

DESIGN REVIEW BOARD MEETING

CITY OF DAVENPORT, IOWA

MONDAY, MARCH 26, 2018; 5:00 PM

COUNCIL CHAMBERS 226 WEST 4TH STREET DAVENPORT, IOWA 52801

I. Call to Order

- A. Approval of the February 26, 2018 meeting minutes.

II. Roll Call

III. Old Business

IV. New Business

- A. Case No. DR18-05: Certificate of Design Approval – “RIDO” Residential Infill Design Overlay – 408 East 6th Street. Replace wall mounted sign. Robert Sendgikoski, petitioner. [Ward 3]
- B. Case No. DR18-06: Certificate of Design Approval – “RIDO” Residential Infill Design Overlay – 414 East 6th Street. Replace wall mounted sign. Robert Sendgikoski, petitioner. [Ward 3]
- C. Case No. DR18-07: Certificate of Design Approval – “DDOD” Downtown Design Overlay District – 735 Federal Street. New wall mounted sign. Patricia Collins, petitioner. [Ward 3]

V. General Discussion

VI. Public Comment

VII. Adjournment

VIII. Next Board Meeting:

City of Davenport
Design Review Board

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak 563-888-2022
rrusnak@ci.davenport.ia.us

Date
3/26/2018

Subject:
Approval of the February 26, 2018 meeting minutes.

Recommendation:
Approve the minutes.

ATTACHMENTS:

Type	Description
▢ Backup Material	2-26-2018 Minutes

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	3/22/2018 - 5:14 PM



DESIGN REVIEW BOARD

- Meeting Minutes -
Monday, February 26, 2018, 5:00 pm
City Council Chambers
226 W 4th Street
Davenport, Iowa



I. Call to Order

Roll Call:

Present: Wilkinson, Young, Maness, Slobojan, Quijas, Lundgren, Howell, Kvapil, Rashid, Davidson (5:07).

Excused: Nix

Staff: Rusnak, Flynn

Approval of Minutes:

The January 22, 2018 meeting minutes were approved following a motion by Young and a second by Slobojan. Vote to approve was unanimous by voice vote (9-0)

II. Old Business

None.

III. New Business

1. Case No. DR18-03: Certificate of Design Approval – "DDOD" Downtown Design Overlay District – 211 East 2nd Street. Replace wall mounted sign. Wade Baffa, petitioner. [Ward 3].

Wade Baffa was present.

Dana Wilkinson stated she was the owner of the property and will abstain from voting. She also stated she was unaware of the proposed changes by her tenant.

The DRB commented that owners consent should be required on the DRB applications. Staff concurred.

Motion by Lundgren, seconded by Maness, to approve the request as presented, with a condition that no work occurs without owner consent. Vote to approve was unanimous by roll call vote (8-0). Wilkinson abstained.

Dick Davidson arrived at this point.

2. Case No. DR18-04: Certificate of Design Approval – "HCOD" Hilltop Campus Overlay District – 228 West 15th Street. New projecting wall sign. Jeff Young, petitioner. [Ward 3].

Jeff Young abstained from voting.

Motion by Maness, seconded by Lundgren, to approve the request as presented. Vote to approve was unanimous by roll call vote (9-0). Young abstained.

IV. General Discussion

1. Downtown Davenport Streetscape Improvement Plan. Ryan Rusnak asked the DRB if there were last minute questions or changes.

Rusnak stated that is asked for the Board to vote to recommend on the proposed Streetscape Improvement Plan.

Wilkinson discussed required outlets in planter beds. Rusnak stated that the proposed Streetscape Improvement does not provide the level of specificity as to the location of outlets. However, he stated he would discuss this further with Public Works staff.

It was also questions if the preference for the design for accessible entrances was strong enough.

Motion by Lundgren, seconded by Maness to recommend approval of the Streetscape Improvement Plan. Vote to approve was unanimous by voice vote (10-0)

2. Ordinance Revising the Right of Way Encroachment License Requirements.

Assistant to the City Administrator Mallory Merritt presented an overview of the proposal. She explained the work was about 90% complete.

There was general discussion about the burden of requiring a license for encroachments, such as awnings, that do not provide a tangible economic benefit to the business owner. This contrasted with an outdoor seating area, which provides an economic benefit to the business owner.

Motion by Davidson, seconded by Slobojan, to recommend approval of the Encroachment License process subject to the change that a license not be required for encroachments that are not physically located on the public sidewalk. Vote to approve was unanimous by voice (10-0).

V. Public Comment

No one from the audience spoke.

VI. Adjournment

The meeting adjourned at 5:42 pm.

City of Davenport
Design Review Board

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak 563-888-2022
rrusnak@ci.davenport.ia.us

Date
3/26/2018

Subject:

Case No. DR18-05: Certificate of Design Approval – “RIDO” Residential Infill Design Overlay – 408 East 6th Street. Replace wall mounted sign. Robert Sendgikoski, petitioner. [Ward 3]

Recommendation:

Approve DR18-05 in accordance with renderings.

Background:

The application proposes to build similar houses on 408 and 414 East 6th Street. City staff advocated for a two-story design since this would be consistent with the other houses on the block.

The subtle variations in design make similar adjacent homes acceptable.

ATTACHMENTS:

Type	Description
▣ Backup Material	DR18-05 and DR18-06 Application
▣ Backup Material	Infill Design Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	3/22/2018 - 4:56 PM



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

- Rezoning (Zoning Map Amendment) ☐
Zoning Ordinance Text Amendment ☐
Right-of-way or Easement Vacation ☐
Final Development Plan ☐
Voluntary Annexation ☐
Subdivision ☐

Owner (if different from Applicant)

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

Zoning Board of Adjustment

- Appeal from an Administrative Decision ☐
Special Use Permit - New Cell Tower ☐
Home Occupation Permit ☐
Special Exception ☐
Special Use Permit ☐
Hardship Variance ☐

Engineer (if applicable)

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

Design Review Board

- Certificate of Design Approval ☒
Demolition Request in the Downtown ☐

Architect (if applicable)

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

Historic Preservation Commission

- Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Administrative

- Floodplain Development ☐
Cell Tower Co-Location ☐
Identification Signs ☐
Site Plan ☐

Attorney (if applicable)

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

****If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.**

Design District:

- ☐ Downtown Design Overlay District
- ☐ Hilltop Campus Village Overlay District
- ☐ Historic Shopping District
- ☒ Residential Infill Design Overlay District

Not sure which district you are in? You can click [here](#) for a map of the districts or you can contact Community Planning and Economic Development staff at (563) 326-7765 or planning@ci.davenport.ia.us and we can help you.

When is a certificate of design approval required?

Prior to the commencement of the work.

What type of activity requires the approval of a certificate of design approval?*Downtown Design Overlay District:*

- The construction of a building, structure, improvement or sign and which affects the exterior appearance
- Any substantial external appearance changes not requiring a building permit where changes are visible from the public right-of-way.
- Encroachments into and over the public right-of-way.
- The demolition of structures.

Hilltop Campus Village Overlay District

- Alteration or the construction of a new building, structure, parking lot or fence.

Historic Shopping District

- Alteration or the construction of a new building, structure, parking lot or fence.

Residential Infill Design Overlay District

- Any new dwelling or an addition to a dwelling which is visible from a street and exceeds twenty-five percent of the square footage of the original structure and is located within the R-1, R-2, R-3, R-4, R-5, R-5M and R-6M zoning districts (generally south of Duck Creek).

Submittal requirements

- Please contact Community Planning and Economic Development 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 following items should be submitted to planning@ci.davenport.ia.us for review:
- The completed application form.
- A work plan that accurately and completely describes the work to be done.
- Color 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.
- The Board may continue the Certificate of Design approval until its next meeting, if it determines there is insufficient information to make a proper judgment on the proposed activity. The Board shall not continue any request more than three regularly scheduled consecutive meetings unless the applicant requests additional continuances. If the continuances are based on the applicant's failure to provide required information, the board may make a decision on the information available, or it may return the application to the party submitting it for future resubmission. Notwithstanding the provisions described above and provided the application submitted is complete, the request shall be considered approved if the board should fail to take action within sixty days of the complete application having been submitted.
- The owner(s) of record may appeal the board's decision to the city council by filing a written appeal with the city clerk's office within thirty calendar days of the official notification of determination.

Work Plan

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

New Single Family residence per plans and specifications provided

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:

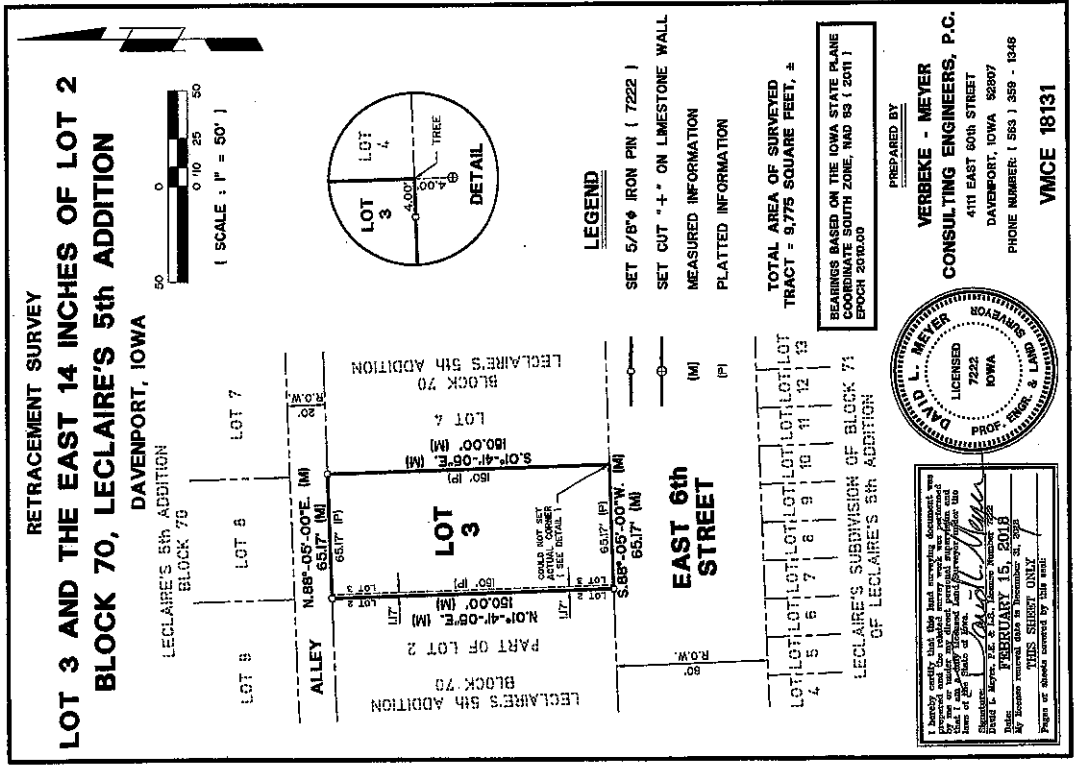
Planning staff

Date of the Public Meeting:

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

414 E. 6th St. DAV

Description: Lot 3, Part Lot 2, Block 70,
Leclaire's 5th Addition
Requestor: Habitat for Humanity Quad Cities
Proprietor: Habitat for Humanity Quad Cities
Surveyor: David L. Meyer
Survey Company: Verbeke - Meyer Consulting Engineers, P.C.
Return To: Verbeke - Meyer Consulting Engineers, P.C.
4111 East 60th Street
Davenport, Iowa 52807
dlm@verbeke-meyer.com (563) 359-1348



MAY 24 2012



Doc ID: 019042270001 Type: LAN
Recorded: 05/11/2012 at 12:53:01 PM
Fee Amt: \$0.00 Page 1 of 1
Scott County Iowa
Rita A. Vargas Recorder

File **2012-00013895**

Preparer

Information: ROBERT L. CUSACK, 400 W. 4TH STREET, DAVENPORT, IA 52801 (563) 326-8600

Individual's Name	Street Address	City	Phone
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Address Tax Statement: Habitat for Humanity, 2235 Grant Street, Bettendorf, Iowa 52722			
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Return Document to: Habitat for Humanity, 2235 Grant Street, Bettendorf, Iowa 52722			
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QUIT CLAIM DEED

For the consideration of ONE (\$1.00) Dollar(s) and other valuable consideration,
SCOTT COUNTY, IOWA, A GOVERNMENTAL SUBDIVISION OF THE STATE OF IOWA
do hereby Quit Claim to Habitat for Humanity

all our right, title, interest, estate, claim and demand in the following described real estate in Scott County, Iowa:
Lot 3 in Block 70, also part Lot 2, Block 70, described as follows: Beginnings at a point in the North line of Sixth Street in the
City of Davenport, Iowa 208 feet East of the bottom of a stone wall at the NW corner of 6th and Iowa Streets, thence N Parallel
with the East line of said Lot 2, 150 feet; thence W 14 inches; thence South 150 feet; thence East 14 inches to the place of
beginning, all in LeClaire's 5th Addition to the City of Davenport, Scott County Iowa.

Parcel No. F0050-12

Exempt transaction under Section 428A.2(6) of the Iowa Code.

Dated: May 10, 2012
414 E. 6TH ST. DAV

Tom Sunderbruch
TOM SUNDERBRUCH, CHAIRPERSON (Grantor)

Roxanna Moritz
ROXANNA MORITZ, AUDITOR (Grantor)

STATE OF IOWA, COUNTY OF SCOTT, ss:

On this 10th day of May, 2012, before me, the undersigned, a Notary Public in and for
the State of Iowa, personally appeared Tom Sunderbruch and Roxanna Moritz, to me personally known, who being
by me duly sworn, did say that they are the Chairperson of the Board of Supervisors and the County Auditor,
respectively, of the County of Scott, Iowa, a municipal corporation; that the seal affixed to the foregoing instrument
is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation,
by authority of its Board of Supervisors, as passed by Resolution of the Board of Supervisors on the 10th day of
May, 2012; and Tom Sunderbruch and Roxanna Moritz acknowledged the execution of the
instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily
executed.



KATHLEEN KOLAR
Commission Number 171282
My Commission Expires
September 27, 2014

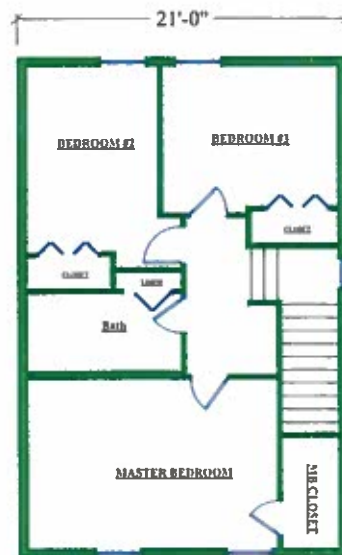
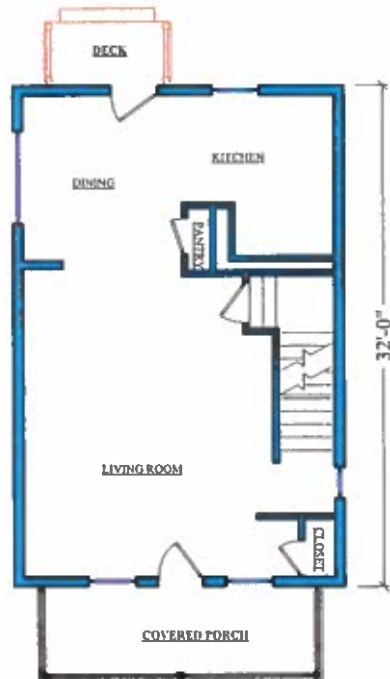
Kolar
Notary Public in and for said State







FRONT ELEVATION



GENERAL NOTES AND DESIGN CRITERIA

THIS PLAN WAS DESIGNED AND DRAFTED FOR HABITAT FOR HUMANITY QUAD CITIES AND IS INTENDED TO GENERALLY MEET THE REQUIREMENTS OF ALL THE CITIES WITHIN THE QUAD CITY REGION. THE DESIGN IS INTENDED TO BE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL BUILDING CODE BUT CAN OF COURSE BE ADAPTED FOR STATE AND LOCAL CITY CODES MAY SUPPLEMENT THE IRC.

