

DESIGN REVIEW BOARD MEETING

CITY OF DAVENPORT, IOWA

MONDAY, MAY 24, 2021; 5:00 PM

COUNCIL CHAMBERS CITY HALL, 226 W. 4TH STREET

I. Call to Order

II. Secretary's Report

A. Consideration of the April 26, 2021 meeting minutes.

III. Old Business

IV. New Business

A. Case DR21-09: Request for Design Review, C-D Downtown Zoning District; New Roof at 710 West 3rd Street. Doug Clough, petitioner. [Ward 3]

V. General Discussion

VI. Public Comment

VII. Adjournment

VIII. Next Board Meeting: June 28, 2021

City of Davenport
Design Review Board

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

Date
5/24/2021

Subject:
Consideration of the April 26, 2021 meeting minutes.

Recommendation:
Approve the minutes.

ATTACHMENTS:

Type	Description
▣ Backup Material	Minutes 4-26-21

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	5/21/2021 - 11:10 AM

MINUTES
DESIGN REVIEW BOARD MEETING
CITY OF DAVENPORT, IOWA

MONDAY, APRIL 26, 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: Kvapil, Lundgren, Salzer, Slobojan, Stinocher, Trees, Wilkinson,
Absent: Gramenz, Harris, Howell, Rashid
Staff: Berkley, Pradhan, Werderitch

II. Secretary's Report

- A. Consideration of the March 22, 2021 Minutes. The minutes were approved following a motion by Slobojan and a second by Lundgren.

III. Old Business

- A. Case DR20-06: Request for Design Review, C-D Downtown Zoning District; Revised exterior materials for a multi-family building at 400 W. River Drive. Mark Seabold on behalf of 400 W River LLC, petitioner. [Ward 3]

Motion by Lundgren and seconded by Salzar to approve the work as presented. Motion to approve passed unanimously.

- B. Case DR20-36: Request for Design Approval, C-E Elmore Corners Zoning District; Monument Sign Installation at 6280 N. Elmore Avenue. Dr. Brad Burt, petitioner [Ward 6]

Motion by Slobojan and seconded by Stinocher to approve the work as presented. Motion to approve passed with Lundgren abstaining.

- C. Case DR21-02: Request for Design Review, C-D Downtown Zoning District; Exterior Remodel at 303 W. 3rd Street. Kyle Peters, petitioner. [Ward 3]

Motion by Slobojan and seconded by Gramenz to approve the main signs on Harrison and 3rd Streets, landscaping, and railing as presented with the condition that no streetscape trees be removed, but trimmed instead. The additional signage requires review. Motion passed unanimously.

IV. New Business

- A. Case DR21-05: Request for Design Review, C-V Village of East Davenport Zoning District; Canopy Structure at 1107 Mound Street. John Wisor, petitioner. [Ward 5]

Motion by Salzar and seconded by Slobojan to approve the work as presented. Motion to approve passed 6-1.

- B. Case DR21-06: Request for Design Approval, C-D Downtown Zoning District; Projecting Sign Installation at 421 W. River Drive. Greg Beaman, petitioner. [Ward 3]

Motion by Lundgren and seconded by Kvapil to approve the work with staff directed to ensure brackets are consistent with other projecting signs at the Freight House. Motion to approve passed unanimously.

- C. Case DR21-07: Request for Design Approval; C-D Downtown Zoning District; Projecting Sign Installation at 311 E. 2nd Street. Mike Lange, Lange Sign Group, on behalf of John McDermott, petitioner. [Ward 3]

Motion by Slobojan and seconded by Lundgren to approve the work as presented with the condition that brackets be installed into mortar. Motion to approve passed unanimously.

- D. Case DR21-08: Request for Design Review; C-D Downtown Zoning District; Painting west wall, window trim and casings at 324 N. Main Street. Andrew Wold, petitioner. [Ward 3]

Motion by Trees and seconded by Stinocher to approve work as presented. The motion to approve passed unanimously.

V. General Discussion

VI. Public Comment

VII. Adjournment: The meeting adjourned at 6:05 pm

VIII. Next Board Meeting: May 24, 2021

City of Davenport
Design Review Board

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

Date
5/24/2021

Subject:
Case DR21-09: Request for Design Review, C-D Downtown Zoning District; New Roof at 710 West 3rd Street. Doug Clough, petitioner. [Ward 3]

Recommendation:
Staff recommends approval as presented.

Background:

The petitioner has proposed to replace the existing asphalt shingle roof with a hidden fastener steel roof on the mansard part of the roof. The petitioner is open to suggestions on the color selection; however has tentatively picked "Bronze" which matches the color of the slate that remains on another section of the roof.

