

DESIGN REVIEW BOARD MEETING

CITY OF DAVENPORT, IOWA

MONDAY, MARCH 22, 2021; 5:00 PM

COUNCIL CHAMBERS CITY HALL, 226 W. 4TH STREET

\*A PARTIALLY ELECTRONIC MEETING IS BEING HELD BECAUSE A FULLY "IN-PERSON" MEETING IS IMPRACTICAL DUE TO CONCERNS FOR THE HEALTH AND SAFETY OF COUNCIL MEMBERS, STAFF, AND THE PUBLIC PRESENTED BY COVID-19, AND TO FOLLOW THE GOVERNOR'S PROCLAMATION AND THE MAYOR'S EXECUTIVE ORDER DIRECTING SOCIAL DISTANCING AND PLACING RESTRICTIONS ON GATHERINGS. IN-PERSON ATTENDANCE BY THE GENERAL PUBLIC AT ANY CITY OF DAVENPORT PUBLIC MEETING WITHIN ITS FACILITIES SHALL BE LIMITED TO 20 PERSONS.\*

I. Call to Order

II. Secretary's Report

A. Consideration of the February 22, 2021 meeting minutes.

III. Old Business

IV. New Business

A. Case DR21-04: Request for Design Review, C-V Village of East Davenport Zoning District; Window Replacement at 2230 E 11th Street. Bruce Boyler, Petitioner. [Ward 5]

B. Case DR21-03: Request for Design Review, C-D Downtown Zoning District; New Sign Installation at 118 E 4th Street. Pamala Diedrick, Petitioner. [Ward 3]

V. General Discussion

VI. Public Comment

VII. Adjournment

VIII. Next Board Meeting: April 26, 2021

City of Davenport  
Design Review Board

Department: DNS  
Contact Info: Laura Berkley, 563-888-3553

**Date**  
**3/22/2021**

Subject:  
Consideration of the February 22, 2021 meeting minutes.

Recommendation:  
Approve the minutes.

ATTACHMENTS:

Type	Description
▣ Backup Material	Minutes 2-22-2021

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	3/19/2021 - 3:23 PM

MINUTES  
DESIGN REVIEW BOARD MEETING  
CITY OF DAVENPORT, IOWA

MONDAY, FEBRUARY 22, 2021; 5:00 PM

COUNCIL CHAMBERS CITY HALL 226 WEST 4TH STREET

A PARTIALLY ELECTRONIC MEETING IS BEING HELD BECAUSE A FULLY IN  
PERSON MEETING IS IMPOSSIBLE OR IMPRACTICABLE DUE TO CONCERNS FOR THE HEALTH  
AND SAFETY OF BOARD MEMBERS, STAFF, AND THE PUBLIC PRESENTED BY COVID-19, AND  
TO FOLLOW THE GOVERNOR'S PROCLAMATION DIRECTING SOCIAL DISTANCING AND PLACING  
RESTRICTIONS ON GATHERINGS

I. Call to Order

Present: Lundgren, Wilkinson, Slobojan, Kvapil, Howell, Trees, Salzer

Absent: Rashid, Harris

Staff: Berkley, Pradhan

II. Secretary's Report

- A. Consideration of the January 25, 2021 Minutes. The minutes were approved following a motion by Slobojan and a second by Lundgren.

III. Old Business

IV. New Business

- A. Case DR21-02: Request for Design Approval, C-D Downtown Zoning District; Exterior Remodel at 303 W 3<sup>rd</sup> Street. Kyle Peters, petitioner. [Ward 3] Kyle Peters and Josh Arguello of Streamline Architects were present.

Motion by Lundgren and seconded by Trees to approve the all work with the exception of landscaping, railing and signs. Motion to approve passed unanimously.

- B. Review of Proposed Bylaws amendments.

Motion by Howell and seconded by Lundgren to approve the bylaw amendments as presented. The motion passed unanimously.

V. General Discussion

VI. Public Comment

VII. Adjournment: The meeting adjourned at 5:52 pm

VIII. Next Board Meeting: March 22, 2021

City of Davenport  
Design Review Board

Department: DNS  
Contact Info: Laura Berkley, 563-888-3553

**Date**  
**3/22/2021**

**Subject:**

Case DR21-04: Request for Design Review, C-V Village of East Davenport Zoning District;  
Window Replacement at 2230 E 11th Street. Bruce Boyler, Petitioner. [Ward 5]

**Recommendation:**

Staff recommends approval as presented.

**Background:**

The Petitioner is requesting to replace all 2nd and 3rd floor windows with tan Pella "Impervia" windows with a custom center mullion to closely match the existing windows.

The Village of East Davenport Design Guidelines state:

When possible, deteriorated building features should be replaced. When replacement is required, the replacement should match the material and design.

The use of high quality, durable building materials. Window and door openings as well as trims should be similar in profile to traditional openings. Synthetic material is generally inappropriate.

The current windows are wood; however they are not original to the building. The windows are no longer square are hard to open and no longer weather proof.

Pella Impervia windows are a high quality fiberglass window option. No storm windows will be installed as part of this project. The tan color choice and custom mullion make this a more sympathetic replacement.