GENERAL NOTES

1. THIS STRUCTURE IS DESIGNED TO BE A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE BUT IT IS THE RESPONSIBILITY OF THOSE BUILDING THE STRUCTURE TO PROVIDE TEMPORARY BRACING AS REQUIRED TO ENSURE THE STABILITY OF THE ENTIRE STRUCTURE DURING CONSTRUCTION.
2. 1/2" DRYWALL IS TO BE USED ON INTERIOR WALLS UNLESS OTHERWISE NOTED. CEILING SHALL BE 5/8" DRYWALL OR 1/2" HIGH STRENGTH (REINFORCED) DEWY.
3. NOMINAL ROUGH OPENINGS FOR WINDOWS AND DOORS ARE PROVIDED ON THE FLOOR PLAN DRAWING. SUPPLIERS FOR THESE WINDOWS AND DOORS CAN BE DETERMINED AS THE MODELS THE SUPPLIER PROVIDES. IT IS THE BUILDERS RESPONSIBILITY TO CONTACT THE SUPPLIER PRIOR TO CONSTRUCTION TO CHECK ON THE ROUGH OPENINGS FOR THE WINDOWS / DOORS THAT WILL BE PROVIDED.
4. THE HOME UTILIZES 2 X 6 EXTERIOR WALLS, ENERGY STAR WINDOWS, AND A HIGH LEVEL OF CEILING INSULATION TO DRAMATICALLY IMPROVE THE ENERGY EFFICIENCY OF THE HOUSE. AS SUCH, GREAT CARE SHOULD BE TAKEN TO INSULATE BETWEEN WINDOWS, DOORS, AND OPENINGS THAT WOULD ALLOW A SIGNIFICANT IN OF AIR.
5. THIS HIGH LEVEL OF INSULATION MAKES IT PARTICULARLY IMPORTANT TO INSTALL A PROPER VAPOR BARRIER AND AN APPROPRIATE LEVEL OF VENTILATION TO REDUCE MOISTURE.
6. THE FLOOR SUB-STRUCTURE USED ON BOTH FLOORS OF THIS HOME ARE 18" TALL CLEAR SPAN WEB TRUSSES WITH CHASE SPACED ON 36" CENTERS.
7. THE MAIN FLOOR'S AREA AS MEASURED BY OUTSIDE HOUSE DIMENSIONS IS 1344 SQUARE FEET, THE ACTUAL INTERIOR LIVING AREA IS 1492 SQUARE FEET. THE PORCH IS 40 SQ. FT. AND THE REAR STOOP IS 13 SQ. FT.
8. ALL DIMENSIONS ON THE FLOOR PLAN (SHEET 2) REFLECT MEASUREMENTS TO THE WALL'S BOTTOM PLATE, THAT IS, 1/2" OF DRYWALL IS NOT ACCOUNTED FOR IN THE MEASUREMENT.
9. THE FLOOR PLAN DRAWING REFLECTS THE EXTERIOR WALLS AS BEING 6" THICK, THAT IS, 5 1/2" FOR THE STUDS / PLATE 1/2" FOR THE EXTERIOR SHEETING.
10. THE HOUSE PLANS ARE DESIGNED SO THAT THE EXTERIOR SHEETING IS FLUSH IN THE VERTICAL PLANE WITH THE FOUNDATION WALLS. TO ACCOMPLISH THIS THE SILL PLATE IS INSET FROM THE FOUNDATION WALL BY 1/2".

DESIGN LOADS

FLOOR: 40 LBS. LIVE LOAD, 15 LBS. DEAD LOAD.
ROOF: 30 LBS. LIVE LOAD, 20 LBS. DEAD LOAD.

CONCRETE AND FOUNDATION NOTES

1. ALL FINISH GRADES AROUND A BUILDING SHALL SLOPE TO DRAIN SURFACE WATER AWAY.
2. ALL CONCRETE SHALL HAVE AN ULTIMATE STRENGTH OF 3,000 PSI IN 28 DAYS. CONCRETE EXPOSED TO WEATHER SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH OF 4,000 PSI.
3. ALL SLABS ON GRADE SHALL BEAR ON 6" GRANULAR FILL WITH WELDED WIRE MESH UNLESS OTHERWISE NOTED.
4. INTERIOR SLABS SHALL HAVE 6 MIL. POLYETHYLENE VAPOR BARRIER UNDERNEATH.
5. PROVIDE PROPER EXPANSION AND CONTROL JOINTS PER LOCAL REQUIREMENTS.
6. PROVIDE BROOM FINISH ON ALL EXTERIOR FAYERS.

LUMBER AND FRAMING MEMBERS

1. TRUSS / FLOOR JOIST MANUFACTURER SHALL BE RESPONSIBLE FOR THE ENGINEERING / DESIGN OF ALL ROOF AND FLOOR SYSTEMS IN ACCORDANCE WITH LOADS SHOWN ON THE PLAN. TRUSS MANUFACTURER SHALL PROVIDE BUILDER WITH REQUIREMENTS FOR THEIR SUPPORT.
2. ALL WOOD BEARING ON CONCRETE FOUNDATIONS SHALL BE PRESURE TREATED DOUGLAS FIR #2.
3. ALL EXTERIOR WALLS ARE FRAMED WITH 2 X 6'S. ALL INTERIOR WALLS ARE FRAMED WITH 2 X 4'S UNLESS OTHERWISE NOTED. WALL HEIGHTS ARE 8'-1 1/4".

SYMBOLS

FRAMED WALL	ROOF	FAMILY CHOICES / BUY'S FIXTURE
CONCRETE	HABITAT SUPPLIED FIXTURES	SINGLE LIGHT SWITCH
EARTH	HABITAT SUPPLIED CAM LIGHT	THREE WAY LIGHT SWITCH

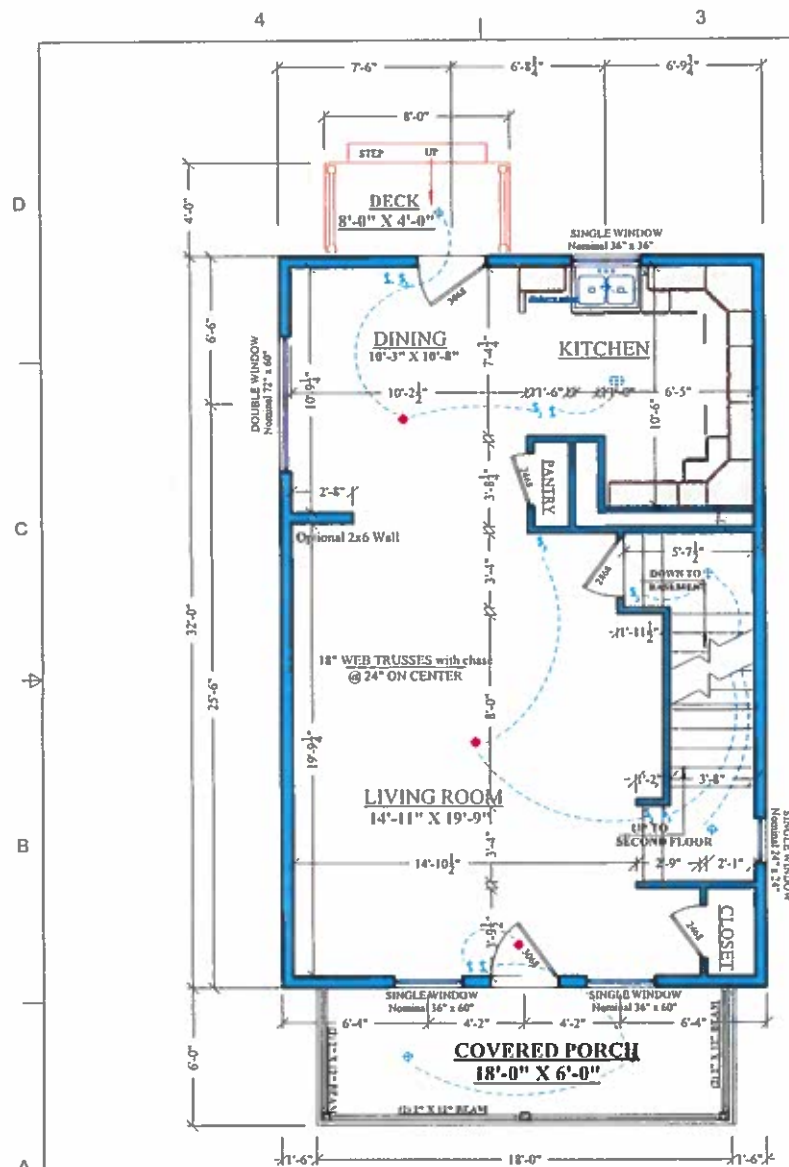
PRINT SET REVISION HISTORY

Sheet - 7/11/15 - These prints are based on the prints developed for House 92, 93, & 94 dated 8/7/15. Changes made for House 100 include a new ramp in basement, change in front porch roof and exterior finish.
Buel 10/6/16 - Revisions to Sheets 3, 4, 7, 8 - see notes on those sheets.

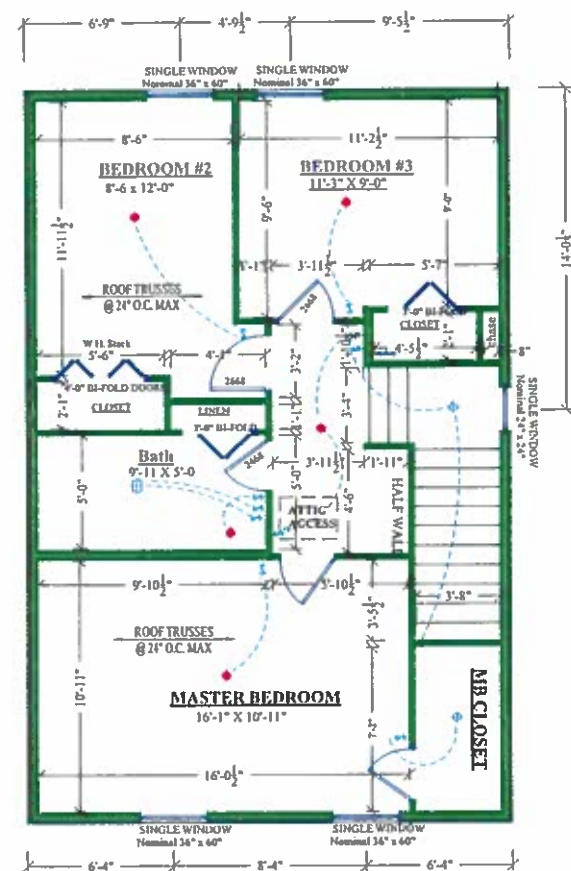
Habitat for Humanity- QC

HOUSE 100

REV	HOUSE STYLE	SCALE	DATE	SHEET
1	2 Story- Center Entrance	NTS	07/23/2016	1 of 9



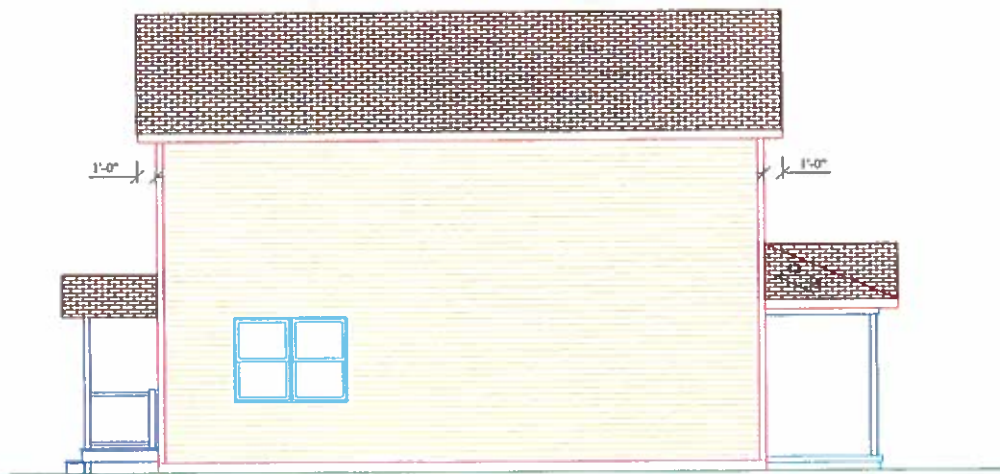
FIRST FLOOR PLAN VIEW



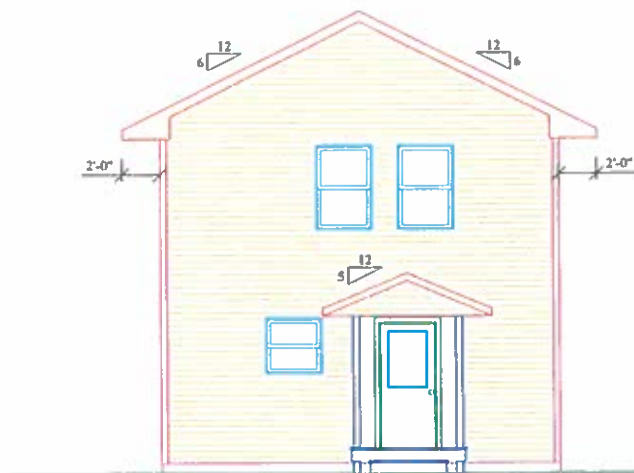
SECOND FLOOR- PLAN VIEW

REVISION HISTORY		Habitat for Humanity- QC	
		TITLE	HOUSE 100
		DATE	HOUSE STYLE
		C	2 Story- Center Entrance
		SCALE	NTS
		Drawing Date	7/23/2016
		SHEET	2 of 9

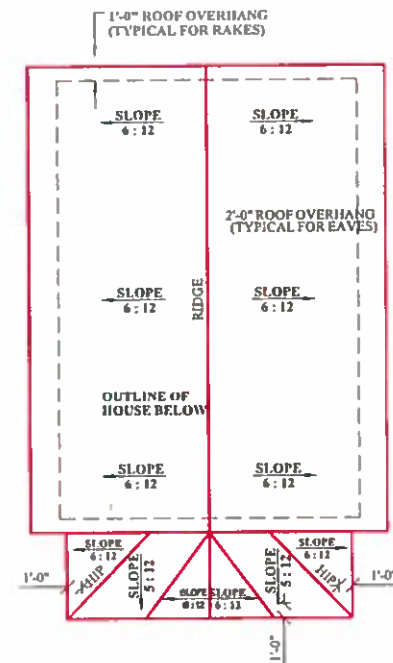
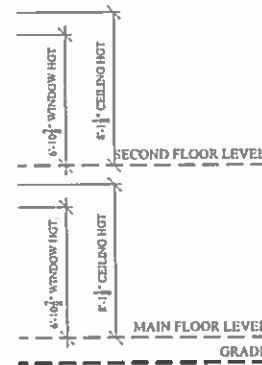




LEFT SIDE ELEVATION



REAR ELEVATION

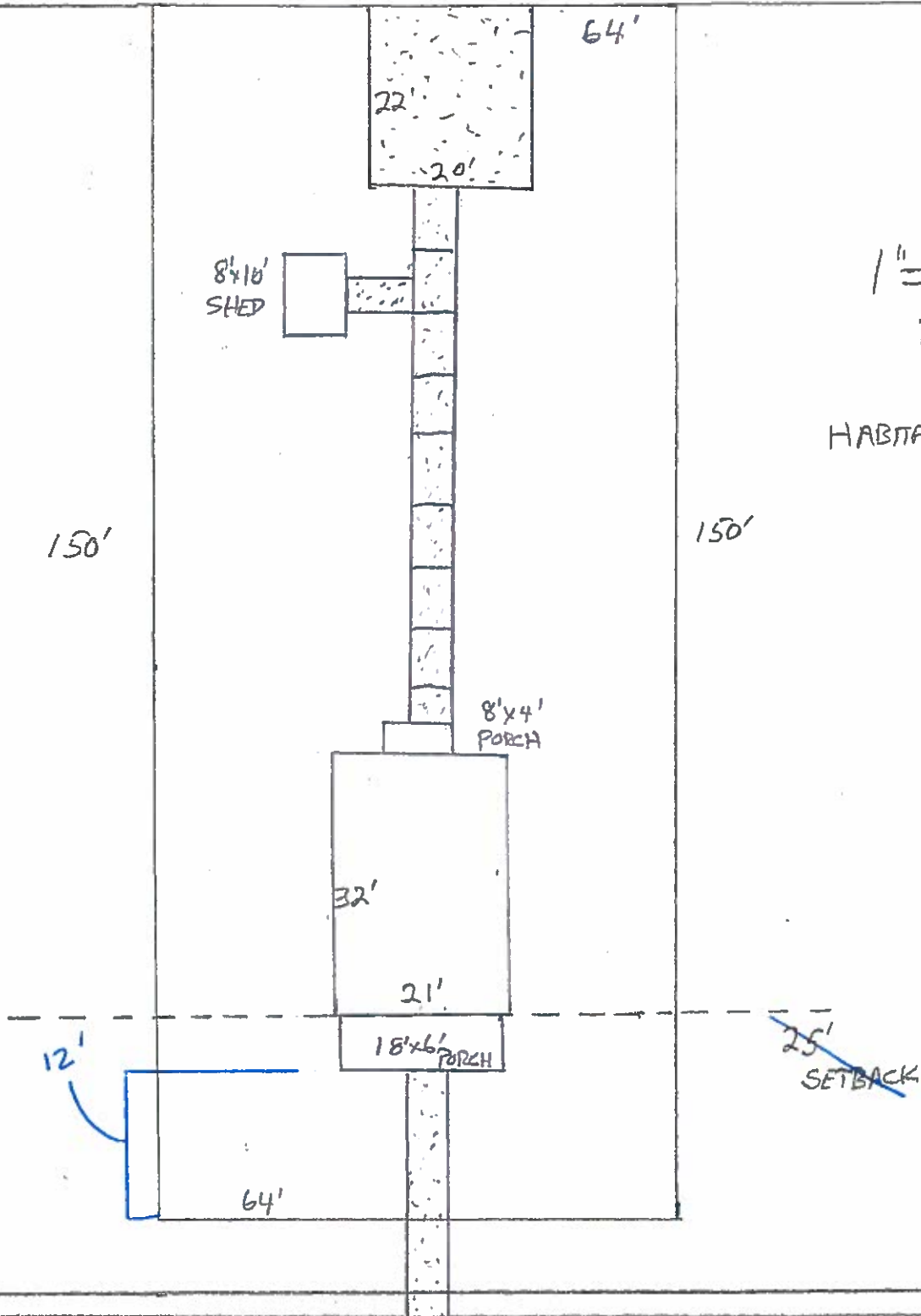


ROOF PLAN

REVISION HISTORY		Habitat for Humanity- QC	
		TITLE	HOUSE 100
		SITE	HOUSE STYLE
		C	2 Story- Center Entrance
		SCALE	NTS
		Drawing Date	7/23/2016
		SHEET	6 of 9

2-STORY

ALLEY



1" = 20'
E, 6TH ST.

HABITAT FOR HUMANTY
Q.C.

25'
SETBACK

Data Sheet

Premium Vinyl Siding
Alpine Ridge® Series

Product Test Data

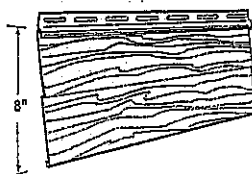
HOMEX® Vinyl Siding meets or exceeds all industry standards per ASTM D3679.

