------------------|------------------------------|---------------|-------------|------------------------------------|--------------------------|--------------------------|---------------------|-----------------------------|---------------------------|
|              | Transmittance | Reflectance                |                      | Trans UV (τ <sub>UV</sub> %) | Transmittance | Reflectance | Solar Heat Gain Coefficient (SHGC) | Shading Coefficient (sc) | Relative Heat Gain (RHG) | U-Value             |                             |                           |
|              |               | Visible (τ <sub>V</sub> %) | ρ <sub>V</sub> % out |                              |               |             |                                    |                          |                          | ρ <sub>V</sub> % in | Winter Night (Btu/hr-ft²·F) |                           |
| Make-up 01   | 68            | 11                         | 12                   | 30.2                         | 33            | 33          | 0.38                               | 0.43                     | 90                       | 0.293               | 0.275                       | 1.80                      |

Calculation Standard: NFRC 2010



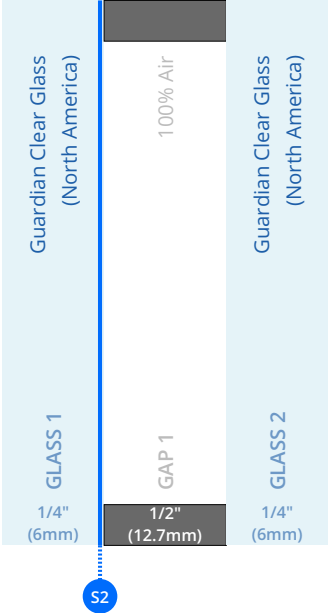
Total Unit (Nominal):  
1 in

Glazing Weight:  
5.75 lb/ft<sup>2</sup>

Slope: 90°

Outdoors

Indoors



Coatings

**S2 SURFACE 2 COATING** SunGuard® SN 68 (North America)

### Important Notes

Calculations and terms in this report are based on NFRC 2010. The performance values shown above represent nominal values for the center of glass with no spacer system or framing.

Embodied CO<sub>2</sub> [eq. kg/m<sup>2</sup>] A1-A3 is estimated based on material Embodied Carbon Factor (ECF), derived from Guardian Glass Regional third-party independently verified and published / current Environmental Product Declarations (EPDs) which are produced to EN 15804 and are compliant with the requirements of ISO 14044, the International Life Cycle Assessment (LCA) standard, and ISO 14025 and ISO 21930, the international standards covering EPD for construction products. The A1-A3 ECF is an estimate of the embodied carbon due to production of that material, taking into account an average value of glass production thickness. The resulting material value should then be multiplied by the square area of glazing to provide an estimate of embodied carbon of the material at the project scale. Embodied CO<sub>2</sub> estimates provided by Guardian represent only values associated with the glass components manufactured by Guardian. The estimated values do not represent in any way a plant-specific and/or product specific guarantee.

### Laminated products:

The Performance Calculator allows the user to model a wide variety of laminated glass makeups using different float glass substrates, coatings and interlayer material, including those makeups where the coating faces the interlayer. It is the user's



responsibility to assess whether the laminated glass makeup meets relevant regional standards and complies with applicable laminated glass safety regulations.

In addition, when the laminated glass makeup includes a coating facing the interlayer material, there may be a loss of thermal insulation performance and a color change compared to non-embedded coated glass.

## Non-specular products (translucent or diffuse):

The performance measurement for non-specular (translucent or diffuse) materials such as translucent interlayers or acid etched glass surface, or surface with ceramic frit is limited by the current experimental technologies. Since measurements capture physically only a part of the resulting radiation, calculated performance results provided herein and based on such measurements are not compliant with any standard (including EN 410) and may only be used as a general reference. Actual values may vary significantly based upon exact fabrication process, as well as type, thickness and color of used non-specular material.

Please note that the Thermal Stress Guideline is only a general guide to the thermal safety of a glazing, and it is not a replacement for detailed thermal stress analysis.

## Explanation of Terms

**Visible Light Transmittance (Tv, %)** is the percentage of incident light in the wavelength range of 380 nm to 780 nm that is transmitted by the glass.

**Ultraviolet (UV) Transmittance (Tuv, %)** is the percentage of the incident solar radiation transmitted by the glazing in the 300 nm to 380 nm range.

**Solar Energy Direct Transmittance (Te, %)** is the percentage of incident solar energy in the wavelength range of 300 nm to 2500 nm that is directly transmitted by the glass.

**Visible Light Reflectance Outdoors/Indoor (Rv out/in, %)** is the percentage of incident visible light directly reflected by the glass.

**Solar Direct Reflectance Outdoors/Indoors (Re out/in, %)** is the percentage of incident solar energy directly reflected by the glass.

**Solar Energy Absorptance (Ae, %)** is the percentage of the sun's energy that is absorbed by glass.

**U-Value** is the glazing parameter that characterizes the heat transfer through the central part of the glazing, i.e. without edge effects, and expresses the steady-state density of heat transfer rate per temperature difference between the environmental temperatures on each side. US Standard units are Btu/hr·ft²·F and SI / Metric units are W/m² K.

**Relative Heat Gain (RHG)** is the total net heat gain to the indoors due to both the air-to-air thermal conductance and the solar heat gain. US Standard units are Btu/hr.ft² and SI / Metric units are W/m².

**Shading Coefficient (sc)** is Solar Factor divided by 0.87. It is a measure of the solar heat gain referenced to 3 mm clear glass which has the designated value of 1.00.

**Solar Heat Gain Coefficient (SHGC)** is the sum of the solar direct transmittance and the secondary heat transfer factor of the glazing towards the inside, the latter resulting from heat transfer by convection and longwave IR-radiation of that part of the incident solar radiation which has been absorbed by the glazing.

**Light-to-Solar Gain (LSG)** is the ratio of visible light gain to solar gain.  $LSG = (Visible\ Transmittance) / (SHGC)$

**Color Rendering Index in transmission, D65 (Ra)** is the change in color of an object as a result of the light being transmitted by the glass.

**Weighted Sound Reduction Index (Rw)** is a single-number quantity which characterizes the airborne sound insulation of a material or building element over a range of frequencies.

**Sound Transmission Class (STC)** is a single-number quantity which characterizes the airborne sound insulation of a material or building element over a range of frequencies.

## Disclaimer for Acoustic Performance

**Disclaimer for Acoustic Performance:** The acoustic performance data provided in the reports is based on a test protocol or an estimation and may be used if user actual glazing is identical to input data described herein. Acoustic performance data herein is only applicable for glazing dimensions 1,23 m x 1,48 m (as per testing standard). Estimation of acoustic performance is based on component-similarity assumptions which are derived from measured data and interpolation to expand the database of values from test protocols. Due to inherent variations in acoustic performance when testing in accordance with EN ISO 10140-3/EN ISO 10140-2, some variation in the calculated performance can also be expected. As such, the weighted performance,  $R_w$ , and adaptation terms, C and Ctr, should typically be considered to be accurate within  $\pm 2$  dB. However, wider deviations can occur. Actual performance may vary according to the glazing dimensions, frame system, noise sources and many other parameters. The acoustic performance data herein should not be used as a substitute for tests of actual glazing. For more information, please consult Assumptions and Terminology section in Guardian Acoustic Assistant.

By accessing this calculator, you agree not to alter or modify the generated report data and information, by any means. Any manual alteration will be your own responsibility and will annul all the content of the report.

#### Disclaimer

This performance analysis is provided for the limited purpose of assisting the user in evaluating the performance of the glass products identified on this report. Spectral data for products manufactured by Guardian reflect nominal values derived from typical production samples or CE Initial Type Testing and subject to variations due to manufacturing and calculation tolerances. Spectral data for products not manufactured by Guardian were derived from the LBNL International Glazing Database and have not been independently verified by Guardian. Guardian recommends a full-size mock-up be approved. The values provided herein are generated according to established engineering practices and applicable calculation standards. Many factors may affect glazing characteristics, including glass size, building orientation, shading, wind speed, type of installation, production process and others. The applicability and results of the analysis are directly related to user inputs and any changes in actual conditions can have a significant effect on the results. It is the responsibility of the users of the analysis to ensure that the intended application is appropriate and complies with all relevant laws, regulations, standards, codes of practices, processing guidelines and other requirements. Guardian makes no guarantee that any glazing modeled herein is available from Guardian or any other manufacturer. The user has the responsibility to check with the manufacturer regarding availability of any glass type or make-up.

All the HT/T coatings must undergo heat treatment. The specified values for these coatings are valid only once the heat treatment process has been completed.

While Guardian has made a good faith effort to verify the reliability of the tools used for this analysis, they may contain unknown programming errors that could result in inaccurate results. The user assumes all risk relating to the results provided and is solely responsible for selection of appropriate products for user's application. Guardian makes no express or implied warranty of any kind with respect to the tools used by Guardian and this analysis. There are no warranties of merchantability, non-infringement or fitness for a particular purpose with respect to the tools used by Guardian and this analysis and no warranty shall be implied by operation of law or otherwise. The only warranties applicable to Guardian products are those separately provided in writing for each product. In no event shall Guardian be liable for direct, indirect, special, consequential or incidental damages of any kind relating to or resulting from use of Guardian tools and analyses. Trademarks owned by Guardian Industries, LLC and/or its affiliates may be registered in the United States and other jurisdictions. All other trademarks are property of their respective owners.

User hereby represents and warrants that it is the rightful owner of all intellectual property rights (the "IP Rights") in and to any logos, images, or trademarks user uploads for application in the Guardian Performance Calculator output report. User agrees to indemnify, defend and hold harmless Guardian Industries, LLC and its affiliates, directors, officers, employees, and agents from and against any and all losses, damages, liabilities, claims, demands, suits, judgments, settlements, costs and expenses (including reasonable attorneys' fees and costs) arising out of or in connection with any third-party claim or action that the use of such logos, images or trademarks infringe or misappropriate any other third-party IP Rights. By using a logo, image or trademark, user acknowledges and accepts the terms of this disclaimer and agrees to comply with all applicable laws and regulations governing the use of the logo, image, or trademark.

By accessing this calculator, you agree not to alter or modify the generated report data and information, by any means. Any manual alteration will be your own responsibility and will annul all the content of the report.

Program Version: 4.1.0.9850  
Database Version: 20250107



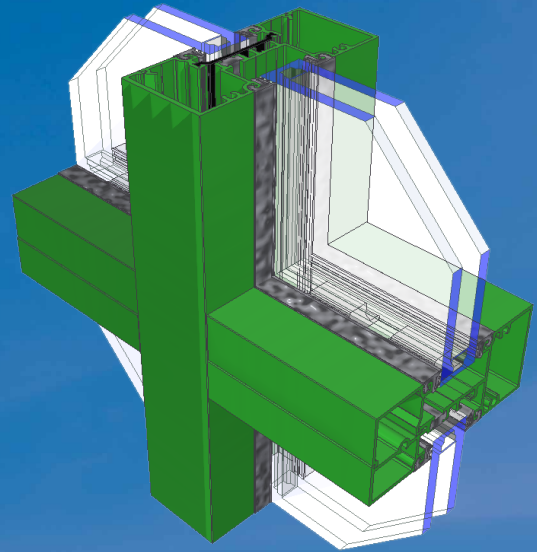
## T14000 Series Storefront

*Single cavity pour and debridge thermal barrier*

For optimal strength and thermal performance, use Tubelite's 14000 Series Storefront Framing, a flush-glazed system for use on storefront and low-rise applications. Framing is available in standard single cavity pour and debridge thermal barrier members with 2" x 4-1/2" profiles for use with glass or panels up to 1-1/8" thick. Extra-heavy intermediate verticals are available for high performance against strong windloads.

Reduce project labor costs with the flexibility of inside or outside glazing. Members can be assembled using screw spline or clip joinery. Our redesigned storefront systems are based on #12 screw fasteners which greatly decrease rework in the field. Framing is compatible with Tubelite Narrow, Medium and Wide Stile Doors.

Our 14000 Series Storefront products are subjected to thorough testing by an independent laboratory, ensuring that you get the highest quality storefront framing products that the industry has to offer.



**Standard Medium  
Stile Entrances**



**200 Series  
Curtainwall**

**ALSO  
USED  
WITH**

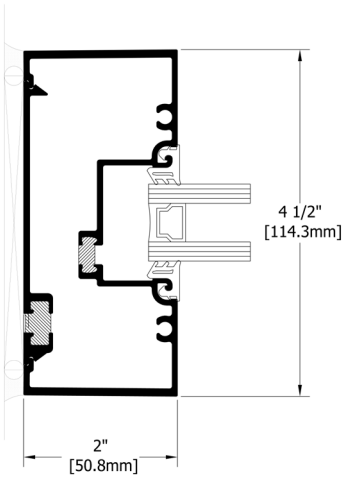


Wendy's, Cemetery Road, Hilliard, OH

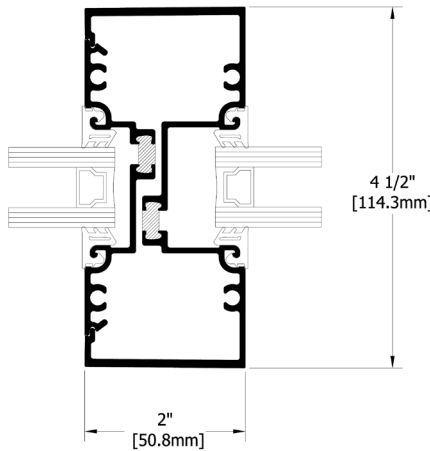
**TUBELITE<sup>®</sup>**  
DEPENDABLE

# T14000 Series Storefront

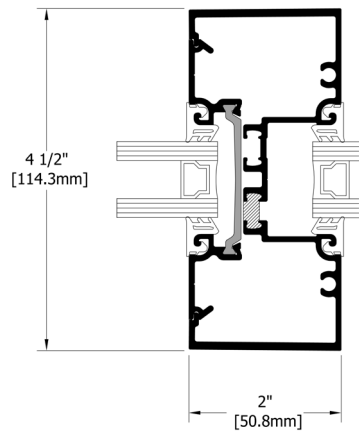
Single cavity pour and debridge thermal barrier



Standard Jamb



Standard Vertical



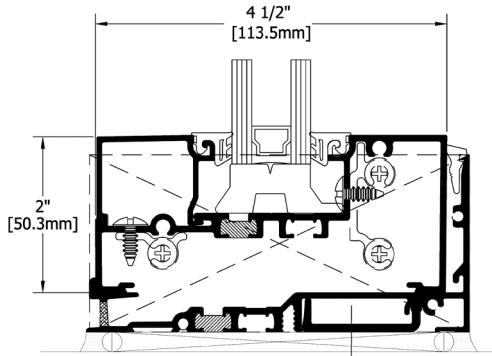
Optional Vertical

### System Features:

- Standard 2" (50.8mm) sight-line on verticals and horizontals
- 4-1/2" (114.3mm) system depth
- Single cavity pour and debridge thermal barrier
- EPDM roll in gaskets for 1" glass or panel thickness, standard
- Glass centered in the system depth
- #12 screw construction

### Optional Features:

- Screw-spline or shear block connections
- Steel reinforcing if required
- Easily integrates with standard or thermal doors , operable vent windows & sun shades
- A wide variety of standard anodized and painted colors are available to complement any project with warranted protection, as well as street appeal.
- Curved Headers



Standard Sill

### T14000 Series Product Specifications

**Application:** Low-rise commercial buildings: retail, office, healthcare, schools, etc.

**Description:** 2" x 4-1/2" center set, outside or inside flush glazed storefront

| Face Width: | System Depth: | Glass:                    | Air Infiltration:           | Water Infiltration:                 | Structural:                          | CRF:                                           | U-Factor**:                                  | Acoustic:         |
|-------------|---------------|---------------------------|-----------------------------|-------------------------------------|--------------------------------------|------------------------------------------------|----------------------------------------------|-------------------|
| 2"          | 4-1/2"        | 1" std<br>(1/8" – 1-1/8") | 0.06 CFM/Ft.2<br>@ 6.24 PSF | 12 PSF – Static<br>12 PSF – Dynamic | 30 PSF – Design<br>45 PSF – Overload | T (Thermal)<br>71 <sub>f</sub> 73 <sub>g</sub> | 0.32 - Thermally Broken<br>(Strutted Filler) | STC 31<br>OITC 25 |

\*\* U-Factor per AAMA 1503-09: COG = 0.24.