**ATTACHMENTS:**

Type	Description
□ Backup Material	Application

**REVIEWERS:**

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	3/19/2021 - 2:13 PM



1200 E. 46th Street  
Davenport, Iowa 52807  
(563) 326-6198  
[Planning@davenportiowa.com](mailto:Planning@davenportiowa.com)

Complete application can be emailed to [planning@davenportiowa.com](mailto:planning@davenportiowa.com)

**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:

**Owner** (if different from Applicant)

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

**Engineer** (if applicable)

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

**Architect** (if applicable)

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

**Attorney** (if applicable)

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 ☐

**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 ☐

**Historic Preservation Commission**

Certificate of Appropriateness ☐  
Landmark Nomination ☐  
Demolition Request ☐

**Administrative**

Administrative Exception ☐  
Health Services and Congregate Living Permit ☐



**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) 326-6198 or [planning@davenportiowa.com](mailto:planning@davenportiowa.com) 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) 326-6198 or [planning@davenportiowa.com](mailto:planning@davenportiowa.com) so we can help you determine what exactly is required to be submitted.
- Incomplete applications will not be accepted.

**Submittal requirements for all types of requests:**

- The completed application form.
- A work plan that accurately and completely describes the work to be done.
- Color digital photographs depicting the building elevations and proposed construction.

**Submittal requirements for specific types of requests:****Minor alterations to existing buildings and new and replacement signs (all of the above and):**

- Specifications, including dimensions, material used and color of the material.
- A rendering of the proposed alteration as depicted on the existing building.
- Samples of the materials, including the color, along with scaled, accurately colored elevations for any proposed sign and/or sign package.

**Minor additions, site improvements and outdoor storage areas (all of the above and):**

- A dimensioned site plan, including the locations of any proposed or existing buildings on the subject parcel and on surrounding parcels.
- A preliminary grading plan showing before and after grades at two-foot contour intervals, where deemed necessary by the development official.
- Outdoor storage areas shall be reflected in the elevation drawings submitted and shall show their relationship to the building elevations as well as the materials and treatment proposed that would accurately reflect the screening of the storage areas.
- A landscape plan.

Major additions and new buildings (all of the above and):

- Reproductions of building or site information found in the historical surveys if applicable
- A verifiable legal description, or a land survey.
- A map showing the existing topography of other properties at two-foot contour intervals, extending one hundred feet from the subject parcel.
- Elevation drawings, in color and drawn to scale, of the front, sides, rear, and roof lines of all proposed buildings or structures, illustrating the appearance and treatment of required screening elements for roof-mounted equipment, where deemed necessary by the development official.
- A materials board containing samples of each type of exterior building materials.

**Formal Procedure**

**(1) Application:**

- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

**(2) Design Review Board consideration of the request:**

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

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

- If approved, design approval does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. You will need to contact Davenport Public Works and other regulatory agencies regarding permits and/or licenses.
- If approved, design approval will expire one year from the date of approval unless a building permit is obtained within such period. The Zoning Administrator may grant an extension for a period of validity longer than one year. An applicant may apply in writing for an extension of time at any time prior to the date of expiration.
- The applicant may appeal the Design Review Board's determination to the City Council. A written appeal must be submitted to the Zoning Administrator within thirty calendar days of the Design Review Board's decision.

Applicant:  Date:

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by:  Date:   
Planning staff

Date of the Public Meeting:

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

### ***Work Plan***

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

Replacement of all 2nd. and 3rd. story existing windows with Pella "Impervia" windows. The color would be tan, with a custom center mullion, to closely match the existing windows.



Line #	Location:	Attributes	
10		<b>FS - Delivery Fee</b>	<b>Qty</b> 1

Line #	Location:	Attributes	
60	Mark #01	<b>Special Impervia, Double Hung, 32.75 X 69.5, Tan</b>	<b>Qty</b> 1



Viewed From Exterior

PK #  
2080**1: Non-Standard Size Non-Standard Size Double Hung, Equal****Frame Size:** 32 3/4 X 69 1/2**General Information:** Standard, Duracast®, Block, No Foam Insulated, 3", 1 11/16"**Exterior Color / Finish:** Tan**Interior Color / Finish:** Tan**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude**Hardware Options:** Cam-Action Lock, Tan**Screen:** Full Screen, InView™**Performance Information:** U-Factor 0.31, SHGC 0.25, VLT 0.46, CPD PEL-N-126-00788-00002, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08/11, Egress Meets Typical 5.7 sqft (E) (United States Only)**Grille:** GBG, No Custom Grille, 3/4" Contour, Traditional (2W1H / 2W1H), Tan, Tan**Wrapping Information:** No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 205".**Rough Opening:** 33 - 1/4" X 70"

Custom Product Instructions:

\*\*\*No NFRC or Hallmark labels will be supplied for this unit. To print an accurate acknowledgement for this line only, please choose the Proposal-Detailed report with the Exclude Performance box chosen. \*\*\*

Custom 1" GBG



## Contract - Detailed

River City Pella Windows and Doors  
2830 East 53rd Street  
Davenport, IA 52807-3009  
Phone: (563) 441-1756 Fax: (563) 441-1760

Sales Rep Name: Wanek, Brett  
Sales Rep Phone: 563-441-1756  
Sales Rep Fax: 563-441-1760  
Sales Rep E-Mail: bwanek@rivercitypella.com