Siding Thickness	0.04" ± .001"
Specific Gravity	1.45
Tensile Strength (PSI)	7,154
Tensile Modulus (PSI)	416,900
IZOD Impact Strength @ 32" F	Passes per ASTM D3679
Heat Deflection Temp. @ 264 PSI	169° F
Coefficient of Linear Expansion	3.30 x 10 ⁻⁵
Warpage	0.00"
Heat Shrinkage	0.3%
Impact Resistance	Passes per ASTM D3679
Surface Distortion @ 140° F	0
Flame Spread Index	10
Fire Rating	Class A
Smoke Developed	395
Fuel Contribution	0
Average Time Of Burning	Self extinguished
Average Extent Of Burning	2.379mm
Weathering	Passes per ASTM D3679
Windload Rating*	193 MPH

*(Wind Velocity based on IBC)



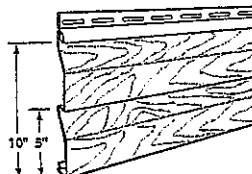
Home Innovation
NGBS GREEN CERTIFIED



31FF24

Double 4"

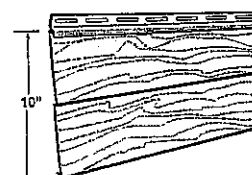
Natural Cedar
Woodgrain Finish
Length 12' - 6"
24 Panels/Carton
2 Sq./Carton
Carton Weight: 88.80 lbs.



38DL5

Dutchlap 5"

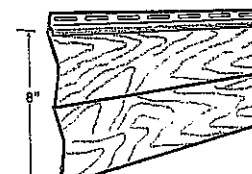
Natural Cedar
Woodgrain Finish
Length 12' - 0"
20 Panels/Carton
2 Sq./Carton
Carton Weight: 81.30 lbs.



37FF25

Double 5"

Natural Cedar
Woodgrain Finish
Length 12' - 0"
20 Panels/Carton
2 Sq./Carton
Carton Weight: 81.30 lbs.



40FF24DL

Dutchlap 4"

Natural Cedar
Woodgrain Finish
Length 12' - 6"
24 Panels/Carton
2 Sq./Carton
Carton Weight: 88.81 lbs.

Color Choices

White Birch (02)	^Topaz (51)
Classic Sand (11)	^Java (52)
Almond (12)	*Artisan Clay (61)
Warm Sandalwood (17)	^Seagrass (79)
Sunny Maize (22)	^Twilight (80)
Summer Wheat (26)	**Canyon Brown (81)
*Soft Willow (41)	*Meadow (82)
*Pebble Clay (43)	^Keystone (85)
Harbor Stone (44)	^Nutmeg (86)
*Oak Moss (45)	**Heritage Red (87)
*Basket Beige (46)	**Countryside
*Slate Blue (47)	Green (88)
*Graphite Grey (49)	**Hampton Blue (89)

Color Choices

White Birch (02)
Classic Sand (11)
Warm Sandalwood (17)
Sunny Maize (22)
*Soft Willow (41)
*Pebble Clay (43)
Harbor Stone (44)
*Basket Beige (46)
*Artisan Clay (61)
^Twilight (80)
^Keystone (85)
^Nutmeg (86)

Color Choices

White Birch (02)	^Topaz (51)
Classic Sand (11)	^Java (52)
Almond (12)	*Artisan Clay (61)
Warm Sandalwood (17)	^Seagrass (79)
Sunny Maize (22)	^Twilight (80)
Summer Wheat (26)	*Meadow (82)
*Soft Willow (41)	^Keystone (85)
*Pebble Clay (43)	^Nutmeg (86)
Harbor Stone (44)	
*Oak Moss (45)	
*Basket Beige (46)	
*Graphite Grey (49)	

* Premium colors made with Armor Coat™ UVA ^Elite Colors made with Armor Coat™ Plus **Legacy colors made with Armor Coat™ Advanced

SilverLine[®]
by Andersen



PREFERRED
WINDOWS & DOORS

BUILDING & REMODELING

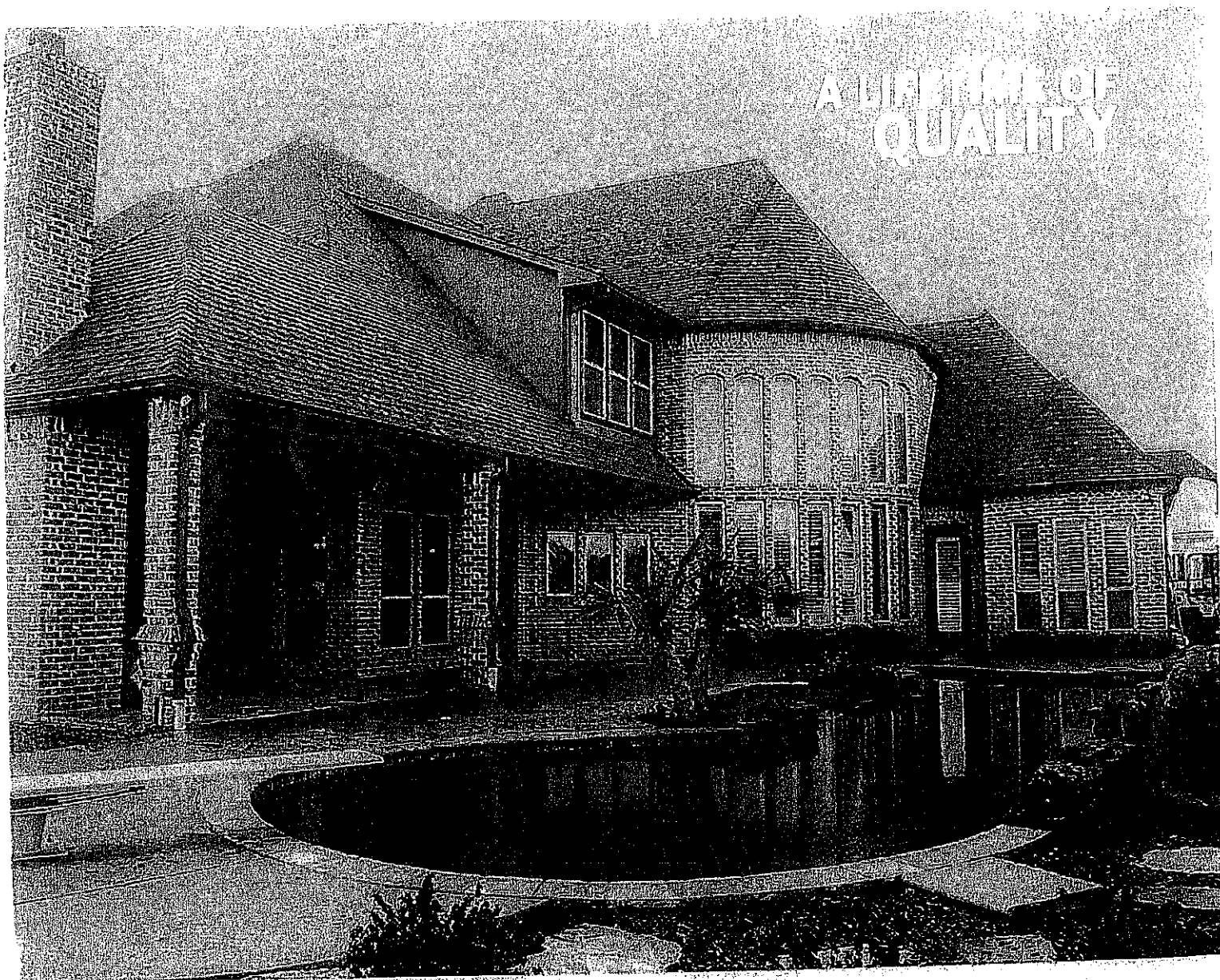
ATTRACTIVE & ENERGY EFFICIENT

FOR YOUR NEW HOME OR ADDITION



BUILT FOR LONG LIFE[†] WITH ENERGY EFFICIENCY, QUALITY AND VALUE.

Whether you're looking for energy savings, high quality or a great value, Silver Line has what you need for your new home or addition. Silver Line® Preferred windows and patio doors are designed and built with your needs in mind and are backed with a Limited Lifetime Warranty[†] for your peace of mind.



Durable and attractive Silver Line® Preferred windows and doors are made with energy efficient and low-maintenance vinyl.

[†] See the limited lifetime warranty for details.

ENERGY EFFICIENCY



Save money by saving energy

The ENERGY STAR® mark means a product is energy efficient, but did you know that ENERGY STAR certified windows and doors can reduce energy bills up to 15% while helping protect the environment?*

It pays to understand performance

When shopping for windows and doors, look for products that have a performance label including an ENERGY STAR climate zone map. This gives you accurate, third-party certified information, including:

U-Factor: The lower the U-Factor, the better the window keeps heat from escaping. A lower U-Factor helps lower heating bills.

SHGC: The lower the SHGC, the better the window blocks heat from the sun. A lower SHGC helps lower cooling costs.



QUALITY

Easy operation for years to come

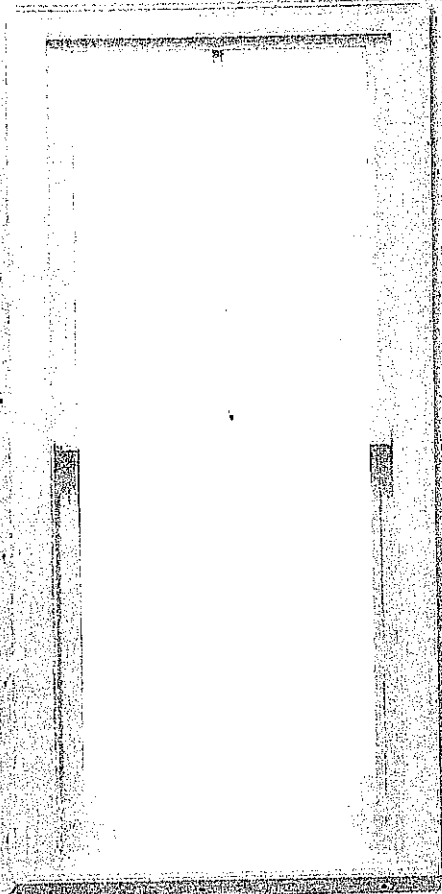
Silver Line products are rigorously tested to deliver years' of smooth, reliable operation.

Low-maintenance

These windows and doors are constructed with heavy duty, low-maintenance vinyl that has color consistent throughout, making scratches virtually invisible and eliminating the need for painting.

Time-honored reliability

For more than 60 years Silver Line has been making quality windows and doors you can rely on.



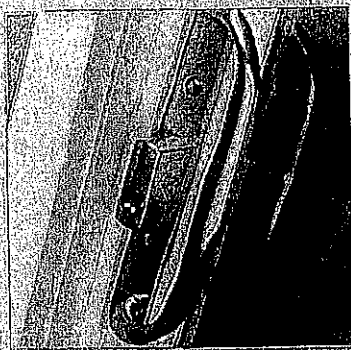
Our commitment to customer satisfaction

We stand behind our products¹ and beside our customers. Our network of dedicated professionals is just a phone call away if you need us.

Peace of mind

These Silver Line® windows and patio doors are backed by our industry-leading Limited Lifetime Warranty. We make sure that our products provide a lifetime of energy efficient, reliable performance.¹

VALUE



The Silver Line difference

Silver Line windows and patio doors are designed to provide uncompromising value. They achieve the ideal balance of style, performance and price, making them a preferred choice of building professionals and homeowners alike. Our ability to offer an extensive selection of high performance, low-maintenance windows and doors at incredibly affordable prices makes choosing products from Silver Line the clear choice.

The perfect fit

Silver Line windows and doors are available in a wide range of sizes so you're ordering what you need to fit your space. There's no added expense for re-framing your openings. You're getting the perfect fit every time.

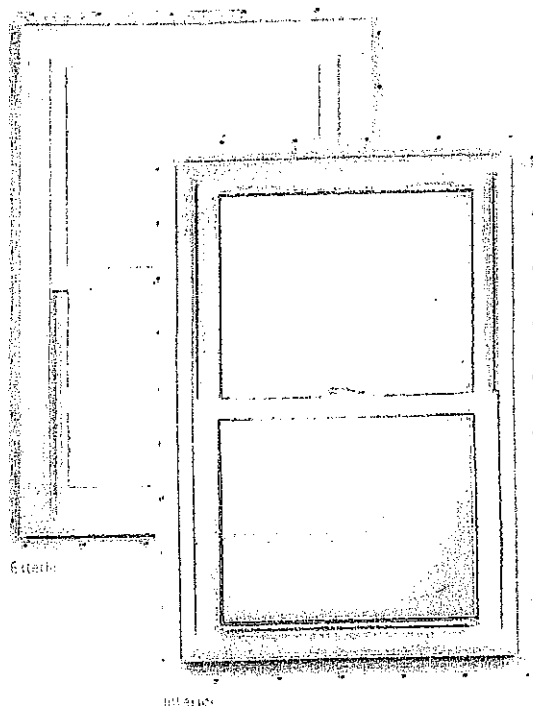
What you need

We offer an array of options for our windows and doors that lets you choose what you want so you are always getting exactly what you need at the price that fits your budget.

* Source: www.energy.gov/products/certified-products/detail/residential-windows-doors-and-skylights as of October 31, 2014.

¹ See the limited lifetime warranty for details.

PREFERRED

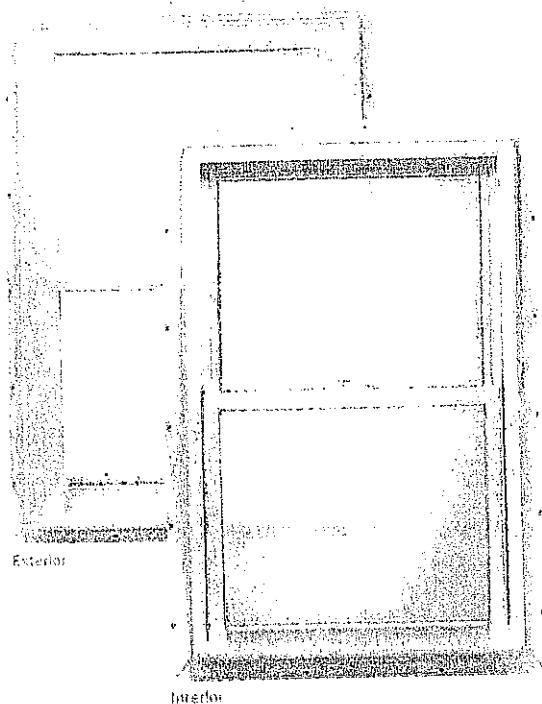


DOUBLE-HUNG WINDOW

The Silver Line® 3000 Series double-hung window is designed with classic architectural details to create an attractive, energy efficient window. This window is available in a vast selection of styles and sizes, making it an ideal choice for almost any home.

Features & Benefits

- Colonial brickmold design adds a touch of classic style to your home
- Tilt-in top and bottom sash offer easy cleaning from inside your home
- Specially designed balance system makes this window effortless to open
- Integral "J" channel allows for neat, easy trimming of exterior siding to the window
- Optional flat casing recreates the look of traditional wood casing
- Industry-leading limited lifetime warranty†
- ENERGY STAR® certified with the appropriate energy efficient options††



SINGLE-HUNG WINDOW

The popular Silver Line® 2900 Series single-hung window pairs an elegant exterior appearance with sturdy construction. It combines the classic look of colonial molding with a wide array of shapes and combinations to fit your designs needs.

Features & Benefits

- Colonial brickmold design adds a touch of classic style to your home
- Tilt-in bottom sash for easier cleaning
- Integral "J" channel allows for neat, easy trimming of exterior siding to the window
- An extensive selection of combinations offers flexibility
- Industry-leading limited lifetime warranty†

† See the limited lifetime warranty for details.

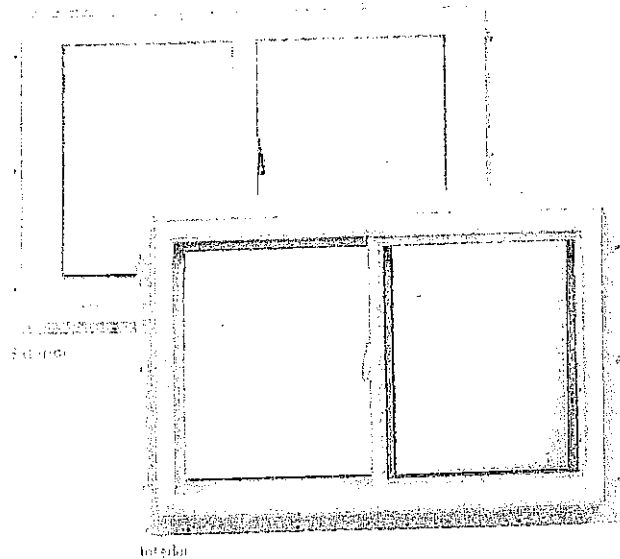
†† Visit www.silverlinewindows.com for performance information.

SLIDING WINDOW

The Silver Line® 2800 Series sliding window offers exceptional flexibility with a variety of options while the sturdy construction and energy efficient design provide reliable, energy saving performance.