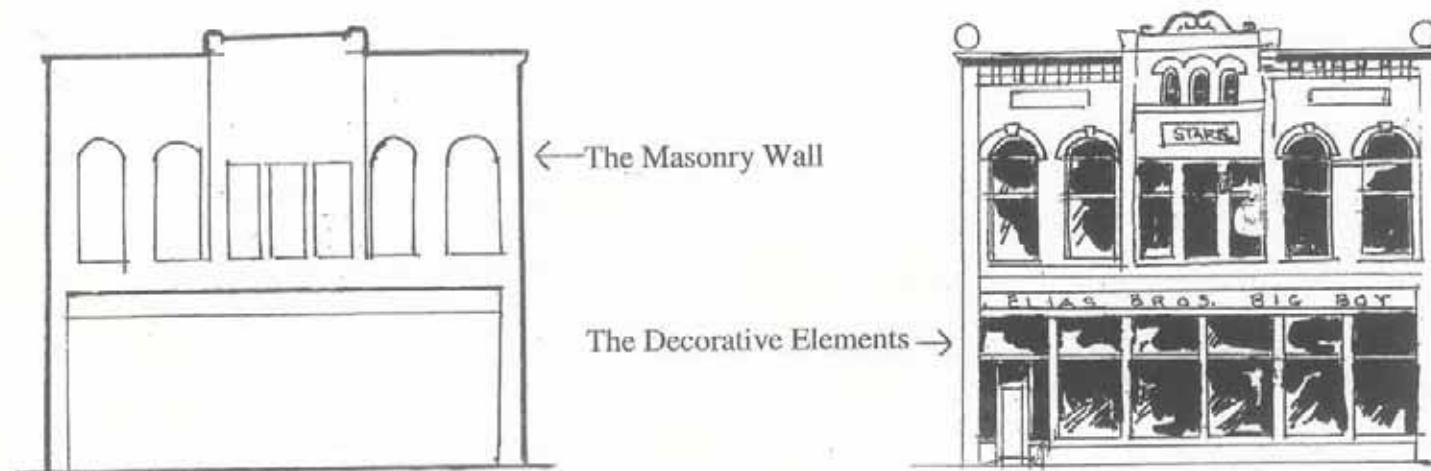
Glass Makeup: 1" IGU – 1/4" SNX62/27 #2, 1/2" Argon with warm edge spacer, 1/4" clear

DISCLAIMER: Tubelite takes no responsibility for product selection or application, including, but not limited to, compliance with building codes, safety codes, laws, merchantability or fitness for a particular purpose; and further disclaims all liability for the use, in whole or in part, of this Technical Guide in preparation of project specifications and/or other documents. Technical Guides are subject to change at any time, without notice, and at Tubelite's sole discretion. ©2024 Tubelite

11052024



## Façade Change as Evolution



Facades change over time; this is natural, inevitable and often desirable. The goal of these standards, as they relate to older historic buildings, is not to prevent change, nor is it necessary to return a façade to its original appearance. Rather the goal is to encourage sensitive and appropriate change when renovation occurs.

When it was constructed the typical downtown building façade exhibited some basic inherent qualities: 1) an architectural style characterized by its decoration; 2) certain construction materials; and 3) a unified visual composition in which the parts looked related.

These qualities came together to create a visual resource. *Sensitive change* accepts these façade qualities and builds on them. The result is a harmonious blend of changes and existing elements. *Insensitive change*, on the other hand, ignores and often negates the qualities of the original resource. The result is an unnecessary clash between new and old as the drawing below illustrates.



# Historic Architectural Façade Design

---

## Design Objectives:

Reinforce a sense of historical continuity

Reinforce the unique character of the City of Davenport

Encourage architectural excellence

Require the use of quality building materials

## Discussion:

The human scale, high-quality materials and architectural detailing of older building add interest and identity to the downtown environment. Whenever possible, examples of the downtown's traditional commercial, civic and residential architecture should be preserved, renovated and where necessary adapted to new uses.

The renovation and adaptive use of attractive, historic buildings helps create a positive climate for reinvestment and regeneration by strengthening the downtown's market appeal. Renovation of deteriorated buildings, vacant or poorly modernized storefronts helps the downtown overcome any image it may present of neglect and decline, also the renovation of highly visible older buildings can spark regeneration momentum and create an image of change and renewal. Older historic buildings are also useful in that their lower rents allow them to serve as small business incubators. They are also more prone than new structures to develop into the unique shops, restaurants and other uses that bring life to a downtown.



The existing downtown built environment is a product of an evolution that began with the construction of the first building and has continued until the present. The result is a city that is one part Victorian "main street" and one part "big city downtown". The Victorian portions of the downtown generally consists of older historic buildings constructed between 1850 and 1910 (with some exceptions being as late as the 1930's and 1940's), establishes the main form of the downtown. Building heights for these structures typically range between two and four stories. Although built in many sizes, shapes and architectural styles these facades are very similar.

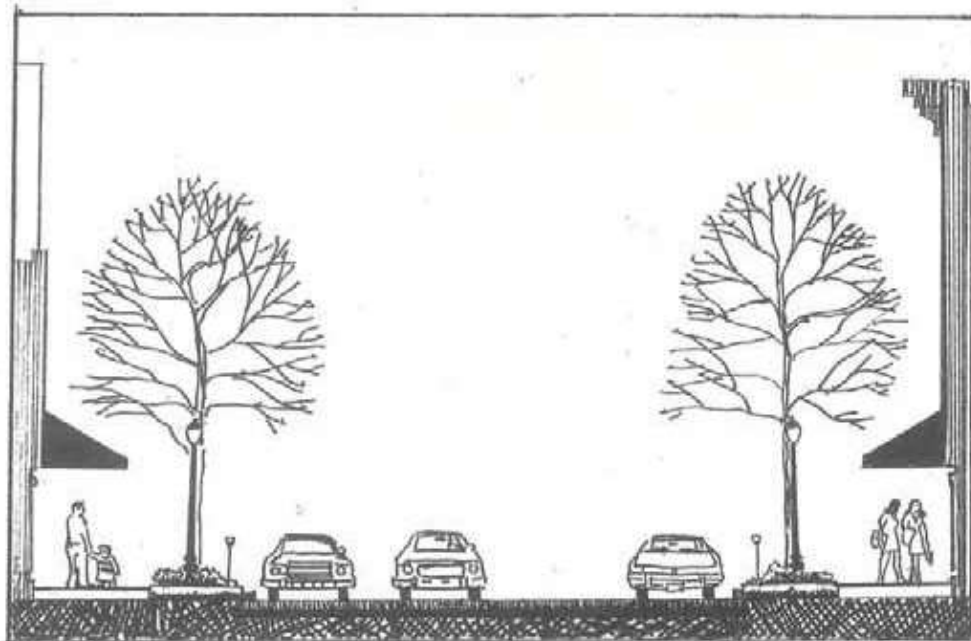
As facades of this type lined both sides of most downtown streets they formed strong blocks, marked by a rhythm of repeating parts. Because it was composed of similar facades, the block had a consistent, organized and coordinated appearance. Facades were related to each other through compatibility in height, width, setback, proportion, proportions of openings, roof forms, composition, rhythm, materials and colors.

In the downtown's main business core buildings can be much taller and more monumental. Beginning with the construction of the Hotel Davenport in 1907, downtown Davenport also began to see the kind of monumental architecture that one might more commonly associate with a much larger city such as a Chicago or a St. Louis. Other structures that followed in this pattern include the Putnam and Parker Buildings (constructed in 1910 and 1920 respectively), the Kahl Building built in 1920, the First National Bank Building in 1923 (now U.S. Bank), the American Commercial and Savings Bank (Davenport Bank Building currently the Wells Fargo Bank Building) built in 1927, the Union Savings Bank and Trust constructed in 1930 (now, the Union Arcade Building), the Mississippi Hotel and RKO Orpheum Theatre in 1931 and finally the Blackhawk Hotel built in 1935. These structures, while often being much taller than their Victorian counterparts still maintained a sense of rhythm and enclosure as they were all constructed immediately behind the sidewalk. Other attributes of downtown architecture that these buildings continued was the use of quality construction materials and rich architectural detailing. (There have been further waves of downtown construction and development. It is the intent of this chapter, however, to focus on structures constructed prior to 1950).

It is the intention of this chapter of these guidelines:

- to strengthen the architectural integrity and design unity of individual facades;
- to create storefronts that add interest, activity, and comfort to the street environment;
- to emphasize compatibility in design, materials and colors to make adjacent buildings appear to the viewer as one unit.

To create a unified block face and organize the variety of architectural styles and details of any given street over time, there must be an understanding of the historic building's design framework. Information regarding the recognition of that framework follows.



One of the most important features of the downtown streetscape is its sense of containment. The facades of the buildings create, what is in effect, an outdoor room, filled with activity.



City of Davenport

Department: Development & Neighborhood Services  
Contact Info: Matt Werderitch | 563-888-2221

**Action / Date**  
**1/27/2025**

Subject:

Case DR25-05: Request for Design Review, C-D Downtown Zoning District; Exterior improvements at 502 East 4th Street. Jeffrey Grabau, petitioner. [Ward 3]

Recommendation:

Staff recommends the following project components in Case DR25-05 be approved in accordance with the submitted work write up and materials:

1. Complete removal of the existing concrete block retaining wall.
2. Construction of a new retaining wall using decorative limestone block.
3. Install black metal hand railing above wall.

Staff recommend approval to restore brick on the building and remove paint, subject to the following condition:

1. The cleaning of masonry surfaces shall be performed using the gentlest method possible. Sandblasting is prohibited.

Staff recommend further discussion regarding the following items:

1. Reside lower garage.
2. Install exterior lighting.

Background:

**Project History:**

The former property owner at 502 East 4th Street installed a wall composed of concrete blocks in 2022 without permits or Design Review Board approval. To rectify the existing wall for compliance with building codes and design standards, an application was submitted to the Design Review Board for consideration at its August 22, 2022 meeting. The scope of work included the following:

1. Modify existing concrete block retaining wall.
2. Add drainage and backfill.
3. Compact retaining wall to grade.
4. Pour patio top in exposed aggregate.
5. Add brick veneer to front of retaining wall.
6. Install a concrete stairway to East 4th Street.
7. Install a black steel railing for patio and stairs.

The Design Review Board approved the project, subject to the following conditions:

1. The plans shall be stamped by a licensed engineer and approved by the City's Building Department prior to construction.
2. The proposed brick veneer shall be reviewed and approved by City staff to ensure the color, texture, and scale match the existing red brick structure at 502 East 4th Street.

Ultimately, the applicant did not proceed forward with the project and the wall remains in its current condition. Approval from the Design Review Board is valid for a period of one year.

**New Request:**

Staff received a new application outlining the following scope of work:

1. Complete removal of the existing concrete block retaining wall.
2. Construction of a new retaining wall using decorative limestone block.
3. Install black metal hand railing above wall.
4. Restore brick on the building and remove paint.
5. Reside lower garage.
6. Install exterior lighting.

A rendering has been submitted by the applicant detailing the proposed changes. East 4th Street, from LeClaire Street to River Drive, is not a pedestrian friendly environment. However, with the construction of Federal Pointe Apartments and the new YMCA sport courts, this corridor is poised for revitalization and an increase in foot traffic. Therefore, it is important the new retaining wall and patio incorporate high quality building materials.

Since the existing wall was constructed without permits, staff are supportive of the request to remove the concrete blocks. Unlike the current wall, the replacement limestone wall will be permitted for conformance with building and engineering codes. The limestone also compliments the stone base of the commercial building. A new staircase will be placed adjacent to the brick building to provide access down to the sidewalk along East 4th Street. Staff are supportive of the proposed black metal railing.

According to the Scott County Assessor's Office, the existing building was constructed in 1875. Removing the blue/green paint color from the brick will be more sympathetic to the historic character of the building. Given the age of the brick, staff recommend against sandblasting to remove the paint. Sandblasting can cause further damage to the bricks. Rather, the contractor should start with the gentlest method possible. Harsh cleaning techniques can cause irreversible damage to the delicate surface of historic masonry. Staff also advise tuckpointing the masonry façade with appropriate mortar.

According to the work write-up and rendering, the applicant intends to reside the existing garage to compliment the red brick building. Additional details on the type of siding material have not yet been provided. The garage is currently sided with a light grey vinyl material. While staff typically does not support vinyl siding in the downtown, residing with vinyl would maintain the status quo.

Furthermore, the applicant references exterior lighting. It is unclear the type, style, and location



of lighting proposed. Additional details are required on lighting before approval.

Pending approval from the Design Review Board, a licensed engineer must stamp the plan set ensuring compliance with building codes. The applicant can then work with the City's Building Department to obtain necessary permits.