Customer Information	Project/Delivery Address	Order Information
<b>Truss Plus Inc</b> 923 East 59th Street Unit#01  DAVENPORT, IA 52807 <b>Primary Phone:</b> (563) 386-5225 <b>Mobile Phone:</b> <b>Fax Number:</b> <b>E-Mail:</b> <b>Contact Name:</b>  <b>Great Plains #:</b> TRUSSPLBW1 <b>Customer Number:</b> 1006763145 <b>Customer Account:</b> 1002206811	<b>Boyer's Ornamental Iron (East Village) Impervia</b> 1104 Jersey Ridge Road  <b>Lot #</b> DAVENPORT, IA 52803 <b>County:</b> SCOTT <b>Owner Name:</b> Truss Plus Inc <b>Owner Phone:</b> (563) 386-5225	<b>Quote Name:</b> Boyler's Ornamental Iron (East Village) Impervia  <b>Order Number:</b> 108BW1006 <b>Quote Number:</b> <b>12427329</b> <b>Order Type:</b> Non-Installed Sales <b>Wall Depth:</b> <b>Payment Terms:</b> Net 30 Days <b>Tax Code:</b> SCOTT CO 2 <b>Cust Delivery Date:</b> 2/26/2021 <b>Quoted Date:</b> 3/18/2020 <b>Contracted Date:</b> 1/27/2021 <b>Booked Date:</b> 1/27/2021 <b>Customer PO #:</b>

Customer Notes: Placing an order using this quote indicates you have thoroughly reviewed the drawings and all product attributes and quantities for consistency and conformance with project/contract requirements. River City Pella and Pella Windows are not responsible for missing or inaccurate product attributes and line items.

### EXCLUDED ITEMS:

Job site storage and protection BY OTHERS  
Installation labor BY OTHERS  
Misc. wood blocking, shims and fasteners BY OTHERS  
Flashing, Sealants and Insulation BY OTHERS  
Backer-rod BY OTHERS  
Interior casings, trim, moldings and sills BY OTHERS  
Exterior casings, trim, moldings and sills BY OTHERS  
Final Cleaning and label removal BY OTHERS Exterior Trim BY Others  
Interior finishing BY OTHER  
Exterior finishing BY OTHERS  
Jamb Extensions BY OTHERS  
Coil Stock BY OTHERS  
Caulk BY OTHERS

Note: Contractor is responsible for measuring and providing the window sizing.

## Delivering unmatched strength, engineered for lasting durability.<sup>1</sup>

Pella's Proprietary Fiberglass vs. Andersen Fibrex<sup>2, 6, 7</sup>

Resists dents.  
**100x**  
more impact-resistant

Resists bends.  
**10x**  
stronger

Resists breaks.  
**20x**  
the tensile strength

### Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame/Install
						U-Factor	SHGC	STC	
Vent Awning	20"	17-1/2"	59-1/2"	59-1/2"	LC50	0.18-0.48	0.16-0.55	29-37	Block Frame, Standard Fin, Off-set Fin, Integral Fin
Fixed Awning	13-1/2"	11-1/2"	71-1/2"	79-1/2"	LC50	0.16-0.49	0.18-0.63	28-36	
Vent Casement	17-1/2"	20"	37-1/2"	79-1/2"	LC40-LC50	0.26-0.45	0.18-0.55	25-32	
Fixed Casement	13-1/2"	11-1/2"	71-1/2"	79-1/2"	LC45-LC50	0.22-0.48	0.20-0.62	27-33	
Vent Double-Hung	17-1/2"	29-1/2"	47-1/2"	77-1/2"	LC30-LC50	0.25-0.49	0.19-0.58	26-29	
Vent Single-Hung	17-1/2"	23-1/2"	47-1/2"	77-1/2"	LC40-LC50	0.24-0.51	0.19-0.59	26-32	Block Frame, Standard Fin, Off-set Fin, Integral Fin, Flush Frame
Sliding Window (OX, XO)	23-1/2"	11-1/2"	71-1/2"	71-1/2"	LC30-LC50	0.25-0.50	0.19-0.59	26-33	
Sliding Window (XOX)	47-1/2"	17-1/2"	107-1/2"	71-1/2"	LC30-LC50	0.25-0.50	0.19-0.59	26-32	
Fixed Sash and Frame	13-1/2"	13-1/2"	71-1/2"	71-1/2"	CW35-CW50	0.22-0.50	0.20-0.62	27-33	Block Frame, Standard Fin, Off-Set Fin
Fixed Frame Direct Set	11-1/2"	11-1/2"	143-1/2"	143-1/2"	CW50	0.14-0.46	0.18-0.69	28-36	
Sliding Patio Door (One Panel)	27"	71-1/2"	49"	95-1/2"	LC30-LC50	0.25-0.48	0.19-0.61	27-32	Block Frame
Sliding Patio Door (Two Panel)	47-1/2"	71-1/2"	95-1/2"	95-1/2"	LC30-LC50	0.25-0.48	0.19-0.61	27-32	

Window sizes available in 1/8" increments

Maximum square footage rules apply. Maximum width and height cannot exceed the maximum square footage. Special shapes available.