Features & Benefits

- Colonial brickmold design adds a touch of classic style to your home
- Durable rollers and a smooth rolling track make opening these windows easy
- Integral "J" channel allows for neat, easy trimming of exterior siding to the window
- Available in 2- or 3-panel configurations to fit any space
- Industry-leading limited lifetime warranty†
- ENERGY STAR® certified with the appropriate energy efficient options††

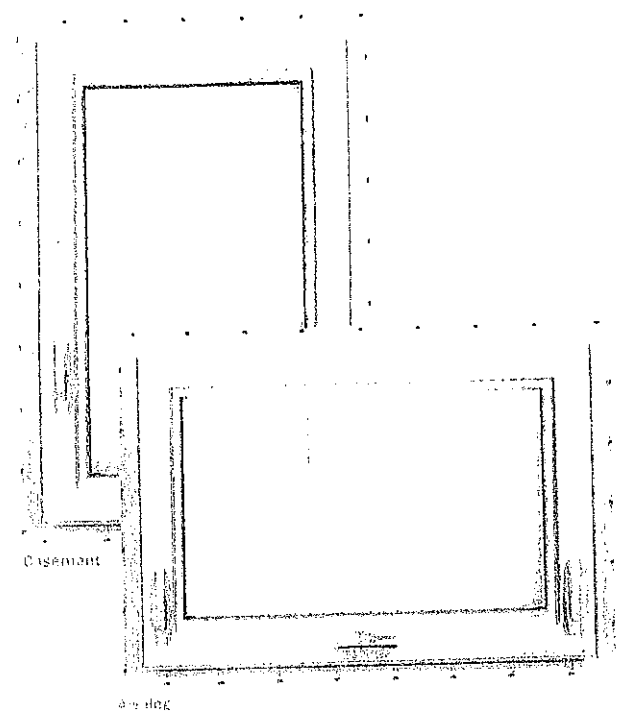


CASEMENT & AWNING WINDOWS

Silver Line® 70 Series casement and awning windows offer a balance of style and convenience with energy efficiency. With many configurations to choose from, these windows deliver design flexibility to complement virtually any home.

Features & Benefits

- A wide, flat profile with a curved detail creates an upscale design
- Optional colonial brickmold design adds a touch of classic style to your home
- Opens effortlessly for effective ventilation
- Multi-point locking system offers security and easy use
- Folding operator handle eliminates interference with shades and blinds
- Optional integral "J" channel allows for neat, easy trimming of exterior siding to the window
- Limited lifetime warranty†
- ENERGY STAR® certified with the appropriate energy efficient options††



† See the limited lifetime warranty for details.

†† Visit www.silverlinewindows.com for performance information.

PREFERRED

SLIDING PATIO DOOR

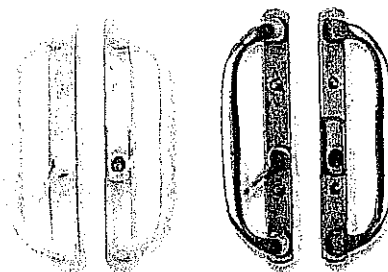
The popular Silver Line® 5800 Series sliding patio door offers a sturdy, elegant and energy efficient design. Built to provide smooth, reliable performance this durable door is an ideal choice for your home.

Features & Benefits

- A thicker, wider profile creates a traditional appearance
- Designed with durable, self-leveling rollers to make opening this door smooth and effortless
- Fusion-welded, heavy duty vinyl frame and panels make a sturdy and durable door
- Interlocking panels help provide an effective seal against drafts
- Tempered glass helps reduce the risk of injury
- Steel reinforced panels offer added strength
- A multi-point lock operates from a single lever for easy and secure locking
- Optional PG rating upgrade is available on many sizes for additional strength and durability
- Fully assembled for fast and easy installation
- Industry-leading limited lifetime warranty*
- ENERGY STAR® certified with the appropriate energy efficient options††

PATIO DOOR HANDLES

This door offers color coordinated, key-lock handles as well as a stylish satin nickel option.



White | Beige | Sandtone | Satin Nickel

ENHANCE YOUR VIEW

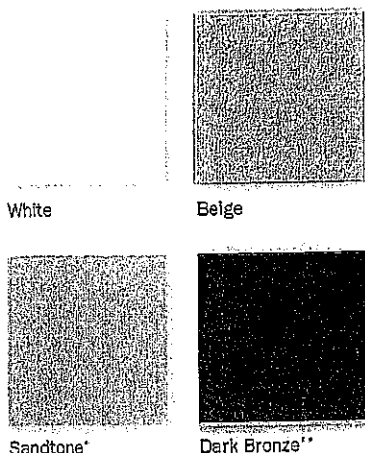
Create an eye-catching view to the outdoors by adding coordinating side lites or transoms to your door. Side lites placed near or next to your door widen your view while transoms stacked on top of the door draw your eyes up and out to virtually expand the height of your room. We offer the sizes and options you need to create a welcoming space in your home.

* See the limited lifetime warranty for details.
†† Visit www.silverlinewindows.com for performance information.

CHOOSE THE FEATURES & OPTIONS THAT ARE RIGHT FOR YOU.

COLOR

Most Silver Line® windows and doors are available in white and beige while select products are available in sandtone. The color is consistent throughout the frame and sash, making scrotories virtually invisible. Select products offer a dark bronze painted exterior.



GLASS OPTIONS

These Silver Line® windows and doors are available with energy efficient, dual-pane glass options to achieve the level of comfort and energy savings you are looking for.

LOE2 GLASS

Designed to efficiently and transparently reflect heat, this glass helps keep your home warmer in the winter and cooler in the summer. This can help reduce your energy bills while still ensuring exceptional clarity.

LOE3 GLASS

This highly efficient glass helps reflect even more heat, resulting in increased comfort and energy savings year-round.

LOE-LS GLASS

This great performing glass option provides a lower solar heat gain and blocks harmful UV rays, making it an excellent choice for warm climates.

ARGON GAS FILL

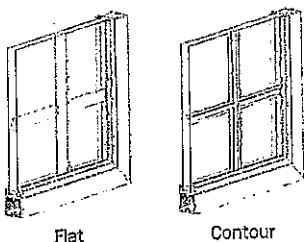
An odorless, non-toxic gas that helps reduce heat loss, helping to save on heating costs.

GRILLE OPTIONS

Grilles are available in several different types and patterns that can add style to any home.

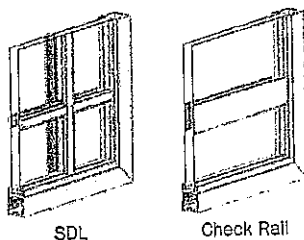
GRILLES-BETWEEN-THE-GLASS

Our grilles-between-the-glass options are specially designed to enhance your home's décor and make cleaning your windows and doors a breeze.



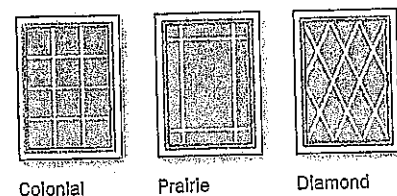
GRILLES OUTSIDE THE GLASS

Many Preferred windows and doors offer Simulated Divided Lites (SDL) with grilles attached to the outside of the glass to give the traditional look of individual panes of glass. We also offer a Check Rail on Preferred casement windows with horizontal grilles attached to the outside of the glass to give the look of either a hung window or a mullied window with a transom.



GRILLE PATTERNS

Our windows and doors are available with a variety of grille patterns. Choose from patterns such as:

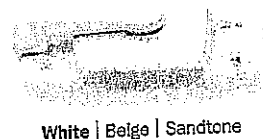


HARDWARE

All of our durable hardware is designed to attractively coordinate with the window and to provide smooth, easy operation. We offer low profile locks and handles to secure our windows so you can feel safe while enjoying a clear view of the outdoors.

CAM LOCK

Our color coordinated cam lock is offered on these Preferred double-hung, single-hung and sliding windows. It is designed to bring the window sash closer together for a snug and secure hold.



FOLDING HANDLE AND LOCK

These Silver Line® casement and awning windows come standard with a color coordinated folding handle that eliminates interference with shades and blinds. The coordinating, slim profile lock offers easy and secure operation.



*Not available on all products or in all areas.

** Dark bronze painted exterior with white vinyl interior is not available on all products and in all areas. See your dealer for availability. Painted exteriors have a 10 year warranty. Please see the Limited Lifetime Warranty for details.

Printing limitations prevent exact color duplication. See your Silver Line dealer for actual color samples. Silver Line reserves the right to change product designs, specifications, details and pricing at any time without prior notification. Silver Line does not warrant that inert gas infills (such as Argon gas), sealed in the insulated glass unit at the point of manufacture, will not dissipate over time. For additional features and options, visit www.silverlinewindows.com. Not all options are available on all products and in all areas.



RESPECT FOR THE ENVIRONMENT IS NOTHING NEW AT SILVER LINE

At Silver Line, we hold a commitment to conserve natural resources wherever we can; from designing and testing new products that will deliver greater energy savings for our customers, to more energy efficient delivery methods, even to printing our brochures. We understand the importance of creating healthier and more energy efficient homes.



ENERGY STAR® is a joint program of the U.S. Environmental Protection Agency (EPA) and the U.S. Department of Energy (DOE) that helps consumers save money and protect the

environment through energy efficient products and practices. Silver Line is proud to be an ENERGY STAR partner with our continuing commitment to providing energy efficient products.



Home Innovation
NGBS GREEN PARTNER
Energy Efficiency • Resource Efficiency

Silver Line® vinyl windows and patio doors have been Home Innovation NGBS Green Certified for both Energy Efficiency and Resource Efficiency. Silver Line achieved these approvals by providing independent third-party results that our vinyl windows and doors perform to the green practice criteria in the National Green Building Standard. As a result, these products are eligible for points toward National Green Building Certification.



Silver Line products are certified under the National Fenestration Rating Council's voluntary third-party certification program designed to ensure accurate energy performance ratings and labeling.



Silver Line proudly participates in the WDMA Hallmark Certification program, which includes product testing and quality control process audits to verify that our windows and doors are produced in conformance with the industry standards for air and water resistance, and structural performance.

Silver Line®
by Andersen



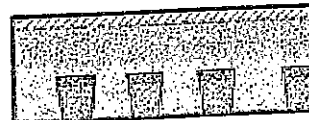
silverlinewindows.com

Technical Data Sheet
 LANDMARK™ Premium Shingles
 LANDMARK™ Pro Shingles
 LANDMARK™ Shingles
 LANDMARK Premium/Architect™ 80 Shingles (NW Region only)



PRODUCT INFORMATION

Landmark™ shingles reflect the same high manufacturing standards and superior warranty protection as the rest of CertainTeed's line of roofing products. Landmark Premium (and Algae Resistant-AR), Landmark Pro (and AR) and Landmark (and AR) are built with the industry's toughest fiber glass mat base, and their strict dimensional tolerance assures consistency. Complex granule color blends and subtle shadow lines produce a distinctive color selection. Landmark is produced with the unique NailTrak™ nailing feature. *Please see the installation instruction section below for important information regarding NailTrak™.*



In the Northwest (NW) Region Landmark Premium (AR) is double-branded as Landmark Premium/Architect 80 (AR).

Landmark algae-resistant (AR) shingles have the additional attribute of resisting the growth of algae especially in damp regions. AR shingles are not available in all regions

Colors: Please refer to the product brochure or CertainTeed website for the colors available in your region.

Limitations: Use on roofs with slopes greater than 2" per foot. Low-slope applications (2" to 4" per foot) require additional underlayment. In areas where icing along eaves can cause the back-up of water, apply CertainTeed WinterGuard™ Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

Product Composition: Landmark series shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. Two pieces of the shingle are firmly laminated together in a special tough asphaltic cement. All Landmark shingles have self-sealing adhesive strips.

Applicable Standards

ASTM D3018 Type I

ASTM D3462

ASTM E108 Fire Resistance: Class A

ASTM D3161 Class F Wind Resistance

ASTM D7158 Class H Wind Resistance

UL 2390/ASTM D6381 Class H Wind Resistance

UL 790 Fire Resistance: Class A

UL 997 Wind Resistance

ICC Evaluation Report ESR-1389

NYC-MEA-120-79-M (Regional)

CSA Standard A123.5-98 (& -05) (Regional)

Ontario BMEC Auth. 97-10-219 (Regional)

Miami-Dade Product Control Approved

Florida Product Approval # FL5444 (Regional)

TDI Windstorm Resistance (Regional)

Technical Data:

Weight/Square (approx.)

Dimensions (overall)

Shingles/Square (approx.)

Weather Exposure

**Landmark
(and AR)**

240 lb

13 1/4" x 38 3/4"

64

5 5/8"

**Landmark Pro
(and AR)**

250-270 lb

13 1/4" x 38 3/4"

66

5 5/8"

**Landmark Premium*
(and AR)**

300 lb

13 1/4" x 38 3/4"

66

5 5/8"

*Includes "Landmark Premium AR/Architect 80"

INSTALLATION

The following is a general summary of the installation methods. Detailed installation instructions are supplied on each bundle of Landmark shingles and must be followed. Separate application sheets may also be obtained from CertainTeed.

Roof Deck Requirements: Apply shingles to minimum 3/8" thick plywood, minimum 7/16" thick non-veneer (e.g. OSB), or minimum 1" thick (nominal) wood decks. The plywood or non-veneer decks must comply with the specifications of APA-The Engineered Wood Association.

Ventilation: Provisions for ventilation should meet or exceed current HUD Standards. To best insure adequate ventilation, use a combination of continuous ridge ventilation (using Ridge FilterVent or Ridge Filter ShingleVent II, manufactured by Air Vent Inc, or a comparable product with an external baffle) and balanced soffit venting.

Valleys: Valley liner must be applied before shingles. The Closed-Cut valley application method is recommended, using CertainTeed WinterGuard Waterproofing Shingle Underlayment or its equivalent to line the valley prior to being fully covered by the shingles.

Underlayment:

On slopes 4" per foot or greater, CertainTeed recommends one layer of DiamondDeck™ Synthetic Underlayment, or Roofers' Select™ High-Performance shingle underlayment, or shingle underlayment meeting ASTM D226, D4869 or ASTM D6757. Always ensure sufficient deck ventilation, and take particular care when DiamondDeck or other synthetic underlayment is installed. For UL fire rating, underlayment may be required. Corrosion-resistant drip edge is recommended and should be placed over the underlayment at the rake and beneath the underlayment at the eaves. Follow manufacturer's application instructions.

On low slopes (2" up to 4" per foot), one layer of CertainTeed's WinterGuard Waterproofing Shingle Underlayment (or equivalent meeting ASTM D1970) or two layers of 36" wide felt shingle underlayment (Roofers' Select High-Performance Underlayment or product meeting ASTM D226, D4869 or ASTM D6757) lapped 19" must be applied over the entire roof, ensure sufficient deck ventilation. When DiamondDeck or other synthetic underlayment is installed, weather-lap at least 20" and ensure sufficient deck ventilation. When WinterGuard is applied to the rake area, the drip edge may be installed under or over WinterGuard. At the eave, when WinterGuard does not overlap the gutter or fascia, the drip edge should be installed under WinterGuard. When WinterGuard overlaps the fascia or gutter, the drip edge or other metal must be installed over it. Follow manufacturer's application instructions.

Fastening (NailTrak™):

Low & Standard Slopes: On low and standard slopes, four nails are required per shingle. There are three nail lines on NailTrak shingles. Position nails vertically between the upper and lower nailing-guide lines. It is acceptable to nail between either the middle and lower lines or between the upper and middle lines. Nails must be of sufficient length to penetrate into the deck 3/4" or through the thickness of the decking, whichever is less. They are to be located 1" and 12" in from each side of the shingle (see instructions on product wraps.) Nails are to be 11 or 12 gauge, corrosion-resistant roofing nails with 3/8" heads.

Steep Slopes: On slopes greater than 21" per foot, fasten each shingle with six nails and four spots of roofing cement placed under each shingle according to application instructions provided on the shingle package. Fasteners must penetrate the two-layer common bond area that is indicated by the middle and lower NailTrak lines, also illustrated on the shingle package.

Application: The recommended application method is the 'Five-Course, Diagonal Method' found on each bundle of shingles. In this method, shingle course offsets are 6" and 11". Instructions also may be obtained from CertainTeed. These shingles may be used for new construction or for reroofing over existing Metric-sized shingles.

Flashing: Use corrosion-resistant metal flashing.

Hips and Ridges: For capping hip and ridge apply CertainTeed Shadow Ridge™, Cedar Crest™ or Mountain Ridge™ shingles of a like color.

MAINTENANCE

These shingles do not require maintenance when installed according to manufacturer's application instructions. However, to protect the investment, any roof should be routinely inspected at least once a year. Older roofs should be looked at more frequently.

WARRANTY

Landmark Premium (and AR), Landmark Premium/Architect 80, Landmark Pro (and AR), and Landmark (and AR) shingles carry a lifetime limited, transferable warranty to the consumer against manufacturing defects. In addition, Landmark Premium (and AR), Landmark Premium/Architect 80, Landmark Pro (and AR), and Landmark (and AR) carry 10-years of SureStart™ Protection. For specific warranty details and limitations, refer to the warranty itself (available from the local supplier, roofing contractor or on-line at www.certainteed.com).

FOR MORE INFORMATION

Sales Support Group: 800-233-8990

Web site: www.certainteed.com

See us at our on-line specification writing tool, CertaSpec, at www.certainteed.com/certaspec.

CertainTeed Roofing
P.O. Box 860
Valley Forge, PA 19482

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CertainTeed
SAINT-GOBAIN

Chapter 17.09 RIDORESIDENTIAL INFILL DESIGN OVERLAY DISTRICT**Sections:**

- 17.09.010 Intent.**
- 17.09.020 Applicability.**
- 17.09.030 Scope.**
- 17.09.040 Definition.**
- 17.09.050 Use regulations.**
- 17.09.060 Procedure.**
- 17.09.070 Standards.**

17.09.010 Intent.

The intent of this overlay district is to provide general design standards that protect established neighborhoods from incompatible new development and maintains or enhances property values of surrounding areas. (Ord. 2011-471 § 2 (part); Ord. 2008-329 § 1 (part)).

17.09.020 Applicability.

The regulations set forth in this chapter, or set forth elsewhere in this title when referred to in this chapter, are the regulations in the "RIDO" residential infill design overlay district. (Ord. 2011-471 § 2 (part); Ord. 2008-329 § 1 (part)).