The following Downtown Design Objectives apply to new construction:

1. Reinforce a sense of historical continuity
2. Encourage compactness
3. Encourage a diversity of uses and activities
4. Encourage public and private investment in the future of downtown Davenport
5. Reinforce the unique character of the City of Davenport
6. Require the use of quality building materials
7. Create an economically vibrant downtown

Attachments:

1. Application
2. Downtown Design Guidelines: Historic Architectural Facade Design
3. Downtown Design Guidelines: Building New



**CITY OF DAVENPORT**  
Development & Neighborhood  
Services – Planning  
1200 E. 46<sup>th</sup> St  
Davenport, IA 52807

**Office** 563.326.6198  
planning@davenportiowa.com

APPLICATION FOR  
**DESIGN REVIEW**

**DESIGN REVIEW BOARD**

| APPLICANT INFORMATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| Applicant Name   Company Name<br><b>Jeffrey Grabau</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>REVIEW DISTRICT</b><br>Downtown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>SUBMITTAL DATE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>MEETING DATE</b> |
| Address<br><b>2430 Telegraph Road</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>SITE ADDRESS &amp; PARCEL OR LOCATION DESCRIPTION</b><br><b>502 E 4th Steet Davenport, Iowa F0063-21</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                     |
| City   State   Zip<br><b>Davenport, IA, 52804</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>BRIEF OVERVIEW OF THE PROJECT</b> (not a scope of work)<br>Remove current block and replace with decorative limestone block. Restore brick on building and remove paint. Install black metal hand railing. Reside lower garage (all per rendering). Install exterior lighting.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                     |
| Phone<br><b>(309) 314-7810</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>APPLICABILITY</b> (PRIOR TO ANY WORK, APPROVAL IS REQUIRED)<br><b>Design Review Applications must be completed and approved PRIOR to the commencement of the following types of work:</b> <ul style="list-style-type: none"><li>• New construction or an alteration to an exterior of a structure where changes are visible from the public right-of-way</li><li>• New parking lots, fencing/walls, landscaping, or alterations of</li><li>• Sign installation or alteration</li><li>• Streetscaping element installation within the public right-of-way</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                     |
| Secondary Phone<br><b>(319) 693-3332</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                     |
| E-Mail Address<br><b>jenni4jeanne@yahoo.com</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                     |
| <b>Acceptance of Applicant</b><br>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.<br><br>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.<br><br>By checking this box and typing my name below, <input checked="" type="checkbox"/> I am electronically signing this application.<br><br><b>Jeffrey Grabau</b> <b>1/16/2025</b><br>Type Applicant's Name here to serve as a signature Date |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>ALL SUBMITTALS SHALL INCLUDE:</b><br><br>Full Scope of Work (SOW) attached as a .PDF <input type="checkbox"/><br>all work & materials shall be described & itemized/listed in detail<br>Digital photos of existing building/sign elevations/façades <input checked="" type="checkbox"/><br><br>Proposed color building/sign elevations to scale <input checked="" type="checkbox"/><br>rendering as proposed & depicted on existing building/signs<br>Material specifications: type, dimensions, & color <input type="checkbox"/><br><b>MINOR &amp; MAJOR ADDITIONS, SITE IMPROVEMENTS, &amp; NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*:</b><br>Dimensioned Site Plan (proposed & existing buildings/site items) <input type="checkbox"/><br>Landscape Plan <input type="checkbox"/><br>Grading Plan with 2 foot intervals (if needed) <input type="checkbox"/><br>Storage & Mechanical Screening shall be shown <input type="checkbox"/><br><small>* Major Additions &amp; New Buildings may require more extensive information</small> |                     |
| <b>DEVELOPMENT TEAM</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Application Fee: NONE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                     |
| <b>Property Owner</b><br><b>Jeffrey Grabau (Graceland Properties)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Formal Procedure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                     |
| Address<br><b>2430 Telegraph Road Davenport Iowa 52804</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | (1) Application: <ul style="list-style-type: none"><li>• Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.</li><li>• 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></li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                       |                     |
| Phone<br><b>(309) 314-7810</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Secondary Phone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | (2) Scope of Board's Consideration: <ul style="list-style-type: none"><li>• Only work described in the application may be approved.</li><li>• 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.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                     |
| E-Mail Address<br><b>jenni4jeanne@yahoo.com</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | (3) Post Board Ruling: <ul style="list-style-type: none"><li>• 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.</li><li>• 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.</li><li>• 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.</li></ul> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                     |
| <b>Project Manager/Other</b><br><b>Jennifer Grabau</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                     |
| Address<br><b>2430 Telegraph Road</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                     |
| Phone<br><b>(319) 693-3332</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Secondary Phone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                     |
| E-Mail Address<br><b>jenni4jeanne@yahoo.com</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Submit this form with attachments to: <a href="mailto:planning@davenportiowa.com">planning@davenportiowa.com</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                     |









E 4TH  
ONE WAY

FOPS  
FIRST OREGON POST OFFICE

802





Construction Contract  
1/17/2025

FOPS  
502 E. 4th St.  
Davenport, IA 52801

Dear FOPS,

Thank you for the opportunity to submit the following quotation. Listed below is a complete breakdown of the scope of work.

**Scope of Work:**

**Preparation/Finish - \$3,500.00**

- Mobilization & Material Deliveries
- Excavate and dispose of existing retaining wall

**Retaining Wall - \$31,100.00**

- Retaining wall will be approximately 6' tall, 85 LF - Northern Trail Outcropping
- Compact sub-base, 3375 lbf.
- Install 6" base, 3/4" down gravel
- 5-6 rows of block will be stacked running 1/2 bond, drain pipe & 3 layers Geo-Grid

**Additional Options:**

1. Substitute Northern Trail Outcropping for RECON stone + \$1,700.00 \_\_\_\_\_
2. Install commercial fabric, 2" River Rock along East side of garage + \$3,100.00 \_\_\_\_\_

**Total Investment: \$34,600.00 + Additional Options**

**PROGRESS PAYMENTS**

- Deposit with signed contract - \$1,000.00
- Progress payment: Work is started on site - \$25,000.00
- Final Payment due upon Completion & Final walkthrough - \$8,600.00

Start Date : TBD

End Date: 5 days weather permitting



**Terms & Conditions:**

1. **Parties:** This Agreement is entered into as of the date set forth on the Service Proposal between Creative Outdoors LLC (hereinafter referred to as "Creative Outdoors", "Contractor", "we", or "us") and Customer, whose name and address is set forth on the Proposal.
2. If more materials are needed, sf or cost per item will be re-measured and multiplied by amount charged.
3. Creative Outdoors LLC stands behind all their work , if any problems with install come up contact us.
4. Creative Outdoors LLC offers a 3 year warranty on all craftsmanship of paver work.
5. Both parties are entitled to a filled out copy of agreement, signed by the customer and contractor.
6. By signing, the homeowner agrees to everything stated in this contract.
7. If not stated in the contract, it is not included.
8. Excess material is the property of Creative Outdoors LLC.
9. Creative Outdoors LLC is not responsible for any weeds after install. Weedblock is not a guarantee.
10. Creative Outdoors LLC does not warranty concrete (Cracks or Chips), polymeric sand, lighting fixtures or plant material.
11. **General Provisions:** Creative Outdoors LLC shall perform the work set forth on the Contract at the address listed on the Proposal on the following terms and conditions. By signing this Agreement, Customer represents that he or she is duly authorized to do so and has the requisite authority to authorize work to be performed on the property set forth on the Proposal. Customer's billing address is as listed on the proposal. Acceptance of this Proposal constitutes acceptance of these Terms and Conditions and represents a binding contract between the parties (the Proposal and these Terms and Conditions collectively, this "Agreement").
12. **Limitation of Liability; Waiver; Indemnification:** Contractor will exercise reasonable care to avoid damage to pavement, curbs, trees, shrubs, and all other property while providing services. Contractor is not responsible, and disclaims any liability for: (A) any damage to landscaping/other property caused by the piling of snow; (B) damage to property or landscaping that is snow-covered or otherwise concealed or not visible in any respect; (C) damage to trees, shrubs, sidewalks, or other areas that are not reasonably delineated or visible due to snow accumulation; (D) any damage caused by unforeseen and/or unknown circumstances (including, but not limited to, limited visibility); (E) any unknown objects under the existing grades that could potentially impede any installation or change a design; and (F) any unknown items damaged or destroyed during excavation or digging during any project. Contractor cannot predict how soils will compact or settle over time. Contractor disclaims all responsibility and liability for any soil compacting or settling issues. Customer waives all claims against Contractor arising out of or related to any damages described in this paragraph.
13. Contractor will install all pools and all pool-related items (including, but not limited to, diving boards, water jets, and rock features), landscaping, hardscape, water features, and other construction as set forth in Customer's design, if any, and the Proposal, all in accordance with applicable manufacturer specifications and requirements. Customer acknowledges that Contractor has no control over Customer and Customer's guests/invitees' use of the landscaping, hardscape, pool, spa, and any other items (including, but not limited to, all landscaping, rock features, diving boards, water jets, and all similar pool fixtures, items, and add-ons of any kind).
14. Customer hereby waives all claims for, and shall indemnify, defend, and hold harmless Contractor, its owners, employees, agents, and subcontractors from and against any and all loss, demands, claims, damages, reasonable attorneys' fees, costs, liabilities, and expenses which Contractor incurs as a result of all claims brought by Customer or any third party arising out of or related to: any act or omission of Contractor; any act or omission of Customer or any invitee, licensee, guest, agent, employee, visitor, or similar person on Customer's property; any act of God including, but not limited to, extraordinary weather conditions; or for which liability or responsibility of Contractor is limited or disclaimed hereunder, including, but not limited to, personal injuries resulting from slip and fall accidents.

15. **Change orders:** Any alteration to a project as set forth in the Proposal involving extra cost for equipment or labor will only be performed after execution of a written change order for the same and the increased price involved will be added to the amount stated in the Service Proposal. Notwithstanding the foregoing, if Creative Outdoors LLC performs work in addition to that stated in the Proposal, and no change order is signed, the terms of this Agreement shall apply to such additional work.
16. **Work Conditions:** Prior to any installation, and at all times while Creative Outdoors LLC is working on Customer's property, Customer agrees to provide and maintain a clear, accessible, and safe work area.
17. **Payment:** Revert to payment schedule included in this contract. If any payment is not made as required under this Agreement, Creative Outdoors LLC may stop all work, and all obligations of Creative Outdoors LLC hereunder (including warranty obligations, if any) shall be suspended until any outstanding balance is paid in full.
18. **Fees, Taxes, and Assessments:** Customer is responsible for the payment of all sales, use, and other applicable taxes. All applicable fees and assessments of any kind will be paid for by Customer. Permitting fees are not included in the Proposal and will be billed to the Customer separately. Creative Outdoors LLC will obtain all permits at Customer's sole expense. Customer will pay all assessments and charges required or assessed by any governmental entity arising out of or related to this Agreement. Creative Outdoors LLC is not responsible for any governmental code violations.
19. **Shipping:** We may add additional charges for shipping after this Agreement is signed. We do our best to keep as many products as possible in stock. If a product is not in stock, a shipping charge may be added to the amount stated in the Proposal, which amount is unknown to us until the order is placed.
20. **Risk of Loss:** Customer assumes the risk of loss for all items owned by All Around Town in the possession of Customer, whether leased or otherwise. Customer will be responsible for replacement of products that are damaged, stolen, or otherwise lost while in Customer's possession.
21. **Service Proposal:** The prices on any Proposal or estimate of any kind provided by Creative Outdoors LLC to Customer are only valid for 30 days after the date thereof or 30 days after provision of the Proposal/estimate to the Customer, if undated. All prices on a Proposal/estimate are subject to change if Customer does not accept a Proposal and communicate such acceptance to Creative Outdoors LLC in writing within 30 days.
22. **Property Lines:** Prior to the commencement of work, Customer shall provide Creative Outdoors LLC with information as to the location of property lines. Creative Outdoors LLC may rely on the accuracy and completeness of all such information and shall not be liable for damages or costs resulting from any errors or omissions related thereto. Any work to move or reinstall landscaping necessary because of Customer's incorrect determination of property lines, or failure to notify Creative Outdoors LLC thereof, shall be at Customer's expense. Customer waives all claims against Contractor and agrees to indemnify and hold harmless Contractor from any costs, damages, claims, and expenses of any kind (including attorneys' fees and court costs) arising out of or relating to this paragraph.
23. **Locating:** Creative Outdoors LLC shall perform a utility locate. Creative Outdoors LLC does not guarantee that the utility locate will identify all potential hazards at the project site, and Creative Outdoors LLC makes no representation or warranty of any kind related thereto. Customer is responsible for locating and identifying all items not located by Creative Outdoor's utility locate. Customer assumes all responsibility for the cost to repair items not located or otherwise discovered by Creative Outdoor's utility locate, including, but not limited to, private gas and electric lines, pet fences, drainage tubes of any kind, cable/satellite wires, septic lines, etc.



24. **Gas, Electric, and Plumbing:** Creative Outdoors will subcontract and manage gas, electric, and plumbing companies. Customer is responsible for all costs of electric, gas, and plumbing services needed at the worksite or otherwise needed to operate products or services provided by us. Installation by electricians, plumbers, and other subcontractors for services needed to operate products provided or installed by us shall not in any manner affect Customer's obligations or liabilities to Creative Outdoors LLC hereunder. We are not responsible for and specifically disclaim all liability arising out of or related to services provided by third parties or work performed by third parties.
25. **Notice of Lien Rights:** As required by the Iowa and Illinois mechanics' lien statutes, Creative Outdoors LLC notifies Customer that persons or companies furnishing labor or materials for construction on Customer's land may have lien rights on Customer's land and buildings if not paid. Those entitled to lien rights, in addition to Creative Outdoors LLC, are those who contract directly with Customer or those who give Customer written notice within 60 days after they first furnish labor or materials for construction. Accordingly, Customer may receive notices from those who furnish labor or materials for construction.
26. **Entire Agreement:** This Agreement, which includes these Terms and Conditions, the Service Proposal, represents the entire agreement between the parties related to the subject matter hereof and supersedes all prior negotiations, representations, warranties, or agreements, either written or oral. This Contract may be amended only by a written instrument signed by both parties.
27. **Applicable Law:** This Agreement shall be governed by and construed under Iowa law without regard to its choice of law or conflict of laws principles.
28. **Headings:** No Strict Construction or Interpretation Against Drafter. The headings in this Agreement are for convenience only, and shall in no way define or delimit any of the provisions hereof or otherwise affect their construction or effect. This Agreement shall be construed as if drafted jointly by all Parties. No presumption or burden of proof shall arise favoring or disfavoring any Party by virtue of the authorship of any provision of this Agreement.

Name \_\_\_\_\_

Date:

Signature \_\_\_\_\_

Name \_\_\_\_\_

Date:

Creative Outdoors LLC - Justin Wagner

Signature \_\_\_\_\_





















# Historic Architectural Façade Design

---

## Design Objectives:

Reinforce a sense of historical continuity

Reinforce the unique character of the City of Davenport

Encourage architectural excellence

Require the use of quality building materials

## Discussion:

The human scale, high-quality materials and architectural detailing of older building add interest and identity to the downtown environment. Whenever possible, examples of the downtown's traditional commercial, civic and residential architecture should be preserved, renovated and where necessary adapted to new uses.

The renovation and adaptive use of attractive, historic buildings helps create a positive climate for reinvestment and regeneration by strengthening the downtown's market appeal. Renovation of deteriorated buildings, vacant or poorly modernized storefronts helps the downtown overcome any image it may present of neglect and decline, also the renovation of highly visible older buildings can spark regeneration momentum and create an image of change and renewal. Older historic buildings are also useful in that their lower rents allow them to serve as small business incubators. They are also more prone than new structures to develop into the unique shops, restaurants and other uses that bring life to a downtown.

The existing downtown built environment is a product of an evolution that began with the construction of the first building and has continued until the present. The result is a city that is one part Victorian "main street" and one part "big city downtown". The Victorian portions of the downtown generally consists of older historic buildings constructed between 1850 and 1910 (with some exceptions being as late as the 1930's and 1940's), establishes the main form of the downtown. Building heights for these structures typically range between two and four stories. Although built in many sizes, shapes and architectural styles these facades are very similar.

As facades of this type lined both sides of most downtown streets they formed strong blocks, marked by a rhythm of repeating parts. Because it was composed of similar facades, the block had a consistent, organized and coordinated appearance. Facades were related to each other through compatibility in height, width, setback, proportion, proportions of openings, roof forms, composition, rhythm, materials and colors.