### Glass & Additional Energy Efficiency Upgrades

#### InsulShield® Low-E Glass\*

Pella Impervia products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.<sup>9</sup>



Advanced Low-E Insulating dual- or triple-pane glass with argon



Advanced Comfort Low-E Insulating dual-pane glass with argon



Natural Sun Low-E Insulating dual- or triple-pane glass with argon



SunDefense™ Low-E Insulating dual- or triple-pane glass with argon

#### Additional Glass Options



Clear Insulating glass



Tempered glass



Laminated (non-impact resistant), tinted<sup>10</sup> or obscure glass also available on select products



STC (Sound Transmission Class) improved dual-pane sound control glass<sup>11</sup>



Triple Pane<sup>12</sup>

#### Foam Insulation Options

Optional foam-insulated frame and sash are available to increase energy efficiency.

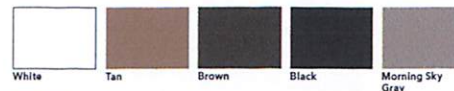
1, 2, 3, 4, 6, 7, 10, 11, 12 See back cover for disclosures.

### Color & Finishes

#### Frame Colors

Dual-color frames allow your homeowner to choose a different color for the exterior with a White interior. Our long-lasting powder-coat finish resists chipping and fading and meets AAMA 624, which is the highest rated fiberglass coating among leading national competitors.

#### Solid-Color:



#### Dual-Color:



### Window Hardware

#### Casement & Awning

The patent-pending Easy-Slide Operator is a revolutionary way to operate casement and awning windows. Simply slide to open, without the effort of cranking. With precision venting technology, the window will open to an exact location. Or select the fold-away crank, that folds neatly away, against the window frame. Neither solution will interfere with roomside window treatments.

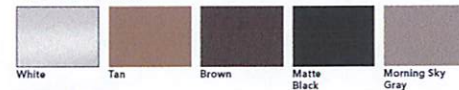


Easy-Slide Operator



Fold-Away Crank

#### Color-Matched Finishes:



#### Additional Finish<sup>13</sup>:



Satin Nickel

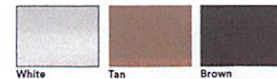
#### Sliding, Single & Double-Hung

Pella's cam-action lock pulls the sashes against the weatherstripping for a tighter seal.



Cam-Action Lock

#### Color-Matched Finishes:



#### Additional Finishes:



<sup>13</sup> See back cover for disclosures.



## Patio Door Hardware

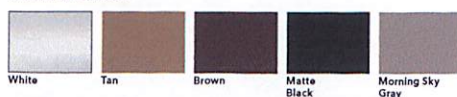
### Sliding Patio Door

Open and close the door with one hand with a convenient thumblock.



Sliding Patio Door Handle

#### Color-Matched Finishes:



#### Additional Finishes:



### Footbolt

A footbolt comes standard on all sliding patio doors and can hold the door open about three inches for ventilation.

### Grilles

Grilles are color-matched to window or patio door interior and exterior frame color.



Aluminum Grilles Between-the-Glass <sup>11</sup>



Applied Grilles <sup>12</sup>

<sup>1</sup> Pella's proprietary fiberglass material has displayed superior strength over wood, vinyl, aluminum, wood/plastic composites, and other fiberglass materials used by leading national brands in tensile and 3-point bend tests performed in accordance with ASTM D638 and D790 testing standards.

<sup>2</sup> Impact testing performance based on testing 10 samples of each material using ASTM D256, Method C.

<sup>3</sup> Pella Impervia® windows and patio doors have a performance class of LC or higher. For information on product ratings see [www.pella.com/performance](http://www.pella.com/performance).

<sup>4</sup> In testing performed in accordance with ASTM testing standards, Pella's fiberglass has displayed superior performance in strength, ability to withstand extreme heat and cold and resistance to dents and scratches. Special shape windows are made from a fiberglass resin material.

<sup>5</sup> See written limited warranty for details, including exceptions and limitations, at [install.pella.com/warranties](http://install.pella.com/warranties).

<sup>6</sup> Tensile testing performance based on testing 7 samples of each material using ASTM D638 test methodology.

<sup>7</sup> 3-point bend testing performance based on testing 10 samples of each material using ASTM D790 test methodology.

<sup>8</sup> Optional high-altitude Low-E insulating glass available with or without argon on select products.

<sup>9</sup> Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to [energystar.gov/ca](http://energystar.gov/ca).

<sup>10</sup> For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.

<sup>11</sup> Available with Advanced Low-E insulating glass with argon with bronze, gray or green tint on select products.

<sup>12</sup> Sound control glass consists of dissimilar glass thickness (3mm/5mm or 5mm/3mm).

<sup>13</sup> Available on direct set, awning and casement windows. Not available with Advanced Comfort Low-E glass.

<sup>14</sup> Only available for fold-away crank.

<sup>15</sup> Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

<sup>16</sup> Available on direct set windows only.

## Unmatched strength and lasting durability

Achieve commercial-grade strength and lasting durability for your customers' long-term return on investment. Pella Impervia products are made from our proprietary fiberglass material, the strongest material for windows and patio doors, engineered for lasting durability.

## Revolutionary hardware

Introducing a revolutionary way to operate casement and awning windows. This patent-pending, Easy-Slide Operator simply slides to open, without the effort of cranking.

# Pella Impervia

Fiberglass windows and patio doors

## Sleek profiles and more glass

Create bold designs from sleek profiles and more glass with our intentionally-designed products made from our exceptionally strong proprietary fiberglass.

