

DESIGN REVIEW BOARD MEETING

CITY OF DAVENPORT, IOWA

Monday, March 24, 2025; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

- I. Call to Order
- II. Secretary's Report
 - 1. Consideration of the February 24, 2025 meeting minutes.
- III. Old Business
 - 1. Case DR25-06: Request for Design Approval, C-D Downtown Zoning District; Exterior improvements to the Freight House at 401 West River Drive. City of Davenport, petitioner. [Ward 3]
- IV. New Business
 - 1. Case DR25-07: Request for Design Review, C-D Downtown Zoning District; Exterior improvements at 114 West 3rd Street. R3 Roofing & Exteriors, petitioner. [Ward 3]
 - 2. Case DR25-08: Request for Design Review, C-V Village of East Davenport Zoning District; Facade improvements to The Village Theatre located at 2113 East 11th Street. Streamline Architects, petitioner, on behalf of Heights Holdings LLC. [Ward 5]
 - 3. Case DR25-09: Request for Design Review, C-V Village of East Davenport Zoning District; Installation of a new fence for an outdoor patio area at 1113 Mound Street. Parker Cornwell, petitioner, on behalf of CAKS LLC. [Ward 5]
- V. Public Comment
- VI. Adjournment
- VII. Next Meeting: April 28, 2025

City of Davenport

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

Action / Date
3/24/2025

Subject:
Consideration of the February 24, 2025 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The February 24, 2025 meeting minutes are attached.

Attachments:
1. Meeting Minutes 2-24-25

MINUTES
DESIGN REVIEW BOARD MEETING
CITY OF DAVENPORT, IOWA
MONDAY, FEBRUARY 24, 2025; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Call to Order

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

II. Secretary's Report

1. Consideration of the January 27, 2025 Meeting Minutes.

Motion by Hoff, second by Anderson, to approve the January 27, 2025 meeting minutes.
Motion to approve was unanimous by voice vote (8-0).

III. Old Business

IV. New Business

1. Case DR25-06: Request for Design Approval, C-D Downtown Zoning District; Exterior improvements to the Freight House at 401 West River Drive. City of Davenport, petitioner. [Ward 3]

Staff provided an overview of the request to make improvements to the Freight House. The following scope of work is proposed:

1. Replace existing deteriorated wood windows with fixed metal windows.
2. Repair and repaint concrete columns on the river-facing facade.
3. Refurbish double wood doors on the east elevation.
4. Replace the metal door on the 2nd story deck with a matching door and grid pattern. Color to match the replacement windows.
5. Repaint the handrail on the deck and staircase, located on the southeast corner of the building, to match the selected window color.
6. Repair and reinstall the red neon lighting located below the 2nd floor roofline.

The City is also soliciting feedback regarding the color of the replacement window trim, doors, handrails, and concrete columns. The Freight House currently lacks consistency among architectural features.

Staff recommended Case DR25-06 be approved in accordance with the submitted work write-up and materials. The Design Review Board may provide a recommendation regarding product and paint colors.

Ann Martin, Construction Project Manager for the City of Davenport, was in attendance to introduce the project and answer questions.

Motion by Tylka, second by Tebbitt, to approve Case DR25-06 in accordance with the submitted work write-up and materials, subject to the following conditions:

1. The replacement windows and trim shall be dark bronze.
2. The replacement metal patio door shall be dark bronze.
3. Repaint the deck handrails using a dark bronze color.
4. Refurbish the east entrance doors with a natural wood stain.

Motion to approve with conditions was approved by a roll call vote (8-0).

Motion by Tylka, second by Tebbitt, to table the painting of the concrete columns and beams on the south/riverside elevation. The purpose is to provide the City with additional time to select and present several color choices to the Board for review. The initial direction is to present paint options in the medium to dark gray/charcoal color range.

Motion to table was approved by a roll call vote (8-0).

2. Election of Chairperson

Motion by Stinocher, second by Tylka, to nominate Tebbitt as Chairperson. Motion was approved by a roll call vote (8-0).

3. Election of Vice-Chairperson

Motion by Stinocher, second by Tebbitt, to nominate Hoff as Vice-Chairperson. Motion was approved by a roll call vote (8-0).

V. General Discussion

VI. Public Comment

VII. Adjournment

Meeting adjourned at 5:18 pm.

VIII. Next Board Meeting: March 24, 2025

City of Davenport

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

Action / Date
3/24/2025

Subject:

Case DR25-06: Request for Design Approval, C-D Downtown Zoning District; Exterior improvements to the Freight House at 401 West River Drive. City of Davenport, petitioner. [Ward 3]

Recommendation:

Staff recommends the Design Review Board select a paint color for the concrete columns and beams on the south/riverside elevation of the Freight House.

Background:

The City of Davenport is requesting input from the Design Review Board regarding proposed alterations to the Freight House. Since the Freight House is a nationally listed historic landmark, exterior alterations should be sympathetic to the architectural character of the building.

Project Summary:

At its February 24, 2025, meeting, the Design Review Board approved the following project components in Case DR25-06 in accordance with the submitted work write-up and materials, subject to the following conditions:

1. The replacement windows and trim shall be dark bronze.
2. The replacement metal patio door shall be dark bronze.
3. Repaint the deck handrails using a dark bronze color.
4. Refurbish the east entrance doors with a natural wood stain.

The Design Review Board tabled the painting of the concrete columns and beams on the south/riverside elevation. The purpose was to provide the City with additional time to select and present paint options in the medium to dark gray/charcoal color range.

Design Request:

Following the February Design Review Board meeting, city staff obtained a range of gray paint swatches for the Board to review. Attached are photos showing the paint swatches against the concrete columns and masonry facade.

The following paint swatches have been submitted for review:

1. Repose Gray
2. Anew Gray
3. Dovetail
4. Gauntlet Gray
5. Urban Bronze

Downtown Design Guidelines:

In terms of color, darker hues often work better than lighter colors on historic facades. 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.

Attachments:

1. Application
2. Photos & Paint Samples
3. Downtown Design Guidelines: Historic Architectural Facade Design
4. Freight House Historic Landmark Nomination Listing



CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 E. 46th St
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
DESIGN REVIEW

DESIGN REVIEW BOARD

APPLICANT INFORMATION	
Applicant Name Company Name City of Davenport	
Address 1200 E. 46th St.	
City State Zip Davenport Iowa 52807	
Phone (563) 327-5183	
Secondary Phone	
E-Mail Address ann.martin@davenportiowa.com	
Acceptance of Applicant 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. 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. By checking this box and typing my name below, ☐ I am electronically signing this application. _____ Type Applicant's Name here to serve as a signature Date	
DEVELOPMENT TEAM	
Property Owner Davenport Levee Commission	
Address	
Phone	Secondary Phone
E-Mail Address	
Project Manager/Other Ann Martin	
Address 1200 E. 46th St. Davenport, Iowa 52807	
Phone (563) 327-5183	Secondary Phone
E-Mail Address ann.martin@davenportiowa.com	
BRIEF OVERVIEW OF THE PROJECT (not a scope of work) All windows, lintels, sills replaced matching previously installed bronze metal storefront windows. Grid pattern to match existing windows and are fixed windows. East double doors and South 2nd story doors replaced with new doors that resemble existing with	
APPLICABILITY (PRIOR TO ANY WORK, APPROVAL IS REQUIRED) Design Review Applications must be completed and approved PRIOR to the commencement of the following types of work: • New construction or an alteration to an exterior of a structure where changes are visible from the public right-of-way • New parking lots, fencing/walls, landscaping, or alterations of • Sign installation or alteration • Streetscaping element installation within the public right-of-way	
ALL SUBMITTALS SHALL INCLUDE:	
SUBMITTED	
Full Scope of Work (SOW) attached as a .PDF ☒ all work & materials shall be described & itemized/listed in detail	
Digital photos of existing building/sign elevations/façades ☒	
Proposed color building/sign elevations to scale ☐ rendering as proposed & depicted on existing building/signs	
Material specifications: type, dimensions, & color ☐	
MINOR & MAJOR ADDITIONS, SITE IMPROVEMENTS, & NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*:	
Dimensioned Site Plan (proposed & existing buildings/site items) ☐	
Landscape Plan ☐	
Grading Plan with 2 foot intervals (if needed) ☐	
Storage & Mechanical Screening shall be shown ☐	
* Major Additions & New Buildings may require more extensive information	
Formal Procedure	
Application Fee: NONE	
(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. <u>Inaccurate or incomplete applications may result in delay of required regularly scheduled meetings.</u>	
(2) Scope of Board's Consideration: • Only work described in the application may be approved. • 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.	
(3) Post Board Ruling: • 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. • 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. • 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.	
Submit this form with attachments to: planning@davenportiowa.com	

City of Davenport, Iowa
Public Works
Davenport Freight House

The City of Davenport will be requesting proposals to replace the Window and Door assemblies at the Freight House which is located at 401 W. River Drive.

Directly across Ripley St. to the east is Union Station 102 S. Harrison. See Attached map. Union Station's windows/doors were replaced in August of 2018. Windows previously were green wood operable and were replaced with green metal storefront fixed windows.

In 2023 the Freight House Dock openings (3) on River Drive were replaced with Dark Bronze metal storefront windows. See attached pics.

In 2023- The gutters on the Freight House were replaced in a Dark Bronze Color to match the newer Dock windows that were replaced.

The Freight house windows, lintels and sills have deteriorated to the point beyond repair, and most are not operational and need to be replaced. Upon checking with the Facilities Manager, his preference would be to replace with fixed windows for maintenance purposes. Replaced lintels would be designed by a structural engineer to be primed and painted to match the window color. Sill replacement to match the existing limestone on the building.

The structure of the Freight House building is mostly brick with a 300' section of storefront windows and doors on the river side. There are fixed wood windows above this storefront area that will be replaced. The storefront windows and doors will not be replaced, but the concrete columns and beams will be repaired and re-painted. Currently this area appears to be an off- white color. Please advise if we should match the color or what color you would like for this area. See attached pics.

The replacement of windows in the brick portion of the Freight House building will be the same size and same look as existing, but not wood. To the greatest extent possible, the grid pattern will be replicated using metal muntins/sashes. We are asking if the replacement windows can be the fixed metal storefront type, rather than a double hung unit. The City is also soliciting feedback for whether the color should be Green or Dark Bronze.

The Freight House double wood doors at the east end can be refinished and same hardware cleaned/polished and re-installed as they are structurally sound. Door frame can be painted to match the new window color.

The single metal door on the 2nd story deck will be replaced with matching door and grid pattern. Color will match new windows.

If budget allows, the City will repair and re-install the red neon band at the top face of the 2 story building.

If budget allows, the City will paint the handrail on the deck and stairs to match the new window color, currently the rail is green.

PRJ5186 Freight House Window Replacement Project Includes-

North Side- Remove & Replacement of ALL Window Assemblies- to match newly installed Dark Bronze Metal Storefront 9x9 Windows (3) that were previously installed. See Specs/Detail Examples provided by City. Provide submittal to engineer for review and approval. Basic trim out on interior to match aluminum windows.

Lintels- Remove and Replace with Primed & Painted Lintels to match Dark Bronze Window Frames- Shop drawings to be reviewed/approved by engineer.

Installation Inspection and approval by Engineer.

Includes 3 Existing New Bronze 9x9 Window Lintels that were not replaced.

Include Replacement of All Existing Infilled Dock Opening Lintels

Tuckpointing and or replacement of damaged bricks at Windows/Openings as needed for proper installation. Prior approval from Engineer.

Excludes Replacement Windows at Dock 9x9 Infilled Areas.

Sills-Remove & Replace all Windows Sills with Limestone Sills to match profile. Excludes Replacement Sills at Dock Opening Areas.

East Side-- Remove & Replacement of ALL Window & Door Assemblies-Dark Bronze Metal Storefront Windows & New Wood Double Doors. See Window & Door Specs/Detail Examples provided by City. Provide submittal to engineer for review and approval. Basic trim out on interior to match aluminum windows. Provide Door Assembly & Hardware Detail/Specs for prior approval from the City & Engineer.

Lintels- Remove and Replace with Primed & Painted Lintels to match Dark Bronze Window Frames- Shop drawings to be reviewed/approved by engineer.

Installation Inspection and approval by Engineer.

Tuckpointing and or replacement of damaged bricks at Windows/Openings as needed for proper installation. Prior approval from Engineer

Sills-Remove & Replace all Windows Sills with Limestone Sills to match profile.

South Side Storefront Concrete Column & Beam Repair and Paint-Prior to Window Replacement to prevent damage to new windows.

Repair all damaged/spalled/cracked concrete areas designed by Engineer specs to match existing finish. Repair Inspection and approval by Engineer.

Prime and Paint 2 coats of designated primer & paint type by Engineer and color approval by the City.

South Side -- Remove & Replacement of ALL Window to Dark Bronze Metal Storefront Windows and Single door to match window grid pattern. See Window & Door Specs/Detail Examples Provided by City. Provide submittal to engineer for review and approval. Basic trim out on interior to match aluminum windows. Window removal & replacement to include fixed windows above storefront area in the lower level. Provide 2ND Story Door Assembly & Hardware Detail/Spec for prior approval from the City & Engineer. Two Fixed windows under deck with wire mesh glass to be excluded from replacement, metal trim to be painted to match Dark Bronze. Storefront Windows in the lower level of the 2 story to be excluded from replacement.

Lintels- Remove and Replace with Primed & Painted Lintels to match Dark Bronze Window Frames- Shop drawings to be reviewed/approved by engineer.

Storefront Lintels in the lower level of the 2 story to be included for replacement.

Installation Inspection and approval by Engineer

Tuckpointing and or replacement of damaged bricks at Windows/Openings as needed for proper installation. Prior approval from Engineer.

Sills-Remove & Replace all Windows Sills with Limestone Sills to match profile.

West Side 2 Story- Remove & Replacement of ALL Window Assemblies- to Dark Bronze Metal Storefront Windows. See Window Specs/Detail Example Provided by City. Provide submittal to engineer for review and approval. Basic trim out on interior to match aluminum windows.

Lintels- Remove and Replace with Primed & Painted Lintels to match Dark Bronze Window Frames- Shop drawings to be reviewed/approved by engineer

Tuckpointing and or replacement of damaged bricks at Windows/Openings as needed for proper installation. Prior approval from Engineer.

Sills-Remove & Replace all Windows Sills with Limestone Sills to match profile.

All windows to be fixed and match existing grid pattern.

All measurements to be completed and confirmed by the GC.