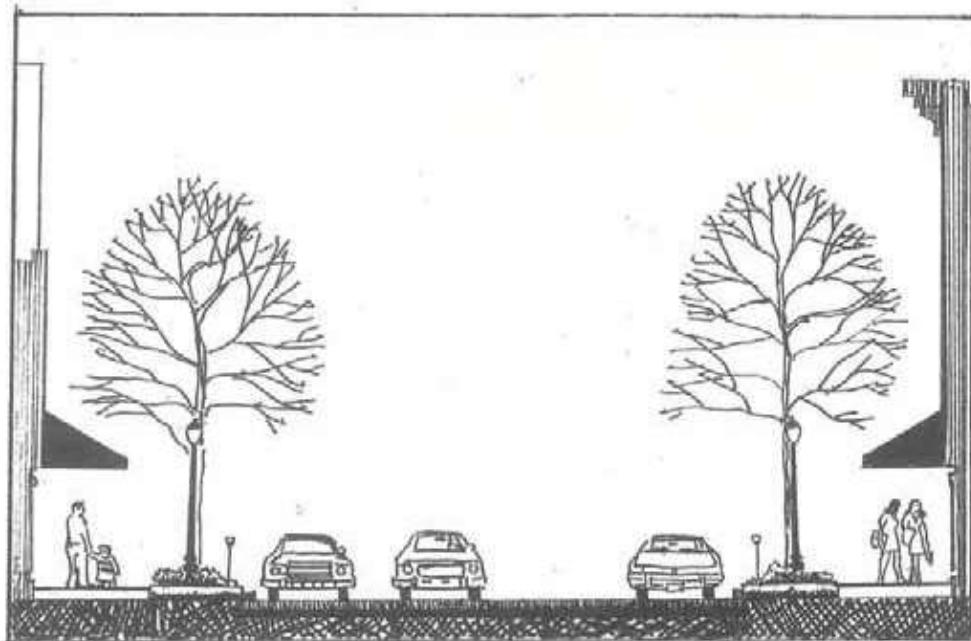
In the downtown's main business core buildings can be much taller and more monumental. Beginning with the construction of the Hotel Davenport in 1907, downtown Davenport also began to see the kind of monumental architecture that one might more commonly associate with a much larger city such as a Chicago or a St. Louis. Other structures that followed in this pattern include the Putnam and Parker Buildings (constructed in 1910 and 1920 respectively), the Kahl Building built in 1920, the First National Bank Building in 1923 (now U.S. Bank), the American Commercial and Savings Bank (Davenport Bank Building currently the Wells Fargo Bank Building) built in 1927, the Union Savings Bank and Trust constructed in 1930 (now, the Union Arcade Building), the Mississippi Hotel and RKO Orpheum Theatre in 1931 and finally the Blackhawk Hotel built in 1935. These structures, while often being much taller than their Victorian counterparts still maintained a sense of rhythm and enclosure as they were all constructed immediately behind the sidewalk. Other attributes of downtown architecture that these buildings continued was the use of quality construction materials and rich architectural detailing. (There have been further waves of downtown construction and development. It is the intent of this chapter, however, to focus on structures constructed prior to 1950).



It is the intention of this chapter of these guidelines:

- to strengthen the architectural integrity and design unity of individual facades;
- to create storefronts that add interest, activity, and comfort to the street environment;
- to emphasize compatibility in design, materials and colors to make adjacent buildings appear to the viewer as one unit.

To create a unified block face and organize the variety of architectural styles and details of any given street over time, there must be an understanding of the historic building's design framework. Information regarding the recognition of that framework follows.



One of the most important features of the downtown streetscape is its sense of containment. The facades of the buildings create, what is in effect, an outdoor room, filled with activity.

## **Building New**

---

### **Design Objectives:**

- Reinforce a sense of historical continuity**
- Encourage compactness**
- Encourage a diversity of uses and activities**
- Encourage public and private investment in the future of downtown Davenport**
- Reinforce the unique character of the City of Davenport**
- Require the use of quality building materials**
- Create an economically vibrant downtown**

### **Discussion:**

New development should be designed to complement the existing architecture of downtown Davenport and reinforce its features.





Infill development can repair and strengthen the urban fabric by eliminating gaps created by vacant lots and surface parking. After the protection of high quality, existing architecture, the introduction of such infill development should be the downtown's primary development priority.

## **Building Design**

Building design guidelines for Downtown Davenport primarily address the exterior of buildings and the relationship of buildings to the surrounding setting or context and the street. While building design decisions must balance many factors including economic constraints, programmatic needs, functional requirements, and aesthetics, to name a few, the relationship of the building to its downtown urban setting is the primary issue of public concern. The following building design guidelines address those public issues of site and street relationships.

## **Major Design Principles**

There are two major design principles that are paramount to building design in Downtown Davenport. The first is the principle of "contextual fit" or contextual design – how well does the proposed building "fit" within the downtown urban setting. The second major principle is "pedestrian friendly streets" – how does the building design contribute to an active, pedestrian street life.

## **Contextual fit**

Contextual fit or design requires evaluating the existing buildings on the block and in the surrounding district to determine the major reoccurring design elements that contribute to the character and image of Downtown as an urban place. These design elements of contextual fit include features such as building setbacks, building heights, building form, rhythm of openings, the rhythm of horizontal building lines, color, materials, texture, building style, and building details. Historically, over time, a pattern of repeated design elements will contribute to the overall character and image of Downtown Davenport.



Architects often say that a building does or does not talk to its neighbors. What they describe is how a building makes reference to its own shape and materials and the shape and materials of its neighbors. A lively conversation between buildings means that the buildings relate to each other. The color of one may be picked up and amplified by another or the roof line of another may be mimicked by yet a fourth. With buildings as with humans there is a delicate balance between attracting too much attention and being a wallflower, ignored and unnoticed. In the view of these guidelines it is best for a new building to fit in with the architectural context of its neighbors. The new building should in some way echo and mimic the materials, height, details and patterns of its neighbors.

A new building proposal need not match every building element to “fit” within the context. The more elements a new building design addresses, however, the more likely the design will contribute to the existing contextual pattern of the Downtown.

In the City of Davenport’s “main street” Victorian past building scale, forms, orientation and materials were relatively consistent. Variety and contrast were provided primarily by differences in detail and ornamentation at a relatively minor scale. As a result, overall consistency was relatively simple to maintain.

This continued to be the case even after the City of Davenport began to evolve into something more akin to a “big city downtown” in the 1920’s, 30’s and 40’s. These buildings, although taller, in other respects used the same materials, window proportions and street rhythm.

Modern architecture, on the other hand, has allowed and encouraged a greater range of choice in building form, scale, materials and character. Consequently, the potential for contrast has become much greater. While these new materials, etc., may make it more difficult to obtain a contextual fit there are still many ways in which it can occur.

There are, however, exceptions in design. In some cases, on some sites, the opposite design principle may be appropriate – creating a landmark or signature building. A signature building design creates a building that is the opposite of “contextual fit.” Signature buildings stand out in the urban setting because of their unusual design character. Such buildings are often designed as new “cutting edge” building styles or





experiments in architectural design by a leading architectural designer. The Figge Art Museum and the Holabird and Root riverfront skybridge are examples of signature structures.

Creating many “signature” building designs within one district creates visual confusion and clutter. Thus, it is important to determine when and where a “signature” building design would be appropriate in the Downtown. Many signature buildings are created for public or civic use such as museums, government centers, schools and churches.

In most cases the principle of “contextual fit” or “contextual design” is appropriate for building design in Downtown Davenport. Building designs that would create a signature building should provide a more detailed analysis of the site and district and how the proposed building would be appropriate for the site.

### **Pedestrian-friendly streets**

The second major principle for building design is the creation of a “pedestrian friendly” urban street environment. The types of building design elements that contribute to a pedestrian-friendly street environment include: street-level activities, building to the edge of sidewalks, windows and openings at the ground floor, awnings and canopies over window displays and entries, pedestrian amenities along the street, and extending building activities into the sidewalks such as outdoor seating, dining and sales displays.

The place where the building and the sidewalk meet is the most important spot in downtown. This is the pedestrian network where the interaction between people on the sidewalk and businesses in the buildings is most intense. It is a threshold across which commerce and activity must cross. Street level restaurants, shops, stores and businesses are all accessed at that line, and the more continuous it is the greater possibility for success they will all experience. A gap in the length of facades will create an area of low activity and low commercial potential in the same way a vacant lot will, and should be avoided wherever possible.



Buildings, as they meet the ground, also form the space around our city streets. The shape of the streetscape is created by the height and location of the buildings which line the sides. A mid-rise street wall which aligns fairly consistently with the street edge implies that the individual buildings defer to the street. Buildings which meet the street acknowledge the greater importance of the public space through which the streets run. They can, in this way, create an awareness of the greater importance of the civic whole, where building facades are shaped by the public spaces rather than the other way around.

Buildings that are designed as signature or landmark buildings can also meet the second principle of creating a pedestrian friendly street environment. New and innovative building designs should also be pedestrian friendly, inviting, and contribute to the Downtown as a lively and active place.

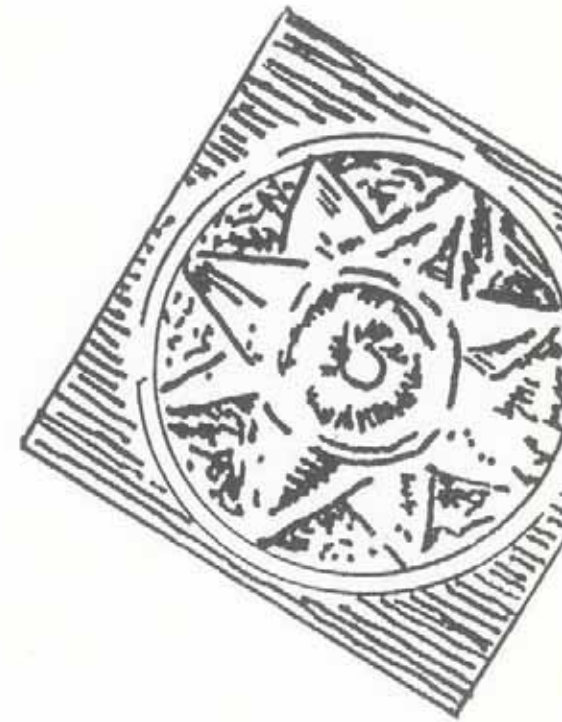
### **Respond to the neighborhood context**

Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.

#### **Considerations:**

Each building site lies within an urban neighborhood context having distinct features and characteristics to which the building design should respond. Arrange the building mass in response to one or more of the following, if present:

- a surrounding district of distinct and noteworthy character
- an adjacent landmark or noteworthy building
- a major public amenity or institution nearby
- neighboring buildings that have employed distinctive and effective massing compositions
- elements of the downtown pedestrian network





Consider complementing the existing structures in terms of:

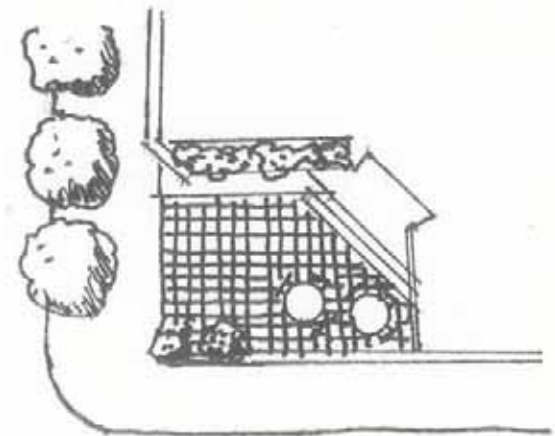
- massing and setbacks
- scale and proportions
- structural bays and modulations
- fenestration patterns and detailing
- architectural styles and roof form

#### Site Design and Layout – Building Setbacks

New development should replicate the setbacks of existing development. In most of the downtown this means buildings should be located on the front property line. A strong sense of enclosure is an important element of most downtown streetscapes. There are exceptions to this rule. In particular, 4<sup>th</sup> Street tends to have small landscaped setbacks associated with its various public buildings. Also, a small setback (for example 10 or 12 feet) may be desirable on residential projects that do not have first floor commercial uses.

Setback guidelines:

- Constructing buildings to the back of sidewalks, along the street, from side property to side property line reinforces the vitality of the public sidewalk.
- Locating building entrances close to the street helps to maintain visual surveillance of street and sidewalk areas.
- Cutting or clipping the corner off of a building located at the corner of two intersecting streets creates an area for landscaping and other amenities while maintaining the street wall on both streets.



## Design a well-proportioned and unified building

Compose the massing and organize the interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building so that all components appear integral to the whole.

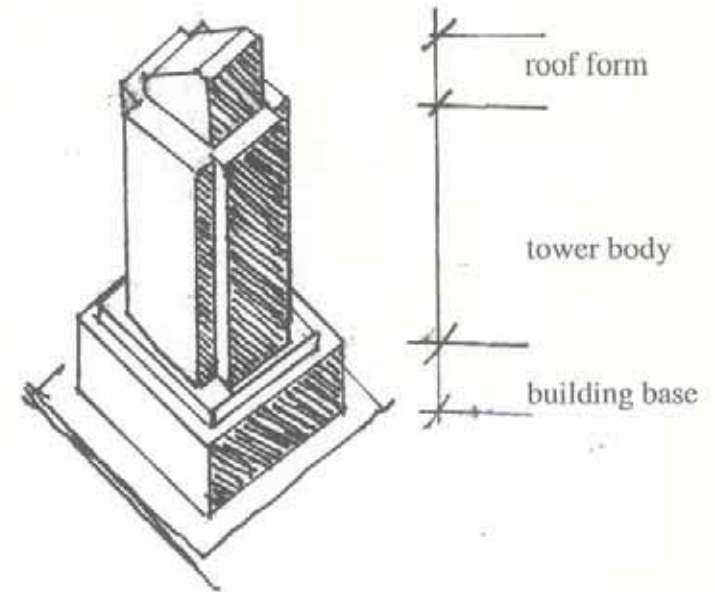
### Considerations:

When composing the massing, consider how the following can contribute to create a building that exhibits a coherent architectural concept:

- Setbacks, projections and open space
- Relative sizes and shapes of district building volumes
- Roof heights and forms

When organizing the interior and exterior spaces and developing the architectural elements, consider how the following can contribute to a building that exhibits a coherent architectural concept:

- Façade modulation and articulation
- Windows and fenestration patterns
- Corner features
- Streetscape and open space fixtures
- Building and garage entries
- Building base and top



Consider how the base can contribute to a coherent architectural concept through its massing, structural grounding and details.



When designing the architectural details, consider how the following can contribute to create a building that exhibits a coherent architectural concept:

- Exterior finish materials
- Architectural lighting and signage
- Grills, railings and downspouts
- Window and entry trim and moldings
- Shadow patterns
- Exterior lighting



Well proportioned buildings with a clearly articulated base, body and roof.

## Building height and massing

The principal challenge in designing major downtown development projects is to incorporate large-scale and high rise structures into the existing context of smaller-scale buildings on a street or in a district. Where an attractive and consistent architectural character exists, an appropriate degree of compatibility is important. The dominant scale and setbacks of existing buildings should establish the framework into which the new architecture fits. When the existing architecture is mediocre, the first new project can establish the baseline on which new buildings can build to create a new context. Where the existing design standard is poor, the repetition of design elements is not desirable, and new development should be used to set a new standard.