### • 100x more impact resistant<sup>2</sup>

Pella's fiberglass is 100x more impact-resistant than Andersen's Fibrex windows. You can trust our fiberglass products to stand up to a hammer misfire and other jobsite conditions.

### • Proven performance

Engineered for the rigorous performance requirements of a commercial building, Pella Impervia products provide outstanding resistance to water, wind and outside noise.

### • Installation solutions and expertise

With nearly 100 years in business, we've got you covered with products and installation solutions for your exact situation.

### • Exceptional mulling capabilities

Factory-mulled combinations help save you time on the jobsite. And the superior strength of Pella fiberglass allows you to create larger, unique combinations, made just for your remodel or new construction project.

### • Up-to-date color palette

Achieve your design style with single-color and dual-color frame options, including Black.

### • Tested beyond requirements

Tested beyond industry standards and to extremes from -40°F to 180°F, our proprietary fiberglass can handle the most extreme heat and sub-zero cold.<sup>3</sup> Our products are tested beyond industry standards to help ensure less maintenance with fewer callbacks.

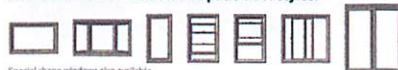
### • Durable three-way corner joints

For added strength, durability and reliable water performance, Pella Impervia products feature corner locks and sashes injected with sealant and fastened with screws.

### • The confidence of a strong warranty<sup>5</sup>

We know your reputation matters, so we have one of the strongest warranties in the business.

### Available in these window and patio door styles:

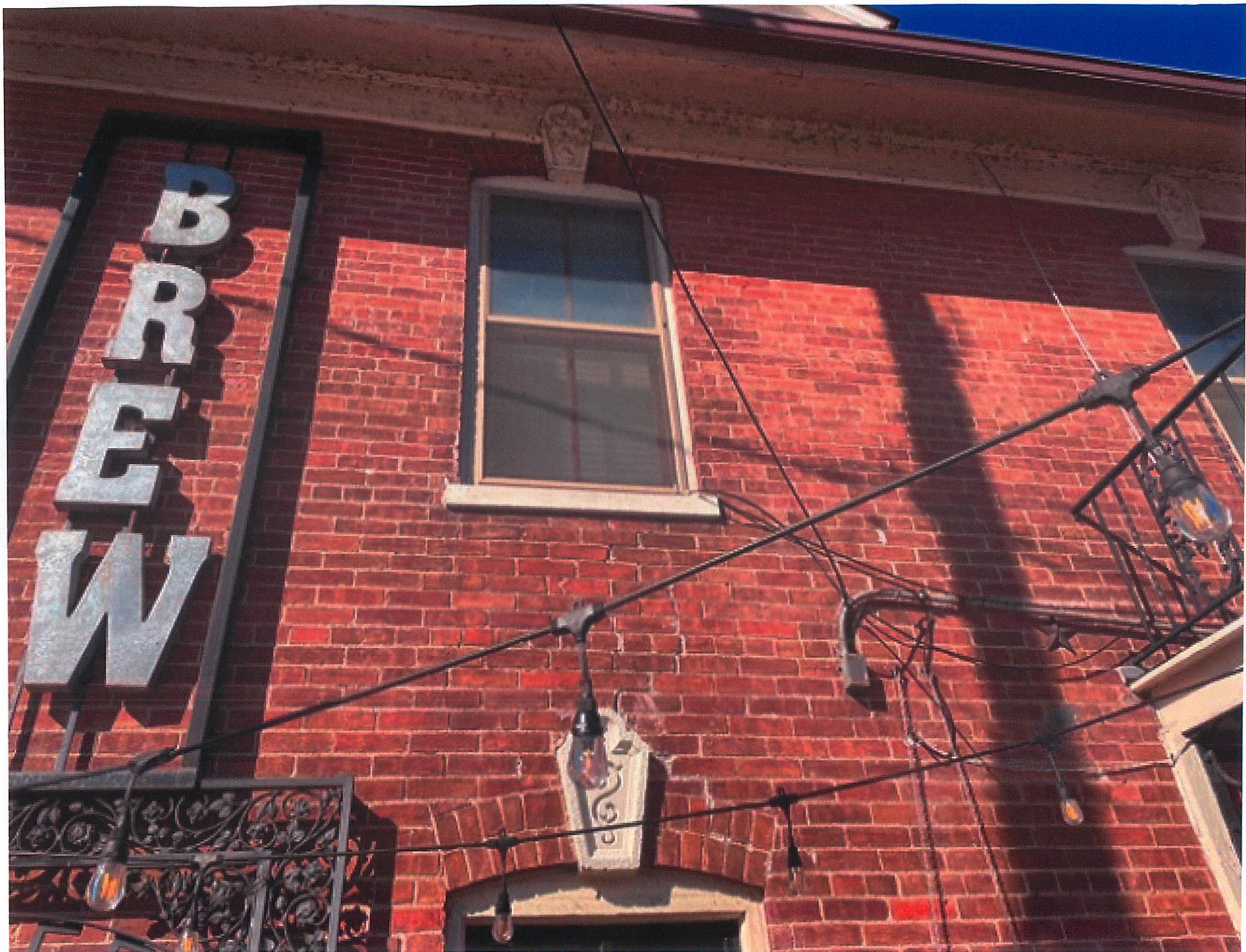


Special shape windows also available.