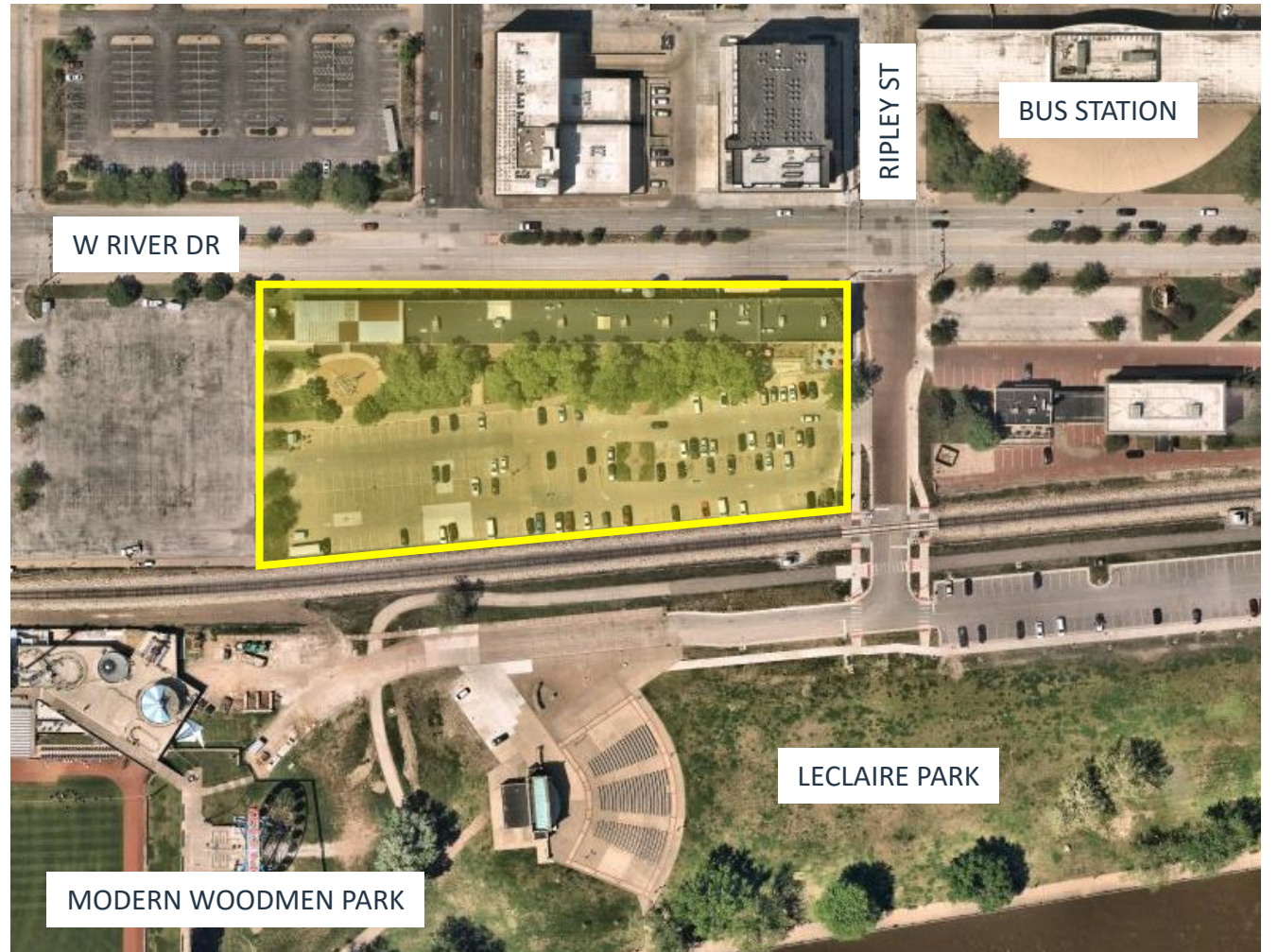
Clean All windows and door assemblies inside and out upon completion of the project.

Clean up any debris or disturbance to project site to original condition.

Freight House



DAVENPORT
IOWA | USA

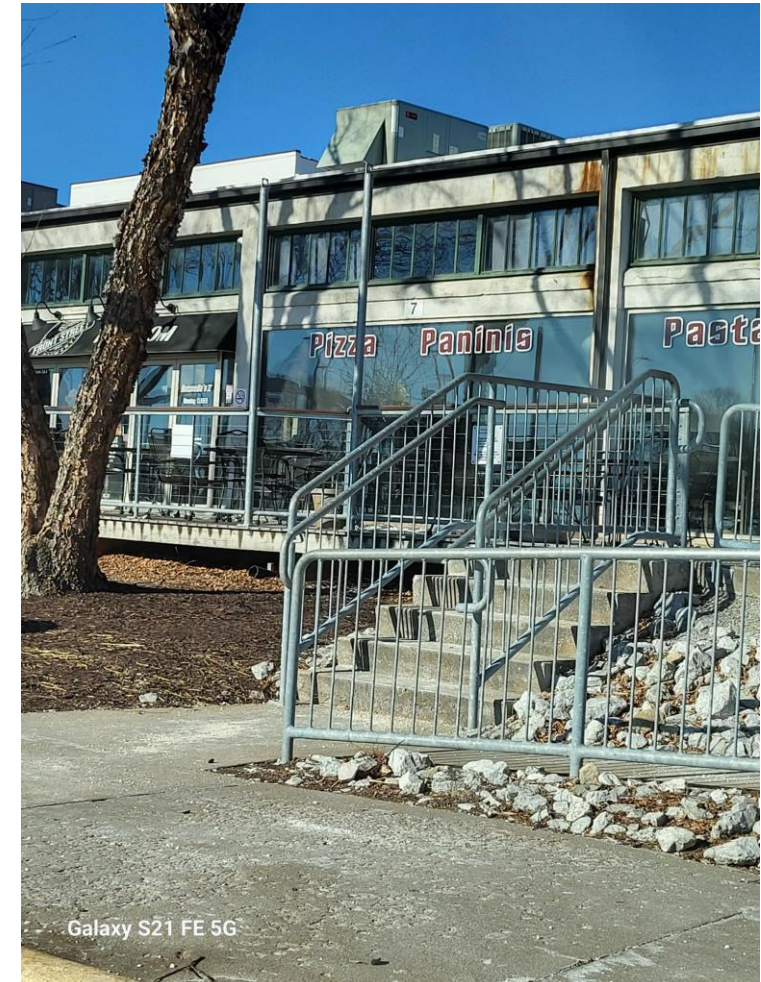


Concrete Columns

- South/River facing façade.
- Storefront windows and doors to remain.
- Replace transom windows with dark bronze units.
- Concrete columns and beams to be repaired and repainted.
- Current Color: Off-White



DAVENPORT
IOWA | USA



South Elevation

DAVENPORT
IOWA | USA



South Elevation

DAVENPORT
IOWA | USA



Color Options

DAVENPORT
I O W A | U S A

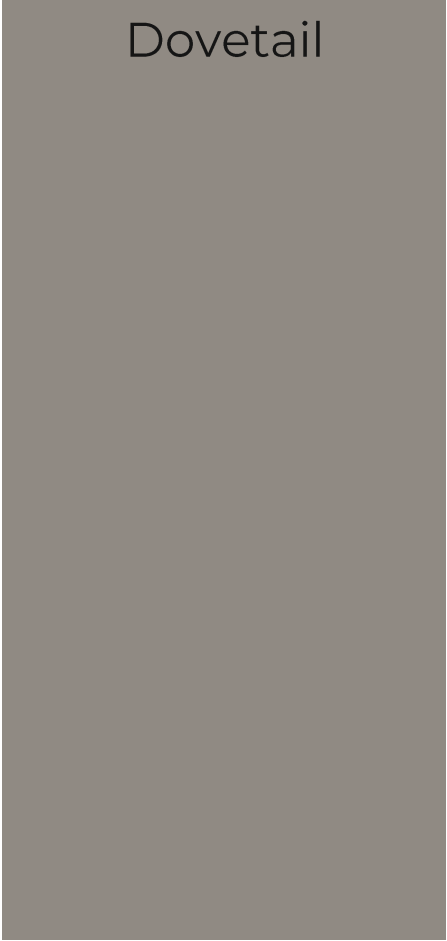
Repose Gray

A vertical rectangular color swatch showing a light, warm gray color.

Repose Gray

A vertical rectangular color swatch showing a slightly darker, warm gray color.

Dovetail

A vertical rectangular color swatch showing a medium gray color.

Gauntlet Gray

A vertical rectangular color swatch showing a dark gray color.

Urban Bronze

A vertical rectangular color swatch showing a very dark, almost black color.

Color Options

DAVENPORT
IOWA | USA



Color Options

DAVENPORT
IOWA | USA



Color Options

DAVENPORT
IOWA | USA



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.

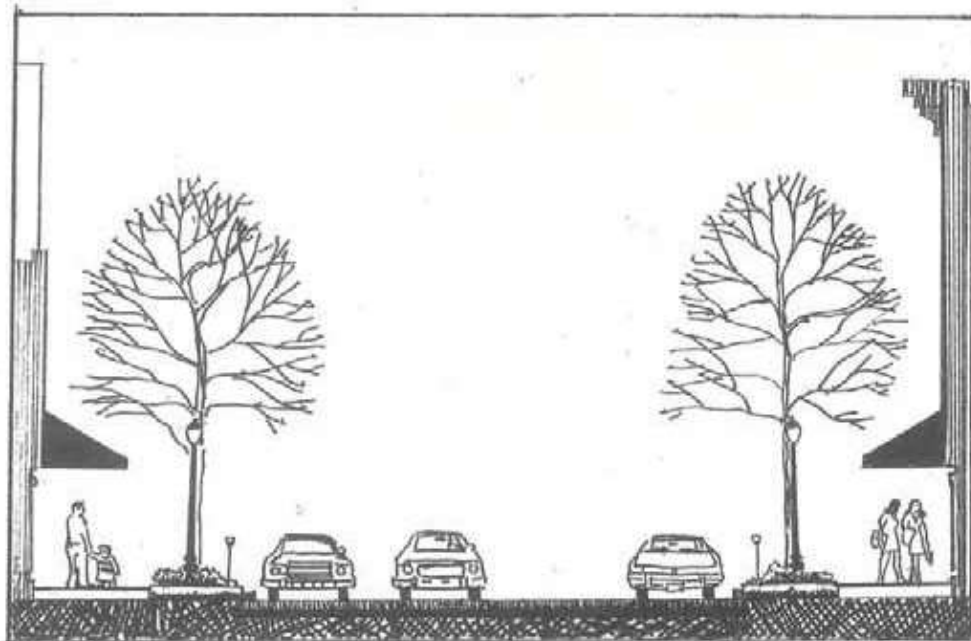
As facades of this type lined both sides of most downtown streets they formed strong blocks, marked by a rhythm of repeating parts. Because it was composed of similar facades, the block had a consistent, organized and coordinated appearance. Facades were related to each other through compatibility in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

ARCHITECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

The Architects Office
Wehner, Nowysz, Pottschull and Pfiffner
901 day building Iowa city Iowa 50240

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

SITE # 82-10- RP-S102 MAP # 1

HIST. DIST.

NAME Chicago, Milwaukee, St. Paul & Pacific (H) C
Freight House

ADDRESS 102 S. Ripley Street

LEGAL DES. Original Town 17
SUB-DIVISION BLOCK PARCEL SUB-PARCEL

UTM 15 7102100101451911110 ACRES 2 ZONE C-4
EASTING NORTHING

OWNER Chicago, Milwaukee, St. Paul & Pacific R.R. Co.
Union Station, 516 W. Jackson Blvd., Chicago, IL 60606

TITLE H. City of Davenport - Levee Comm.
(if diff) of Land (Tract G)



MAP

(See continuation sheet)

SITE SHEET

DESCRIPTION

FORM 2-story office block at one end of long 1-story loading dock CONST. DATE 1917
MATERIALS Concrete floors, columns, brick walls ARCH STYLE
FENESTRATION 3/1 D.H.S. in simple brick surrounds
DIST. FEATURES none of significance
ALTERATIONS none of significance
SITE & RELATED STR. on levee south of Central Business District

STATEMENT

This building is significant chiefly as a well-preserved and still functioning example of its type. The form and plan are wholly typical: 2 story office block at one end of a long, low freight warehouse and loading dock. It is architecture at its most functional, each element appropriate to its use.

ARCHITECTURE

SOURCES

SIGNIFICANCE The C.M., St. P. and P. RR Freight Station is associated with an expansive period in Davenport's railroad freight industry. Because of its central levee location, the freight station chiefly served the city's large retail and wholesale businesses. Freight stations of the CB and Q and CRI and P RR also remain, but do not continue their rail freight uses.

DESCRIPTION The CMSt.P and P freight station was built in 1917 in response to the growing freight traffic in the city before the first world war. Station construction followed erection of the Crescent RR Bridge in 1901 which served the CMSt.P and P RR, as well as the CB and Q RR.

The railroad freight business was a major factor in Davenport's wholesale and retail commercial vitality from the 1890's on. The City's location meant favorable eastern rates and western rates could be used, giving the city a distinct advantage over instate communities.

Siting and design of the freight station demonstrate the functions of such a rail facility. Located between rail siding and the street, cargo could be easily transferred from one transportation system to another.

SOURCES

- * City Directories, 1916-1919
- * Railway Age Gazette (July 20, 1917) p. 127
- * Espenshade, E. B., "Urban Development at the Upper Rapids of the Mississippi," Chicago, Illinois, 1944.
- * Christiansen, Thomas P., "An Industrial History of Scott County, IA." Annals of Iowa (July, 1940)

ARCHITECTURAL HISTORIAN: Martha Bowers HISTORIAN: MARLYS SVENDSEN-ROESLER SURVEY COMP 1981

EVALUATION

ARCHITECTURAL

I. ARCH. EVALUATION Local
 II. ENVIR. STATURE Supportive
 III. INT. OF CONTEXT Poor
 IV. INT. OF FABRIC 1
 LEVEL OF SIGNIFICANCE:
☐ NAT. ☐ STATE ☒ LOCAL ☐ N. ELIG.

HISTORICAL

I. THEME(S) OF SIGNIFICANCE
 A PRIMARY Transportation
 B SECONDARY Railroad
 II. LEVEL OF SIGNIFICANCE
☐ NAT. ☐ STATE ☒ LOCAL
 III. NRHP
 ELIGIBLE ☐ NOT ELIGIBLE ☐

HISTORIC DISTRICT CLASSIFICATION

☐ A ☐ B ☐ C

FOR DIVISION OF HISTORIC PRESERVATION USE ONLY

1. DATE RECEIVED _____
 2. DATE OF STAFF EVALUATION _____
 A ARCHITECTURAL B. HISTORICAL
 ELIGIBLE FOR NRHP ☐ ☐
 NOT ELIGIBLE FOR NRHP ☐ ☐
 3. NRHP ACTION
 A STATE REVIEW COMM. APP. ☐ DISAPP. ☐ TABLED ☐ DATE _____
 B FEDERAL REVIEW APP. ☐ DISAPP. ☐ TABLED ☐ DATE _____
 4. D.H.P. SOURCES
☐ COUNTY RESOURCES ☐ DET. OF ELIGIBILITY
☐ W'SHIELD SURVEY ☐ R. & C. _____
☐ NRHP ☒ DAVENPORT A/H SURVEY
☐ GRANT _____
 5. SUBJECT TRACES
 6. PHOTO
 1604-7,8



Chicago, Milwaukee, St. Paul
and Pacific Railroad Company

RECEIVED FEB 18 1983

516 West Jackson Boulevard
Chicago, Illinois 60606
Phone 312/648-3000

February 15, 1983

Dr. Adrian D. Anderson
State Historic Preservation Officer
Office of Historic Preservation
Historical Building
East 12th and Grand Avenue
Des Moines, Iowa 50319

Re: Statement of Objection to National Register Listing

Dear Dr. Anderson:

I am in receipt of a letter dated January 25, 1983 from Mr. James E. Jacobsen, National Register Coordinator, informing us that Chicago, Milwaukee, St. Paul & Pacific Freight House, Davenport, Iowa, will be considered by the State Review Board for nomination to the National Register of Historic Places. This letter will confirm that Richard B. Ogilvie, Trustee of the property of Chicago, Milwaukee, St. Paul and Pacific Railroad Company, Debtor, is aware that said property which we fully own may be eligible for listing in the National Register of Historic Places. We also recognize that said property is scheduled for nomination at the forthcoming National Register State Review Committee meeting. We are further aware that various property and tax-related benefits are associated with National Register status.

On behalf of Richard B. Ogilvie, Trustee of the property of Chicago, Milwaukee, St. Paul and Pacific Railroad Company, Debtor, I am hereby exercising our right to object to the proposed listing in the National Register of our property located at 102 S. Ripley Street, Davenport, Iowa. I attach my signature along with a notarized signature and seal.