17.09.030 Scope.

The area subject to these regulations is primarily the area of the city that has had a historical survey compiled (See Attachment A which is found at the end of this chapter) with the following exceptions:

- A. City designated local landmarks and local historical districts regulated by Chapter 17.23 of the Davenport Municipal Code.
- B. Properties within the HSD, Historic Shopping District regulated by Chapter 17.27 of the Davenport Municipal Code. (Ord. 2011-471 § 2 (part); Ord. 2008-329 § 1 (part)).

17.09.040 Definition.

For the purpose of this chapter, "infill lot" shall mean any lot located within the RIDO, residential infill design overlay district. (Ord. 2011-471 § 2 (part); Ord. 2008-329 § 1 (part)).

17.09.050 Use regulations.

Permitted uses shall be all uses allowed in the underlying zoning districts. Uses subject to the regulations contained in this section are any new dwelling or an addition to a dwelling which are visible from a street and exceed twenty-five percent of the square footage of the original structure located on an "infill lot" as herein defined and located within the R-1, R-2, R-3, R-4, R-5, R-5M and R-6M zoning districts. (Ord. 2012-361 § 1 (part); Ord. 2011-471 § 2 (part); Ord. 2008-329 § 1 (part)).

17.09.060 Procedure.

A. Application. Upon submittal of an application for a building permit, the chief building official shall determine if the construction is subject to the regulations contained within this chapter.

B. Review. If the chief building official determines that the proposed construction is subject to the regulations, he/she shall forward the application to the director of the community planning and economic development department or his/her designee for review.

Sufficient detail shall be submitted with the application to allow for the determination that the plans are in compliance with this section. Additional documentation, such as elevations, perspective drawings, material samples may be requested of the applicant in order to make the determination.

C. Review procedure. The community planning and economic development department shall forward the application to the design review board for review. Refer to Section 17.29.090 of the Davenport Municipal Code, entitled certificate of design approval for design review board procedure.

D. Appeal. If the design review board does not approve the application, the decision may be appealed to the city council. Refer to Section 17.29.090 of the Davenport Municipal Code, entitled certificate of design approval for appeal procedure. (Ord. 2011-471 § 2 (part); Ord. 2008-329 § 1 (part)).

17.09.070 Standards.

- A. Front yards.
 - 1. Setback and front door orientation are to be in line and consistent with existing houses on the block.
 - 2. Fencing located in a required front yard shall be picket or wrought iron style, with brick or stone piers, if necessary.
 - 3. Walkways should connect the sidewalk with the front door, perpendicular to street.
 - 4. Healthy trees should be preserved whenever possible.
- B. House orientation and side yards.
 - 1. Proposed infill house is proportional to dimensions of lot and existing houses on the block.
 - 2. Proposed infill house keeps the spacing between houses consistent with original houses on the block.
- C. Alleys, parking and services.
 - 1. Proposed infill house has access from alley only (where available) for garage or parking pad.
 - 2. Where an alley is unavailable, proposed garage or parking pad be set back at least eight feet behind front facade of proposed infill house.
 - 3. Proposed parking pads, utility boxes, and waste collection points are to be visually screened by landscaping and/or fencing.
- D. Scale, mass and foundation height.
 - 1. Proposed infill elevation is proportional in scale to original houses on the block.
 - 2. Foundation height is consistent with original houses on block, provided adequate drainage can be achieved.
 - 3. Proposed infill incorporates historic elements of block into design.
- E. Porches.
 - 1. Proposed infill includes a porch in neighborhoods where porches are dominant.
 - 2. Proposed porch is proportional to existing porches on block.
 - 3. Proposed porch maintains consistency with existing porches in setback along the street.
 - 4. Proposed porch materials and details compliment the historic character and style of neighborhood.
- F. Windows and doors.
 - 1. Proposed window and door size and location are consistent with the historic character and style of block.
 - 2. Proposed window or door positioning does not violate the privacy of neighboring homes.
 - 3. Proposed infill excludes contemporary window styles in pre-1940 areas.
- G. Roof shapes and materials.
 - 1. Proposed infill incorporates roof pitch similar to existing houses on the block.
 - 2. Proposed infill incorporates complex roof forms similar to existing houses on the block.
- H. Siding materials.
 - 1. In a neighborhood dominated by painted wood siding the proposed infill should use clapboard or materials, including vinyl or aluminum, that mimic traditional materials and style.
 - 2. In a neighborhood with mixed architectural styles the proposed infill utilizes appropriate material and detail.
- I. Additions.
 - 1. Proposed additions visible from the street utilize consistent siding and roof materials, as well as door and window styles original to the house.
 - 2. Specified roof line and roofing materials for proposed addition are consistent with existing house.
 - 3. Proposed window or door replacements should respect original style.
 - 4. Proposed addition does not violate openness or character of front porch.
- J. Multi-unit housing.
 - 1. Proposed multi-unit housing is proportional to rhythm, height and scale of single-family dwellings existing on the block.
 - 2. Proposed parking for multi-family housing is screened from the street and accesses existing alleys when possible.

City of Davenport
Design Review Board

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak 563-888-2022
rrusnak@ci.davenport.ia.us

Date
3/26/2018

Subject:

Case No. DR18-06: Certificate of Design Approval – “RIDO” Residential Infill Design Overlay
– 414 East 6th Street. Replace wall mounted sign. Robert Sendgikoski, petitioner. [Ward 3]

Recommendation:

Approve DR18-06 in accordance with the submitted renderings.

Background:

The application proposes to build similar houses on 408 and 414 East 6th Street. City staff advocated for a two-story design since this would be consistent with the other houses on the block.

The subtle variations in design make similar adjacent homes acceptable.

Please see DR18-05 for background material.

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	3/22/2018 - 4:56 PM

City of Davenport
Design Review Board

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak 563-888-2022
rrusnak@ci.davenport.ia.us

Date
3/26/2018

Subject:

Case No. DR18-07: Certificate of Design Approval – “DDOD” Downtown Design Overlay District – 735 Federal Street. New wall mounted sign. Patricia Collins, petitioner. [Ward 3]

Recommendation:

Approve DR18-07 in accordance the work write up and submitted renderings subject to any drilling be through the mortar and not the brick.

Background:

It is staff's opinion that the location and scale of the sign is appropriate.

ATTACHMENTS:

Type	Description
▣ Backup Material	DR18-07 - Application
▣ Backup Material	Design Guidelines for Signs and Canopies

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	3/22/2018 - 4:56 PM

Certification of Design Approval



Property Address* 735 Federal St.

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

Applicant (Primary Contact)**

Name: Patricia Collins
 Company: Polished Hair Lounge, LLC
 Address: 735 Federal St. Suite 102
 City/State/Zip: Davenport, IA 52803
 Phone: 503-424-1022
 Email: patricia@polishedhairlounge.com

Owner (if different from Applicant)

Name: N&J Properties
 Company: N&J Properties
 Address: PO Box 4404
 City/State/Zip: Davenport, IA 52808
 Phone: 503-424-1310
 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 For Type:

Plan and Zoning Commission

Rezoning (Zoning Map Amendment)
 Subdivision
 Final Development Plan
 Right-of-way or Easement Vacation
 Voluntary Annexation
 Zoning Ordinance Text Amendment

Zoning Board of Adjustment

Hardship Variance
 Special Use Permit
 Special Use Permit - New Cell Tower
 Home Occupation Permit
 Special Exception
 Appeal from an Administrative Decision

Design Review Board

Certificate of Design Approval Demolition
 Request in the Downtown

Historic Preservation Commission

Certificate of Appropriateness
 Landmark Nomination
 Demolition Request

****If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.**

Design District:

- ☒ Downtown Design Overlay District
- ☐ Hilltop Campus Village Overlay District
- ☐ Historic Shopping District
- ☐ Residential Infill Design Overlay District

Not sure which district you are in? You can click [here](#) for a map of the districts or you can contact Community Planning and Economic Development staff at (563) 326-7765 or planning@ci.davenport.ia.us and we can help you.

When is a certificate of design approval required?

Prior to the commencement of the work.

What type of activity requires the approval of a certificate of design approval?**Downtown Design Overlay District:**

- The construction of a building, structure, improvement or sign and which affects the exterior appearance
- Any substantial external appearance changes not requiring a building permit where changes are visible from the public right-of-way.
- Encroachments into and over the public right-of-way.
- The demolition of structures.

Hilltop Campus Village Overlay District

- Alteration or the construction of a new building, structure, parking lot or fence.

Historic Shopping District

- Alteration or the construction of a new building, structure, parking lot or fence.

Residential Infill Design Overlay District

- Any new dwelling or an addition to a dwelling which is visible from a street and exceeds twenty-five percent of the square footage of the original structure and is located within the R-1, R-2, R-3, R-4, R-5, R-5M and R-6M zoning districts (generally south of Duck Creek).

Submittal requirements

- Please contact Community Planning and Economic Development 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 following items should be submitted to planning@ci.davenport.ia.us for review:
- The completed application form.
- A work plan that accurately and completely describes the work to be done.
- Color photographs depicting the building elevations and proposed construction.

Work Plan

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

I recently opened a hair salon at 735 Federal St. Suite 102. One of my landlord's, Joe Erenberger, provided me with a sign to put up on the exterior of the building to promote my business. It has a surface area of approximately 10 sq/ft. The sign will require electricity and will be hung flush to the building in between the 2 East facing windows outside of unit 102. I spoke with the contractor who did the electrical work in my unit about hanging the sign per approval. I also have a meeting scheduled with Jeff from Young Art & Design to discuss the sign design and what it will take to hang the sign. At this time, I do not have the information as to who will do the installation.

Applicant: Patricia A. Collins

Date: 3/15/18

Do you acknowledge and agree to the aforementioned submittal requirements, formal procedure and understand that you must be present at scheduled meetings: Yes ☐

Received by: Ryan Rusnak

Date: 3/19/2018

Planning staff

Date of the Public Meeting: 3/26/18

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



CS16-30
240V

ELECTRONIC
BALLAST
LOCATION



563.323.0919

polishedhairloungeqc.com



Signage

Design Objective:

Reinforce the unique character of downtown Davenport

Signs shall be designed as an integral part of the site and architectural design of proposed projects rather than as afterthoughts.

Discussion:

The economic health of any downtown depends, in part, on the quality of its retailing, promotional activities, marketing and management. Underlying the success or failure of these factors, however, is the physical appearance of the downtown business district. Because first impressions can be lasting, it is important that a commercial district present an appealing image to potential customers, tenants and investors. New and rehabilitated buildings, attractive landscaping and public places, welcoming storefronts, enticing window displays, and clean streets and sidewalks all help to create an inviting environment where people want to work, shop and spend time.

Signs play a particularly important role in the appearance of traditional commercial areas. The prominent locations and design characteristics of signs strongly influence people's perceptions of the downtown and its individual businesses. Signs, if well designed and properly maintained, enhance the unique image of a downtown. However, when designed without regard for the surrounding architecture, and haphazardly placed, signs can detract from the downtown's overall appearance.

In many communities, the visual distinction between traditional business districts and outlying commercial strips has become blurred. Sign manufacturers and designers have encouraged businesses to adopt the large scale signs used on commercial highways. This is unfortunate as downtowns were designed to accommodate pedestrians strolling down sidewalks and vehicles traveling at relatively low speeds. A pace of this nature allows people to take in more of their surroundings, including signs. Signs in this situation can, and should, be scaled more appropriately for a pedestrian environment.



Along the strip, businesses in relatively nondescript buildings compete for attention with large, flashy signs. In contrast, downtown offers an exciting variety of building types, architectural styles, materials and well crafted details that form a distinctive context for individual businesses. Thus, large signs are not only out of scale in traditional commercial districts, they also can overwhelm the very architectural features that make downtown different from its competitors.

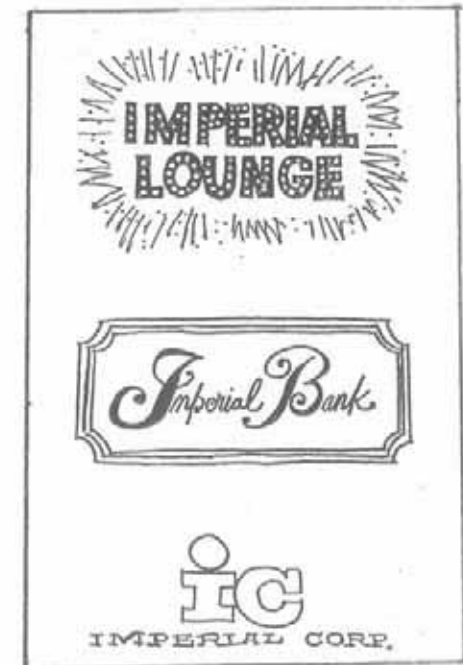
The purpose of these guidelines is to provide information on the design, construction and placement of signs that will enhance and reinforce the distinctiveness of downtown Davenport.

In general, signs should relate in placement and size with the other architectural features of the building. They should not obscure building elements such as windows, cornices, or decorative details. Sign materials should complement building facades. Individual shop signs in a single storefront should relate to each other in design, size, color, lettering style and placement on the building. Franchises and chain stores should adapt their graphics to meet local guidelines and ordinances. This will contribute to a downtown that effectively orients visitors, while supporting an attractive, pedestrian-friendly experience.

It should be noted that within the Downtown Design Overlay District the City is taking something of a different direction with regards to sign regulation. In other zoning districts signs are controlled by restricting their number and size. What signs look like is largely ignored. In the Downtown Design Overlay District, the city, while not ignoring sign numbers, size, etc., is searching for quality by focusing very much on sign design and materials. Given this greater design control, the city may, at its discretion, allow sign types that may not be legal in other districts (projecting signs and sandwich board signs, for example), and approve a larger total number of signs (if they are part of a tasteful and creative sign package) than might otherwise be the case.

General Sign Guidelines

- Creating a network of quality, well-designed signs, clearly announcing the types of services offered makes the downtown an attractive, friendly experience for the downtown visitor. This experience is further enhanced when building signage indicates the names of businesses and reflects the activities that occur within buildings
- Merchants are encouraged to create their own unique signs, symbolic of their personal business.
- The use of lighter letters against a darker background makes signage more legible for viewers and is encouraged. Dark colors have a tendency to recede while lighter or brighter colors stand out.
- Avoid the placement of signs at locations that hide architectural details. Most buildings, both historic and contemporary, were designed with logical places to locate signs that do not negatively impact the architectural design.
- Maintaining a minimum clearance above the public right-of-way for signs that project from buildings helps prevent accidents and promotes pedestrian safety.
- Locating flush-mounted wall signs on a historic storefront along the first floor belt course, at the clerestory, above any awning or on transom windows helps maintain the architectural identity of the building.



Sign design in many ways establishes a business' identity.

- Create simple signs with strong graphics.
- Avoid using too many words on signs. If the information provided is more than someone can take in with a glance they will simply turn their attention elsewhere.
- Avoid complex color schemes and garish colors and lighting. Use simple designs that provide a clear contrast between any lettering and/or graphics and the sign background.
- Avoid typefaces that are difficult to read. This often will include signs written in script.
- Avoid complex signs broken into numerous planes (individual boxes or shaped signs).
- As a general rule, signs provided by national distributors are not appropriate. They often appear to be “add ons”.
- Quality workmanship, materials and construction are essential when creating attractive and long-lasting signage.

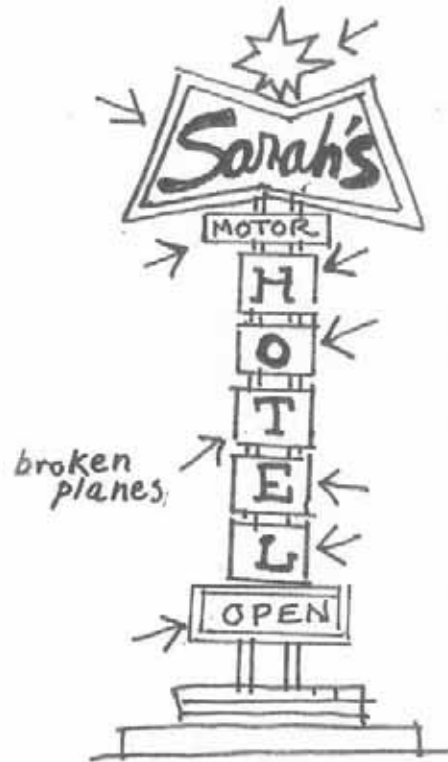


- Centering signs within storefront bays and not extending beyond the limits of the storefront or over elements such as columns, pilasters or transoms and decorative ornament prevents signage from being detrimental to the architectural character of the façade.
- Die-cut letters should be constructed of materials that are consistent with the age of the building, plastic die-cut letters being more appropriate on a contemporary structure rather than a historic one.
- Allowing signs to protrude above rooflines, eaves or parapets creates unsightly facades and detracts from the architectural quality of the building. (The Kahl Building – Capitol Theatre signs is an exception due to its historic significance).
- Firmly anchor signs that project from the building to the building façade with attractive, non-corrosive hardware that will not damage the façade of the building. This prevents accidents and enhances pedestrian safety.
- In the case of large buildings with multiple tenants use signage that relates in terms of height, proportion, color and background value. Maintaining uniformity among these characteristics reinforces the building's façade composition, while still retaining each business' identity.