### Building height guidelines:

- Maintaining the alignment of building cornices, rooflines and building lines of new buildings adjacent to existing buildings preserves architectural continuity. This is particularly important, where the downtown's Victorian streetscape is still intact. Building heights of new buildings can reinforce traditional building facades by falling within the range of the building heights found on the immediate block or in the surrounding district. Because heights in many of the Downtown districts vary, not all buildings on a block are appropriate for matching building heights.
- Height and massing should be compatible with existing development, with sensitive transitions in height provided between existing low-rise development and taller new structures. The building mass should be broken in increments that correspond to the scale and massing of existing buildings through the use of setbacks and variable roof heights.
- When building taller new buildings consider the impact on the skyline. Tall buildings relate to the community on two levels. They can become a strong visual landmark for the region when seen from a distance. At street level they should, however, be pedestrian friendly.



Stepping a building back as it rises can create a transition between structures with differing heights, while also allowing sunlight to reach the street.



## Building Materials

Downtown buildings should not only provide the appearance that they will be there for a long time, they should also provide facades and structures that will be there a long time. Construction materials should have strength, permanence and quality. Well-built buildings provide greater resale value, and by holding their value longer can help the viability of the whole downtown. Property can be affected by the value of adjacent property. Also, as poor quality buildings age, they can negatively impact the value of neighboring properties.

Building materials add greatly to the overall character and experience of the Downtown. While the structural construction materials may vary, the public face of buildings, or finish materials, should be more consistent. Davenport's buildings, fashioned from the local materials of the Midwest and reflecting local traditions, share a history.

In Downtown Davenport brick, limestone, terra cotta, architectural pre-cast concrete, granite, glass and steel are commonly used building materials. These materials provide a strong and consistent image for the Downtown.

The quality of building materials varies widely, and it is the quality of the finish materials and its application that contributes to the continuity of the Downtown character and the pedestrian experience at the street. Building materials on the ground floor of buildings are especially important. The ground floor is where most people can easily come into contact with the building's edge, where materials can be touched and easily seen. Quality building materials and their application add texture and richness to the pedestrian environment.

Continuity, contextual design or contextual fit can be created by using common materials found in Downtown Davenport that are similar in quality, character, texture, finish, and dimension to those commonly found in the best-designed buildings in the downtown (such as brick, stone, concrete, masonry, steel, glass and terra cotta). Use of these materials creates and conveys a sense of stability and strength to the urban environment.



These design guidelines do not usually rule out specific building materials. The use of materials such as artificial stone, mirrored glass, untreated wood, diagonal wood, rough-sawn wood and horizontal wood siding on large building surfaces generally creates an incongruous effect to the urban quality of the built environment and are unlikely to be approved. The use of architectural metals also is generally not appropriate. If used it is to be used in conjunction with a superior design.

Using heavily tinted or mirrored glass on the ground floor of buildings facing pedestrian-oriented streets creates unfriendly pedestrian environment and limits the visual access and permeability of the building façade at the street level. Permeable surfaces at the street level (windows, doors and entry features) helps to create a safe and active appearance.

### **Continuity and compatibility**

New buildings should maintain a level of compatibility with design features of surrounding buildings.

Continuity and compatibility should be taken a step further in blocks where the relatively low rise (one to four story) Victorian main street of Davenport's 1800's still exists. These blocks, in particular, provide a strong rhythm of repeating parts. The height of new buildings should be similar, if not the same, as the height of historic structures. The width, proportion and proportion of openings, roof type and composition of the buildings are encouraged to be similar. In particular, these buildings tend to be constructed in a universal red brick that is often called "Davenport brick". Infill in these locations are strongly encouraged to use a similar brick color and maintain a similar proportion, composition and rhythm.

### **Façade Organization**

As is the case with traditional commercial architecture, the street façade should be organized into two major components, the ground-level storefront and the upper architecture with strong horizontal elements separating the two. Especially on streets with a pedestrian emphasis, where a sense of human scale and amenities are essential, the ground-level storefronts should provide large window areas to share the building's interior activities with the street.



The bicycle shop (above) illustrates how being able to look into a retail store's interior can enliven the streetscape. It also provides an example of allowing merchandise to "spill out" onto the sidewalk (which can be allowed with an encroachment permit). (See the section on "Encroachments").



### Provide Active – not blank – facades

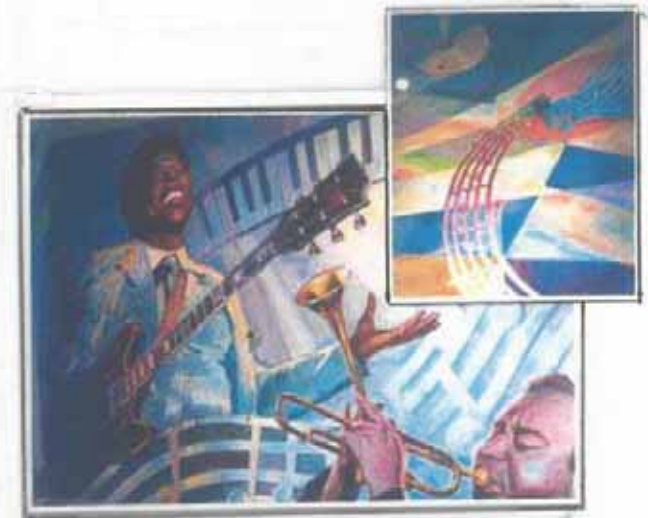
Buildings should not have large blank walls facing the street, especially near sidewalks. Blank facades limit pedestrian interaction with the building, effectively “deadening” the street environment where they occur. They provide opportunities for defacement with graffiti and encourage other undesirable activities.

Facades, which for unavoidable programmatic reasons may have few entries or windows, should receive special design treatment to increase pedestrian safety, comfort, and interest. Enliven these facades by providing:

- small retail spaces (as small as 50 square feet) for food bars, newsstands, and other specialized retail tenants;
- visibility into building interiors;
- limited lengths of blank walls;
- a landscaped or raised bed planted with vegetation that will grow up a vertical trellis or frame installed to obscure or screen the wall’s blank surface;
- high quality public art in the form of a mosaic, mural, decorative masonry patterns, sculpture, relief, etc., installed over a substantial portion of the blank wall surface;
- small setbacks, indentations, or other architectural means of breaking up the wall surface;
- different textures, colors, or materials that break up the wall’s surface; and
- special lighting, a canopy, awning, horizontal trellis, or other pedestrian-oriented feature to reduce the expanse of the blank surface and add visual interest.

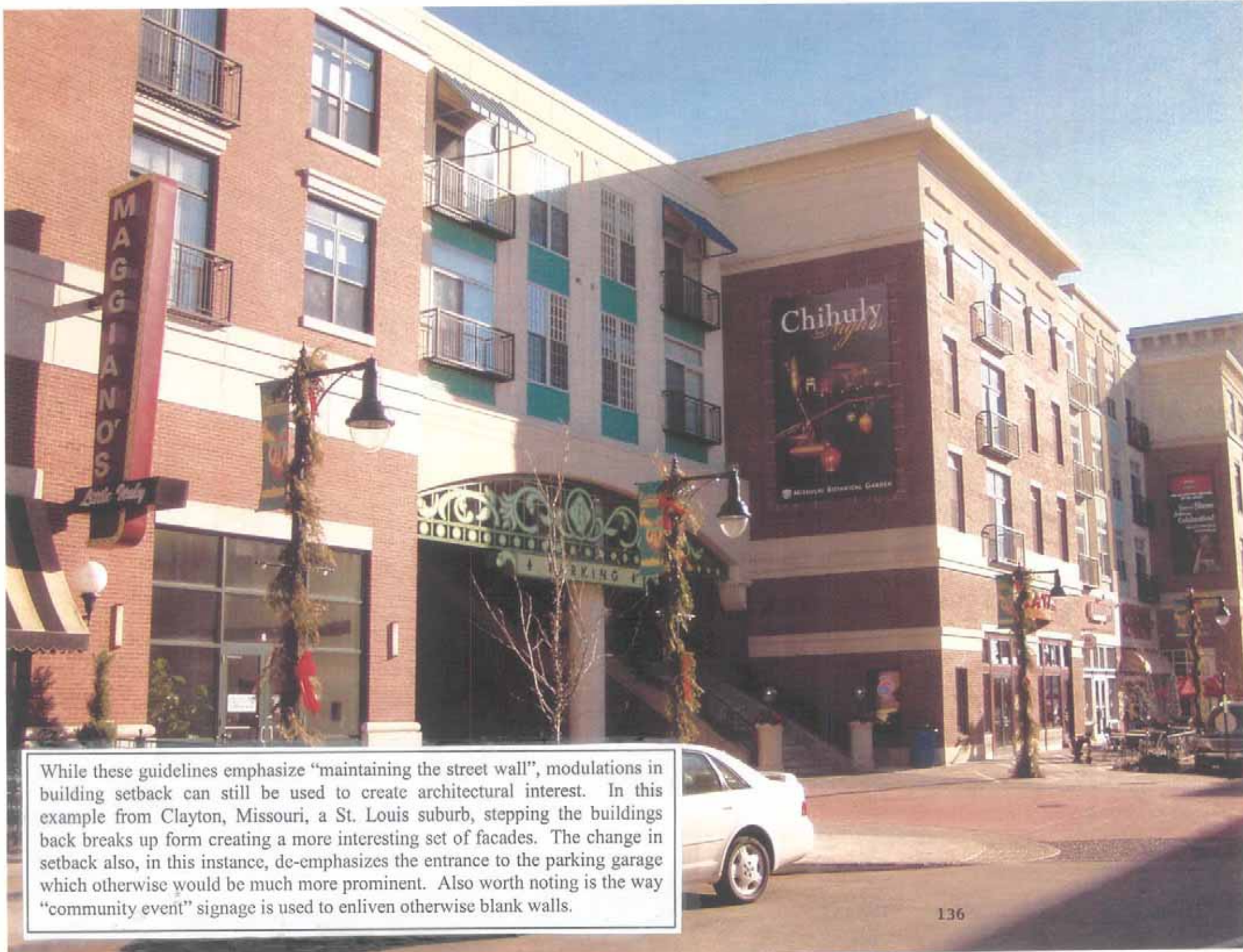


Small shops create street life.



High-quality public art can enliven a blank wall. Refer to “Civic Art, Murals and Trompe L’oeils”.





While these guidelines emphasize “maintaining the street wall”, modulations in building setback can still be used to create architectural interest. In this example from Clayton, Missouri, a St. Louis suburb, stepping the buildings back breaks up form creating a more interesting set of facades. The change in setback also, in this instance, de-emphasizes the entrance to the parking garage which otherwise would be much more prominent. Also worth noting is the way “community event” signage is used to enliven otherwise blank walls.



### Accentuate primary entrances

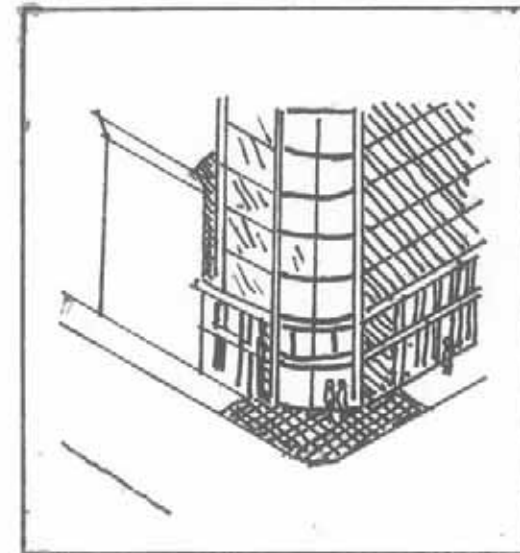
Building entrances should be oriented towards major streets. The spacing and articulation of entrances should, when possible, replicate those of existing buildings. Ease-of-use issues such as these can increase the sense that downtown was created for and belongs to everyone. Buildings which cooperate with larger scale city-wide issues regarding the way people move in the downtown can assist in creating a comfortable place for people to live and work. Civic art, artistic crafting of building materials can help distinguish building entrances. Large buildings which front multiple streets should provide multiple entrances. Primary building entrances should be accentuated. These entrances should be designed so that they are not easily confused with entrances to ground level businesses.

Reinforce the building's entry with one or more of the following architectural treatments:

- extra-height lobby space;
- distinctive doorways;
- decorative lighting;
- projected or recessed entry bay;
- building name and address integrated into the façade or sidewalk;
- artwork integrated into the façade or sidewalk;
- a change in paving material, texture, or color;
- distinctive landscaping, including plants, water features and seating; and
- ornamental glazing, railings, and balustrades.



An example of architectural elements used to make a building entrance readily apparent.



Consider carrying an extra-height lobby space through the exterior street fronting façade to aid pedestrians in identifying the entry.

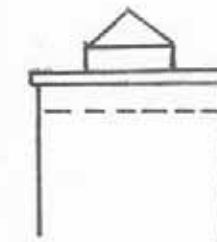
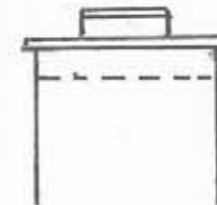
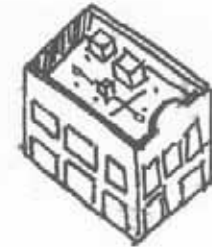
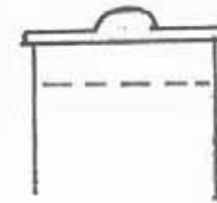
Special pavers can also be used for this same purpose. They will be reviewed, however, for consistency with sidewalk paving.

## Mechanical Equipment

Locate mechanical equipment (including air conditioning units, pipes, ducts, vents, access doors, meters, transformers and other building systems equipment), away from pedestrian ways and seating areas helps minimize noise, exhaust or visual unsightliness. Additionally screening or hiding such equipment from public view will help preserve the character of the building architecture and the surrounding district.



Screening for dumpsters is required where possible.



The use of parapets and cupolas not only adds architectural interest to a building, but can also effectively screen mechanical equipment.



## Develop the alley façade

Alleys downtown can be threatening or alluring, and often both. Like streets, alleys should accommodate a variety of needs while providing for a safe and comfortable pedestrian environment.

### Considerations

Consider enlivening and enhancing the alley entrance by:

- extending retail space fenestration into the alley one bay (or more)
- providing a niche for recycling and waste receptacles to be shared with nearby older buildings lacking such facilities
- adding effective lighting to enhance visibility and safety
- chamfering the building corners to enhance pedestrian visibility and safety where the alley is regularly used by vehicles accessing parking and loading



Above: An example of carrying retail space one bay into the alley and chamfering the building corners to create better visibility.

Left: The Front Street Brewery, 208 East River Drive, provides an excellent example of a business turning the rear yard and alley into attractive, usable space.

## Promote pedestrian interaction

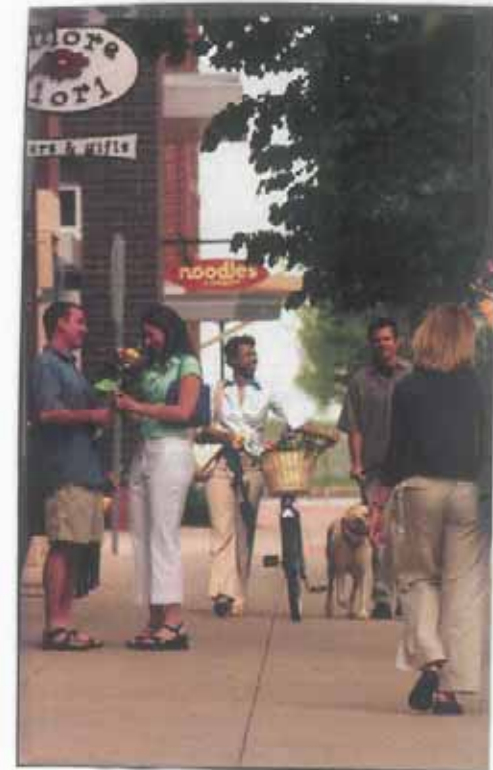
Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should appear safe, welcoming, and open to the general public.