Yours truly,

N. E. Smith

N. E. Smith
Assistant Vice President-Chief Engineer

NES/mef

Subscribed and sworn to before me by *N. E. Smith*,
this 16th day of February, 1983.

James E. Rot
Notary Public in and for the State of Illinois.

My commission expires:

July 17, 1983

IOWA STATE HISTORICAL DEPARTMENT
OFFICE OF HISTORIC PRESERVATION

ADRIAN D. ANDERSON, Executive Director
STATE HISTORIC PRESERVATION OFFICER

RE: Chicago, Milwaukee, St. Paul & Pacific Railroad Freight House
102 S. Ripley
Davenport, Iowa

27 May 1983

Chicago, Milwaukee, St. Paul & Pacific R.R. Co.
Union Station
516 W. Jackson Blvd.
Chicago, Illinois 60606

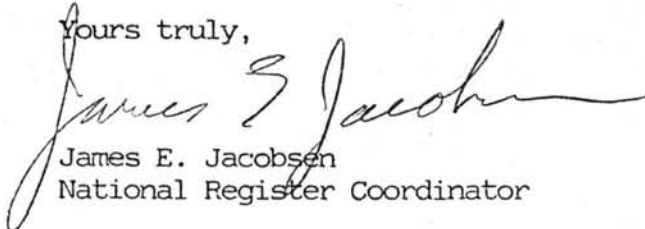
Dear Friends;

The property listed above was approved for submission to the National Park Service for a determination of eligibility for nomination to the National Register of Historic Places by the State Nominations Review Committee at its May 24 meeting.

As I noted in an earlier letter to you, a determination of eligibility is not the same as placement on the National Register. Our Committee can not recommend placement because of owner opposition to such a listing. A determination of eligibility simply means that a property has been deemed eligible and that sufficient documentation has been submitted to support that eligibility. In the event that an owner or a future owner changes his/her mind about listing a property, a determination of eligibility can be readily processed without further action on your or our part into a Registered property.

The National Park Service will have 45 days in which to review and accept this property for DOE status. Our office will submit your property in the very near future, and I will advise you by letter if and when your property is accepted.

Yours truly,



James E. Jacobsen
National Register Coordinator

IOWA STATE HISTORICAL DEPARTMENT
OFFICE OF HISTORIC PRESERVATION

DAVID CROSSON, EXECUTIVE DIRECTOR

~~XX~~
STATE HISTORIC PRESERVATION OFFICER

15 October 1985

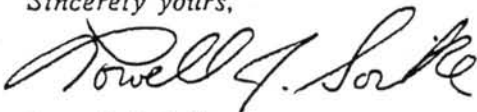
Office of the Keeper of the National Register of Historic Places
National Park Service
Department of the Interior
Washington, DC 20240

Dear Keeper:

The Chicago, Milwaukee, St. Paul and Pacific Freight House, 102 South Ripley Street, Davenport, Scott County, Iowa was determined eligible for nomination to the National Register of Historic Places on 28 July 1983. Because of owner objection, the property could not be listed at that time.

The enclosed certified letter, withdrawing objection to the listing of that property, identifies the new owner and requests immediate listing. I therefore request that this property be listed accordingly.

Sincerely yours,



Lowell J. Soike
Deputy State Historic Preservation Officer

Enclosure

OCT 14 1985

George Gleason Architect
918 East Tenth Street
Davenport, Iowa 52803
(319) 323-9336

September 17, 1985

The Keeper of the National
Register of Historic Places
National Park Service
Department of the Interior
Washington, D.C.

Dear Sir:

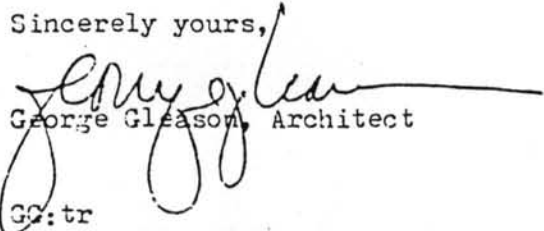
This letter is to inform you of the fact that I am now the owner of the Chicago, Milwaukee, St. Paul and Pacific Freight House located at 102 South Ripley Street, Davenport, Iowa. This building was determined to be eligible for the Register on July 23, 1983.

I am aware of the incentives related to a listing on the National Register and therefore wish to remove the previous objections to listing and hereby approve that the building be entered on the National Register of Historic Places.

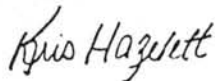
Please notify me at your earliest convenience as to the date of listing.

Thank-you

Sincerely yours,


George Gleason, Architect

GG:tr



An Iowa Corporation
Member of the American Institute of Architects



State Historical Department

East 12th and Grand Avenue, Des Moines, Iowa 50319
(515) 281-5111

3 April 1986

The Honorable Patrick J. Deluhery
State Senate
State Capitol
L O C A L

Dear Senator Deluhery:

It is my pleasure to inform you that the following property has been listed on the National Register of Historic Places as of 14 November 1985:

✓ Chicago, Milwaukee, St. Paul and Pacific Freight House (George Gadson)
Davenport, Scott County *102 S. Ripley*

We are delighted to help identify and list Iowa's significant historical, architectural, and archaeological sites on the National Register and appreciate the participation and support of the individuals in your area. National Register listing is a distinct honor not to be taken lightly and reflects highly upon both the historical quality and interest in your district. We commend the participants and welcome future participation.

With all best wishes, I am,

Sincerely,

David Crosson
Executive Director
State Historic Preservation Officer

DC/jr

cc: Mr. George Gadson

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

For HCRS use only

received

date entered

Continuation sheet Historical Context

Item number

8B

Page 1

In 1832 the U.S. government concluded a treaty with the Sauk and Mesquakie tribes that opened to white settlement a 50-mile-wide strip of land on the west side of the Mississippi, between the Yellow River on the north and the Des Moines River on the south. One of the beneficiaries of the Black Hawk Treaty was Antoine LeClaire, a French-Indian trader who acted as interpreter during the treaty negotiations. For his services, LeClaire was granted two tracts of land, one at each end of the Mississippi's Upper Rapids. When land was officially available for purchase, LeClaire acquired additional land adjacent to his lower tract. Three years later, in 1836, LeClaire was one of eight men, among them Indian Agent George Davenport, who laid out the first plat of the future city of Davenport. The town was incorporated by special charter in 1839, and the following year became Scott County seat.

By 1840 there were some 600 people in the new community, most emigrants from Ohio, Pennsylvania and New York. Ten years later, the population had increased threefold, and included the first wave of German immigrants who soon dominated much of Davenport's commercial and social life. By 1860 Davenport's population stood at 11,267, and the once struggling village was well on the way to becoming a major city.

Davenport's early growth was in large part a function of its location. In the city's first decades, the Mississippi was one of the nation's primary transportation routes. Davenport acquired its share of population, goods and merchandise moving west down the Ohio and north from New Orleans and St. Louis. In turn, as settlement in the Iowa interior increased, the city became a logical point from which farmers shipped produce back east. Looking to the future, however, Davenport businessmen, among them Antoine LeClaire, Hiram Price, James Grant and Ambrose Fulton began in the late 1840's to contribute money and time to railroad development: the Chicago, Rock Island Railroad from the east, and the Mississippi and Missouri Railroad west from Davenport to Council Bluffs. The lines were connected by the Mississippi River's first railroad bridge, completed in 1856.

After the Civil War, railroads replaced the rivers as the principal arteries of transportation in the midwest. In Davenport, this development was reflected in the increasing number of rail lines, freight stations and other support structures, and in the gradual reorientation of the central business district, and particularly the hotels, away from the waterfront. With the exception of sawmill owners, for whom the river remained an important aspect of their business, most people in Davenport began to see the Mississippi primarily as a barrier to be crossed. The first railroad bridge was replaced in 1872 with a double deck "combined" bridge (for both rail and wagon traffic) and yet again in 1895, when the U.S. Army Corps of Engineers gave Ralph Modjeski his first major bridge commission. In 1900 the Davenport, Rock Island and Northwestern Railroad built the Crescent Bridge, subsequently acquired by the Chicago, Milwaukee and St. Paul, and the Chicago, Burlington and Quincy Railroads, bringing the latter line to the city for the first time.

City of Davenport

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

Action / Date
3/24/2025

Subject:

Case DR25-07: Request for Design Review, C-D Downtown Zoning District; Exterior improvements at 114 West 3rd Street. R3 Roofing & Exteriors, petitioner. [Ward 3]

Recommendation:

Staff recommends Case DR25-07 be approved in accordance with the submitted work write-up and materials.

Background:

Project Summary:

At its January 27, 2025, meeting, R3 Roofing and Exteriors submitted an application to renovate 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 was to renovate the lower commercial space to match the recently remodeled R3 Roofing and Exteriors office in the adjacent building.

The Design Review Board was supportive of the request to infill the west basement entryway, as the staircase is a safety and nuisance concern. Board Members discussed the design request and agreed there needs to be better vertical integration with the historic character of the structure. Members stated that painting the lower-level masonry will help tie-in with the upper floors.

The Design Review Board approved the following project components in Case DR25-04 in accordance with the submitted work write-up and materials, subject to the following conditions:

1. Install square column caps that replicate the masonry column caps between the second and third floor.
2. The brick columns shall be painted cream/beige to match the trim of the upper façade.
3. The brick below the storefront windows shall be painted gray to match the upper façade.

Design Request:

Based on the feedback from the Design Review Board at the January meeting, R3 Roofing and Exteriors submitted a revised request to paint the upper floors of 114 West 3rd Street. Rather than paint the lower level gray to match the upper floors, the petitioner is seeking approval to paint the second and third floors Rugged Brown to compliment the red brick masonry of the basement level and adjacent R3 storefront. In addition, the masonry column will be replicated on the lower level and painted a similar white color to better tie-in the facade.

A rendering has been provided by the applicant detailing the proposed improvements to the storefront. The intent is to provide a fresh new appearance to the building while respecting its historic character.

Staff are supportive of the request to paint the upper floors a red brick color to match the masonry facade of the R3 Roofing and Exteriors Storefront. The proposal alleviates staff's previous concerns that the structure was not vertically integrated. In addition, staff believe the original masonry was red brick. Following the completion of work, the building will more closely resemble its original appearance.

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. Background Material & Photos
3. Downtown Design Guidelines: Facade Change as Evolution
4. Downtown Design Guidelines: Historic Architectural Facade Design



CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 E. 46th St
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
DESIGN REVIEW

DESIGN REVIEW BOARD

APPLICANT INFORMATION	
Applicant Name Company Name Ethan Helscher R3 Roofing & Exteriors	
Address 112 W 3rd St	
City State Zip Davenport, IA 52801	
Phone 563-888-1017	
Secondary Phone 805-501-9077	
E-Mail Address permits@r3roofs.com	
Acceptance of Applicant 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. 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. By checking this box and typing my name below, ☒ I am electronically signing this application. Ethan Helscher 01/08/2025 Type Applicant's Name here to serve as a signature Date	
DEVELOPMENT TEAM	
Property Owner Matt Matthews	
Address 112 W 3rd St Davenport, IA 52801	
Phone 563-888-1017	Secondary Phone N/A
E-Mail Address matt.m@r3roofs.com	
Project Manager/Other Matt Matthews	
Address 112 W 3rd St Davenport, IA 52801	
Phone 563-888-1017	Secondary Phone N/A
E-Mail Address matt.m@r3roofs.com	
REVIEW DISTRICT Downtown	
SUBMITTAL DATE 02/14/2025	
MEETING DATE 03/24/2025	
SITE ADDRESS & PARCEL OR LOCATION DESCRIPTION 114 W 3rd St Davenport, IA 52801	
BRIEF OVERVIEW OF THE PROJECT (not a scope of work) Basement level storefront remodel, minor changes to 2nd floor - historic brick to match 112 W 3rd - storefront glass to match 112 W 3rd - paint 114 W 3rd St bricks to match, paint cornice to match	
APPLICABILITY (PRIOR TO ANY WORK, APPROVAL IS REQUIRED) Design Review Applications must be completed and approved PRIOR to the commencement of the following types of work: • New construction or an alteration to an exterior of a structure where changes are visible from the public right-of-way • New parking lots, fencing/walls, landscaping, or alterations of • Sign installation or alteration • Streetscaping element installation within the public right-of-way	
ALL SUBMITTALS SHALL INCLUDE:	
SUBMITTED	
Full Scope of Work (SOW) attached as a .PDF ☒ all work & materials shall be described & itemized/listed in detail	
Digital photos of existing building/sign elevations/façades ☒	
Proposed color building/sign elevations to scale ☒ rendering as proposed & depicted on existing building/signs	
Material specifications: type, dimensions, & color ☒	
MINOR & MAJOR ADDITIONS, SITE IMPROVEMENTS, & NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*:	
Dimensioned Site Plan (proposed & existing buildings/site items) ☐	
Landscape Plan ☐	
Grading Plan with 2 foot intervals (if needed) ☐	
Storage & Mechanical Screening shall be shown ☐	
* Major Additions & New Buildings may require more extensive information	
Formal Procedure	
Application Fee: NONE	
(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. <u>Inaccurate or incomplete applications may result in delay of required regularly scheduled meetings.</u>	
(2) Scope of Board's Consideration: • Only work described in the application may be approved. • 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.	
(3) Post Board Ruling: • 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. • 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. • 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.	
Submit this form with attachments to: planning@davenportiowa.com	



Proposed Design

DAVENPORT
IOWA | USA



Rugged Brown

Rugged Brown

DAVENPORT
IOWA | USA



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

Company Name	R3 Roofing & Exteriors
Address	112 W 3rd St
Contact Number	563-888-1017
Contact Email	permits@r3roofs.com

Project Name	Project Manager
114 W 3rd St Storefront Remodel	Matt Matthews
Project Objective	Location of Project
Basement level storefront remodel, building uniformity with 112 W 3rd St.	114 W 3rd St Davenport, IA 52801

Scope of Work Description	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, with a brick beam over the storefront glass. New storefront glass will be installed to replace the existing glass. The exterior of the second and third floors of 114 W 3rd. will be painted to match the second and third floors of 112 W 3rd. The top cornice of the building will match the cornice on 112 W 3rd St. as well.
Deliverables	- Remove storefront - Remove storefront glass - Eliminate & infill left doorway - Reface structural wall with Historic red brick - Install red brick pillars on facade - Replace glass with storefront glass - Paint window frames to match 112 W 3rd St - Redo cornice to match 112 W 3rd St



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

Materials	- Brick to be used: Watsontown Brick (Standard Solid) historic brick as recommended by manufacturer to match next door. - Mortar to be used: Type Portland Lime & Sand (Type N Mortar), as recommended by manufacturers to match next door - Storefront glass to be used: Tubelite T14000 Series Storefront (as recommended by East Moline Glass) to match next door - Paint will be matched from 112 W 3rd St.
Project Timeline	Completion by 04/01/2025