<sup>11</sup> See back cover for disclosures.



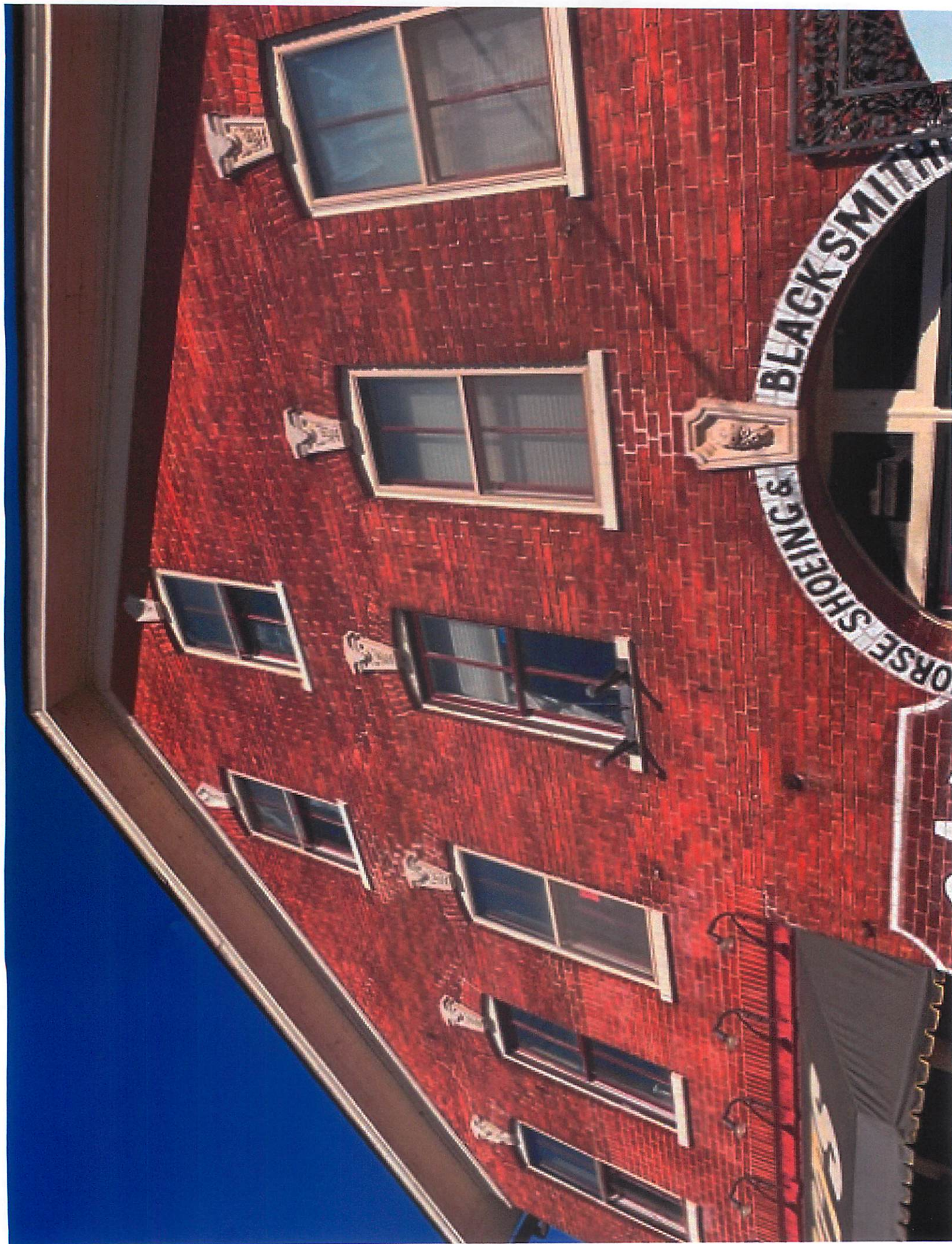














City of Davenport  
Design Review Board

Department: DNS  
Contact Info: Laura Berkley, 563-888-3553

**Date**  
**3/22/2021**

**Subject:**

Case DR21-03: Request for Design Review, C-D Downtown Zoning District; New Sign Installation at 118 E 4th Street. Pamala Diedrick, Petitioner. [Ward 3]

**Recommendation:**

Staff recommends approval as presented with the condition that the sign will be installed into the mortar instead of into the brick.

**Background:**

The signs are for a new restaurant, Toasted, at 118 E 4th Street.

The proposal includes 2 internally illuminated signs. Both signs will have aluminum cabinet with white Lexan face overlaid with translucent vinyl. The cabinet will be sprayed black and illuminated with white LEDs. The mount will be concealed.

The sign on the east end of the building, is 18 inches by 72 inches.

The sign located to the left of the front building entrance on 4th Street will be 27 inches by 108 inches.

The Downtown Design Guidelines encourage signs to have light text on dark backgrounds. The signs meet the guidelines with colors that are complimentary to the building.