Livelier street edges make for safer streets. Ground floor shops and market spaces providing services needed by downtown workers, visitors and residents can generate foot traffic on the streets, increasing safety through informal surveillance. Entrances, arcades, open spaces, shop fronts, seating, and other elements can promote use of the street front and provide places for friendly interaction. Design decisions should consider the importance of these features in a particular context and allow for their incorporation.

### Considerations:

Provide spaces for street level uses that:

- Reinforce existing retail concentrations
- Vary in size, width and depth
- Enhance main pedestrian links between areas
- Establish new pedestrian activity where appropriate to meet area objectives

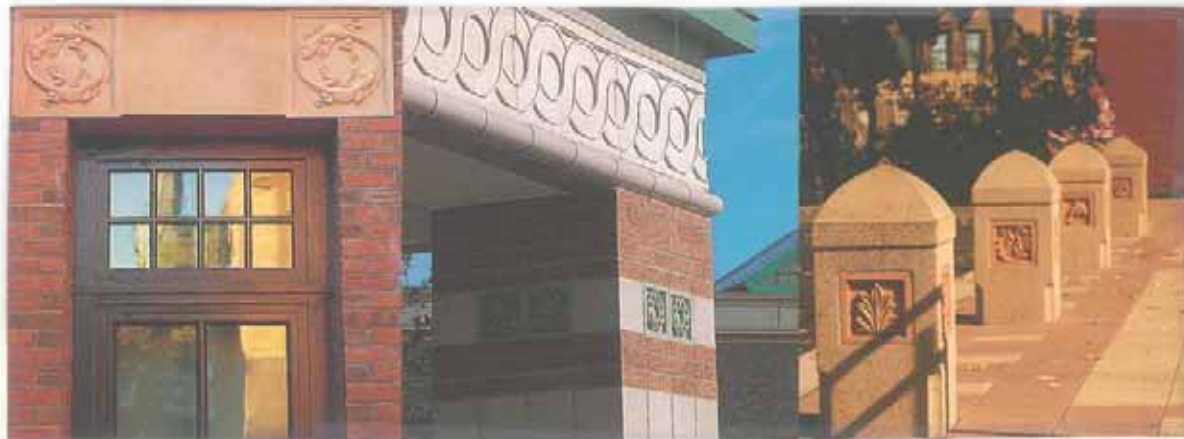
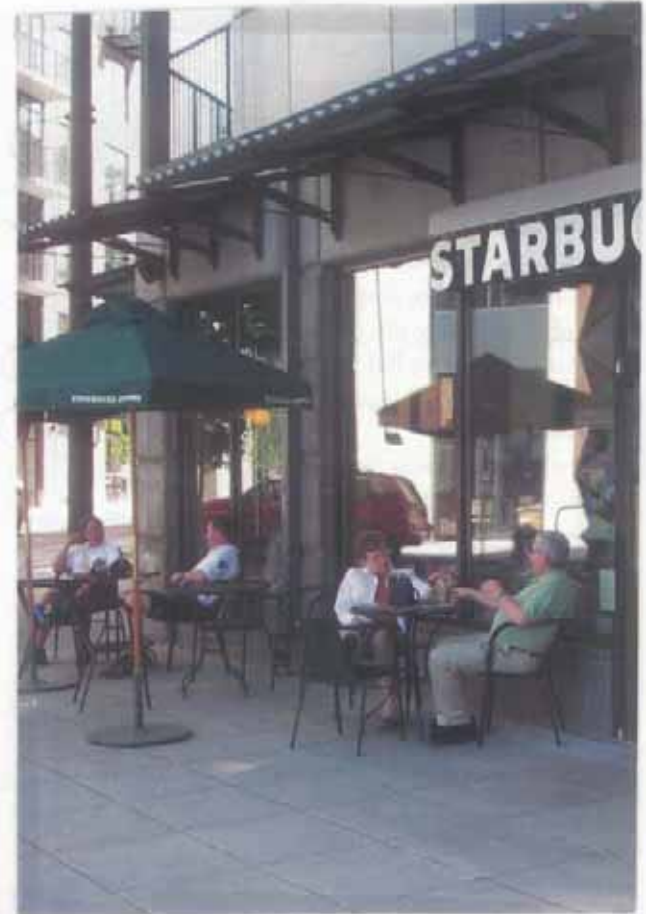




Design for uses that are accessible to the general public, open during established shopping hours, generate walk-in pedestrian clientele, and contribute to a high level of pedestrian activity. Where appropriate consider configuring retail space to attract tenants with products or services that will “spill out” onto the sidewalk (up to six feet where sidewalk width is sufficiently wide. Allowed with an “encroachment permit”. Appropriate uses, for example, could be a flower shop).

Further articulate the street level façade to provide an engaging pedestrian experience via:

- Open facades (i.e., arcades and shop fronts)
- Multiple building entries
- Windows that encourage pedestrians to look into the building interior
- Merchandising display windows
- Exterior finish material having texture, pattern, lending themselves to high quality detailing.



## Design facades on many scales

Design architectural features, fenestration patterns, and material compositions refer to the scale of human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety and orientation.

Building modulations and articulated structural bays establish a framework for composing facades scaled to reflect the activities performed within. Architectural elements arranged to enhance orientation, comfort, and visual interest invite pedestrian interaction. Transparency at the street level enlivens the street environment, providing interest and activity along the sidewalk and at night providing a secondary, more intimate, source of lighting.

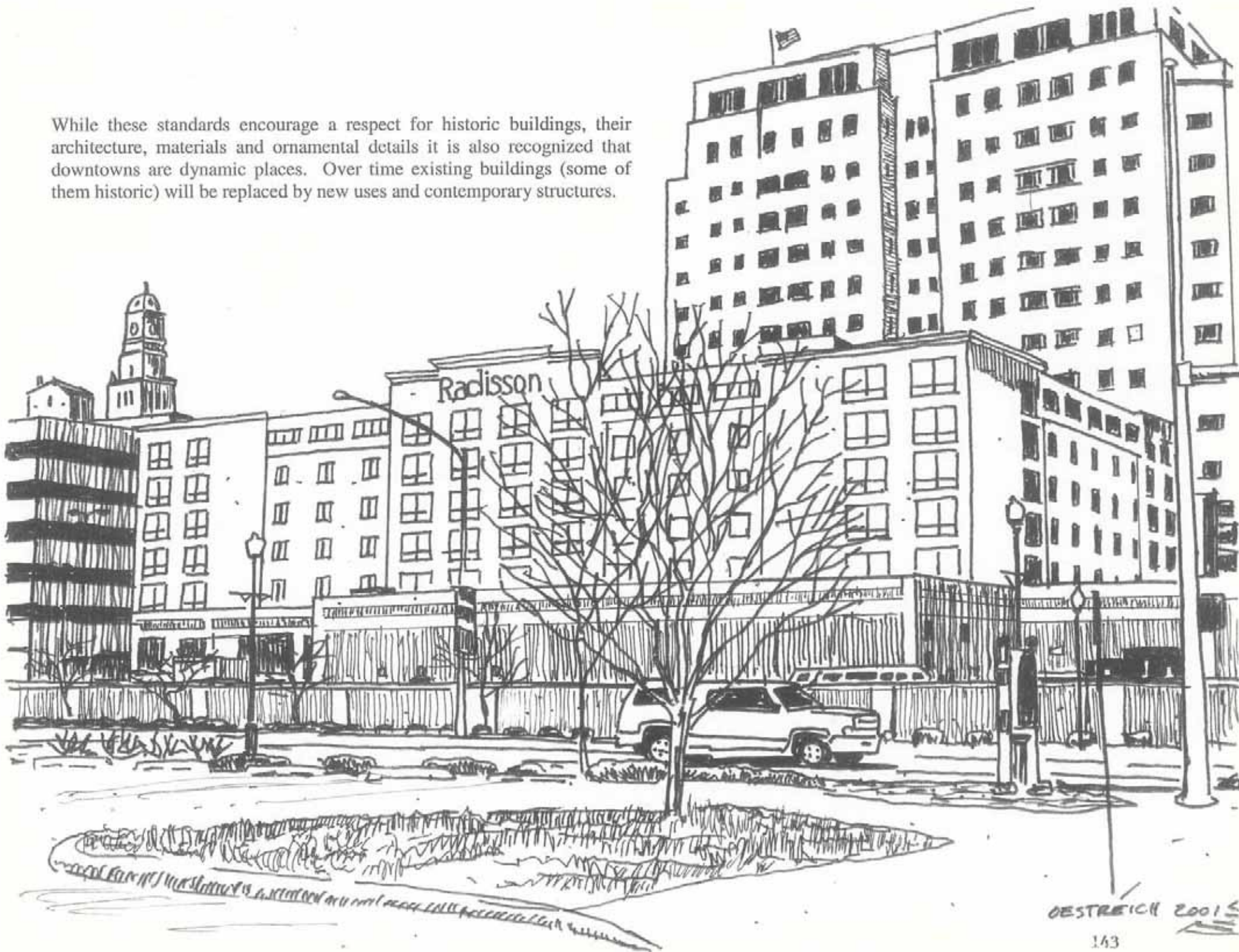
Consider modulating the building facades and reinforcing this modulation with the composition of:

- the fenestration pattern
- exterior finish materials
- decorative and other architectural elements
- light fixtures and landscape elements
- the roof line





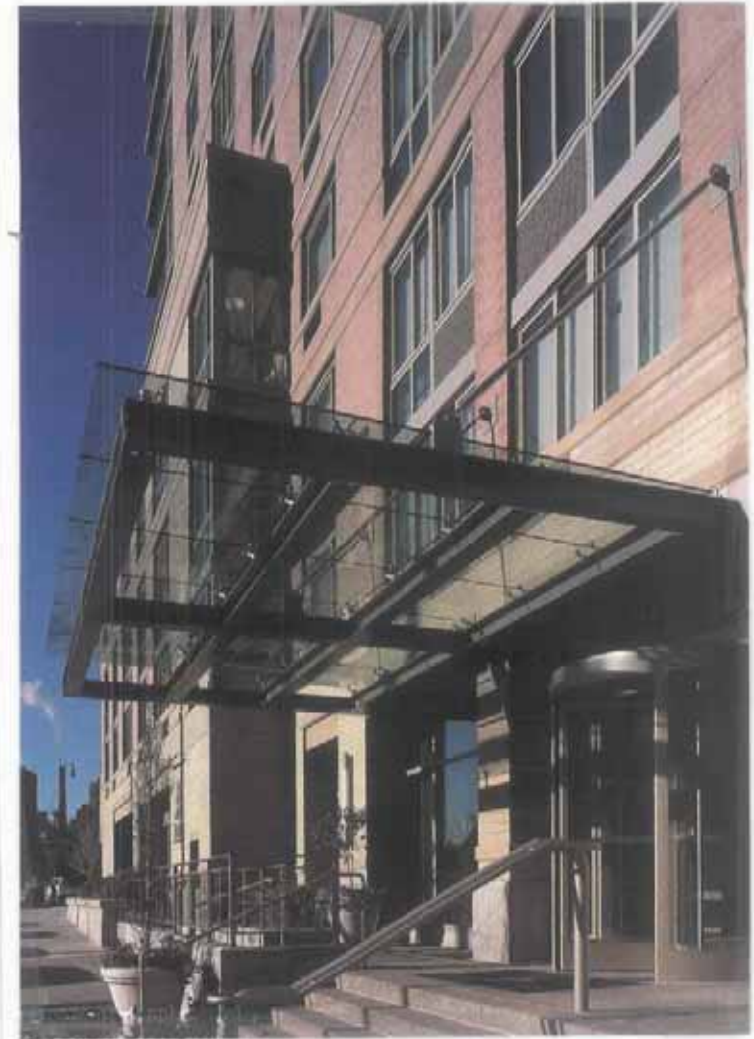
While these standards encourage a respect for historic buildings, their architecture, materials and ornamental details it is also recognized that downtowns are dynamic places. Over time existing buildings (some of them historic) will be replaced by new uses and contemporary structures.



### Encourage overhead weather protection

Overhead weather protection helps to define the pedestrian realm and reduce the scale of tall buildings. Transparent or translucent canopies along the length of the street provide welcome weather protection, resulting in a more pedestrian friendly environment. Lighting beneath canopies and marquees add intimacy and promotes a sense of security. Busy downtown bus stops benefit greatly from canopies extending over the building façade.

- Overhead weather protection should be designed with consideration given to:
- the overall architectural concept of the building
- uses occurring within the building (such as entries and retail spaces) or in the adjacent streetscape environment (such as bus stops and intersections)
- minimizing gaps in coverage
- a drainage strategy that keeps rain water off the street level façade and sidewalk
- continuity with weather protection provided on nearby buildings
- the relationship to architectural features and elements on adjacent development especially if abutting a building of historic or noteworthy character
- the scale of the space defined by the height and depth of the weather protection
- the use of translucent or transparent covering material to maintain a pleasant sidewalk environment with plenty of natural light
- if opaque material is used, the illumination of light-colored undersides to increase security after dark.



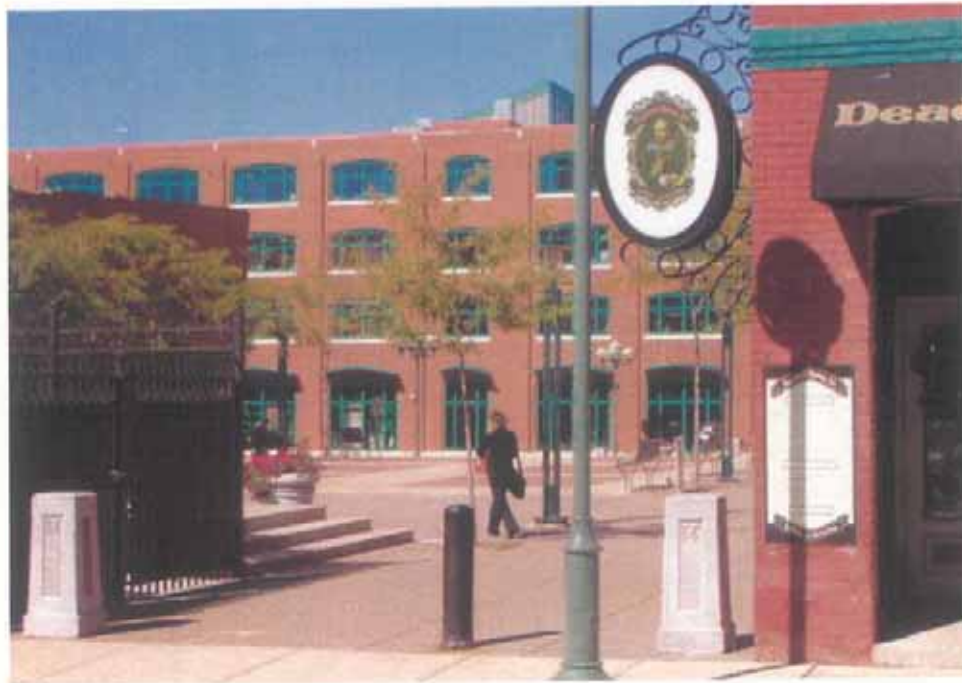




The nearby City of Moline provides a good example of the use of contextual architecture. The architectural designs of recently constructed buildings vary substantially. The structures, however, by using brick colors that are similar maintain a strong unity of design. The Radisson Hotel is worth noting in that the amount of the façade that is brick is quite small. Yet, it is enough to make this connection. (The gray EIFS or drivit that makes up the majority of the building's façade also works well in that it repeats a color which matches the limestone details that are common on both contemporary and historic structures in downtown Moline).