R3 Roofing & Exterior

DAVENPORT
IOWA | USA



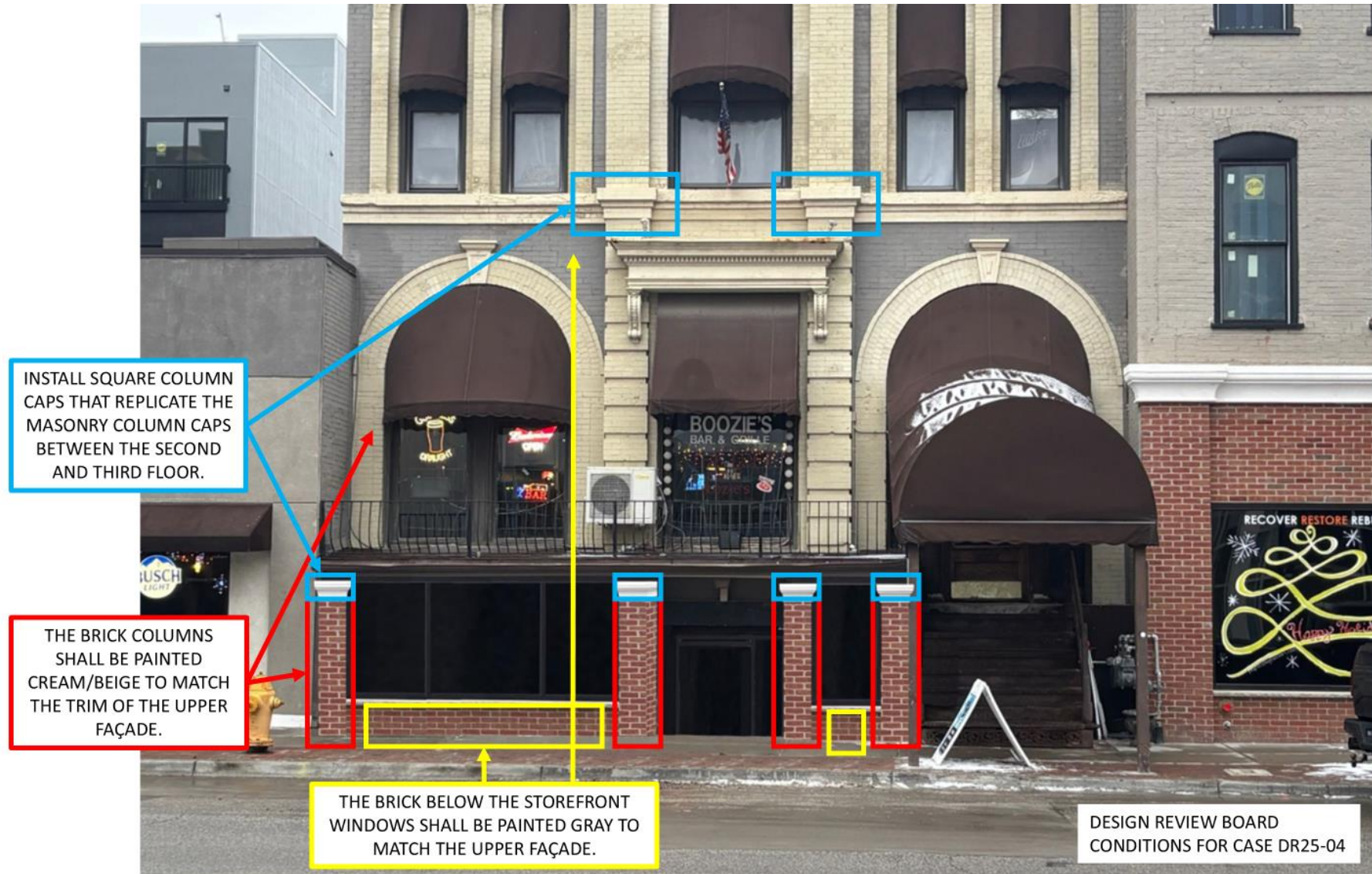
Project History

January 27, 2025, Scope of Work:

1. Demolish existing basement level storefront.
2. Eliminate and infill the west/left doorway.
3. Reface structural wall with Watson Town Brick (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.)



Conditions



Existing Storefront

DAVENPORT
IOWA | USA



Proposed Design

DAVENPORT
IOWA | USA



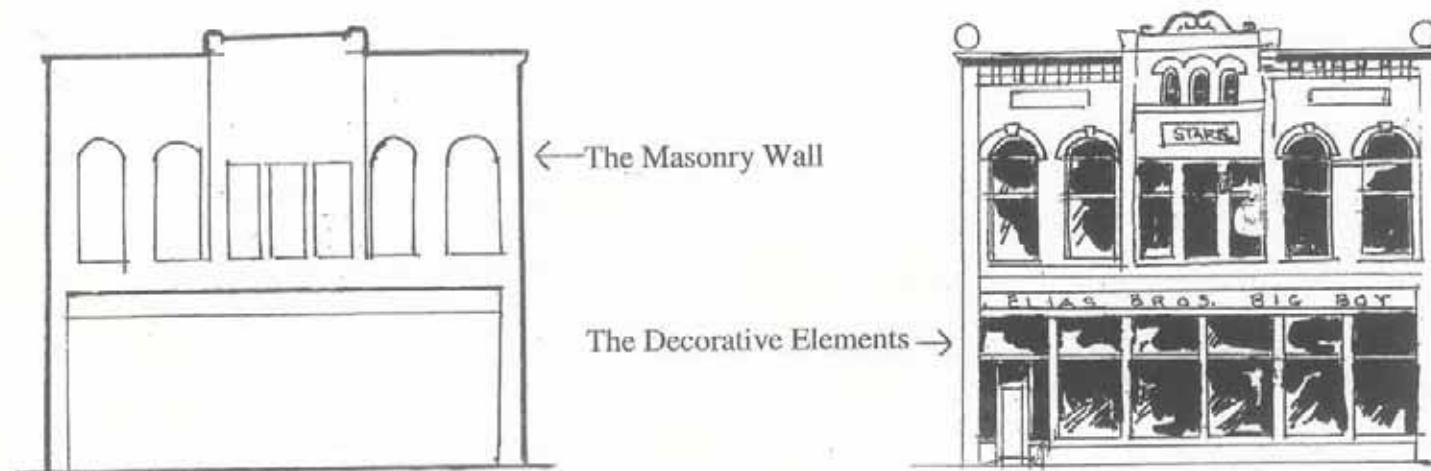
Rugged Brown

Rugged Brown

DAVENPORT
IOWA | USA



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.

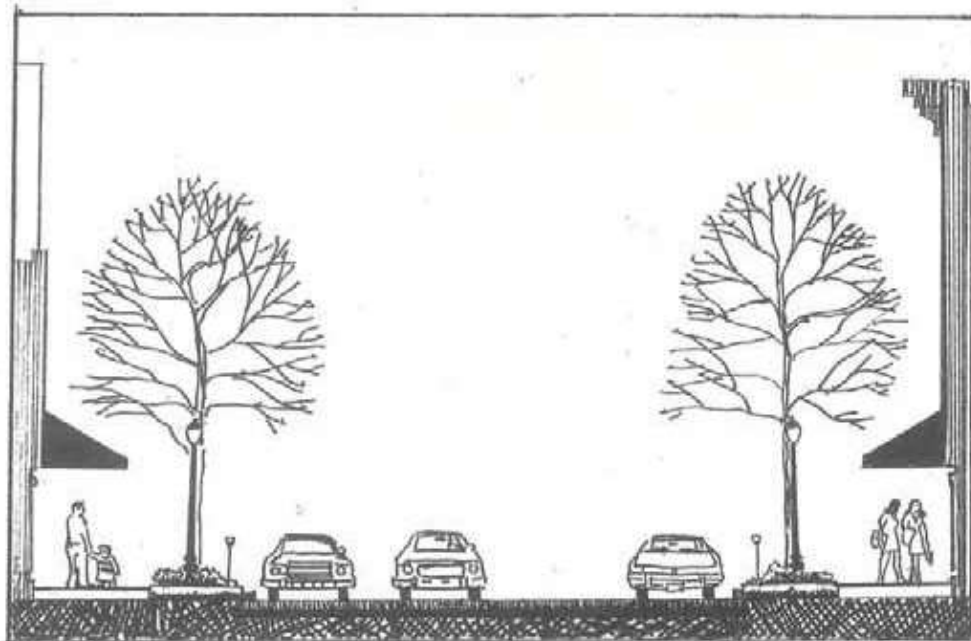
As facades of this type lined both sides of most downtown streets they formed strong blocks, marked by a rhythm of repeating parts. Because it was composed of similar facades, the block had a consistent, organized and coordinated appearance. Facades were related to each other through compatibility in 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
3/24/2025

Subject:

Case DR25-08: Request for Design Review, C-V Village of East Davenport Zoning District; Facade improvements to The Village Theatre located at 2113 East 11th Street. Streamline Architects, petitioner, on behalf of Heights Holdings LLC. [Ward 5]

Recommendation:

Staff recommends Case DR25-08 be approved in accordance with the submitted work write-up and materials.

Background:

The East Davenport Turnverein (Turner) Hall, currently known as The Village Theatre, is listed as a contributing structure in the Village of East Davenport Historic District. The structure was built in 1909 and served as a prominent meeting space for the German community.

Design Request:

Heights Holdings LLC purchased The Village Theatre in late 2024 for the purpose of using the historic building as a community center. The intent is to renovate the exterior to better replicate the historic architectural features.

The following scope of work is proposed:

1. Replace existing exterior siding with fiber cement siding. Current siding is vinyl.
2. Replace windows with black windows and trim.
3. Replace asphalt shingle roof with a charcoal standing seam metal roof.
4. Modify north elevation roof peak to be curved to match historic photo.
5. Replace north entrance canopy with new to match historic photo.
6. Add concrete terrace on south elevation at height of existing stage.
7. Add new door, sidelights and transom on south elevation to terrace.
8. Replace concrete south of new terrace to existing curb with stamped concrete to match brick pavement to the west.
9. Replace parapet at south entry door with curved parapet, add awning above door.

Staff Review:

A historic photo of Turner Hall has been submitted as a reference and inspiration for the restoration. The renderings indicate returning the north elevation roof pitch to a rounded arch. In addition, the north entrance canopy will be removed and reconstructed with a flat roof and colonial-style columns (painted white). Staff are supportive of the architectural changes to the north facade as it removes previous alterations to the building that were incompatible with the original design. The proposed structural alterations better reflect the historic character of the building.

The replacement siding product is James Hardie, which is a fiber cement product. There are several buildings within the Village of East Davenport with James Hardie siding or other similar composite siding materials. The most recent example is at Wide River Winery. James Hardie is also a high-quality siding product that can replicate a wood finish. According to the historic property inventory sheet, the original siding material was wood. However, the building has since been resided with a cream/yellow vinyl siding that is starting to show some deterioration. The replacement siding color is 'Boothbay', which will coordinate well with the recently renovated restroom building in Lindsay Park.

Staff do not object to the replacement double-hung windows with black trim. Based on the historic photo submitted, there did not appear to be any grids on the north facing windows. However, staff are not opposed to the six-over-six grid configuration as it adds character to the facade. Staff advise that the grid pattern be external to better replicate historic depth and dimensions. Grids located internally within the glass are often flush and lack the historic charm of original wood windows.

The existing roofing material on the Village Theater is an asphalt shingle product. Staff do not object to the proposed charcoal standing seam metal roof as the product is highly durable and will keep the structure in a good state of repair. An alternative plan, if the metal roof is cost-prohibitive, is to replace the roof with asphalt shingles in a similar charcoal color. Staff are supportive of both options.

The footprint of the concrete terrace on the south elevation extends into property owned by the City of Davenport. Therefore, approval from City Council is required prior to any construction. The Design Review Board can review the proposal for conformance with the Village of East Davenport Performance Standards & Design Guidelines. If the applicant is unable to acquire the property or obtain approval from City Council, the applicant can return to the Board with a revised design for the south elevation.

Contingent upon City Council approval, staff have no objection to the proposed materials, which include a black ornamental railing, decorative light posts, a stone texture on the wall base, replacement windows, and a new door with sidelights and transom. Staff recommend matching the decorative lighting with the fixtures in Lindsay Park, directly east of the Village Theatre. In general, the proposed materials are consistent with those utilized throughout the Village of East Davenport.

The renderings indicate that the walkway adjacent to the parking lot will be finished with stamped concrete to resemble the brick pattern in front of the Village Market Place. This is considered an improvement since the existing area is currently deteriorated asphalt. However, staff recommend the width be increased to 5 feet to be more accommodating to pedestrians utilizing the adjacent accessible parking spaces.

There is a narrow corridor between the Village Theatre and the Village Market Place. The two buildings are connected by a wall with green wood siding and a recessed doorway. The applicant is proposing to reconstruct this space with a rounded parapet arch, curved entrance awning, and faced with matching fiber cement siding. Staff believe the intent is to replicate the rounded arch on the north-facing facade. Since this architectural feature serves as a transition between the two structures, careful consideration is merited by the Board.

Once improvements to the south elevation are completed, the exterior masonry will be painted in a similar Boothbay color to compliment the James Hardie siding. The Design Review Board should consider how this color interacts with the adjacent Village Market, which has green masonry and red window trim.

Village of East Davenport Performance Standards & Design Guidelines:

The design guidelines recommend the following standards for remodeling existing buildings:

1. Preserve significant stylistic and architectural features.
2. Repair deteriorated building features.
3. Replace an architectural element accurately if it must be replaced, matching the material and design.
4. Do not use synthetic materials, such as aluminum, vinyl or panelized brick/stone as replacement for primary building materials.

Attachments:

1. Application
2. Village Theater Renderings
3. Photos of the Village Theatre
4. Historic Property Inventory Sheet-Village Theatre
5. Village of East Davenport Performance Standards and Design Guidelines



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

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

Property Address*

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

Applicant (Primary Contact)

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

Application Form Type:

Plan and Zoning Commission

Zoning Map Amendment (Rezoning) ☐
Planned Unit Development ☐
Zoning Ordinance Text Amendment ☐
Right-of-way or Easement Vacation ☐
Voluntary Annexation ☐

Owner (if different from Applicant)

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

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

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 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 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 4th Street, Davenport, Iowa.

Work Plan

Please describe the work being performed. Please note that only work described in the application may be approved by the Board.

REPLACE EXISTING EXTERIOR SIDING WITH FIBER CEMENT SIDING
REPLACE WINDOWS WITH BLACK WINDOWS AND TRIM
MODIFY NORTH ELEVATION ROOF PEAK TO BE CURVED TO MATCH HISTORIC PHOTO
REPLACE NORTH ENTRANCE CANOPY WITH NEW TO MATCH HISTORIC PHOTO
ADD CONCRETE TERRACE ON SOUTH ELEVATION AT HEIGHT OF EXISTING STAGE
ADD NEW DOOR, SIDELIGHTS AND TRANSOM ON SOUTH ELEVATION TO TERRACE
REPLACE CONCRETE SOUTH OF NEW TERRACE TO EXISTING CURB WITH STAMPED CONCRETE TO MATCH
BRICK PAVEMENT TO THE WEST
REPLACE PARAPET AT SOUTH ENTRY DOOR WITH CURVED PARAPET, ADD AWNING ABOVE DOOR.