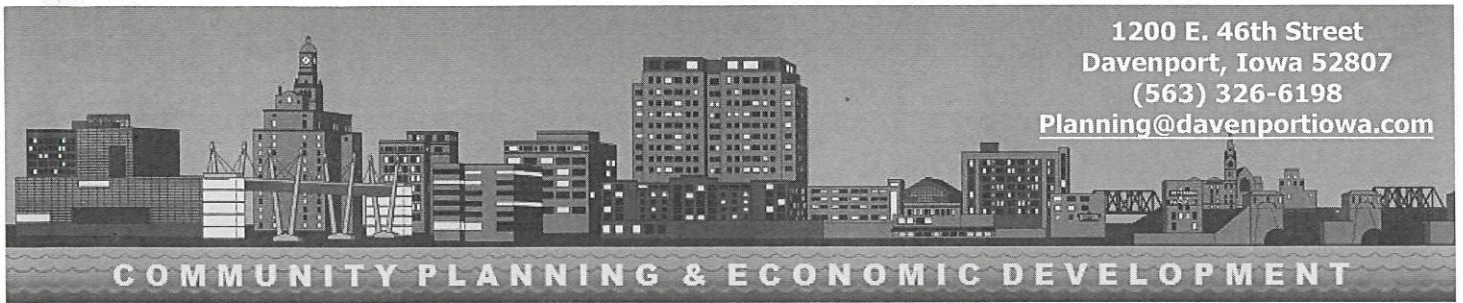
There are no specific guidelines related to roofs within the Downtown Design Guidelines. The guidelines state high quality and durable materials should be used and colors should be selected that are within the color family of building materials common in the downtown. The petitioner has achieved both of these guidelines.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Application
▣ Backup Material	710 W 3rd - Current Condition
▣ Backup Material	Roof Colors
▣ Backup Material	Roof Product Information

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	5/21/2021 - 11:13 AM



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

Complete application can be emailed to planning@davenportiowa.com

Property Address* 710 West 3rd Street

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

Applicant (Primary Contact)

Name: Doug Clough
Company: _____
Address: 302 Island Ave
City/State/Zip: E. Moline, IL 61244
Phone: (309) 755-6630
Email: LS.Clough@Aol.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: Same
Company: _____
Address: _____
City/State/Zip: _____
Phone: _____
Email: _____

Zoning Board of Adjustment

- Zoning Appeal ☐
Special Use ☐
Hardship Variance ☐

Engineer (if applicable)

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

Design Review Board

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

Architect (if applicable)

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

Historic Preservation Commission

- Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

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 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 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):

Work Plan

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

Install Hidden fastener, steel roofing on The Mansford part of my roof. I need help To decide what color would look good? Older woman Marion McGinni's pick was Bronze & I agree. I would like To order The roofing once I get The ok since it is cut To size and cannot be returned.

Thank You for your help ~~in making~~ To make a good decision. Sincerely,

Doug

Phi (304) 755-6630



Residential

STEEL ROOFING

HIDDEN FASTENER PANEL

EXPOSED FASTENER PANEL



BRITE WHITE



WHITE



PRAIRIE WHEAT



LIGHT STONE



PINEWOOD



BEIGE



TAN



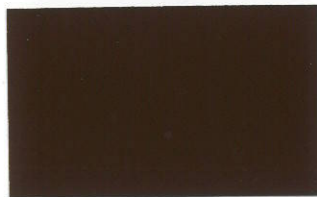
CHOCOLATE



BRONZE



BURNISHED SLATE



BROWN



BLACK



ASH GRAY



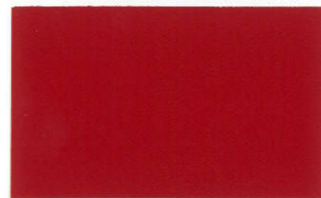
LIGHT GRAY



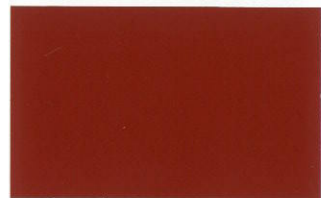
CHARCOAL GRAY



MIDNIGHT GRAY



BRITE RED



RED



COLONIAL RED



BURGUNDY



SAGE



EMERALD GREEN



SLATE BLUE



OCEAN BLUE



***COPPER COLORED**

*Only Available in Premium Products

MENARDS®

offers the **BEST CHOICE** of Residential Steel Roofing Panels. Complete the look with our other Quality Steel Products: Steel Siding, Soffit, Fascia, Gutter, Vents, Trim, Trim Coil and Custom Bent Trim.

Note: Color Chips show approximate tone. Color of actual product may vary.
Final color approval should be made with actual material. Samples are available at www.menards.com

Marion's
ick
*

Residential STEEL ROOFING

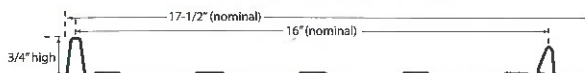
HIDDEN FASTENER PANEL

EXPOSED FASTENER PANEL

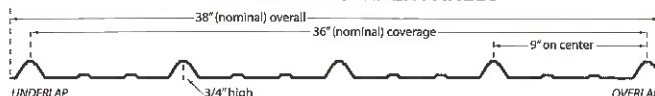
- Available in 24 colors
-plus Copper Colored in lifetime products
- Trim available in all colors
- Zinc Phosphate pre-treatment
- Grade 80 (full hard steel)
- 100,000 p.s.i. nom. tensile strength
- UL 2218 Class 4 Hail Resistance
- UL 790 Class A Fire Resistance
- UL 580 Class 90 Wind Uplift
- Structural strength ASTM-A653
- Coil coating "paint" process ASTM-A755