**ATTACHMENTS:**

Type	Description
▣ Backup Material	Application
▣ Backup Material	East sign
▣ Backup Material	Front entrance sign

**REVIEWERS:**

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	3/19/2021 - 2:27 PM



Complete application can be emailed to [planning@davenportiowa.com](mailto:planning@davenportiowa.com)

**Property Address\*** 118 E. 4th St.

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

**Applicant (Primary Contact)**

Name: PAULINA DIEDRICK  
 Company: LANGE SIGN GROUP  
 Address: 5569 CAREY AVE.  
 City/State/Zip: DAV, IA 52807  
 Phone: 563-210-6404  
 Email: paulina@lange-sign.com

*Application Form Type:*

**Plan and Zoning Commission**

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

**Owner** (if different from Applicant)

Name: TARA BEBBER  
 Company: TOASTED  
 Address: 118 E. 4th St.  
 City/State/Zip: DAV, IA 52801  
 Phone: 563-676-8970  
 Email: tara@bakedbeerandbreadco.com

**Zoning Board of Adjustment**

- Zoning Appeal ☐  
 Special Use ☐  
 Hardship Variance ☐

**Design Review Board**

- Design Approval ☒  
 Demolition Request in the Downtown ☐  
 Demolition Request in the Village of East Davenport ☐

**Engineer** (if applicable)

Name:   
 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) 326-6198 or [planning@davenportiowa.com](mailto:planning@davenportiowa.com) 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) 326-6198 or [planning@davenportiowa.com](mailto:planning@davenportiowa.com) so we can help you determine what exactly is required to be submitted.
- Incomplete applications will not be accepted.

**Submittal requirements for all types of requests:**

- The completed application form.
- A work plan that accurately and completely describes the work to be done.
- Color digital photographs depicting the building elevations and proposed construction.

**Submittal requirements for specific types of requests:****Minor alterations to existing buildings and new and replacement signs (all of the above and):**

- Specifications, including dimensions, material used and color of the material.
- A rendering of the proposed alteration as depicted on the existing building.
- Samples of the materials, including the color, along with scaled, accurately colored elevations for any proposed sign and/or sign package.

**Minor additions, site improvements and outdoor storage areas (all of the above and):**

- A dimensioned site plan, including the locations of any proposed or existing buildings on the subject parcel and on surrounding parcels.
- A preliminary grading plan showing before and after grades at two-foot contour intervals, where deemed necessary by the development official.
- Outdoor storage areas shall be reflected in the elevation drawings submitted and shall show their relationship to the building elevations as well as the materials and treatment proposed that would accurately reflect the screening of the storage areas.
- A landscape plan.

Major additions and new buildings (all of the above and):

- Reproductions of building or site information found in the historical surveys if applicable
- A verifiable legal description, or a land survey.
- A map showing the existing topography of other properties at two-foot contour intervals, extending one hundred feet from the subject parcel.
- Elevation drawings, in color and drawn to scale, of the front, sides, rear, and roof lines of all proposed buildings or structures, illustrating the appearance and treatment of required screening elements for roof-mounted equipment, where deemed necessary by the development official.
- A materials board containing samples of each type of exterior building materials.

**Formal Procedure**

(1) Application:

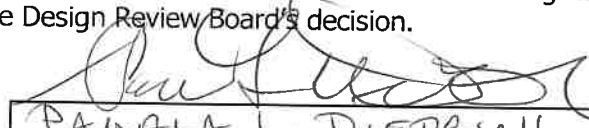
- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Design Review Board consideration of the request:

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

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

- If approved, design approval does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. You will need to contact Davenport Public Works and other regulatory agencies regarding permits and/or licenses.
- If approved, design approval will expire one year from the date of approval unless a building permit is obtained within such period. The Zoning Administrator may grant an extension for a period of validity longer than one year. An applicant may apply in writing for an extension of time at any time prior to the date of expiration.
- The applicant may appeal the Design Review Board's determination to the City Council. A written appeal must be submitted to the Zoning Administrator within thirty calendar days of the Design Review Board's decision.

Applicant:   Date:

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by:  Date:   
Planning staff

Date of the Public Meeting:

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

### **Work Plan**

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

FURNISH & INSTALL TWO (2) INTERNALLY ILLUMINATED I.D. SIGNS — ONE ON THE EAST END OF THE BUILDING (VISIBLE FROM THE ONE-WAY, WEST-BOUND STREET); THE OTHER TO LEFT OF THE ENTRANCE ON FRONT OF BUILDING FACING 4<sup>TH</sup> STREET.

THE BUILDING IS NOT TALL ENOUGH TO DO A DOUBLE-FACED SIGN ON THE FRONT OF THE BUILDING, (SIMILAR TO FORREST BLOCK APARTMENTS, DOWN THE STREET).



Client: Toasted

Approved:

Scale: as indicated

Date: 1/5/2021

Sketch: toasted

Drawn: Steph F

Sales: PD



PDF COPY  
 MAY NOT BE TO SCALE

**TRI-STATE AREA**

1780 IL Route 35 N  
 E. Dubuque, IL 61025  
 815.747.2448  
 (FAX)815.747.3049  
 (Toll free)888.582.6979

**QUAD CITIES AREA**

5569 Carey Ave.  
 Davenport, IA 52807  
 563.388.6650  
 (FAX)563.388.6654  
 (Toll free)800.804.8025

These plans are the exclusive property of the Lange Sign Group and are the result of the original work of it's employees, they are submitted to your company for the sole purpose of your consideration of whether to purchase from Lange Sign Group. A sign manufactured according to these plans, distribution, or exhibition of these plans to anyone other than the employees of your company or use of these plans to construct a sign similar to the one embodied herein is expressly forbidden.