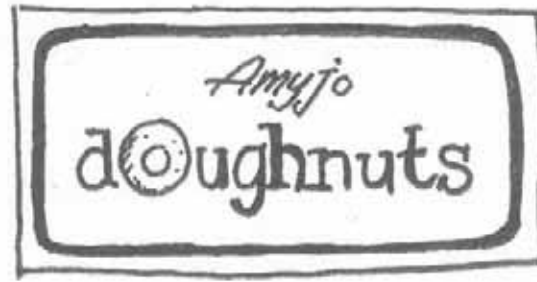
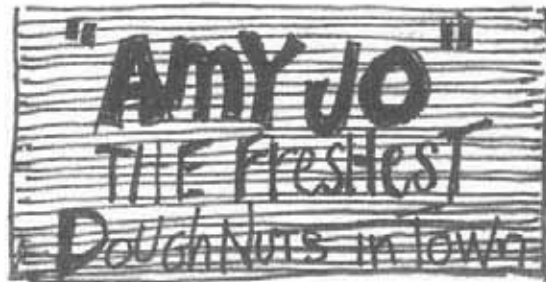




A simple sign with strong graphics is always better than a busy, complicated sign. Avoid having too many words. Best results are usually achieved when the color scheme is limited to no more than three colors. If possible pick up colors in the architecture of the building. In particular, avoid garish, day-glo colors and gaudy lighting techniques.



To the left is a sign that does everything wrong. The pole sign design is more appropriate for a suburban commercial strip than a downtown setting. Second, its complexity creates confusion. The design forces the eye to focus on 18 items of information in a series of uninteresting internally illuminated boxes. There are 9 separate pieces of copy and 9 broken planes. Sign graphics work best when they are kept simple.

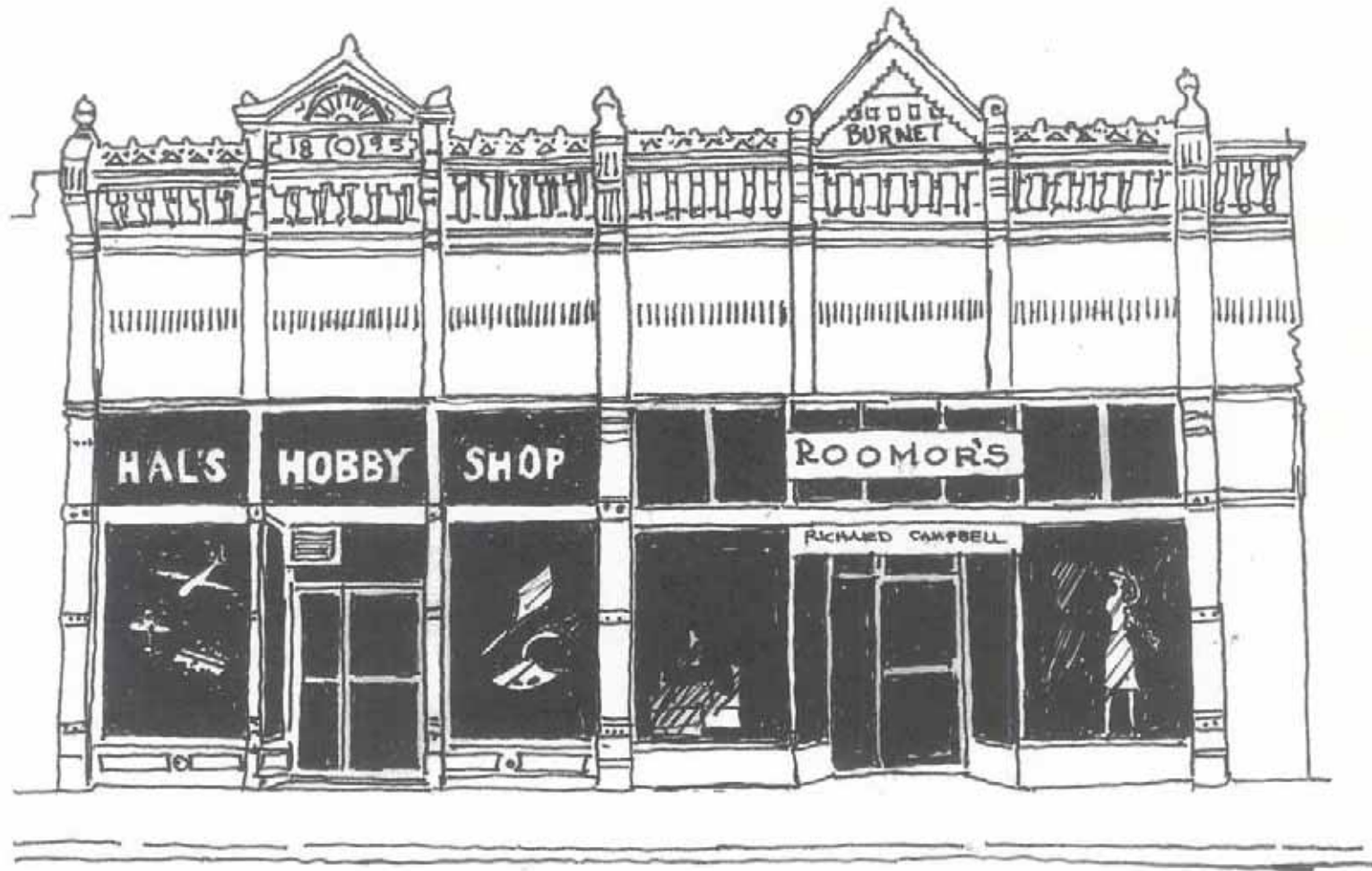


Two possible signs for Amy Jo's Donuts: The sign, above left, uses poor lettering that does not contrast well with the sign's background. By including a selling slogan the sign has more words than is necessary. The sign, to the right above, works better. It has good contrast, legible lettering and a simple graphic design.

Boflics

Avoid unusual type faces that are difficult to read.

SIGN PROBLEMS



The above illustration suggests two locations for signage on an older commercial structure with architectural integrity. Both the "Hal's Hobby Shop" and "Roomor's" signs are shown utilizing the clerestory of the building. Another location is suggested by the "Richard Campbell" sign, which is located at the building entry's transom. Note that neither of these locations hide or cover important architectural features.

Wall Signs

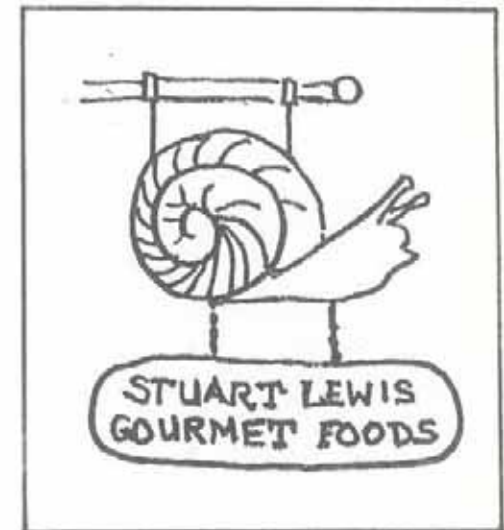
Flush mounted wall signs are signboards or individual die-cut letters placed on the face of a building. Often there will be a horizontal molded board on buildings that was designed to accommodate a flush mounted sign.

- Sizing signs to fit within the proportions of the building façade maintains the architectural quality of the building design.

Projecting Signs

Projecting signs (also sometimes called hanging signs or blade signs) mounted on buildings, perpendicular to the sidewalk are very effective in reaching pedestrians as they are placed only a little higher than eye level. They are also easily visible for drivers and passengers in vehicles given they are also perpendicular to the street. Finally, they are a sign type that historically has been commonly used on older buildings.

- Maintaining a minimum clearance above the sidewalk enhances public safety (minimum clearance 8 feet).
- Designing projecting signs with a sign area of more than three feet makes them obtrusive and unsightly.
- Encouraging projecting signs that use logos, business icons and symbols, creates a user friendly downtown experience for visitors.



Window Signs

Signs etched or painted directly onto glass storefront display windows and entrances were popular in the late 19th and early 20th centuries. Painted signs were often used as they are low in cost; the highest quality were gilded, a thin layer of gold burnished onto the glass. Gold leaf window signs are still popular today, as are signs of enamel or acrylic paints and those using thin vinyl letters affixed directly to the window.

- Well-designed window signs identify the corresponding uses/activities that occur on the premises while preserving a majority of the display area for pedestrian window shopping.
- Exceeding 20% of the total area of the window with signs generally makes the window seem too cluttered for the viewer.
- Window signs that use high quality materials such as paint or gold leaf, or that are etched into glass create an attractive and visually pleasing façade for the viewer.
- The City of Davenport does not regulate signage or displays on the inside of windows. Nevertheless, businesses should consider the use of icons, symbols and product displays that are lively and changing. Window displays can be very effective signage.





Window displays are an integral part of any retail business. An attractive display contributes to

- The character and success of each store;
- The character of the street; and
- The character of the downtown business district as a whole.

The window display featuring an elk, to the left, grabs the eye while more effectively informing passers-by that the business sells outdoor products than the large sign placed immediately below the window.

Think of the window display as a composition; as if it were a sculpture or an oil painting. In effect, it is a large picture framed by a storefront. The building and window should create a single unit that is complemented by the display in both color and proportion. It is best to let products speak for themselves. Displays that exhibit actual products provide immediate communication without words. If words are part of the display, they should be kept to a minimum. Type face for any signage should be simple and easy to read and be in colors that will not conflict with the colors in display merchandise.

Consideration should also be given to lighting. An attractive, well-lit display can entice window shoppers to return during business hours. A well-lit window display also improves public safety by lighting the sidewalk and allowing police to see into the store at night.

Icon, Symbol or Graphic Signs

Icon, symbol or graphic signs illustrate by their shape the nature of the business within. For example, a hanging sign in the shape of a guitar, eye glasses, or a shoe quickly conveys the business' products and services. There are also symbols (such as a striped barber's pole or a mortar and pestle) that have come over time to represent certain types of businesses. When designed well, symbol signs convey their messages quickly and effectively because they are immediately recognizable as bold graphic descriptions of the goods and services offered.

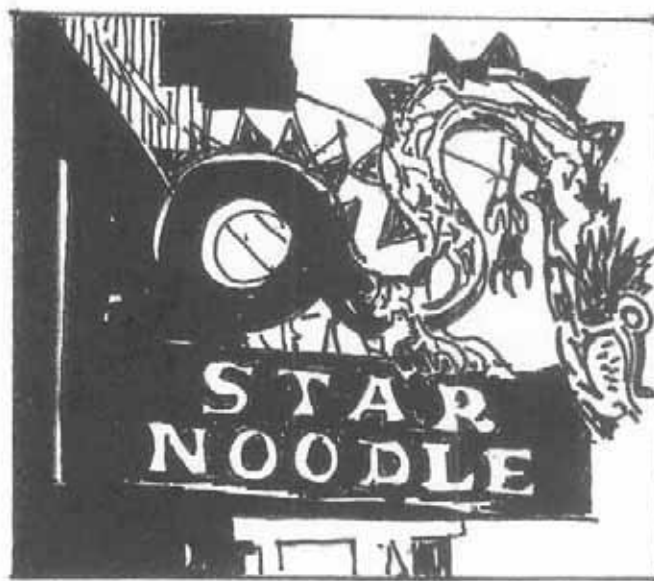
- Encouraging graphic imagery with subservient text makes for an attractive and informative visual experience.

Painted Wall Signs

From the mid-19th Century to the early 20th Century, signs painted directly on buildings were a popular form of advertising. Painted signs do require a sign permit and do fall within the purview of these design regulations.

- Painted wall signs may in some circumstances be appropriate. As a general rule new painted signs are more appropriate on an older building than a newer one.
- Painted signs often are found on the side or upper floors of older buildings advertising past businesses that may no longer exist, at least at that location. Usually, faded with age, they are known as ghost or phantom signs. Painted wall signs can be important reminders of a community's commercial history and heritage. There may be occasions when they need to be painted over. However, as a general rule, they should be left exposed for the enjoyment of future generations.

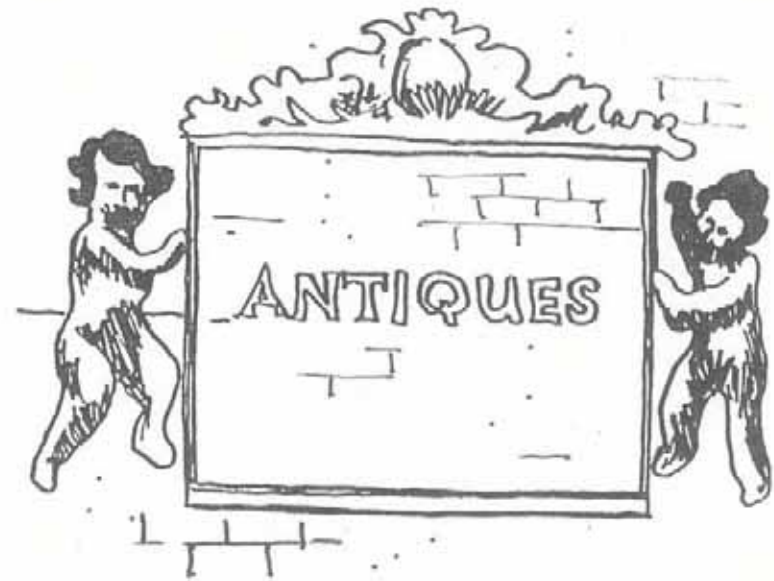
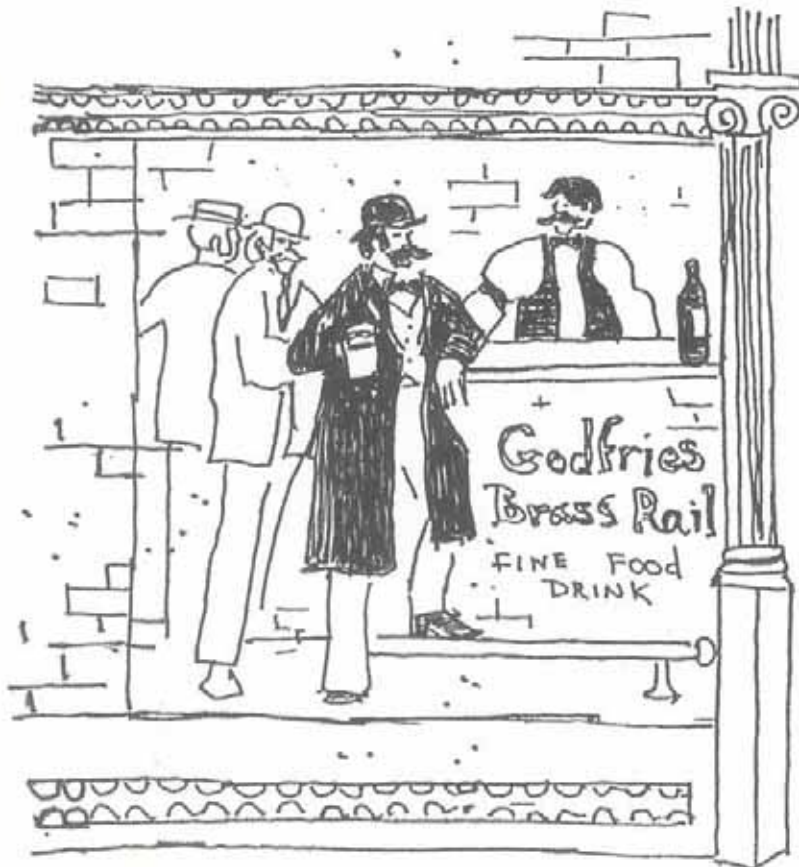




While the barber's striped pole and the drug store's mortar and pestle are perhaps the best known of the symbols that serve as signage, there are many others. The cigar store Indian was once a common symbol or icon for a store that sold tobacco products and it may still be used in that fashion today. In modern times, however, it can also be used as a symbol that says "antiques are sold here." A pair of scissors has perhaps become a more ubiquitous symbol for cutting hair than the barber's pole while adding the information that women or perhaps even both sexes, are welcome here. Oriental dragons or pagodas are often used as symbols for an oriental, particularly Chinese, restaurant. The "Star Noodle" sign above is not just a symbol for a certain type of restaurant but also is a superb, and rare, example of neon lighting (although this cannot be determined simply by examining the drawing).



Ghost or phantom signs, painted signs advertising businesses from the mid 1800's through the early 1900's exist at various locations within the Downtown Design District. Also occasionally, a "new" historic sign will emerge when an adjoining building is demolished exposing a long hidden facade. These reminders of downtown Davenport's commercial past should be left to slowly fade with time when possible.



Painted signs, signs painted directly onto the brick surface of a building, were very common in the 1800's and early 1900's. Given it is a historic sign style, painted signs are more appropriate, if used today, on a historic building. In particular, a painted sign might be appropriate at a bar or an antique store attempting to create a historic ambiance. The style does not lend itself nearly as well for use on more contemporary structures.

Changing Signs

Changing signs are signs where the copy changes such as on an electronically controlled time and temperature sign.

- Changing signs are limited to displaying public information such as the time and temperature and the advertisement of on site services or products or information associated with a business on the premises. A newspaper, for example, may provide newspaper headlines or a stockbroker may provide the Dow Jones averages. Similarly, a retail store could have a reader board advertising on site products and sales.