STANDING SEAM
METAL ROOF -
CHARCOAL

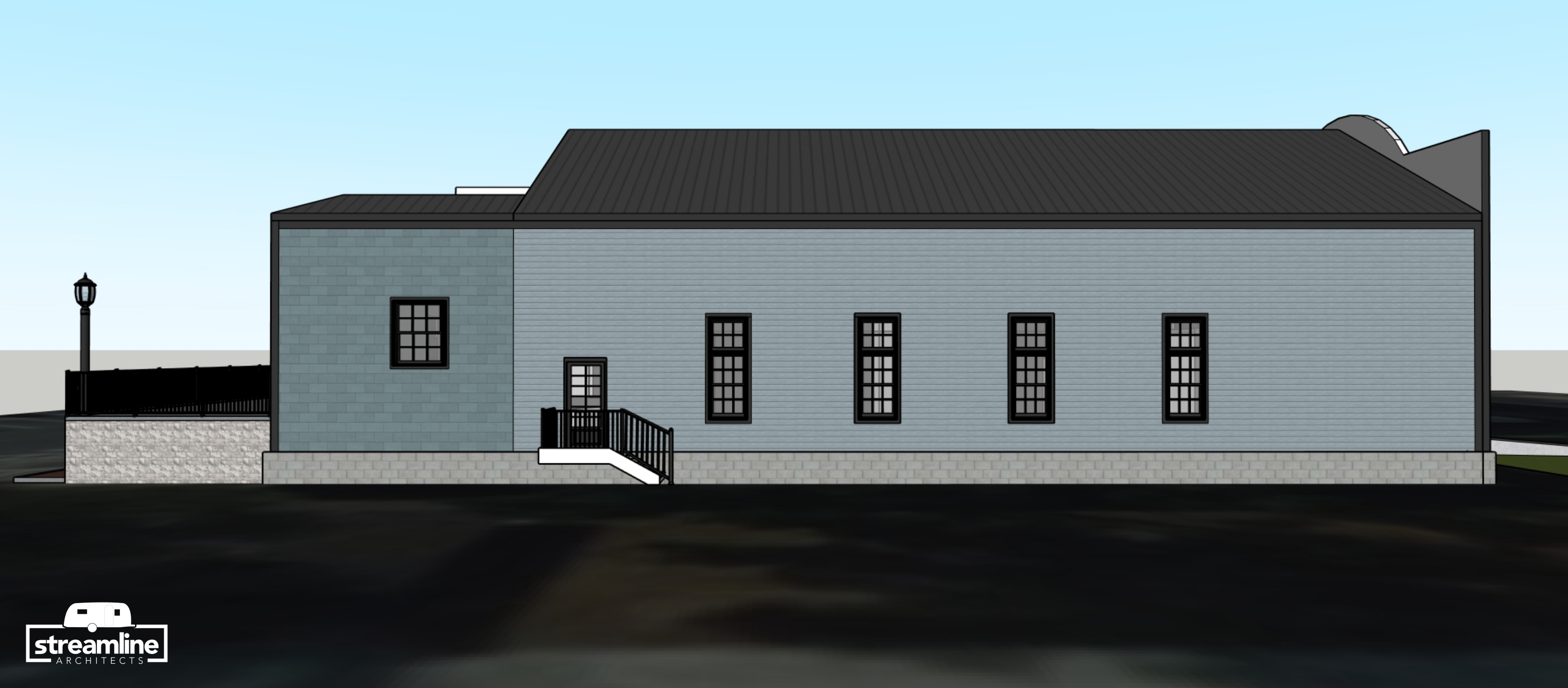
REVISE PARAPET
TO BE CURVED

BLACK WINDOWS &
FRAMES, TYP.

6" FIBER CEMENT LAP
SIDING - JAMES HARDIE
"BOOTHBAY"

COLONIAL
COLUMNS AND
CANOPY - "WHITE"





BLACK
ORNAMENTAL
RAILING

DECORATIVE LIGHT
POLE - BLACK

CAST-IN-PLACE
CONCRETE WALL -
STONE TEXTURE

PAINT EXISTING
MASONRY - COLOR
TO MATCH SIDING



REVISE PARAPET
TO BE CURVED

CURVED
ENTRANCE
AWNING

NEW DOOR WITH
SIDELIGHTS AND
TRANSOM - BLACK

STAMPED
CONCRETE - BRICK
PATTERN TO
MATCH EXISTING





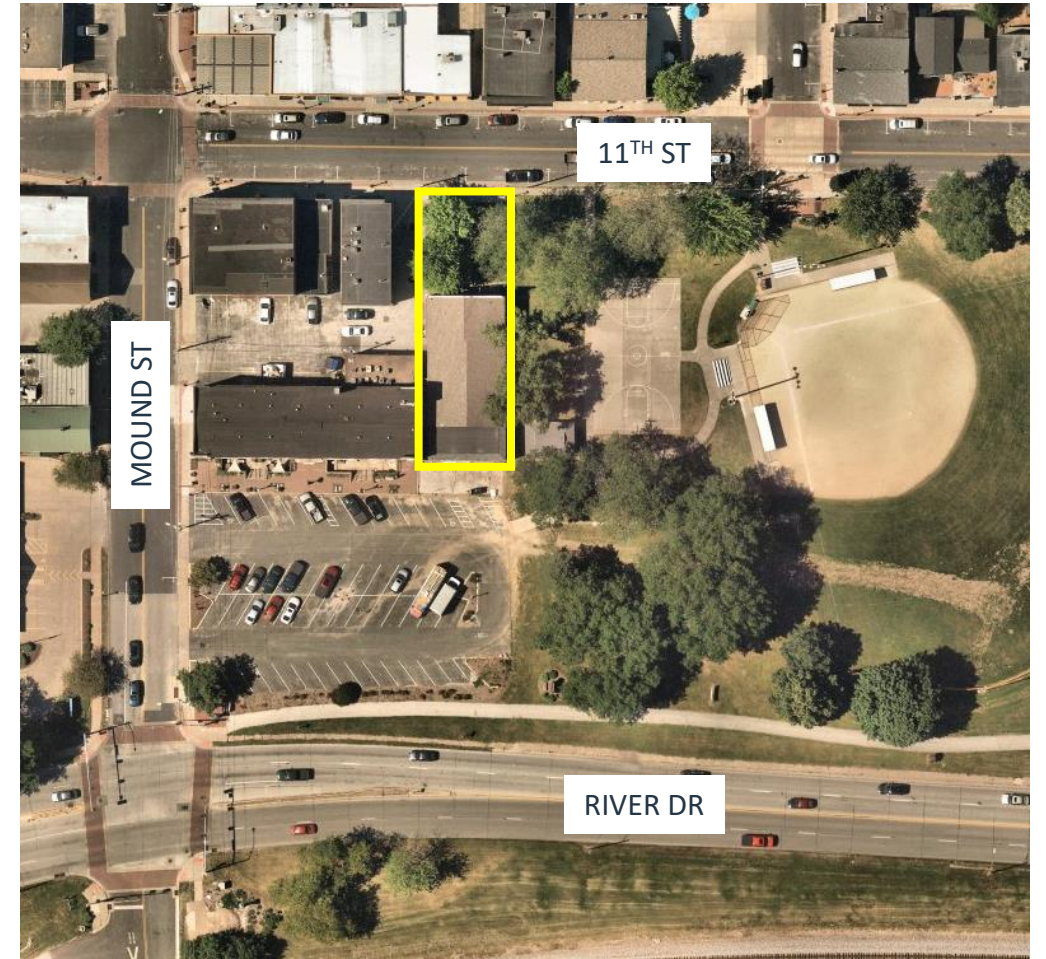
4'-0" 16'-0"

EAST DAVENPORT TURNER HALL



The Village Theatre

DAVENPORT
IOWA | USA



The Village Theatre

DAVENPORT
IOWA | USA



The Village Theatre

DAVENPORT
IOWA | USA



The Village Theatre

DAVENPORT
IOWA | USA



The Village Theatre

DAVENPORT
IOWA | USA



The Village Theatre

DAVENPORT
IOWA | USA



The Village Theatre

DAVENPORT
IOWA | USA



Lindsay Park

DAVENPORT
IOWA | USA



ARCHITECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

The Architects Office

Wehner, Nowysz, Pottschiull and Pfiffner
201 day building, Iowa city, Iowa 52240DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

SITE #82-10- 11-E2113 MAP #

HIST. DIST. East Davenport

NAME East Davenport Turnverein Hall (H) C

ADDRESS 2113 E. 11th Street
Pt. of Sec 30-78-4 Com 130' E of SE cor Mound & Eddy Sts
S 150' - E 49' - N 150' - W to Beg (Exc. part exempt)

LEGAL DES.

SUB-DIVISION BLOCK PARCEL SUB-PARCEL
UTM 15 7 0 4 7 6 0 4 6 0 0 3 8 0 ACREAGE -1 ZONE C-2
EASTING NORTHING

OWNER East Davenport Turner Verein

TITLE H. East Davenport Turner Verein
(IF DIFF) 2113 E. 11th St.
Davenport, IA 52803

MAP

DESCRIPTION

FORM 2 story auditorium, gable roof with round-arched front parapet CONST. 1909 & later

MATERIALS wood ARCH
STYLE

FENESTRATION Rectangular, varying size

DIST. FEATURES

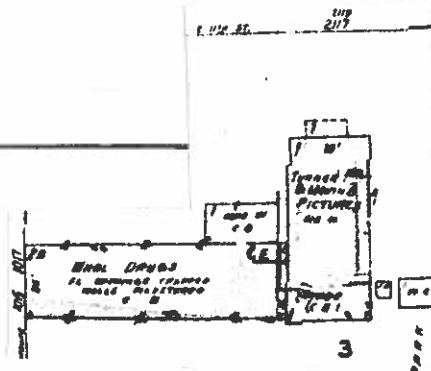
ALTERATIONS

SITE & RELATED STR. at edge of grassy park & playing fields, across street from small commercial district

STATEMENT

Contributing structure in E. Davenport Historic District.

SOURCES



SITE SHEET

ARCHITECTURE

SIGNIFICANCE

The East Davenport Turnverein Hall was the focal point for the East Davenport German Community. By the time this building was erected in C. 1909, the group's role as German cultural custodian was somewhat lessened. The building is included as a contributing structure in the Village of East Davenport Historic District.

HISTORY

DESCRIPTION

SOURCES

ARCHITECTURAL HISTORIAN: Martha Bowers

HISTORIAN: MARLYS SVENDSEN - ROESLER

SURVEY COMP 1981

EVALUATION

ARCHITECTURAL

- I. ARCH. EVALUATION Poor
II. ENVIR. STATURE Incident
III. INT. OF CONTEXT Fair
IV. INT. OF FABRIC Fair

LEVEL OF SIGNIFICANCE:

☐ NAT. ☐ STATE ☐ LOCAL ☒ N. ELIG.

HISTORICAL

I. THEME(S) OF SIGNIFICANCE:

- A. PRIMARY Settlement
B. SECONDARY German

II. LEVEL OF SIGNIFICANCE:

☐ NAT. ☐ STATE ☒ LOCAL

III. N.R.H.P.

ELIGIBLE ☒ NOT ELIGIBLE ☐

HISTORIC DISTRICT CLASSIFICATION

☐ A. ☐ B. ☐ C.

FOR DIVISION OF HISTORIC PRESERVATION USE ONLY

1. DATE RECEIVED _____

2. DATE OF STAFF EVALUATION _____

	A. ARCHITECTURAL	B. HISTORICAL
ELIGIBLE FOR N.R.H.P.	☐	☐
NOT ELIGIBLE FOR N.R.H.P.	☐	☐

3. N.R.H.P. ACTION

A. STATE REVIEW COMM.	APP. ☐	DISAPP. ☐	TABLED ☐	DATE _____
B. FEDERAL REVIEW	APP. ☐	DISAPP. ☐	TABLED ☐	DATE _____

4. D.H.P. SOURCES

- ☐ COUNTY RESOURCES
☐ W'SHIELD SURVEY
☐ N.R.H.P.
☐ GRANT _____

☐ DET. OF ELIGIBILITY

☐ R. & C. _____

☒ DAVENPORT A/H SURVEY

☒ National Register, _____
☐ February, 1980

5. SUBJECT TRACES

6. PHOTO

82-10-1672-10
North & East elevations

ADDENDUM No. 1

**Village of East Davenport Performance Standards
and Design Guidelines**

**Endorsed by the City of Davenport
Design Review Board**

February 24, 2014

5.0 BUILDING DESIGN & LAND USE



Appropriate building design in the Village is important in order to retain the character of the area and promote the community vision for the Village of East Davenport as a regional tourist destination and attractive neighborhood center.

This chapter describes the land use regulations that shape development in the Village and provides principles and guidelines for building design.



5.1 Land Use Regulations

The City's existing land use and zoning standards help shape development in the Village. They regulate permitted uses as well as site and building characteristics such as parking, height and setbacks. In many cases, existing land use and zoning standards are consistent with the community's vision for the Village. However, some adjustments may be necessary to better direct future development.

The Village core is zoned as Historic Shopping District (HSD), which is intended to:

- Preserve and enhance the smaller scale or historic character of older commercial areas.
- Stabilize and increase property values by discouraging incompatible development.
- Preserve unique historic and architectural character by controlling the design and scale of infill construction.
- Encourage heritage tourism.

Permitted Uses

Uses permitted in the HSD district include

- Multifamily residential
- Live/work units
- Bed and Breakfast establishments and small inns
- Bars and taverns
- Restaurants
- Stores and retail establishments of various kinds
- Professional services
- Salons and health spas

A number of uses are specifically excluded, including automobile dealerships, drive through sales and liquor stores (excluding wine shops). In addition, bars and taverns may not occupy more than 35% of each block face.

Additional uses that are not specifically listed as permitted in the HSD district may be appropriate to promote the community's vision. They include:

- Boutique hotels
- Grocery stores (gourmet and health food stores are currently permitted)

Design Standards

In most cases, the design standards that shape the development of sites and buildings in the Village are contextual. That is, they vary according to the surrounding context to help ensure compatible height, setbacks and width. Overall building heights may not, however, exceed three stories or 45 feet.

The existing design standards in the HSD district are generally consistent with the community's vision for the Village. In some cases, however, additional clarification or illustrations could be helpful. Additionally, it may sometimes be appropriate to allow building elements that are taller than three stories as part of larger developments that are not adjacent to lower scale neighborhoods or historic resources.

Design Review

New buildings, and exterior modifications, signs or additions are reviewed by a design review committee using adopted performance standards and design guidelines.

The design guidelines should be updated to more clearly articulate the community's vision for the Village, including mixed-use Village character, context-sensitive design guidance for specific subareas and appropriate historic rehabilitation. The general guidelines provided in this chapter provide a foundation for such an update.

5.2 Preserving a Sense of History

An urban village has layers of history. Historic buildings and sites should be preserved to contribute to the character of the street. Some will have compatible additions that reflect an evolution in uses.

The proper treatment of historic buildings will ensure that they continue to contribute to the historic ambiance of the Village. With careful treatment, the existing historic resources will continue to promote the unique atmosphere that makes the Village an inviting place to visit.

Guidelines:

- Preserve significant stylistic and architectural features and materials.
- Repair deteriorated building features.
- Replace an architectural element accurately if it must be replaced, matching the material and design.
- Avoid adding details that were not a part of the original building.

See “Heritage Resources” on page 57 for more information.

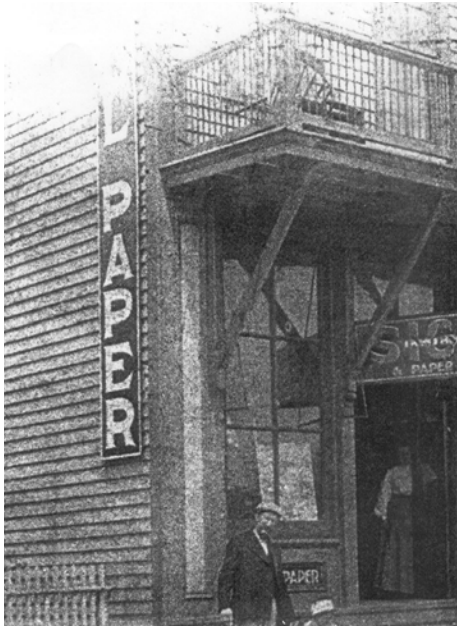


An urban village has layers of history. Historic buildings and sites should be preserved to contribute to the character of the street.

Potential Infill Standards

Although preservation of the Village’s historic buildings is a priority, it may sometimes be necessary to demolish an older building to make way for new development that is consistent with the community vision for the Village. The City should require an approved design for new development, or consider a demolition delay to provide time for consideration of other options, prior to issuing a demolition permit. The City should also consider design standards for new infill development to:

- Encourage high quality design and materials in new infill development
- Discourage parking areas located between buildings and the street
- Discourage parking as a primary use (properties use exclusively to provide parking)



A historic image shows the storefront and balcony in a similar configuration as it looks today.