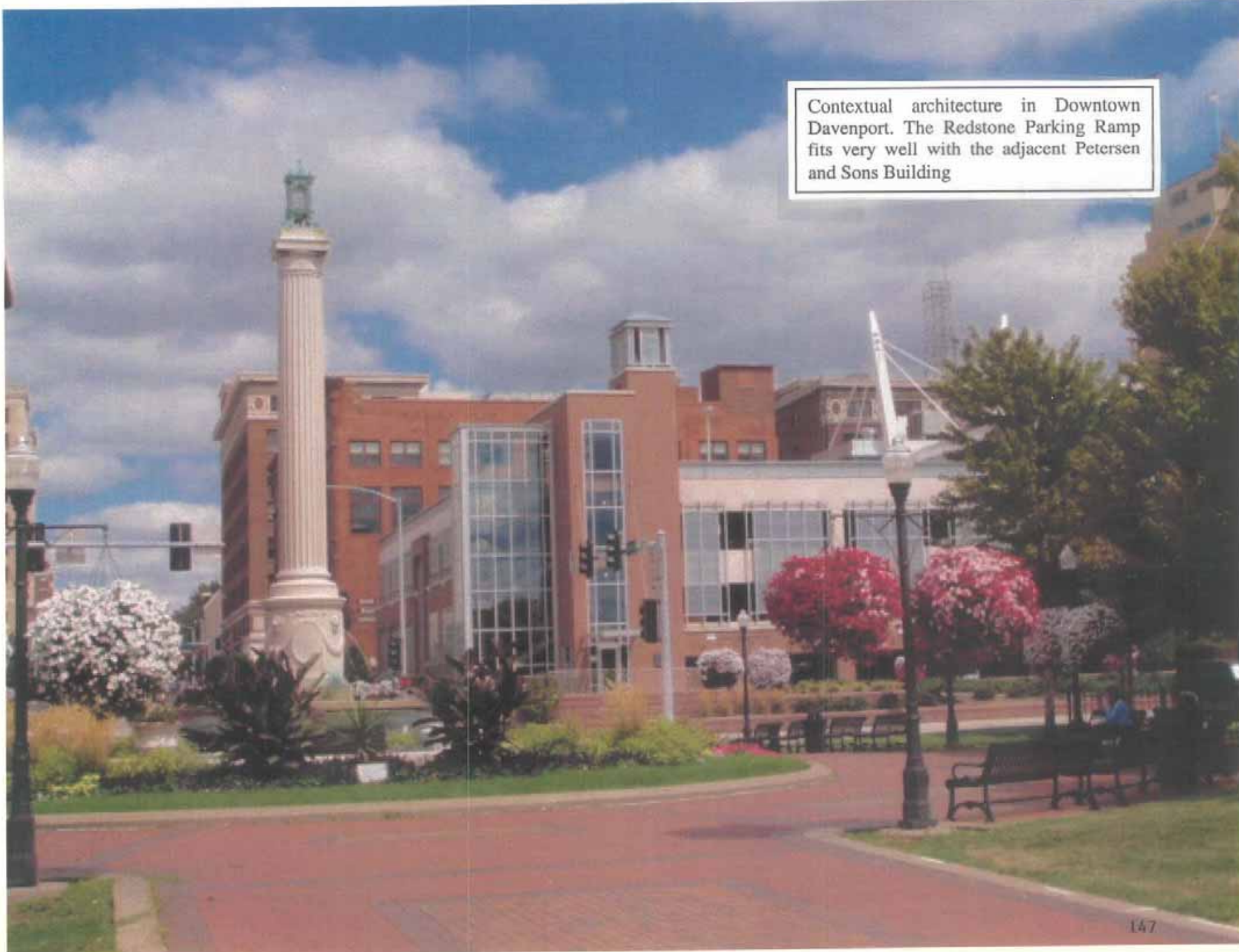




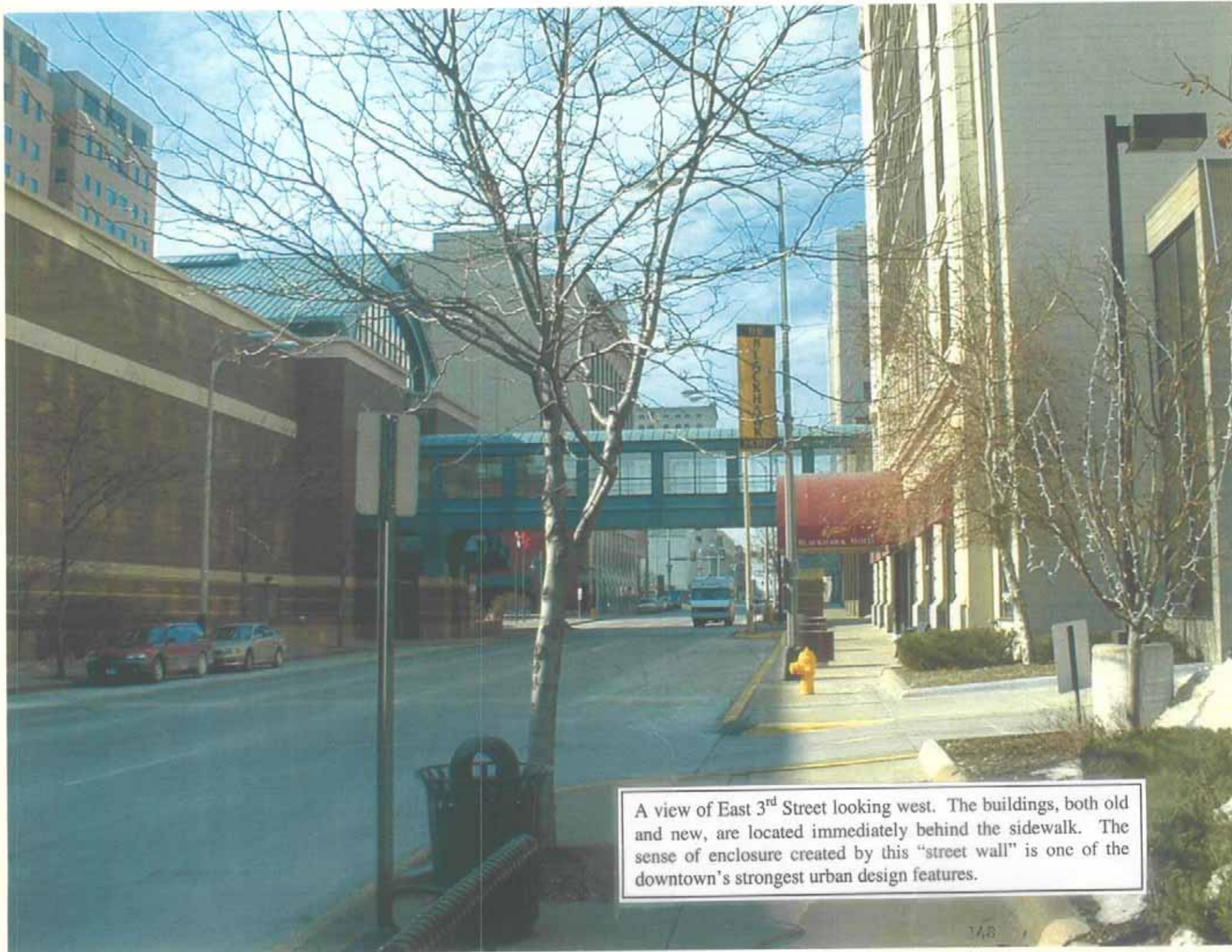




Contextual architecture in Downtown Davenport. The Redstone Parking Ramp fits very well with the adjacent Petersen and Sons Building



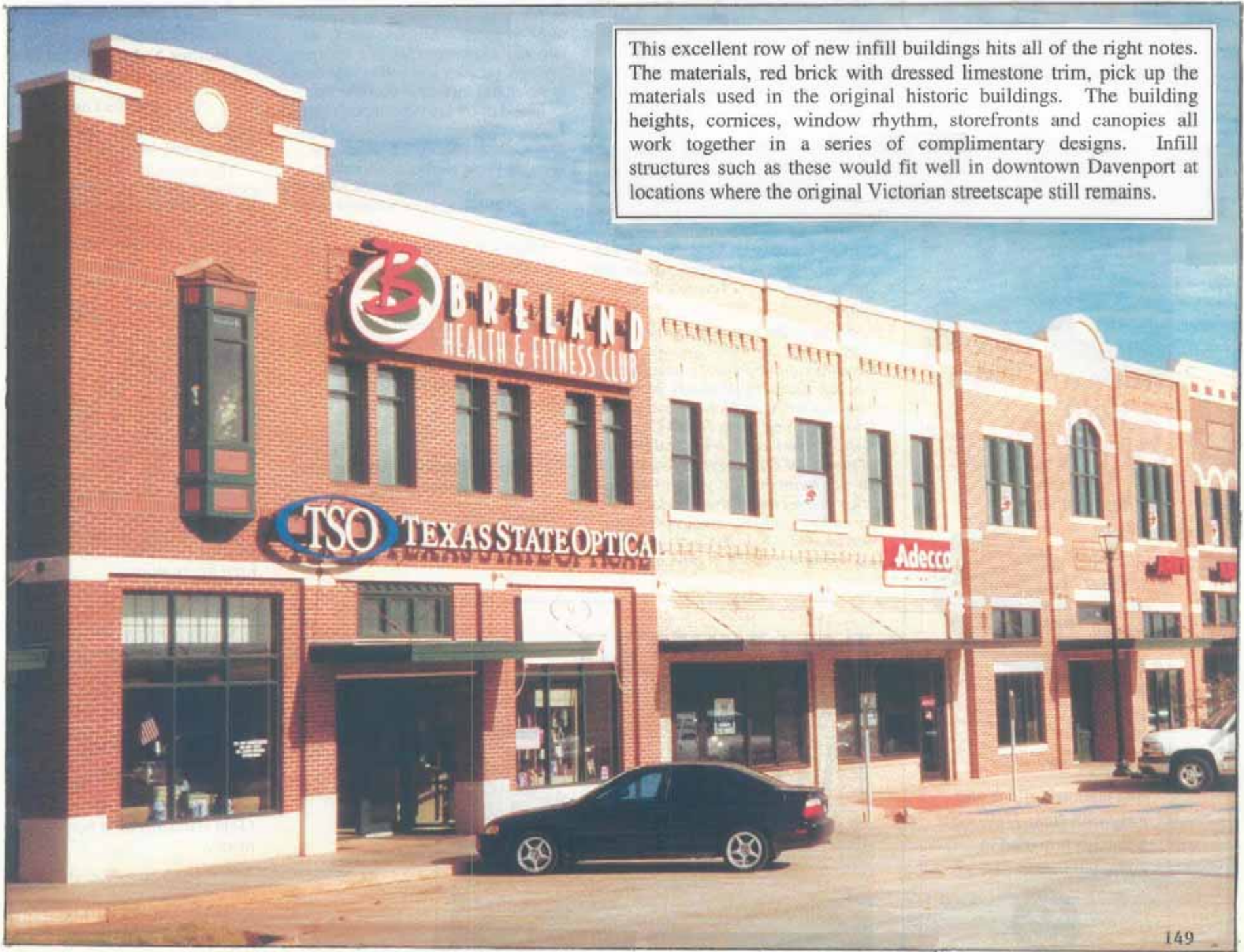




A view of East 3<sup>rd</sup> Street looking west. The buildings, both old and new, are located immediately behind the sidewalk. The sense of enclosure created by this "street wall" is one of the downtown's strongest urban design features.



This excellent row of new infill buildings hits all of the right notes. The materials, red brick with dressed limestone trim, pick up the materials used in the original historic buildings. The building heights, cornices, window rhythm, storefronts and canopies all work together in a series of complimentary designs. Infill structures such as these would fit well in downtown Davenport at locations where the original Victorian streetscape still remains.





The Figge Art Museum is an example of a Signature Building. Signature buildings are structures, often built by prominent designers, constructed with cutting edge designs and materials.





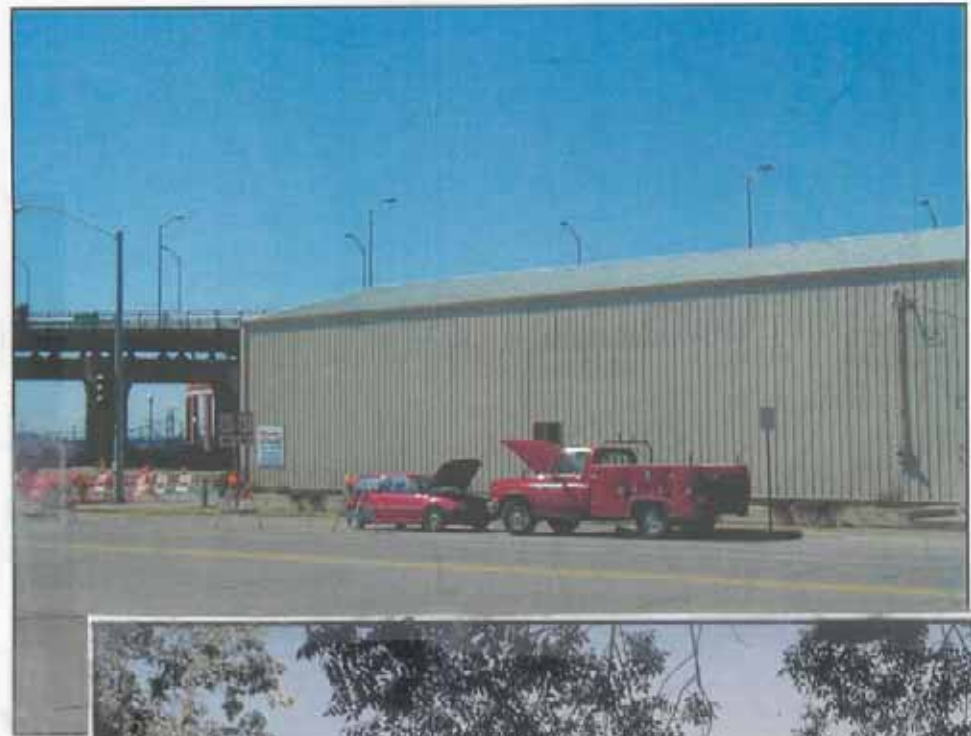


These design guidelines do not usually rule out specific building materials. Instead they use words like “quality”, “permanence” and “strength”. New structures using architectural metal, however, will be looked at very closely and approval will require a superior design. The cinema structure (left) is one example that meets that criteria. Note that much of the building’s façade is brick which readily ties it to many downtown structures. Its scale also fits well with the downtown’s Victorian architecture. The choice of an art deco design also makes the architectural metal a good choice in terms of materials. Art deco, being a “machine age” design, was often executed with metal. The structure’s exterior lighting also recalls the neon lighting of that era.





