

MINUTES
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

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

II. Secretary's Report

1. Consideration of the February 24, 2025 Meeting Minutes.

Motion by Tylka, second by Anderson, to approve the February 24, 2025 meeting minutes. Motion to approve was unanimous by voice vote (9-0).

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]

Staff provided a summary of the improvements at the Freight House. Following the February Design Review Board meeting, city staff obtained a spectrum of gray paint swatches for the Board to review.

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

After discussion, the Board agreed to a medium gray paint color.

Motion by Stinocher, second by Molacek, to paint the concrete façade on the southside of the Freight House "Dovetail". Motion was approved by a roll call vote (9-0).

IV. New Business

2. 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]

Staff presented an overview of the 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 complement 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.

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

Matt Matthews, R3 Roofing and Exteriors, was in attendance to answer questions and explain the design intent.

Board members inquired about the portions of the façade being painted 'Rugged Brown'.

Motion by Hoff, second by Anderson, to approve Case DR25-07 in accordance with the submitted work write-up and materials. Motion was approved by a roll call vote (9-0).

3. 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]

Staff summarized the following scope of work proposed at the Village Theatre:

1. Replace existing exterior siding with fiber cement siding. The 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.

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. 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.

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

Andrew Dasso, Streamline Architects, was in attendance to answer questions. The applicant made a request to amend the siding color from 'Boothbay' to 'Garden Sage'. In addition, the owners requested an amendment to the roofing material to a black asphalt shingle, rather than the metal roof shown on the renderings.

Motion by Tylka, second by Hoff, to approve Case DR25-08 in accordance with the submitted materials and scope of work, subject to the following conditions:

1. The replacement siding and exterior color shall be revised to Garden Sage.
2. The roofing material shall be revised to a black asphalt architectural shingle.

Motion was approved by a roll call vote (8-0). Board Member Molacek abstained.

4. 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]

Staff outlined the design request to encompass the area along Mound Street with a black ornamental metal fence. The proposed fence will be four feet in height and extend from the building's façade to the edge of the sidewalk pavement. The property owner intends to establish an outdoor seating area along the storefront. 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.

Parker Cornwell, applicant, was in attendance to answer questions.

Board Members questioned the practicality of installing a fence adjacent to the telephone pole. The applicant stated that there would be approximately 4 feet in width at this point. The balance of the storefront will have an outdoor space of 9 feet in width between the building and the sidewalk.

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

Motion by Tebbitt, second by Molacek, to approved Case DR25-09 in accordance with the submitted work write-up and materials. Motion was approved by a roll call vote (9-0).

V. General Discussion

VI. Public Comment

VII. Adjournment

Meeting adjourned at 5:35 pm.

VIII. Next Board Meeting: April 28, 2025