Rehabilitation Opportunities



Preserve significant stylistic and architectural features and materials.

Guidelines:

- Do not use synthetic materials, such as aluminum, vinyl or panelized brick/stone as replacement for primary building materials.
- Do not cover original materials with new materials.
- Consider removing later covering materials that have not achieved historic significance.

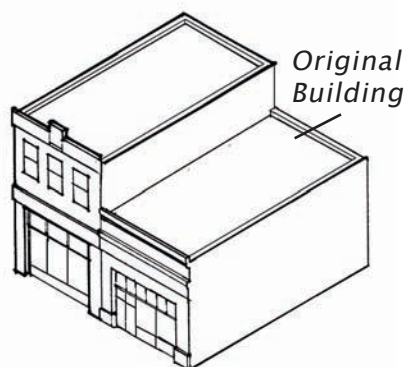


The rehabilitation of this building is expected to be completed in 2013.

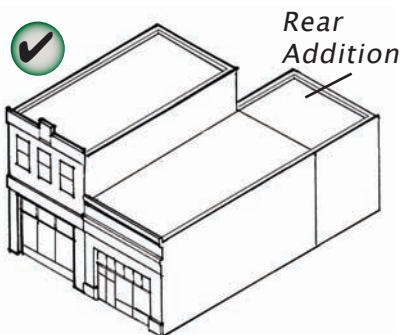
Locating a Commercial Addition

An addition to a historic building may be located to the rear or to the side or roof as illustrated below.

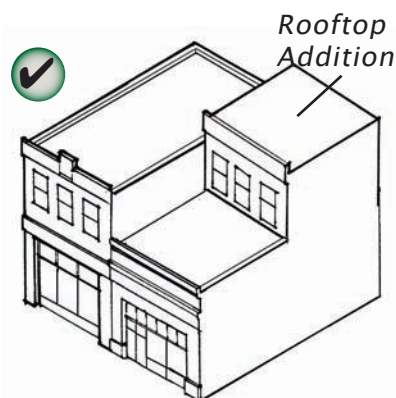
Original Building



New Addition to the Rear



New Addition to the Side and Roof Addition



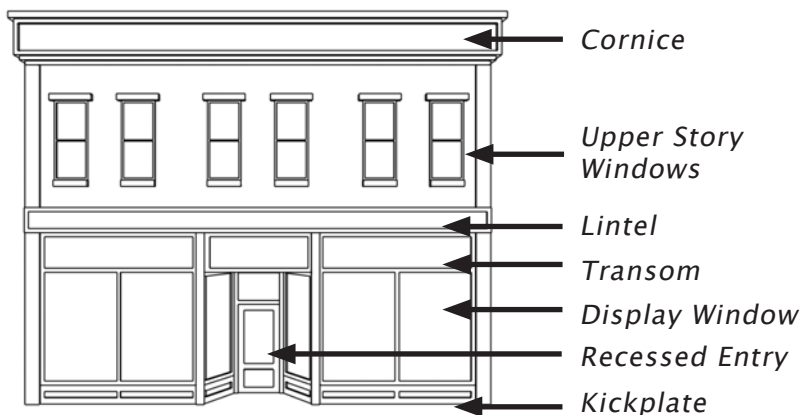
Guidelines:

- Preserve the position, proportion, and arrangement of historic windows and doors on a primary facade.

Special consideration should be given to the important historic elements of specific building types including historic commercial storefronts and residential buildings.

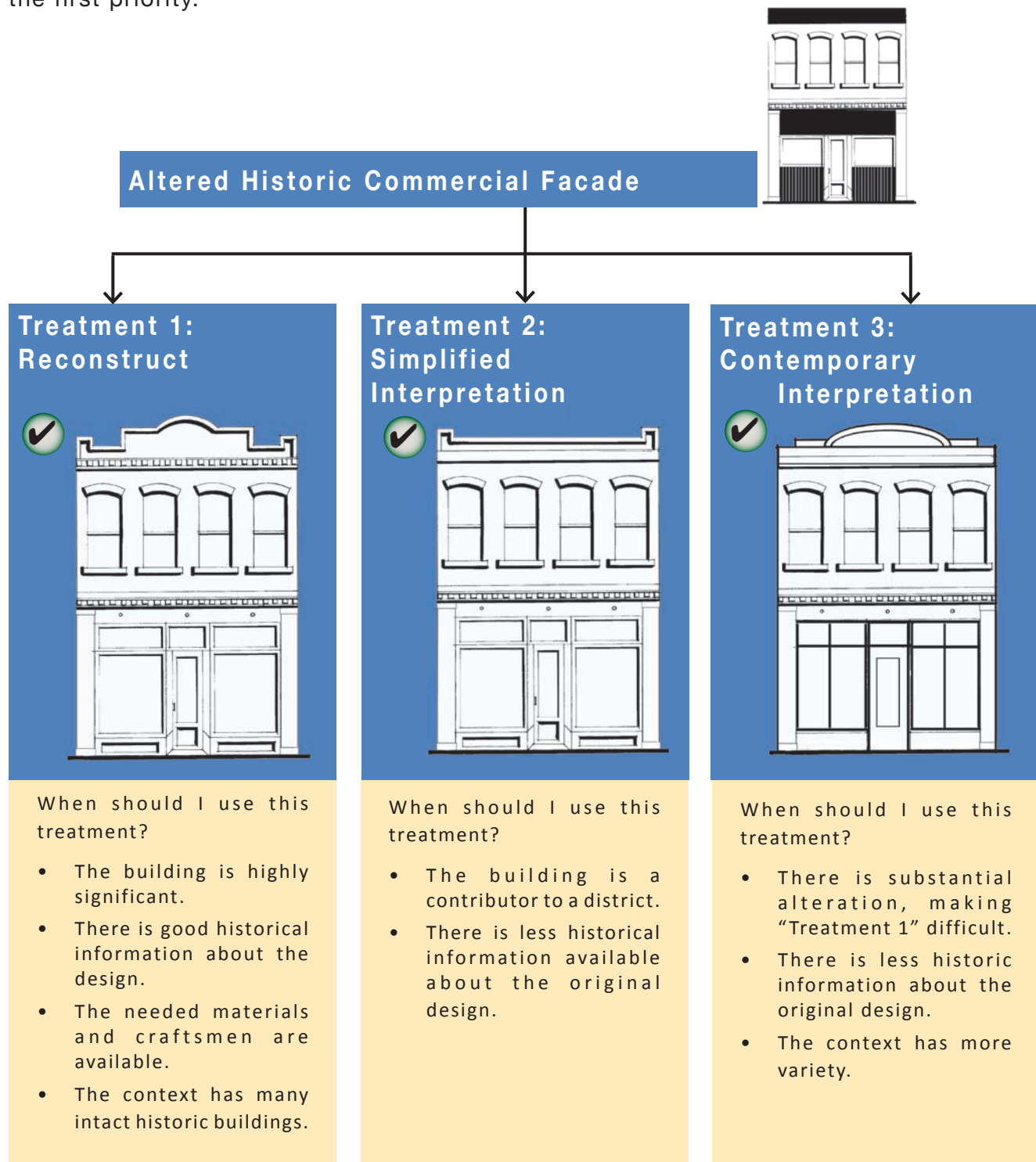
- Preserve the character-defining features of a historic commercial storefront. Typical features include the storefront itself as well as features on the upper stories of the building as illustrated below.

Character-Defining Elements of a Historic Commercial Storefront

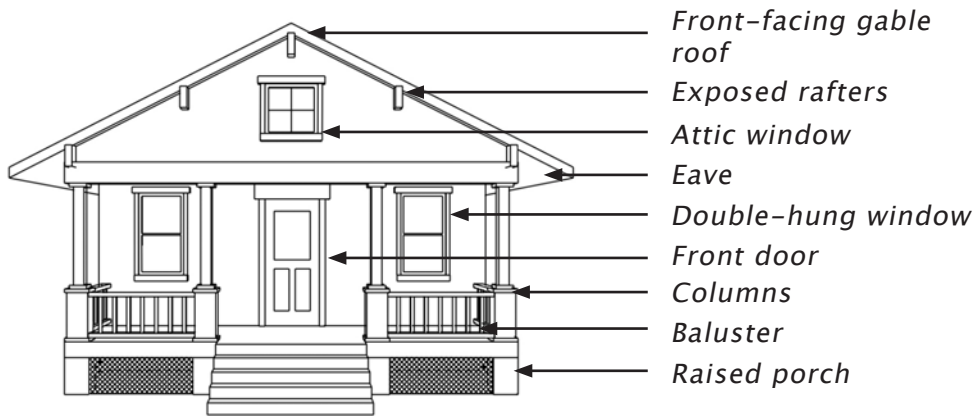


Treatment of an Altered Historic Commercial Facade

The guidelines in this *Historic Commercial Properties* section discuss a range of treatment options for commercial facades, including reconstruction and replacement. When applied to a building that is already altered, which would be the best approach? The diagram below outlines the treatments to consider in making that decision. Treatment 1 is always the first priority.



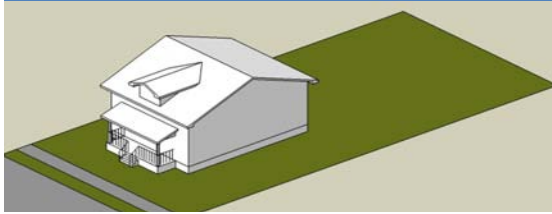
Character-Defining Elements of a Residential Facade



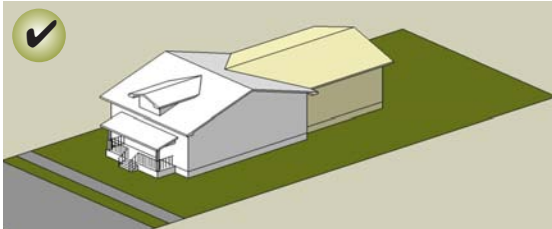
Guideline:

- Preserve the character-defining features of historic residential buildings. The typical features include the front porch, building form and materials.

Designing A Residential Addition to a Historic Building

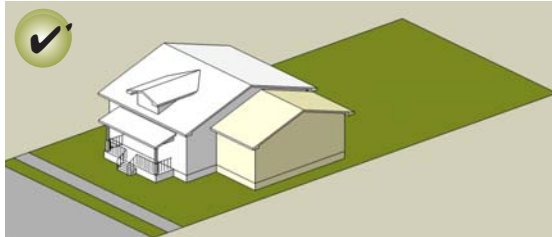


Original building
One-and-a-half stories



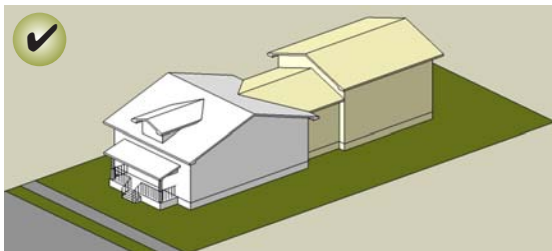
One story attached addition

Addition is set back behind the original building.



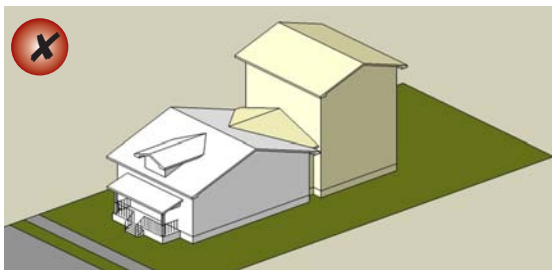
One story attached addition

Addition is set to the side of the original building.



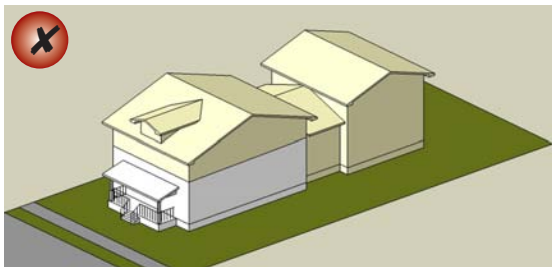
One-and-a-half story addition with connector

Addition is set back behind the original and accessed by a connector.



Two-and-a-half story addition with connector

Addition is set back behind the original and accessed by a connector.



Two story roof-top addition

Addition is set back behind the original and accessed by a connector.



Incorporate traditional building components such as a storefront into the design of a new building (Boulder, CO).

5.3 New Construction

Things to See

Storefronts that create a browsing environment, with goods and activities to see in windows, invite walking.

Guidelines:

- Consider incorporating contemporary interpretations of traditional (1920's Commercial Style) designs and details into a new building. For example, new storefronts can create interest while expressing new compatible design.
- Incorporate traditional building components into the design of a new storefront or porch feature.



Incorporate traditional building components such as a base, middle and cap into the design of a new building (Boulder, CO).



Porches help connect buildings to the street and convey a sense of human scale (Georgetown, TX).



A new building should continue to use a variety of pedestrian-friendly scales and visually appealing masses (Missoula, MT).

A Variety of Building Types

Traditional commercial storefronts are essential ingredients of an urban village, as are conventional residential structures, including those adapted to commercial uses. Porches serve as “connections” to the street and as places for product displays. Storefronts offer views to goods and services inside. Building materials also vary.

Guidelines:

- Design a new building to reflect its time, while respecting key features of its context.

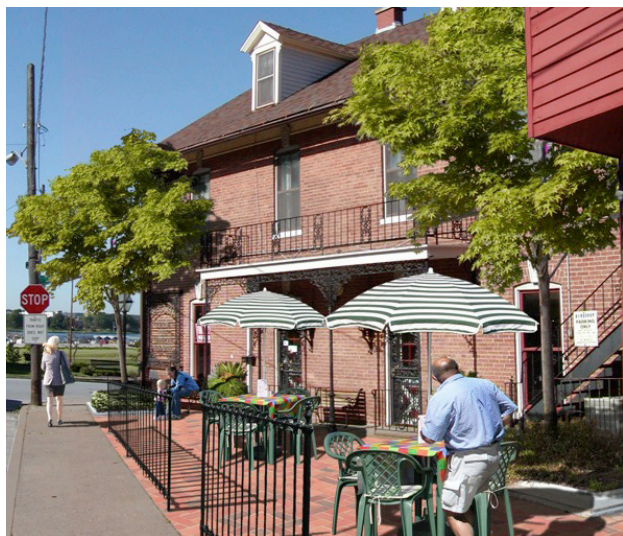
Human Scale Buildings

In the urban village, most buildings range in height from one to three stories, and they are designed to convey a sense of human scale.

Traditionally, commercial buildings had varied heights, articulated masses and visually interesting, pedestrian-scaled street fronts that contribute to a sense of human scale. A new building should continue this tradition of a variety of pedestrian-friendly scales and visually appealing masses. It should not be monolithic in scale or greatly contrast with those seen traditionally in the Village.

Guidelines:

- Maintain the traditional size of buildings as perceived at the street level.
- Establish a sense of human scale.
- Maintain traditional pattern of building widths along the street.
- A new building should incorporate a base, middle and cap.



Gaps in the building wall should incorporate small courtyards or seating areas with landscaping or street furniture.



Orient the primary entrance to the street (Milwaukee, WI).



Unlike a downtown where all buildings align uniformly at the sidewalk edge, an urban village will have more gaps (Le Claire, IA).

Variations in the Street Wall

Unlike a downtown where all buildings align uniformly at the sidewalk edge, an urban village will have more gaps. These spaces are designed to be used and should include plants and landscape structures.

Guidelines:

- Maintain the diverse building and open space pattern that occurs along the street.

Building Entrances Oriented to Pedestrian Ways

Storefronts that face the street and invite walking are key features, as are shops that open onto alleys and internal paths. Residences with stoops and porches that signal connection to the street also contribute to the urban village character.