For complete details on Underwriters Laboratory product certifications see www.ul.com

HIDDEN FASTENER PANEL



EXPOSED FASTENER PANELS



Lifetime Hidden Fastener Panel

- The best features rolled into one snap lock panel
- Features a concealed fastener, standing seam look
- Limited Lifetime Paint Warranty

155-9725-9818

Lifetime Exposed Fastener Panel

- The best choice in a through fastener panel
- Structural panel design
- Limited Lifetime Paint Warranty

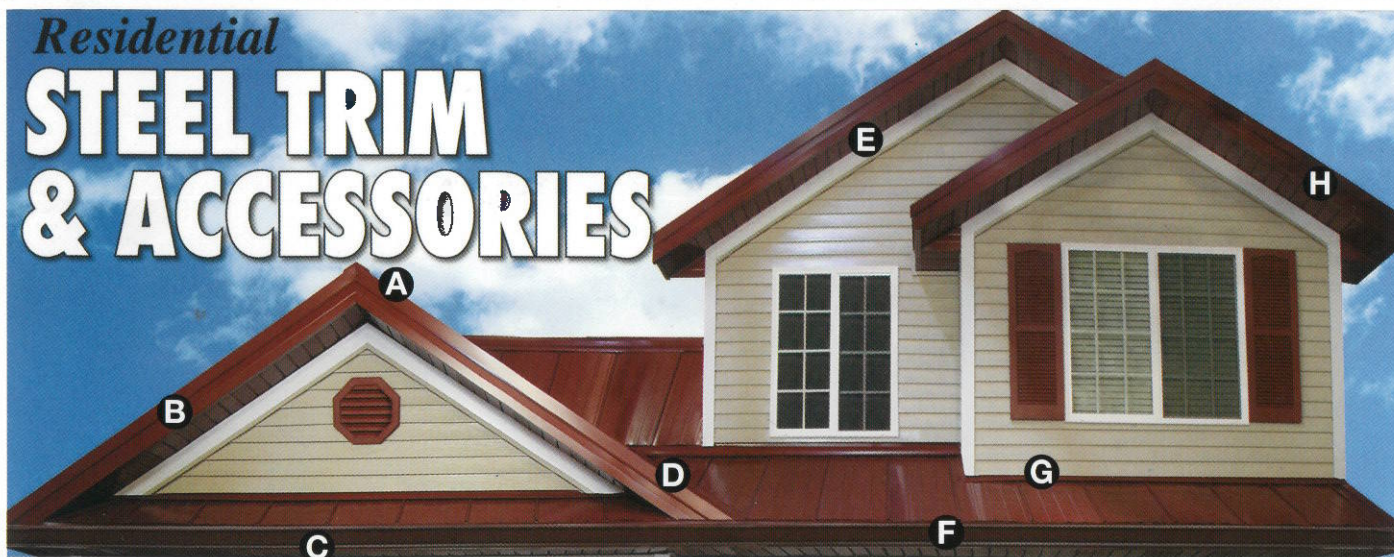
155-8991-9412

40-Year Exposed Fastener Panel

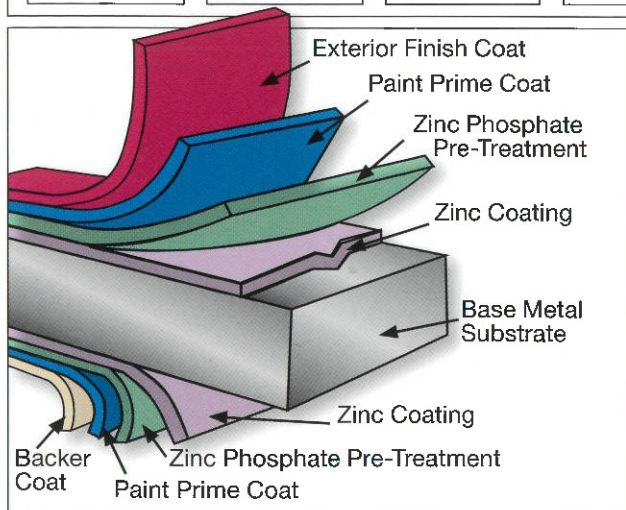
- The leading through fastener panel for a classic look
- Structural panel design
- Limited 40-year Paint Warranty

155-8137-8166, 8182-8388

Residential STEEL TRIM & ACCESSORIES



A Residential 8/12 Ridge 156-4231 	B Residential Rake 156-4040 	C Gutter 158-1008 	D Valley Cap 155-0999 Valley Flashing 155-1037 	E Vented Soffit 156-4325 Solid Soffit 156-4406 	F Roof Edge 156-4095 	G Dormer Flashing 156-7175 Sidewall Flashing 156-7173 	H L-6 Fascia 156-4587
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at www.midwestmanufacturing.com