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Scale: 3/8"=1'-0"

Black	3630-141 Gold Nugget	3630-246 Teal Green

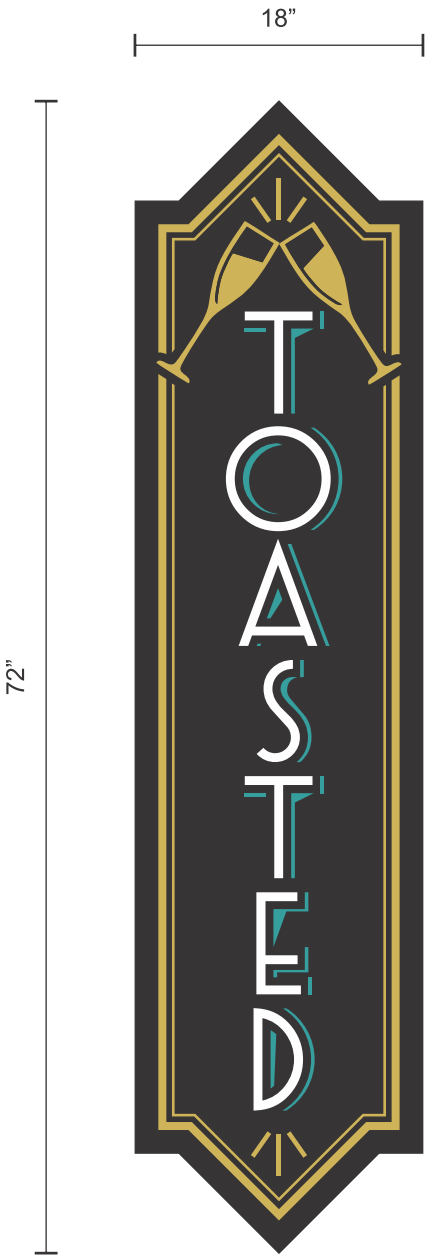
Colors depicted here are for representation only. Actual color samples can be obtained from your sales representative upon request.



Night View



Existing



Scale: 1"=1'-0"

Furnish and install S/F aluminum illuminated cabinet with white Lexan face over laid with translucent vinyl. Cabinet sprayed black and illuminated with white LED's. Conceal mount to building



**PDF COPY  
MAY NOT BE TO SCALE**

**TRI-STATE AREA**

1780 IL Route 35 N  
E. Dubuque, IL 61025  
815.747.2448  
(FAX)815.747.3049  
(Toll free)888.582.6979

**QUAD CITIES AREA**

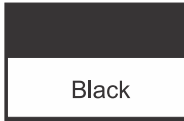
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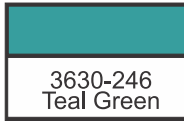
Scale: 3/8"=1'-0"



Black



3630-141  
Gold Nugget



3630-246  
Teal Green

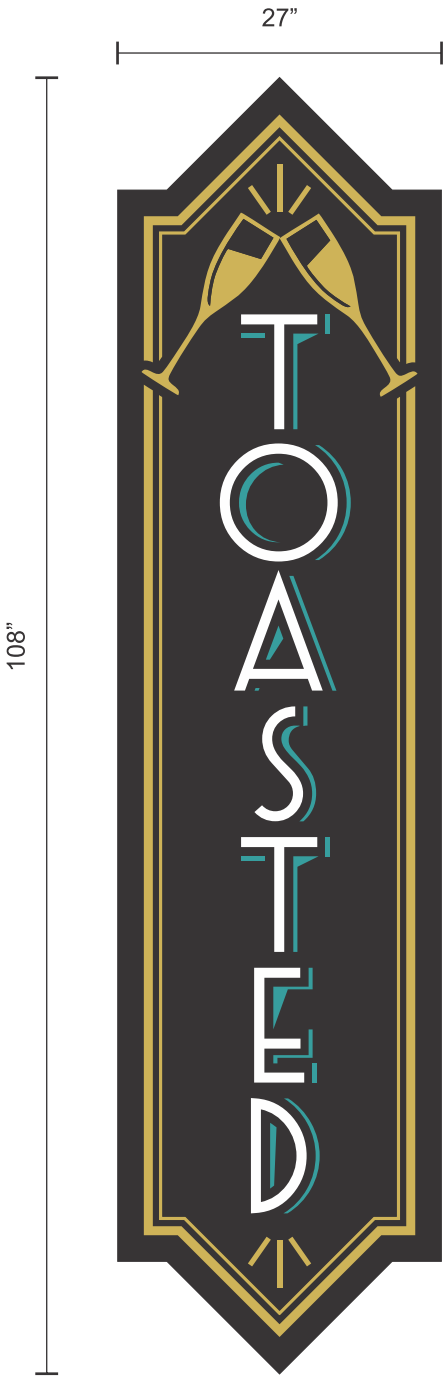
Colors depicted here are for representation only. Actual color samples can be obtained from your sales representative upon request.



Existing



Night View



Scale: 3/4"=1'-0"

Furnish and install S/F aluminum illuminated cabinet with white Lexan face over laid with translucent vinyl. Cabinet sprayed black and illuminated with white LED's.  
Flush mount to building