Guidelines:

- Maintain the traditional orientation of a building to the street.
- Enhance building entries oriented to the alley between East 11th and 12th streets. See “Village Lane” on page 36 for more information on alley improvements.



High Quality in All Things

Finally, an urban village conveys a high level of quality, in terms of the goods and services provided, the buildings and infrastructure and in the experiences that villagers encounter.

Guidelines:

- Use high quality, durable building materials, such as masonry brick for commercial buildings and wood lap siding for smaller residential type buildings.
- Window and door openings as well as trims should be similar in profile to traditional openings.
- Synthetic material is generally inappropriate.



Use high quality, durable building materials, such as masonry brick for commercial buildings (Boulder, CO).

Design Guidelines for the Ball Diamond at Lindsay Park

Intent: To establish design-sensitive guidelines for signage at the ball diamond at Lindsay Park.

Background: The ball diamond at Lindsay Park was established well before 1900, perhaps as early as the days of Camp McClellan during the American Civil War. It is located within the Village of East Davenport Historic District.

The Davenport Parks and Recreation Department sells advertising space at the ball diamond to provide a source of revenue for the City. Advertising signs have long been accepted at ball parks throughout the country.



Ebbet's Field, Brooklyn, ca. 1940



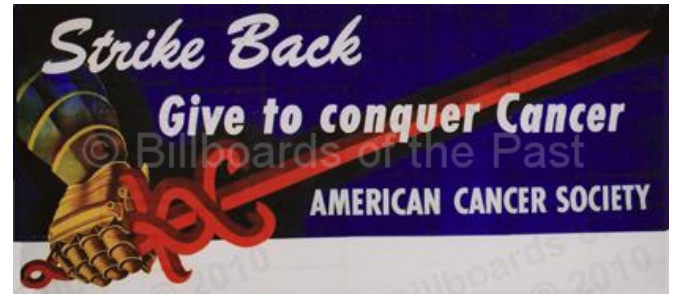
Rickwood Field, Birmingham, Alabama, present day.

Advertising signs, if left unchecked, can be unsightly and detract from the overall look and feel of the East Village. Further, the City of Davenport, as its owner, desires to complement the ball diamond and the East Village in general by establishing design standards for commercial signage.

Design Standards:

- Each sign panel be sized to fit post to post, ground to the base of the yellow “safety” padding at the top of the existing fence (see Rickwood Field example).
- Advertising shall only be displayed towards the interior of the ball park; signage directed towards River Drive shall be prohibited.
- The back of the signs shall be colored Pantone Pine Green, 5923 TCX, or equivalent.
- The ‘batter’s eye’ shall also be protected with panels or other covering also in the same Pine Green color.
- Signage shall exemplify the “Golden Age of Baseball”, commonly identified as the period 1920-1960. Signs shall use design and fonts typical of the era. Generally speaking, signs shall use bold lettering, primary colors and dark, backgrounds. Actual “period” advertising from companies is encouraged. Bright neon colors are not appropriate.
- Signage shall be printed on 3mm Alu-panel (Aluminum/Plastic Combination).
- Damaged signs shall be repaired or removed within 30 days of incident.

Following are examples of appropriate signage:



Design Approval Process.

Before installation, the applicant shall obtain approval from a committee comprised by representatives of the Parks and Recreation and Community Planning and Economic Development Departments. Appeals may be made to the City Design Review Board.

City of Davenport

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

Action / Date
3/24/2025

Subject:

Case DR25-09: Request for Design Review, C-V Village of East Davenport Zoning District; Installation of a new fence for an outdoor patio area at 1113 Mound Street. Parker Cornwell, petitioner, on behalf of CAKS LLC. [Ward 5]

Recommendation:

Staff recommends that Case DR25-09 be approved in accordance with the submitted work write-up and materials.

Background:

The Spot Bar relocated from Downtown to the Village of East Davenport earlier this year. The property owner intends to establish an outdoor seating area along the storefront. The Design Review Board approved a similar request in 2023 for this site. However, the business owner never proceeded forward with the installation or required approvals from City Council.

The project scope is to encompass the area along Mound Street with a black ornamental metal fence. This is the same fence design that the Design Review Board approved for Kelso's Corner Bar, just north of the alley. The proposed fence will be four feet in height and extend from the building's façade to the edge of the sidewalk pavement.

There are several obstacles in front of the building, including a utility pole, guy wire, and a fire hydrant. A site plan has been provided by the applicant. The Fire Department requires a minimum separation of three feet from the fire hydrant. The submitted site plan does not encompass the utility pole and fire hydrant to facilitate access from the street.

City Council will have final authority over any fence placed within the public right-of-way via an encroachment agreement. The applicant will also have to amend their liquor license to allow for outdoor consumption. The purview of the Design Review Board is to review the overall aesthetics for compliance with design standards.

Village of East Davenport Performance Standards & Design Guidelines:

The Village of East Davenport Design Guidelines states that "wrought iron, steel, and aluminum fencing works well in a historic shopping area. It would also add to the historic ambiance of the Village of East Davenport.

Attachments:

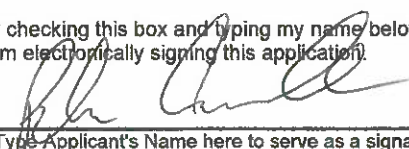
1. Application
2. Background Material & Photos
3. Village of East Davenport Design Guidelines-Fencing



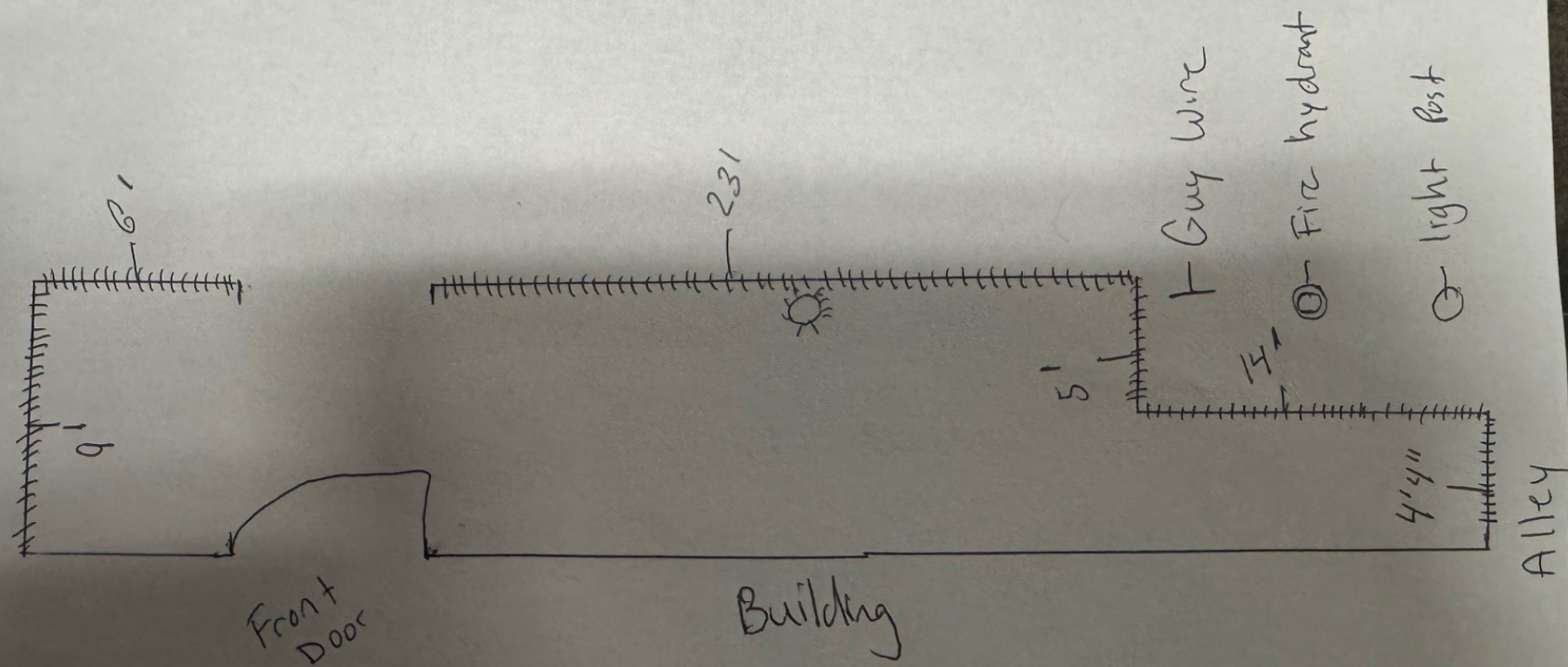
CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 E. 46th St
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
DESIGN REVIEW
DESIGN REVIEW BOARD

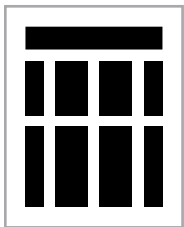
APPLICANT INFORMATION		REVIEW DISTRICT	SUBMITTAL DATE	MEETING DATE
Applicant Name Company Name Parker Cornwell		C-V	3/14/25	3/24/25
Address 1113 Mound St		SITE ADDRESS & PARCEL OR LOCATION DESCRIPTION 1113 Mound St Davenport IA 52803		
City State Zip Davenport, IA 52803		BRIEF OVERVIEW OF THE PROJECT (not a scope of work) Installation of fence for outdoor seating area.		
Phone 651-434-1884		APPLICABILITY (PRIOR TO ANY WORK, APPROVAL IS REQUIRED) Design Review Applications must be completed and approved PRIOR to the commencement of the following types of work: • New construction or an alteration to an exterior of a structure where changes are visible from the public right-of-way • New parking lots, fencing/walls, landscaping, or alterations of • Sign installation or alteration • Streetscaping element installation within the public right-of-way		
Secondary Phone				
E-Mail Address Cornwellparker@gmail.com				
Acceptance of Applicant 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. 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. By checking this box and typing my name below, I am electronically signing this application. ☒  Type Applicant's Name here to serve as a signature 3/19/25 Date		ALL SUBMITTALS SHALL INCLUDE: Full Scope of Work (SOW) attached as a .PDF ☒ all work & materials shall be described & itemized/listed in detail Digital photos of existing building/sign elevations/façades ☒ Proposed color building/sign elevations to scale ☒ rendering as proposed & depicted on existing building/signs Material specifications: type, dimensions, & color ☒ MINOR & MAJOR ADDITIONS, SITE IMPROVEMENTS, & NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*: Dimensioned Site Plan (proposed & existing buildings/site items) ☐ Landscape Plan ☐ Grading Plan with 2 foot intervals (if needed) ☐ Storage & Mechanical Screening shall be shown ☐ * Major Additions & New Buildings may require more extensive information		
DEVELOPMENT TEAM		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 regularly scheduled meetings. (2) Scope of Board's Consideration: • Only work described in the application may be approved. • 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. (3) Post Board Ruling: • 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. • 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. • 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.		
Property Owner CAKS LLC		Application Fee: NONE		
Address 2019 E 12 th St				
Phone 309-236-5489				
Secondary Phone				
E-Mail Address				
Project Manager/Other				
Address				
Phone				
Secondary Phone				
E-Mail Address				
Submit this form with attachments to: planning@davenportiowa.com				

||||| = 4' black rod Iron Fence





MAJESTIC™

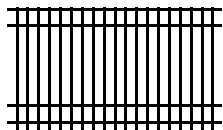


Enjoy sleek modernism.

The flush top rail projects a more modern, streamlined look, making it one of the most popular styles in the Montage family. Single, double and arched gates are also available to match this style.

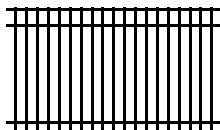


PANELS



4-RAIL PANELS

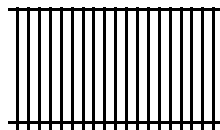
Available in
6', 7' & 8' heights



3-RAIL PANELS

Available in
3', 3½', 4', 4½', 5', 6',
7' & 8' heights

(4½' panels available in
flush bottom rail only)



2-RAIL PANELS

Available in
3', 3½', 4', 5', 6',
7' & 8' heights

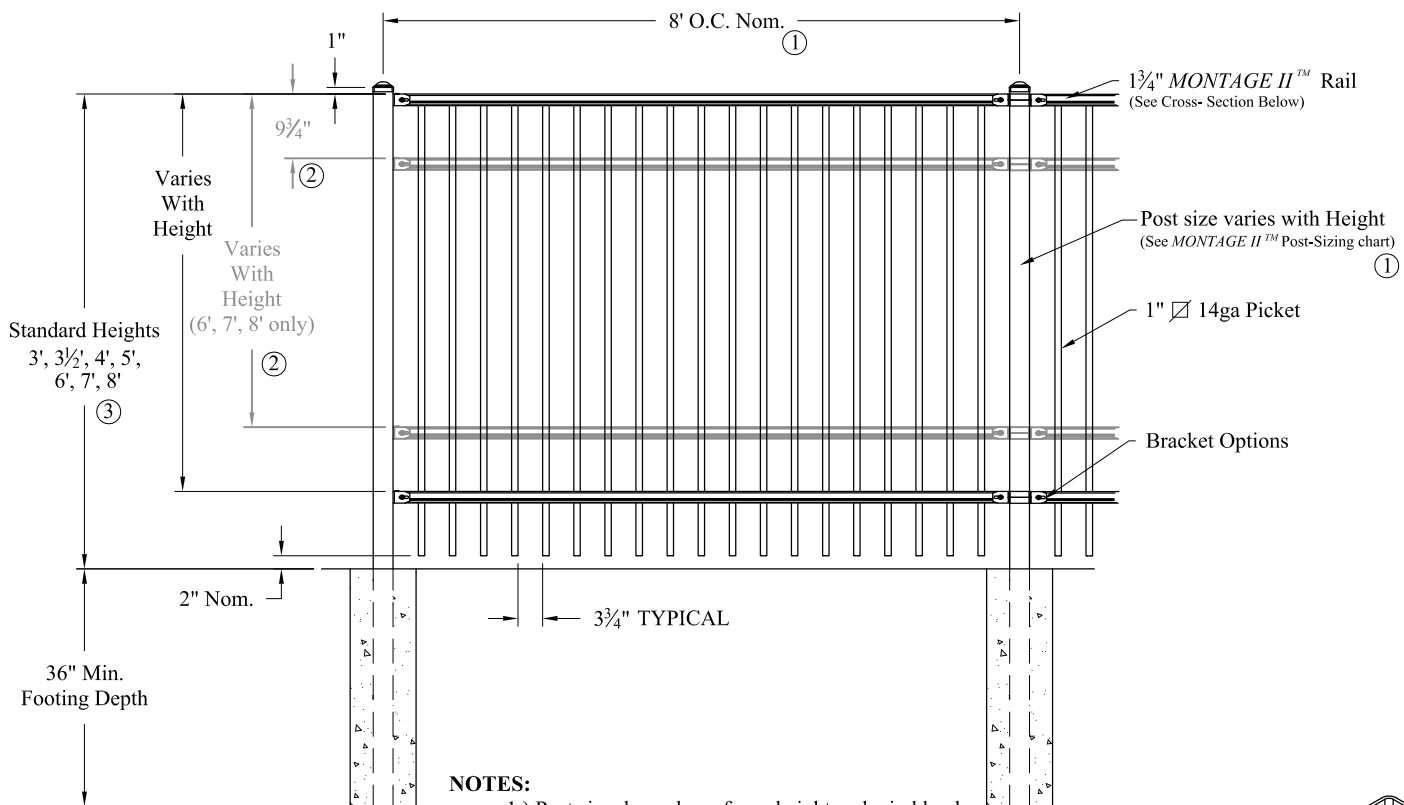
BOTTOM OPTION



STANDARD
BOTTOM RAIL



FLUSH
BOTTOM RAIL

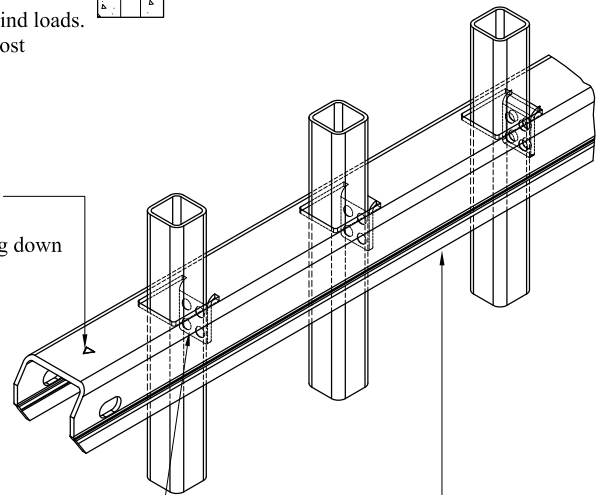


NOTES:

- 1.) Post size depends on fence height and wind loads. See *MONTAGE II™* specifications for post sizing chart and dimensions.
- 2.) Third & Forth rail optional.
- 3.) Available in Flush Bottom.