Above and below are examples of buildings utilizing some form of architectural metal that meets the requirement that designs be "superior". To the upper right is a building that clearly would not meet this requirement. Architecture of this nature is not appropriate in the Downtown Design District.



City of Davenport

Department: Development & Neighborhood Services  
Contact Info: Matt Werderitch | 563-888-2221

**Action / Date**  
**1/27/2025**

Subject:  
Election of Chairperson

Recommendation:  
Nominate and elect a Chairperson.

Background:

The Bylaws and Rules of Procedure for the Design Review Board state, "The Chairperson of the Board shall be elected at the Annual Meeting of the Board and shall hold office for one year or until his/her successor is elected."

The election of a Chairperson is to take place at the January Board meeting each year.

The following responsibilities apply to the role of Chairperson:

1. The Chairperson shall preside at all meetings of the Board.
2. The Chairperson shall have general charge of the business of the Board.
3. The Chairperson shall appoint all committees.
4. The Chairperson shall perform such other duties as are usually exercised by the Chairperson of a Board or as specifically authorized by the Board.

Attachments:

1. Design Review Board Bylaws



**BYLAWS AND RULES OF PROCEDURE  
DESIGN REVIEW BOARD  
CITY OF DAVENPORT, IOWA**

**Adopted 2-22-2021**

**Section 1.0 Officers.**

1.1 Offices.

1.1.a Chairperson

- 1) The position of Chairperson is hereby established.
- 2) The Chairperson shall preside at all meetings of the Board.
- 3) The Chairperson shall have general charge of the business of the Board.
- 4) The Chairperson shall appoint all committees.
- 5) The Chairperson shall perform such other duties as are usually exercised by the Chairperson of a Board or as specifically authorized by the Board.

1.1.b Vice-Chairperson

- 1) The position of Vice-Chairperson is hereby established.
- 2) The Vice-Chairperson shall act in the capacity of Chairperson in the absence of the Chairperson.
- 3) In the event the office of Chairperson becomes vacant, the Vice-Chairperson shall succeed to this office for the unexpired term and the Board shall elect a successor to the office of Vice-Chairperson for the unexpired term.

1.1.c Temporary Chairperson

- 1) In the absence of both the Chairperson and Vice-Chairperson, a temporary Chairperson temporary shall preside over meetings.

1.1.d Secretary

- 1) City staff designated by the Director of the Department of Development & Neighborhood Services shall provide staff support to the Board. The Board may assign the Secretary other duties and responsibilities at its discretion.

- 1.2 Election of Officers and appointment of committees.
  - 1.2.a. The Chairperson of the Board shall be elected at the Annual Meeting of the Board and shall hold office for one year or until his/her successor is elected.
  - 1.2.b The Vice-Chairperson shall be elected at the Annual Meeting of the Board immediately after the election of the Chairperson and shall hold office for one year or until his/her successor is elected.
  - 1.2.c In the absence of both the Chairperson and Vice-Chairperson, a temporary Chairperson shall be elected and shall hold office for the remainder of the meeting.

## **Section 2.0 Meetings.**

- 2.1 Regular Meetings.
  - 2.1.a The Annual Meeting for the election of Officers of the Board shall be held at the January Board meeting each year.
  - 2.1.b The regular monthly meetings of the Board shall be held on Mondays beginning at 5:00 p.m. Meetings are generally the fourth Monday of each month; however, variations may occur due to holidays. The upcoming yearly meeting calendar shall be presented at the December Board meeting each year.
  - 2.1.c All Regular Meetings shall be held at the City Hall Council Chambers 226 West 4<sup>th</sup> Street, unless otherwise specified.
- 2.2 Special Meetings.
  - 2.2.a Special Meetings may be called by the Chairperson and held at any time or place.
  - 2.2.b A special meeting may also be called at the request, in writing, of any three or more Board members. If the chairperson fails to comply with such request, said members shall call such meeting.
- 2.3 Notice of Meetings.
  - 2.3.a The Board Secretary shall file with the Deputy City Clerk the time and place of all Board meetings, together with a copy of the Agenda and previous minutes at least twenty-four hours in advance of the meeting.



2.3.b Notice of Meetings shall include the time and place and business to be transacted and shall be distributed to each member of the Board at the address given the Board at least twenty-four hours before, any meeting.

2.4 Quorum.

2.4.a Roll call of members shall start each Board meeting.

2.4.b The presence of a majority of the official members of the board shall constitute a quorum to legally transact board business.

2.4.c Without a quorum, no business will be transacted and no official action on any matter will take place.

2.5 Order of Business: Agenda

1) Call to Order

2) Approval of Minutes

3) Old Business

4) New Business

5) General Discussion

6) Public Comment

7) Adjournment

2.6 Voting.

2.6.a Voting will be by voice roll call, called by the Secretary, and will be recorded by yes, no, or abstain.

2.6.b All members of the Board, including the Chairperson, are required to cast a vote upon each motion.

2.6.c A member may abstain, if the member believes there is a conflict of interest, as provided for in Subsection 3.7.

2.6.d Members shall be physically present at the meeting in order to exercise their vote. Proxy voting, mail voting or telephone voting are prohibited.

2.6.e The affirmative vote of a majority of those members voting shall be required for the exercise of powers or functions conferred or imposed

on the Board, but less than a quorum of the members may meet and adjourn from time to time until a quorum is present.

**2.7 Conflict of Interest.**

A member of the Board must abstain from participating in a matter before the Board when the member has a conflict of interest or an appearance of impropriety. Conflict of interest shall mean a direct and personal interest in the outcome of the proceedings.

An appearance of impropriety shall mean an apparent conflict of interest based on objective standards. A member of the Board shall declare their conflict or appearance of impropriety as soon as the matter comes before the Board for discussion or as soon thereafter as the member becomes aware of the appearance of impropriety or conflict. Thereafter, the member shall take no part in the discussion or vote on the matter.

**Section 3.0 Meeting Attendance.**

- 3.1 All members of the Board are expected to attend all meetings.
- 3.2 Prior to any scheduled Board meeting, members shall notify the Board Secretary regarding excused absences. Excused absences include, but not be limited to, death, illness, or being out of the city.

**Section 4.0 Communications.**

- 4.1 No member of the Board is qualified to speak for the Board or to give public expression of the opinion, attitude or action of the Board on any matter, unless specifically directed to do so by resolution of the Board. The right of a member of the Board as a citizen to his/her personal opinion, written or spoken, is not hereby denied.
- 4.2 No member shall attend private meetings whose principal purpose is to discuss business that is or may be before the Board, unless such attendance is approved by the Board prior to the meeting.
- 4.3 No member shall participate in ex-parte communication on any issue pending before the Board. Ex parte means communication between a Board member(s) and another Board member(s) and/or a party or third person outside of duly scheduled meetings on an issue pending before the Board.
- 4.4 Any written communication to a Board member will be reported and presented to the entire Board and shall be included in the public record.

**Section 5.0 Committees.**



- 5.1 The Chairperson may, from time to time, appoint committees to assist staff in the development of design standards, preparation of planning studies, review of best practices, etc.

#### **Section 6.0 New Board Member Orientation.**

- 6.1 Newly appointed Board Members shall be provided the opportunity to meet with the City staff, and other Board members at least one week before their first scheduled regular meeting for purpose of orientation.

#### **Section 7.0 Rules of Order.**

- 7.1 Parliamentary Procedure.

Roberts Rules of Order, Revised, will serve as a guide for the Board meetings in all cases where these rules do not provide for the procedures to be followed.

- 7.2 Amendments to bylaws and rules of procedure.

The official bylaws and rules of procedure may be amended at any regular or special meeting.

City of Davenport

Department: Development & Neighborhood Services  
Contact Info: Matt Werderitch | 563-888-2221

**Action / Date**  
**1/27/2025**

Subject:  
Election of Vice-Chairperson

Recommendation:  
Nominate and elect a Vice-Chairperson

Background:

The Bylaws and Rules of Procedure for the Design Review Board state, "The Vice-Chairperson shall be elected at the Annual Meeting of the Board immediately after the election of the Chairperson and shall hold office for one year or until his/her successor is elected."

The election of a Vice-Chairperson is to take place at the January Board meeting each year.

The following responsibilities apply to the role of Vice-Chairperson:

1. The Vice-Chairperson shall act in the capacity of Chairperson in the absence of the Chairperson.
2. In the event the office of Chairperson becomes vacant, the Vice-Chairperson shall succeed to this office for the unexpired term and the Board shall elect a successor to the office of Vice-Chairperson for the unexpired term.

Attachments:

1. Design Review Board Bylaws



**BYLAWS AND RULES OF PROCEDURE  
DESIGN REVIEW BOARD  
CITY OF DAVENPORT, IOWA**

**Adopted 2-22-2021**

**Section 1.0 Officers.**

1.1 Offices.

1.1.a Chairperson

- 1) The position of Chairperson is hereby established.
- 2) The Chairperson shall preside at all meetings of the Board.
- 3) The Chairperson shall have general charge of the business of the Board.
- 4) The Chairperson shall appoint all committees.
- 5) The Chairperson shall perform such other duties as are usually exercised by the Chairperson of a Board or as specifically authorized by the Board.

1.1.b Vice-Chairperson

- 1) The position of Vice-Chairperson is hereby established.
- 2) The Vice-Chairperson shall act in the capacity of Chairperson in the absence of the Chairperson.
- 3) In the event the office of Chairperson becomes vacant, the Vice-Chairperson shall succeed to this office for the unexpired term and the Board shall elect a successor to the office of Vice-Chairperson for the unexpired term.

1.1.c Temporary Chairperson

- 1) In the absence of both the Chairperson and Vice-Chairperson, a temporary Chairperson temporary shall preside over meetings.

1.1.d Secretary

- 1) City staff designated by the Director of the Department of Development & Neighborhood Services shall provide staff support to the Board. The Board may assign the Secretary other duties and responsibilities at its discretion.

- 1.2 Election of Officers and appointment of committees.
  - 1.2.a. The Chairperson of the Board shall be elected at the Annual Meeting of the Board and shall hold office for one year or until his/her successor is elected.
  - 1.2.b The Vice-Chairperson shall be elected at the Annual Meeting of the Board immediately after the election of the Chairperson and shall hold office for one year or until his/her successor is elected.
  - 1.2.c In the absence of both the Chairperson and Vice-Chairperson, a temporary Chairperson shall be elected and shall hold office for the remainder of the meeting.

## **Section 2.0 Meetings.**

- 2.1 Regular Meetings.
  - 2.1.a The Annual Meeting for the election of Officers of the Board shall be held at the January Board meeting each year.
  - 2.1.b The regular monthly meetings of the Board shall be held on Mondays beginning at 5:00 p.m. Meetings are generally the fourth Monday of each month; however, variations may occur due to holidays. The upcoming yearly meeting calendar shall be presented at the December Board meeting each year.
  - 2.1.c All Regular Meetings shall be held at the City Hall Council Chambers 226 West 4<sup>th</sup> Street, unless otherwise specified.
- 2.2 Special Meetings.
  - 2.2.a Special Meetings may be called by the Chairperson and held at any time or place.
  - 2.2.b A special meeting may also be called at the request, in writing, of any three or more Board members. If the chairperson fails to comply with such request, said members shall call such meeting.
- 2.3 Notice of Meetings.
  - 2.3.a The Board Secretary shall file with the Deputy City Clerk the time and place of all Board meetings, together with a copy of the Agenda and previous minutes at least twenty-four hours in advance of the meeting.



2.3.b Notice of Meetings shall include the time and place and business to be transacted and shall be distributed to each member of the Board at the address given the Board at least twenty-four hours before, any meeting.

2.4 Quorum.

2.4.a Roll call of members shall start each Board meeting.

2.4.b The presence of a majority of the official members of the board shall constitute a quorum to legally transact board business.

2.4.c Without a quorum, no business will be transacted and no official action on any matter will take place.

2.5 Order of Business: Agenda

1) Call to Order

2) Approval of Minutes

3) Old Business

4) New Business

5) General Discussion

6) Public Comment

7) Adjournment

2.6 Voting.

2.6.a Voting will be by voice roll call, called by the Secretary, and will be recorded by yes, no, or abstain.

2.6.b All members of the Board, including the Chairperson, are required to cast a vote upon each motion.

2.6.c A member may abstain, if the member believes there is a conflict of interest, as provided for in Subsection 3.7.

2.6.d Members shall be physically present at the meeting in order to exercise their vote. Proxy voting, mail voting or telephone voting are prohibited.

2.6.e The affirmative vote of a majority of those members voting shall be required for the exercise of powers or functions conferred or imposed

on the Board, but less than a quorum of the members may meet and adjourn from time to time until a quorum is present.

**2.7 Conflict of Interest.**

A member of the Board must abstain from participating in a matter before the Board when the member has a conflict of interest or an appearance of impropriety. Conflict of interest shall mean a direct and personal interest in the outcome of the proceedings.

An appearance of impropriety shall mean an apparent conflict of interest based on objective standards. A member of the Board shall declare their conflict or appearance of impropriety as soon as the matter comes before the Board for discussion or as soon thereafter as the member becomes aware of the appearance of impropriety or conflict. Thereafter, the member shall take no part in the discussion or vote on the matter.

**Section 3.0 Meeting Attendance.**

- 3.1 All members of the Board are expected to attend all meetings.
- 3.2 Prior to any scheduled Board meeting, members shall notify the Board Secretary regarding excused absences. Excused absences include, but not be limited to, death, illness, or being out of the city.

**Section 4.0 Communications.**

- 4.1 No member of the Board is qualified to speak for the Board or to give public expression of the opinion, attitude or action of the Board on any matter, unless specifically directed to do so by resolution of the Board. The right of a member of the Board as a citizen to his/her personal opinion, written or spoken, is not hereby denied.
- 4.2 No member shall attend private meetings whose principal purpose is to discuss business that is or may be before the Board, unless such attendance is approved by the Board prior to the meeting.
- 4.3 No member shall participate in ex-parte communication on any issue pending before the Board. Ex parte means communication between a Board member(s) and another Board member(s) and/or a party or third person outside of duly scheduled meetings on an issue pending before the Board.
- 4.4 Any written communication to a Board member will be reported and presented to the entire Board and shall be included in the public record.

**Section 5.0 Committees.**



- 5.1 The Chairperson may, from time to time, appoint committees to assist staff in the development of design standards, preparation of planning studies, review of best practices, etc.

#### **Section 6.0 New Board Member Orientation.**

- 6.1 Newly appointed Board Members shall be provided the opportunity to meet with the City staff, and other Board members at least one week before their first scheduled regular meeting for purpose of orientation.

#### **Section 7.0 Rules of Order.**

- 7.1 Parliamentary Procedure.

Roberts Rules of Order, Revised, will serve as a guide for the Board meetings in all cases where these rules do not provide for the procedures to be followed.

- 7.2 Amendments to bylaws and rules of procedure.

The official bylaws and rules of procedure may be amended at any regular or special meeting.