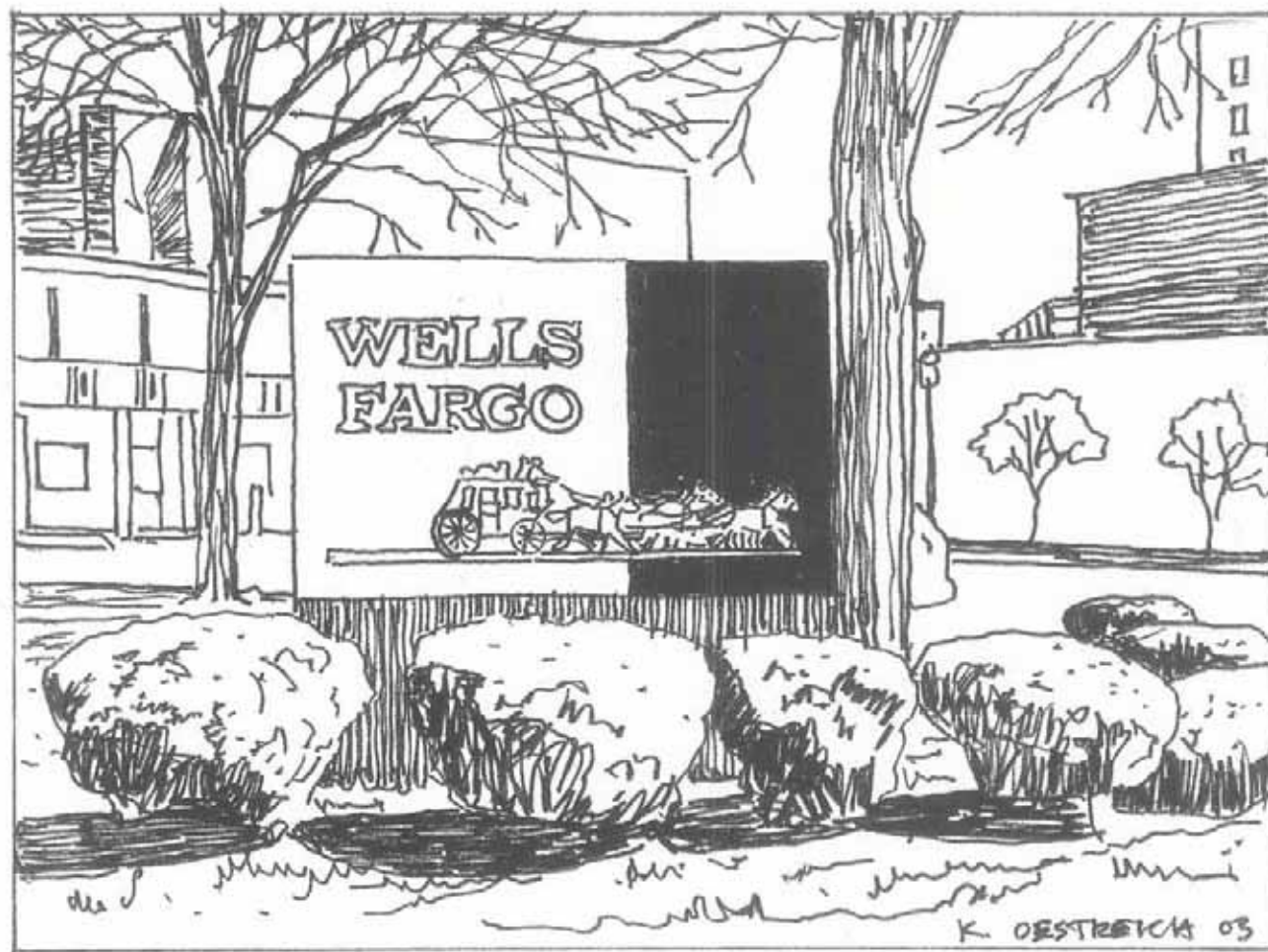
Monument or Ground Signs

Monument or ground signs are signs, often on a masonry base, placed directly on the ground. Monument signs are limited to 48 inches and ground signs to 15 feet.

- Monument or ground signs can be effective signage. They, however, need room and are only appropriate where building setbacks are sufficient to create an appropriate space.
- Monument or ground signs should, when possible, be placed in a landscaped base and repeat materials and colors used on the building it is advertising.



The Wells Fargo Bank drive-through facility at Third and Main Street provides an example of a monument sign that has a number of positive design elements. To begin with, the scale of the sign fits well with both the site and the building. In designing the sign, the bank has resisted the axiom that "the bigger the sign the better." Also the sign has been set within a landscaped base of evergreen shrubbery and has been placed at a location where there is enough room for a sign of this nature. Monument signs need space. Another feature of interest is the Wells Fargo logo itself, a picture of a stagecoach being pulled by a team of horses. At a glance the logo tells the viewer that this is an old and venerable company with a colorful history closely tied with America's own history.



Signs on Awnings

Painting signs on the valance (vertical flap) of an awning is an inexpensive and simple method of creating signage.

- Individual letters painted directly on the valance of an awning facing the street makes for a distinguished and informative sign.
- Limiting signage on the sloping surface of an awning to small graphic symbols or logos unique to a particular business helps prevent the information on the signage from getting too cluttered for the viewer.
- Traditional awnings generally are more appropriate on older buildings than modern “bubble” type designs.
- Consider down lighting awnings (if they are lighted), particularly on older buildings, rather than using internal illumination.
- Some colors work better as awnings than others. The colors should not be too abrupt or jarring.

Freestanding Pole Sign

A freestanding pole sign is a sign mounted on one or more poles, uprights, or braces mounted in the ground and not attached to any structure other than the poles, uprights, or braces.

- The freestanding pole sign is the signage type most closely associated with suburban strip commercial development. These signs are typically large and flashy being directed at capturing attention of drivers moving at fairly high speeds on suburban roads. As a general rule, this type of signage is inappropriate in the downtown.
- One type of pole sign that may be appropriate are smaller signs on double posts. Like monument or ground signs, these freestanding signs need space and look best if they are set in landscaping.

Neon and Bare Bulb Signs

Signs illuminated by electrified gas in slender glass tubes first appeared in the 1920's and became popular in the following two decades. Although various gases are used in these signs, over time, they have come to be called "neon" signs.

Although neon and bare bulb signs are becoming increasingly rare, they can add to the historic quality and uniqueness of the downtown.

- Continuing the use and maintenance of neon and bare bulb signs helps in maintaining the historic character of downtown.
- The use of neon and bare bulb signs in areas such as bars, restaurants, dance clubs, and other entertainment related businesses, is consistent with the traditional uses of such signs.

Banner Signs

Banner signs may be used for special events in the downtown.

- Decorative banner signs can be used to add color and create a festive atmosphere for special events, holidays and seasonal events.
- Banners may be attached to light standards (with an encroachment permit if they are on the public right-of-way) or project from building facades.
- Banners should be removed or replaced when they show signs of fading or unattractive wear.





Banners are a relatively inexpensive way to add color and create a festival atmosphere in the downtown. Banners can have words and graphics intended to inform the public about special events at retailers, the convention center, libraries and museums. Alternatively, banners can be there just to add color and do not have to say anything.

Note that the design and placement of any banners must be approved by the Downtown Design Review Board. Designs must be attractive (in the opinion of the Board) and must be constructed of quality materials. Be aware that the plastic pennants sometimes used at car dealerships and suburban grand openings would not be appropriate downtown and would not be allowed under the banner provisions of these guidelines.

Lighted Signs

Both internally or externally lit signs are appropriate in the downtown area. Internally illuminated signs, however, are more appropriate in some situations than others.

- Plastic is a modern material and generally fits better on more modern buildings rather than older ones.
- White internally illuminated boxes are particularly unappealing. Shaped plastic or cut plastic letters generally look better.
- Light letters on a dark black or colored background tend to be more legible from a distance.
- On older buildings, matte finishes generally are more appropriate than shiny finishes.
- Orienting and shielding spotlights such that the source of light is not directly visible focuses the attention of the viewer.



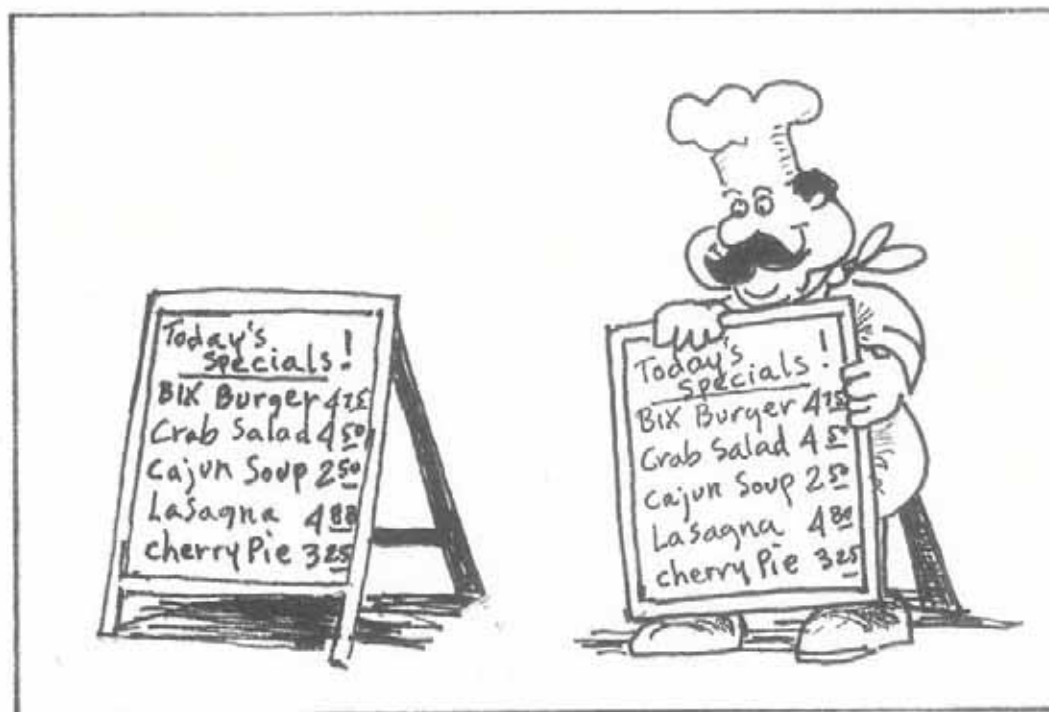
Directional Signage for Parking Lots

- Directional signs marking entries and exits to parking lots are to have no more than one commercial image, logo or message, which shall be subservient to text identifying the parking lots as “customer parking” makes the direction signage easily comprehensible.
- Limiting each driveway to no more than one directional sign, located on private property, near the sidewalk makes the signage more user friendly.

Sandwich Board Signs

Sandwich board or “A-frame” signs may, at the City’s discretion, be placed on city sidewalks listing restaurant menus or advertising special sales or events if the City approves an “encroachment permit.”

- Sandwich board signs will only be allowed where sidewalk width allows signage without interference with pedestrian or wheelchair access.
- Signs of this nature are encouraged to be attractive and creative adding to the ambiance and character of the downtown.
- Sandwich board signs should be on City sidewalks only during business hours, being removed at the end of each day.

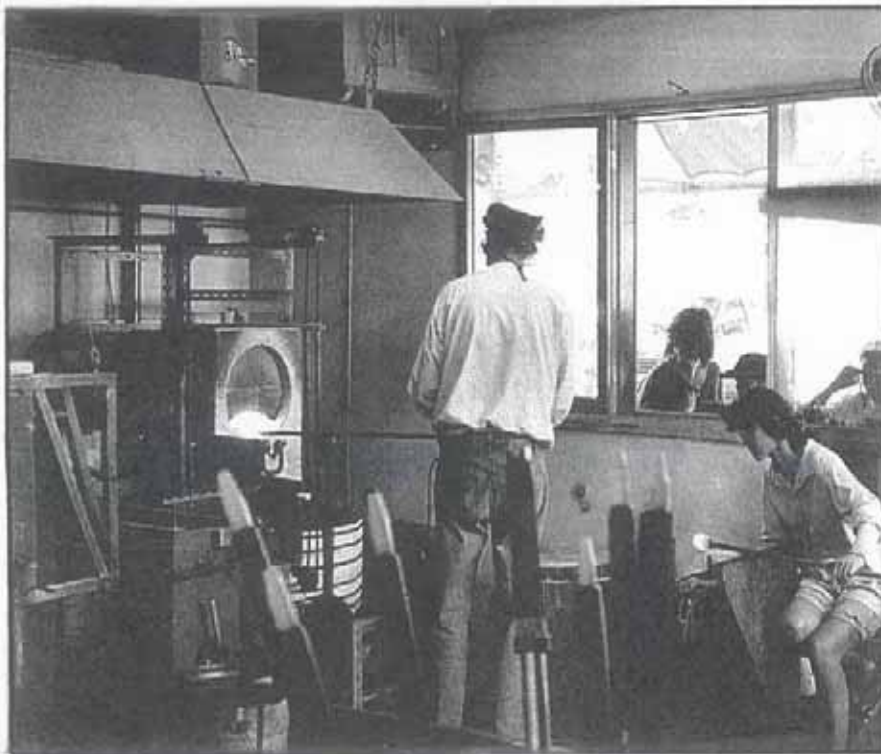


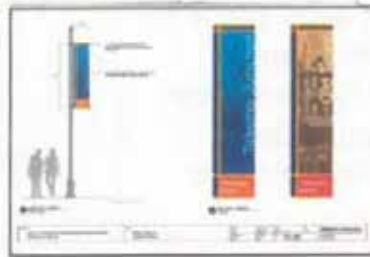
Sandwich board or A-frame signs are allowed on city sidewalks in the Downtown Design District at the city's discretion with an encroachment permit (assuming the location does not overly restrict pedestrian or wheelchair movements). Consider this an opportunity to be a little whimsical or creative. Of the two examples directly above, staff would suggest that the sign on the right would draw more attention than the sign on the left while making the downtown just a little more interesting. The sign on the far left at Trash Can Annie's Antique Clothing on Brady Street is an excellent existing sandwich board sign with considerable design merit.



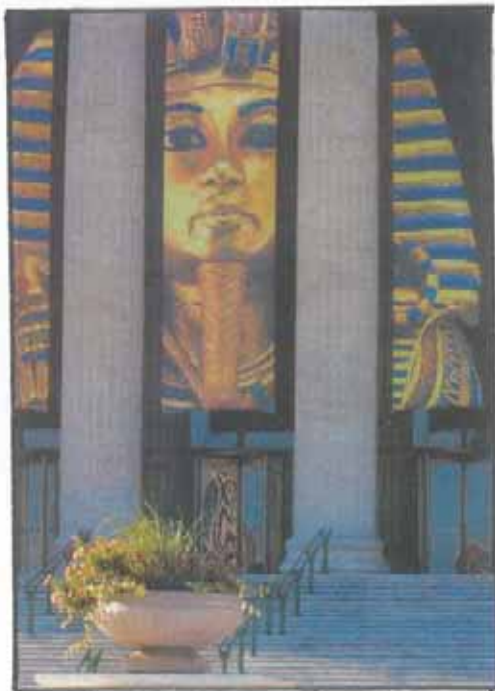
Left: A vibrant shop window enlivens the streetscape while clearly advertising the types of merchandise sold within this retail shop. The neon sign in the interior further colorfully identifies the business. (The City of Davenport does not regulate signage located on the inside of a building).

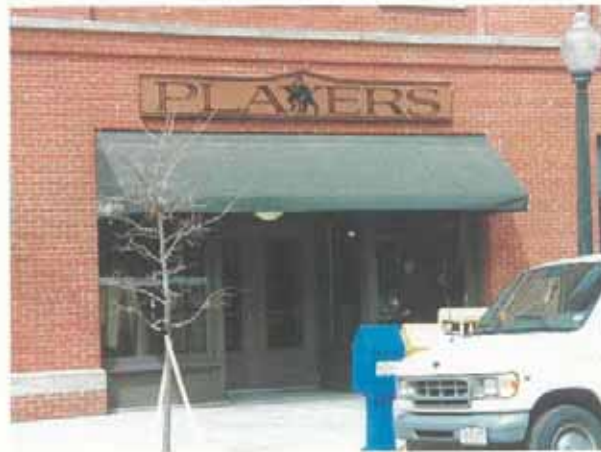
Below: An even more interesting way to use a store front window as signage is to allow the public to actually watch the work taking place inside. There are few things more engaging than to watch other people work, especially when the worker is skilled and the work is intriguing and involving. In this case, the glass blowing shop allows the public to see the creation of a glass object from raw material to finished product.





The Design Review Board may at its discretion allow banners and signs advertising events of a civic or cultural nature. This would include museum shows and theatrical events and/or public festivals. Community special event banners and signs shall not be considered to be billboards and may be located "off premises". The Board may allow banner poles in the public right-of-way with an encroachment permit but only in locations that the Board deems appropriate.





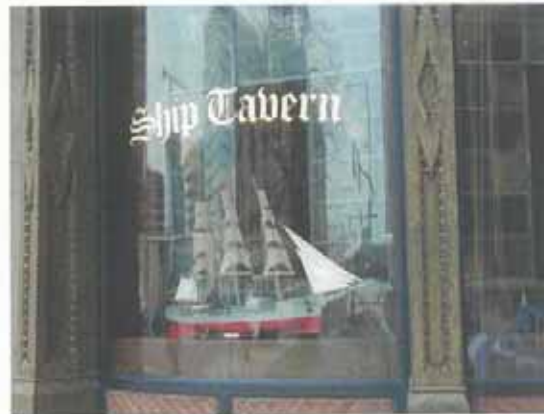
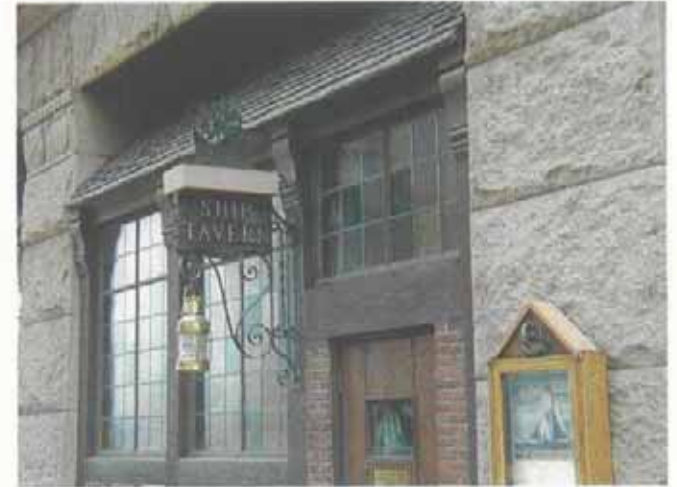
Signage: various forms of attractive signage meeting the guidelines



Signage: various forms of attractive signage consistent with the guidelines

The Ship Tavern:

The Ship Tavern, a restaurant in another city, provides a good example of a well thought out signage plan. The signage is creative and works on many levels. It uses every opportunity to create an appealing identity for the restaurant and while doing so it makes its downtown neighborhood just a little more interesting. Among its various signs is a plastic, molded “shaped sign” in the form of a shield back lighting the form of a sailing ship. The words “Ship Tavern” are also spelled out in “cut letters.” These signs are oriented to passing automobiles. Note they do not hide any of the building’s architectural features. A second, more intimate, projecting sign oriented to pedestrians marks the restaurant’s entry. The sign includes, once more, the restaurant’s name coupled with a unique wrought iron sailing ship in silhouette and a ship’s sea lantern. On the window, a painted window sign once more tastefully repeats the restaurant’s name. Visible through the glass is a model of a clipper ship that helps grab the eye. Not shown are other windows which also feature model ships. Finally, a menu board placed by the door repeats the restaurant’s sailing motif. Of course, not every business has this much to work with. Every business, however, should use every opportunity to create a unique image for itself.