RAKING DIRECTIONAL ARROW

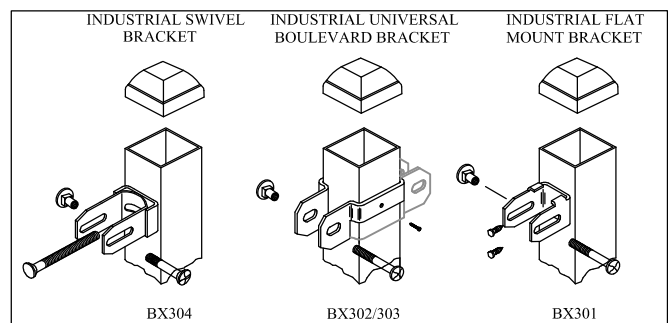
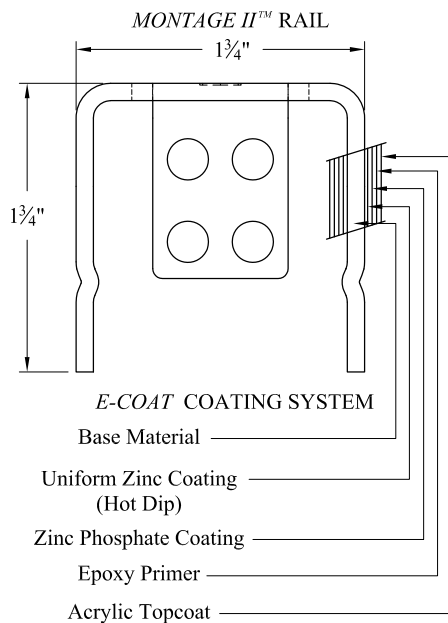
Welded panel can be raked 30" over 8' with arrow pointing down grade.



PROFUSION™ WELDING PROCESS

No exposed welds,
Good Neighbor profile - Same
appearance on both sides

MONTAGE II™ RAIL
Specially formed high strength
architectural shape.



**HEAVY INDUSTRIAL STRENGTH WELDED STEEL PANEL
PRE-ASSEMBLED**

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

2HMISO

Title: **MONTAGE II MAJESTIC 2/3/4-RAIL**

DR: RTM SH . 1 of 1 SCALE: DO NOT SCALE

CK: ME Date 6/28/10 REV: b

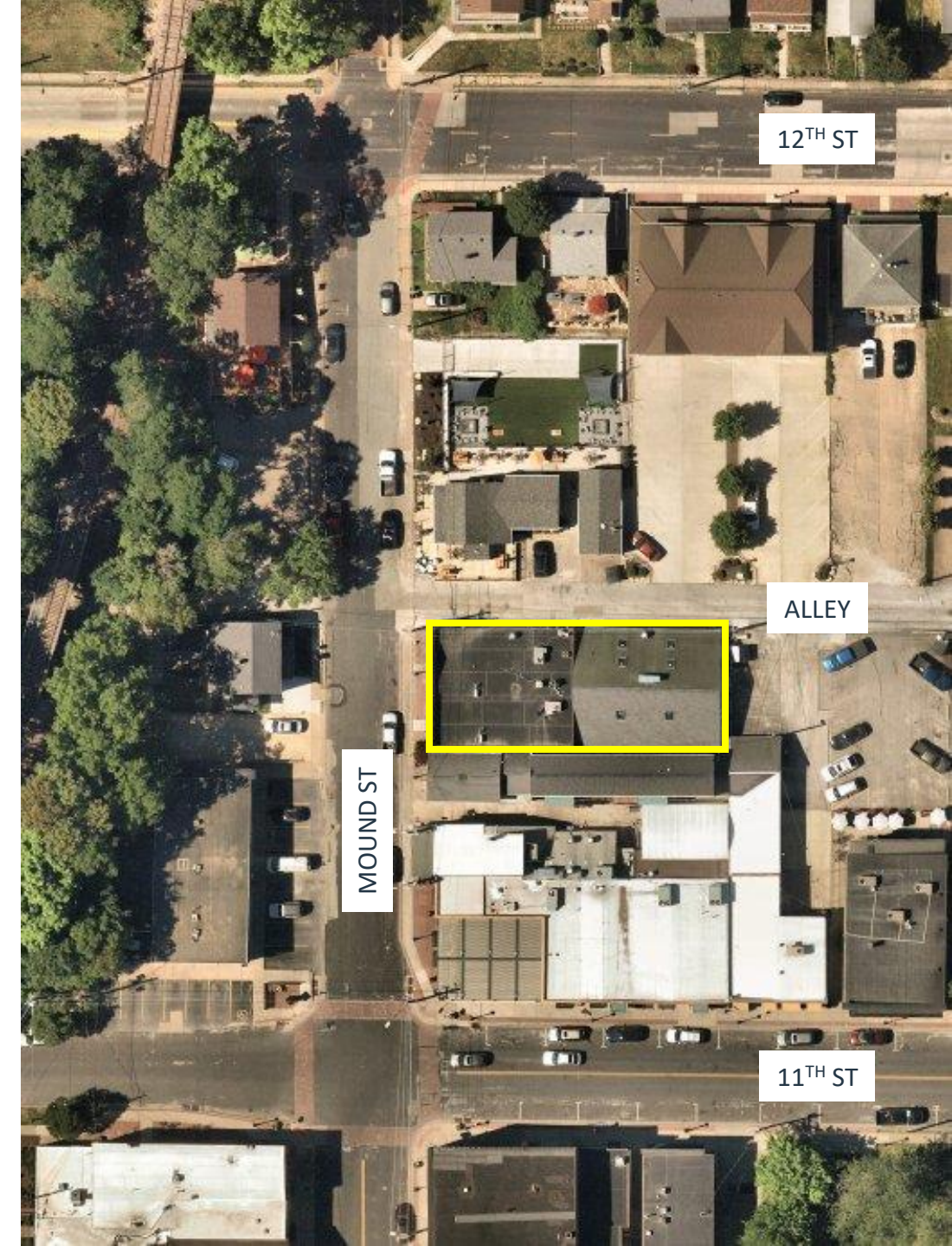


AMERISTAR®

1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com

1113 Mound Street

- **Tenant:** The Spot Bar in the Village
- **Request:** Fence in outdoor area along storefront.
- **Fence Material:** 4 ft Tall Black Ornamental Metal Fence



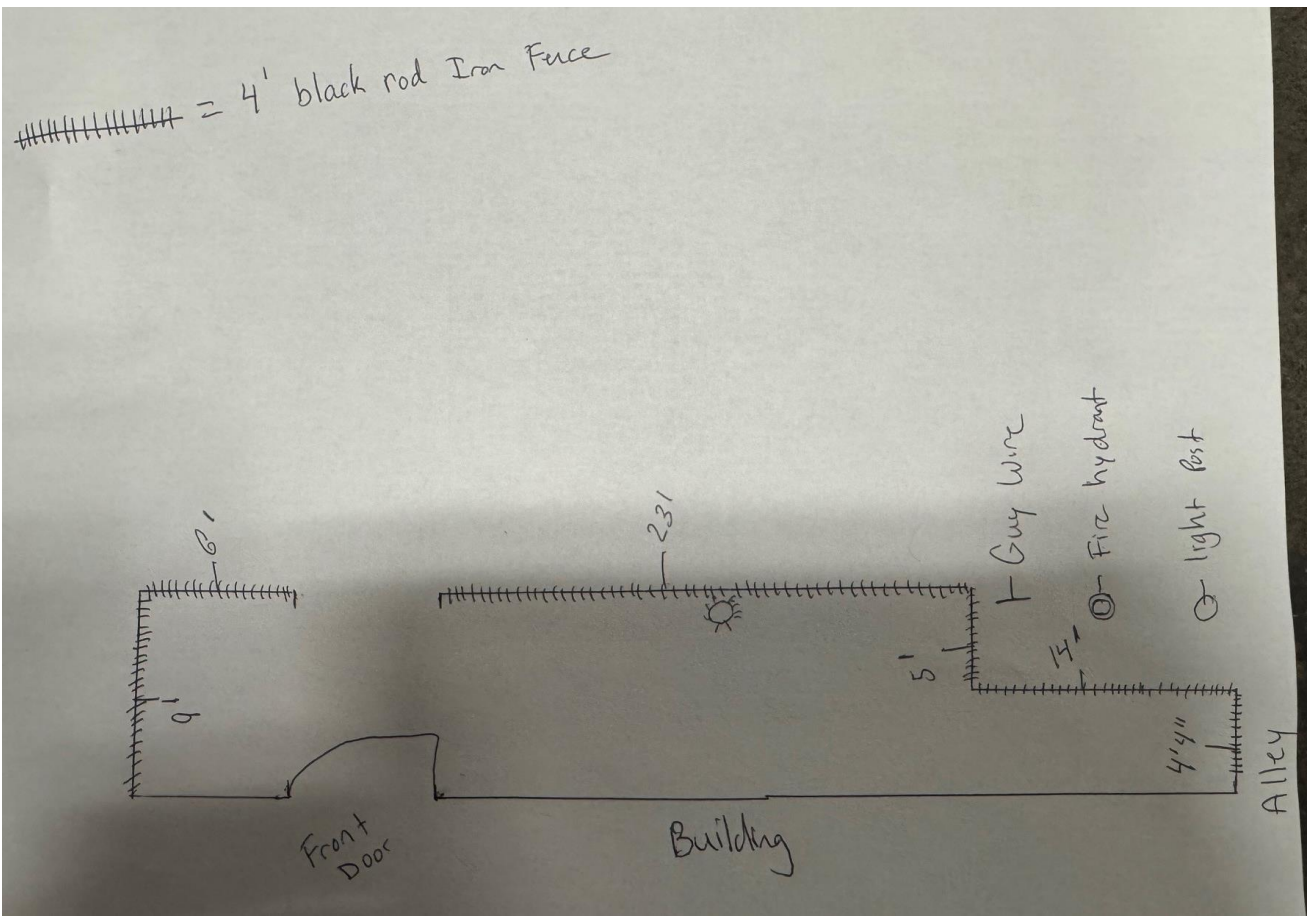
Outdoor Area

DAVENPORT
IOWA | USA



Fire Dept. Requires 3' Clearance Around Hydrant

Outdoor Area

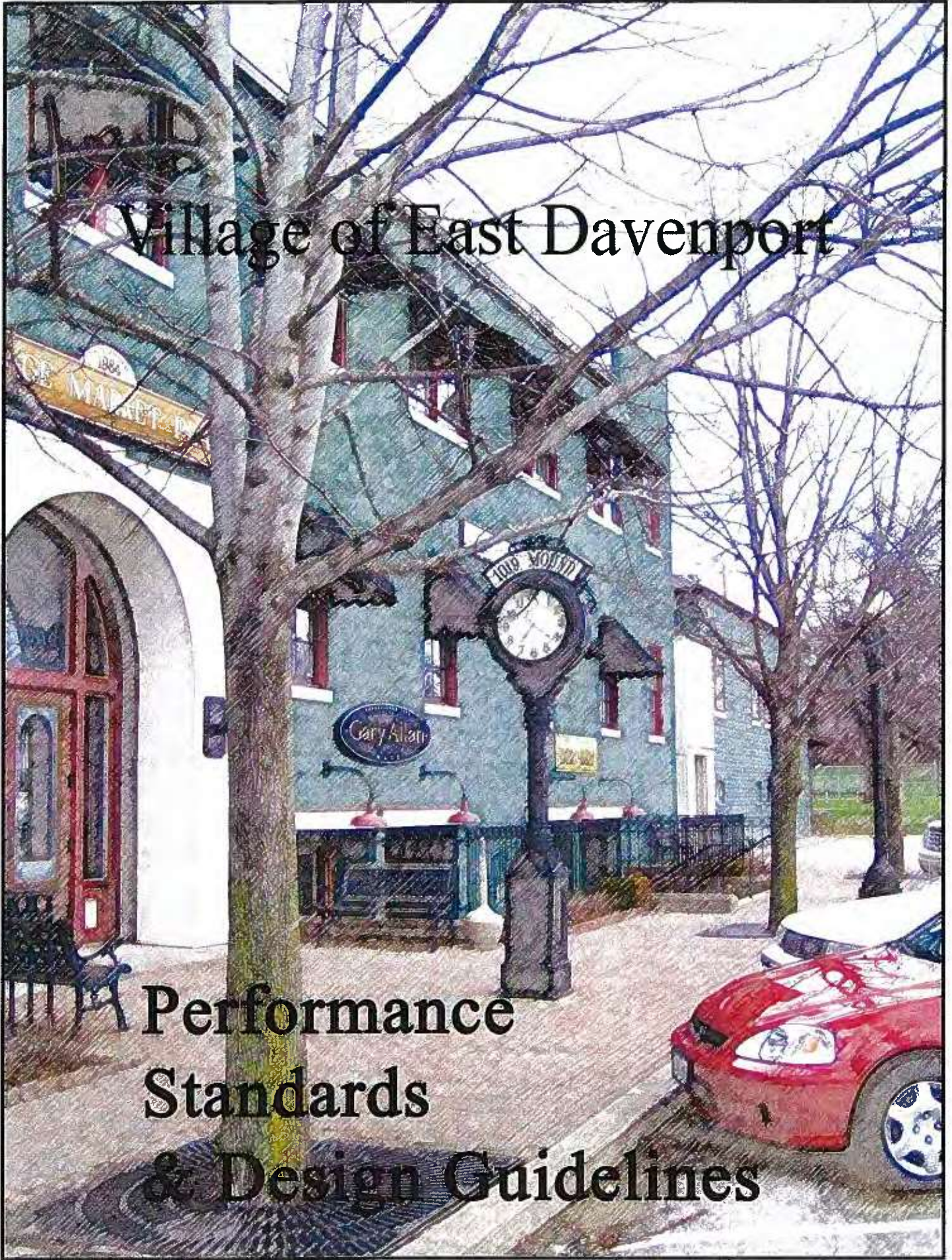


Proposed Fence

- Height: 4 feet
- Material: Metal
- Color: Black
- Matches Kelso's Corner

DAVENPORT
IOWA | USA





Village of East Davenport

Performance Standards & Design Guidelines



Screening and Fencing

Wrought iron, steel and aluminum fencing works well in a historic shopping area. It can be used with low landscaping to diminish the view of parked vehicles while still allowing surveillance of a parking lot for crime prevention. If used for fencing, it would also add to the historic ambiance of the Village of East Davenport.





The use of wood Victorian style fences are also an excellent method of screening parking areas while adding to the overall historic ambiance of the shopping district.