

MINUTES
DESIGN REVIEW BOARD MEETING
CITY OF DAVENPORT, IOWA
MONDAY, JANUARY 27, 2025; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Call to Order

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

II. Secretary's Report

1. Consideration of the December 16, 2024 Meeting Minutes.

Motion by Anderson, second by Paone, to approve the December 16, 2024 meeting minutes. Motion to approve was unanimous by voice vote (5-0).

III. Old Business

IV. New Business

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

Staff provided an overview of the request to rebrand the former Ruby's restaurant into a Micky's Irish Pub. This includes the installation of new signage, gooseneck lighting, painting, and decorative trim.

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

Jeff Young, Young Art and Sign, was in attendance to answer questions about the proposed signage.

Board Members inquired about the materials, trim, and dimensions of the signage.

Motion by Paone, second by Rashid, to approve Case DR25-01 in accordance with the submitted materials. Motion was approved by a roll call vote (5-0).

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

Staff presented the request for a replacement projecting sign adjacent to the main entrance along 3rd Street. The sign will be mounted to the south building façade in the same location as the existing.

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

Rob Lillicrap, Quad City Custom Signs, was in attendance to answer questions.

Motion by Stinocher, second by Paone, to approve Case DR25-02 in accordance with the submitted materials. Motion was approved by a roll call vote (5-0).

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

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

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

Carl Birkestrand, applicant, was in attendance to answer questions.

Board Members inquired about the visibility of the retaining wall from Jersey Ridge Road.

Motion by Hoff, second by Anderson, to approve Case DR25-03 in accordance with the submitted materials. Motion was approved by a roll call vote (5-0).

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

Staff presented an overview of the request. R3 Roofing and Exteriors is renovating its lower-level offices at 114 West 3rd Street. This building is home to Boozies Bar & Grill, which occupies the upper floors of the historic structure. The existing downtown building has painted masonry, brown awnings, white window trim, and a decorative cornice with corbels. The intent is to renovate the lower commercial space to match the recently remodeled R3 Roofing and Exteriors office in the adjacent building.

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

A representative of R3 Roofing & Exterior was in attendance to explain the project and answer questions.

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. In addition, the caps should be consistent with the masonry columns located between the second and third floors.

Motion by Stinocher, second by Anderson, to approve Case DR25-04 in accordance with the submitted materials and 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.

Motion was approved by a roll call vote (5-0).

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

Staff presented a history of the property an overview of a previous Application for Design Review at the property. A new application was submitted outlining the following scope of work:

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

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

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

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

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

Staff recommended further discussion regarding the following items:

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

Jeffrey Grabau, applicant, was in attendance to answer questions. He stated his intention is to only move forward with the construction of the retaining wall at this time. He intends to come back to the Board later with more detailed information regarding improvements to the garage and installation of exterior lighting.

Board Members discussed the scope of work for the retaining wall, including the block material. There was additional conversation regarding the proposed siding material for the garage.

Motion by Paone, second by Anderson, to approve the following project components in Case DR25-05:

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

The Board also approved the restoration of the brick and removal of paint, subject to the following condition:

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

The Board did not approve the residing of the garage or the installation of exterior lighting. Once additional information is submitted, these project components can be brought forth for formal consideration.

Motion was approved by a roll call vote (5-0).

6. Election of Chairperson

Motion by Stinocher, second by Paone, to table the election of Chairperson. Motion was approved by a roll call vote (5-0).

7. Election of Vice-Chairperson

Motion by Stinocher, second by Paone, to table the election of Vice-Chairperson. Motion was approved by a roll call vote (5-0).

V. General Discussion

VI. Public Comment

VII. Adjournment

Motion by Paone, second by Anderson, to adjourn the meeting. Meeting adjourned at 5:51 pm.

VIII. Next Board Meeting: February 24, 2025