SIGNAGE PLANS

Sign Types Not in Keeping with the Urban Character of the Downtown

- Building signs advertising products and vendors rather than business types and services.
- Flashing, animated, blinking, rotating, reflecting or revolving signs.
- Standard product and logo signs provided by national distributors (merchants are encouraged to create their own unique signs, symbolic of their personal business).
- Pennants and balloons (other than as holiday decorations).
- Signs using fluorescent material.
- Signs using a graffiti art style.
- Advertising signs, other than graphic symbols or logos unique to a business, located on the sloping surface of awnings.
- Chalkboards or blackboards, other than for use as a restaurant or café menu board.
- Large freestanding pole signs on a single pole.
- Signs on privately owned benches.
- Any sign, except a menu board of a drive through restaurant, emitting sound other than the normal for their internal operation.
- Signs of such brightness that they constitute a hazard to pedestrians, vehicles or aircraft.



- Signs which are affixed to trees, utility poles, fire hydrants, fire escapes, bus stop shelters, or other structures in a public right-of-way except signs permitted by these standards with all of the appropriate permits.
- Any signs listed as prohibited by Section 17.45.030 of the Zoning Ordinance entitled “Prohibited Signs” unless specifically listed as allowable in the Downtown Design District by these standards.

Design Details – Awnings and Canopies

Design Objective

Awnings and canopies are encouraged.

Discussion

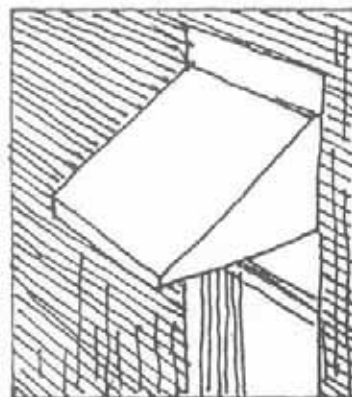
Canopies, arcades, awnings and overhangs provide shade and weather protection while enhancing the pedestrian environment at ground level. They help to define the pedestrian space along the street. Canopies and awnings can also serve as an architectural element on buildings to help articulate a building’s façade, creating greater variety and interest at street level. Awnings and canopies are also a traditional design element common to commercial buildings in Downtown Davenport. Finally, they can also provide an additional location for business signage.

Awnings and canopies come in many shapes, styles and colors. In general awnings should fit the architecture of the building, be well maintained, functional and be at a height that will not obstruct pedestrian movement along the sidewalk (7’ minimum).

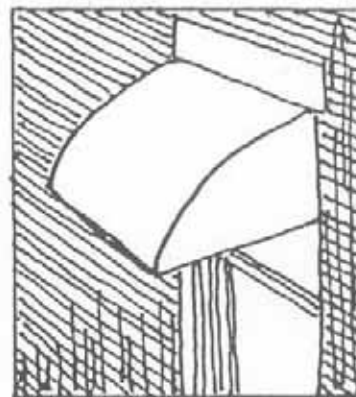
AWNING TYPES

Awnings come in many styles as is shown in the examples to the right. As a general rule “standard” awnings and “marquee awnings” are more appropriate on historic buildings. Contemporary buildings, on the other hand, can effectively use any awning style depending on the building’s architectural design.

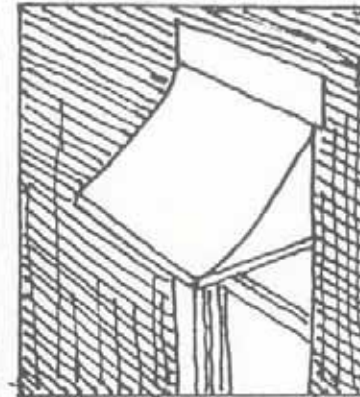
In the case of a canvas marquee the structure’s clearance above the sidewalk must be a minimum of 8 feet. Awnings of any sort (including marquees) can extend no more than two-thirds of the width of the sidewalk. Any supporting poles for a marquee need to be located at least 2 feet behind the curb. Finally, the marquee must not interfere with wheelchair movement on the sidewalk or wheelchair access to buildings.



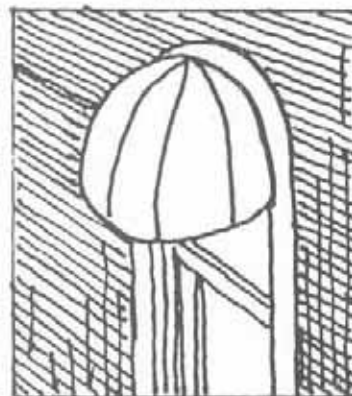
Standard



Convex



Concave



Dome



Bullnose



Marquee



Guidelines

- A pedestrian friendly environment includes the regular use of awnings, canopies and arcades throughout the district. Consider locating them above window displays and entries.
- 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.
- When suitably designed and kept in good repair, awnings and canopies convey merchant's concern for their customers and their business district.
- Because the repair or installation of awnings and canopies is relatively inexpensive, these fixtures can provide a highly visible means of generating enthusiasm early in the downtown revitalization process as well as building a foundation for further improvements.



This “before” and “after” illustration demonstrates the ability of awnings to enrich a building façade.

Awnings also make simple and effective signage. When used as signage, lettering should be limited to the valance with the sloped portion of the awning limited to logos or symbols.





Davenport businesses on Third Street making good use of awnings.



The Radisson Quad City Plaza is a contemporary building that makes good use of awnings. Note that the bullnose style works very well with the hotel's modern architecture. In this case the awning's main purpose is to enrich the façade and bring color into the architectural design. The deep blue-green color of the awnings contrasts sharply with the orange and yellow color palette of the first floor façade.

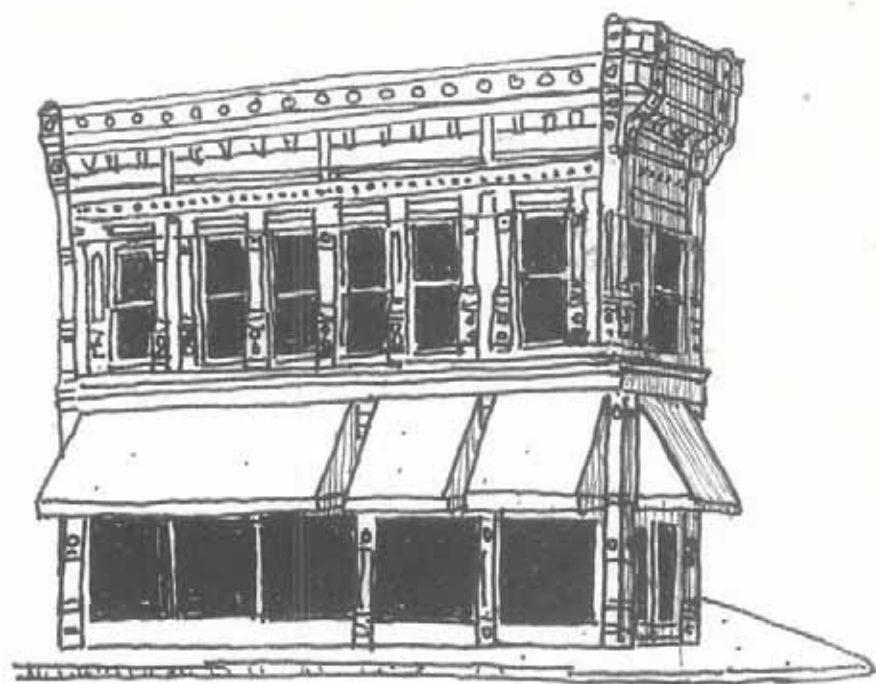
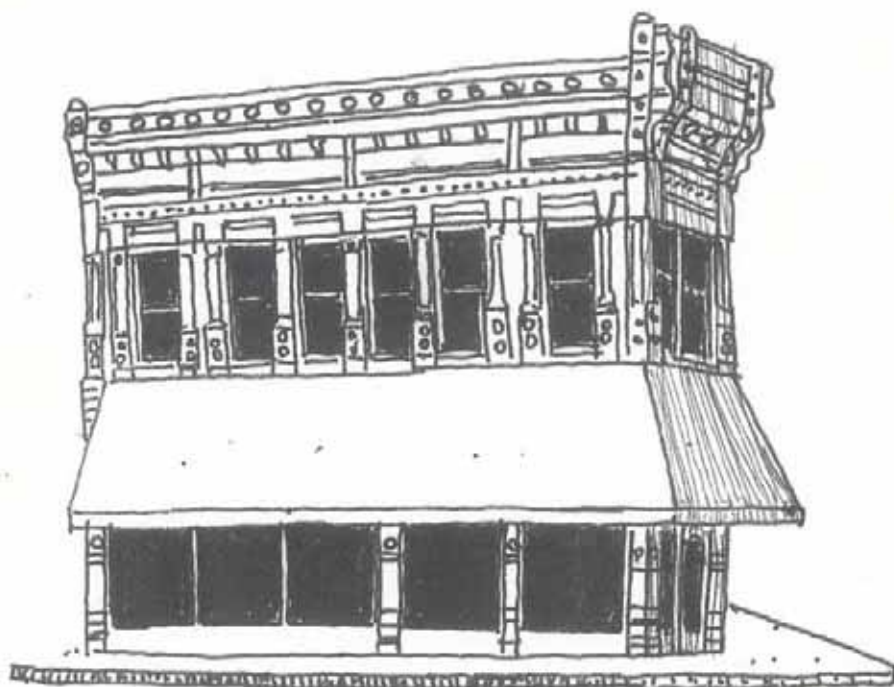
Climate

- Awnings and canopies should be suited to the climate of the region. All climatic forces – sun, rain, hail, snow and wind should be considered.
- In northern regions (the City of Davenport is borderline “northern”) buildings with southern exposures generally should have retractable fabric awnings as the awning can be extended during the summer to block the sun and reduce heat build up, while being lowered during the winter when sunlight is at a premium.
- Dark areas similarly can benefit from awnings that can be raised when appropriate.
- Retractable awnings may also be useful where they, otherwise, would need to carry heavy snow loads.
- Awnings protect storefront windows from moisture penetration and prevent excessive light and heat build up inside buildings. By blocking out the sun, awnings and canopies keep merchandise in display windows from fading and prevent other damage caused by heat and sunlight.



Awnings and Architectural Detail

- Carefully design awnings in terms of size, shape and placement. The new fixture should preserve the integrity of the building's architectural style by complementing the façade's detailing, color, materials, scale, proportion and form.
- Carefully design awnings in terms of size, shape and placement. Awnings should fit individual window bays or structural divisions of the building rather than extending beyond a single bay. The correct use of awnings enhances the architecture of most buildings. Conversely, poorly placed awnings can cover historical decorative ornament, transoms and other architectural elements of the façade that should be left visible.
- The proportions of a building provide clues for the proper dimensions of awnings and canopies. Buildings with a horizontal emphasis, such as those built in the Prairie or Art Moderne styles should have flat canopies or low-pitched awnings to reinforce these styles. Victorian buildings, on the other hand, are more vertical and awnings placed over storefront windows, entrances, etc., should emphasize that verticality.
- As a general rule, awnings should only cover about one third of the opening in which they are placed. Larger awnings obscure too much of the business inside.
- Awnings should also match the shape of the opening it is placed in or over. A square opening should have a square, standard sloped awning, while round or arched openings should have awnings that match the curve of the opening.
- Canopies should be designed to cover as little of the building and store front as possible as they tend to be relatively flat. Given their shape, it may be appropriate to allow them (unlike awnings) to cross the bays on a multi-bay building.



When factors such as climate and building orientation call for the use of awnings or canopies, the architectural character of the building should determine their design. The new fixtures should preserve the integrity and coherence of the building's style by complementing the façade's detailing, color, materials, scale, proportion and form.

Awnings and canopies should complement the scale of the building rather than overwhelm it. Awnings that are too large may cover important architectural features on the façade and destroy the continuity and coherence of its design. Store fronts were designed to fit within a visual framework formed by the storefront cornice, at the top, and by the vertical columns on either side. Awnings should fit within this framework to ensure the visual continuity of the building's primary structural members from the ground floor to the upper stories. This is true not only for small businesses that occupy a single storefront but also for larger stores that occupy several bays in a single building.

Awnings that cover up these strong vertical elements destroy the visual relationship between the upper and lower stories, thereby distorting the scale of the building. The examples above illustrate this point. One need not be an architect to look at the building on the left to realize something is just not working. In the example on the right the building's verticality has been restored.

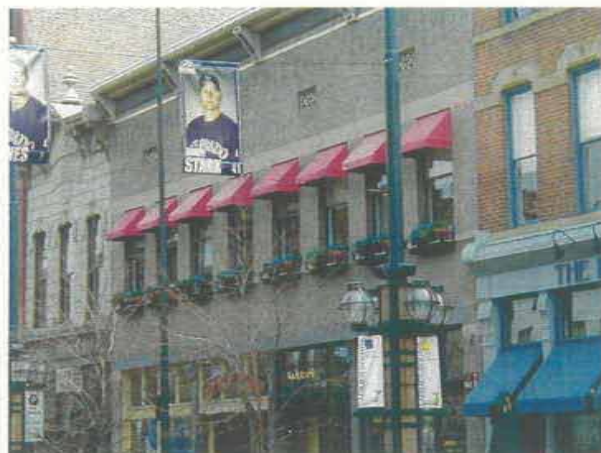
Awnings and Canopy Materials

- Historically, fabric, metal and wood were the most common materials used for awnings and canopies and they remain the most appropriate today. On contemporary structures glass may also be in keeping with the architecture of the building.

Color

- Using awnings and canopies over storefronts and entries provide opportunities for colorful accent and signage. This helps create an interesting and active street front. Avoid harsh or gaudy colors that compete for attention and detract from the buildings overall image. Simplicity and restraint often produce the best results.
- The use of second and upper floor awnings that complement the ground floor awnings in terms of size, style and color creates a consistent design image for a building façade.
- On small buildings where the awning is a prominent part of the façade, its color should harmonize with the building. The visual impact of potentially obtrusive fixtures such as marquees can also be minimized by using a complementary color. Conversely on large buildings where awnings constitute a smaller part of the facade, their color can complement the accent colors used for ornamental details, window frames and other building trim.
- Signage on awnings should be limited to the valance with the exception of a logo which may appear on the slope portion of the awning. Solid colors work better if signage is being used, as stripes can make reading signage difficult.





Awnings, Canopies and Marquees

Patterns

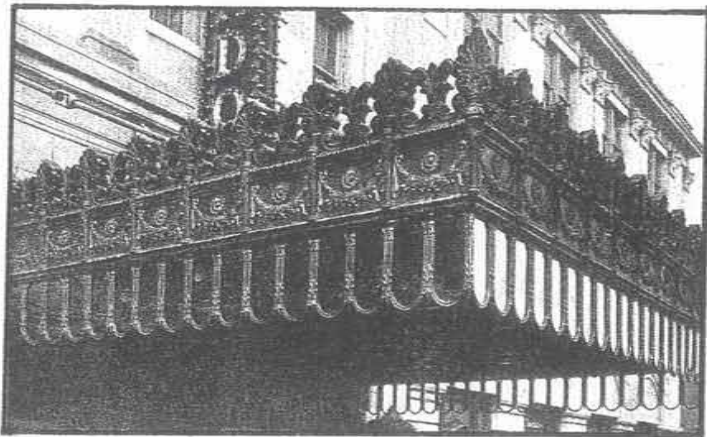
- Fabric awnings often have patterns (usually stripes). Patterned awnings can be used to add interest to plain buildings. Care must be taken, however, not to overpower building details with too bold of a pattern.

Ornament

- Canopies can be ornamental with pressed tin ceilings and other ornamental details. Ornament, like other aspects of canopy design, should suit the character of the building.

Illumination

- For most downtown buildings, awnings that are fully illuminated should be avoided. Exterior illumination, if necessary, should be carefully controlled by using spotlights mounted to the façade above the awning.



The most elaborate marquees were typically created for theatres and Victorian office buildings and retail stores. Bare bulb marquees (with or without neon additions) were commonly used on theatres. The Capitol Theatre provides a good local example. Elaborate pressed-tin marquees were often used on office buildings and department stores. The Petersen and Sons Department Store Building once had one (it was not original to the building, however). The M.L. Parker Building, 104 West 2nd Street, constructed in 1922 also had an intricate pressed metal marquee which was lost in recent years. (The marquee anchors in the form of lion heads are still on the building's east façade.) These pressed tin marquees are still being made, typically being available in either galvanized metal or copper, at a cost that is fairly reasonable.