

DESIGN REVIEW BOARD MEETING

CITY OF DAVENPORT, IOWA

MONDAY, NOVEMBER 5, 2018; 5:00 PM

CITY HALL COUNCIL CHAMBERS, 226 WEST 4TH STREET

SPECIAL MEETING

I. Call to Order

II. Secretary's Report

A. Approval of Minutes from the October 22, 2018 Meeting

III. Old Business None

IV. New Business

A. Case No. DR18-25: Certificate of Design Approval, Residential Infill Overlay District (RIDO). New single family dwelling, 2123 E. Pleasant Street. Sid Davis, petitioner.

B. Case No. DR18-26: Certificate of Design Approval, Residential Infill Overlay District (RIDO). New single family dwelling, 28 Kenwood Dr. Chris Marxen, petitioner.

V. General Discussion

VI. Public Comment

VII. Adjournment

VIII. Next Board Meeting: November 26, 2018

City of Davenport
Design Review Board

Department: CPED
Contact Info: Matt Flynn, 888-2286, matt.flynn@ci.davenport.ia.us

Date
11/5/2018

Subject:
Approval of Minutes from the October 22, 2018 Meeting

Recommendation:
Approve the Minutes

ATTACHMENTS:

Type	Description
▣ Backup Material	10-22-18 Draft Minutes

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	10/31/2018 - 10:58 AM

DESIGN REVIEW BOARD MINUTES

CITY OF DAVENPORT, IOWA

MONDAY, OCTOBER 22, 2018; 5:00 PM

COUNCIL CHAMBERS 226 WEST 4TH STREET DAVENPORT, IOWA 52801

I. Call to Order

Vice Chair Davidson called the meeting to order at 5:03 pm.

Roll Call. Present: Davidson, Slobojan, Kvapil, Quijas, Young, Rashid, Howell
Excused: Wilkinson, Maness, Nix, Lundgren
Staff: Flynn

II. Secretary's Report

A. Approval of the September 24, 2018 Design Review Board minutes.

Approved following a motion by Slobojan and a second by Young.

III. Old Business

IV. New Business

A. Case DR18-20: Certificate of Design Approval – “DDOD” Downtown Design Overlay District – 218 Iowa Street. One projecting wall sign and three painted wall signs. Randy and Mary McDonald, petitioner. [Ward 3]

Jeff Young represented the petitioner and abstained from voting. Motion passed unanimously following a motion by Rashid and a second by Slobojan (Young abstained).

B. Case No. DR18-21: Certificate of Design Approval – “DDOD” Downtown Design Overlay District – 221 East 2nd Street. Remove exterior metal cladding, repair or replace masonry where needed, replace glass storefront and replace upper windows. Scott Ryder, petitioner. [Ward 3]

C. Case No. DR18-22: Certificate of Design Approval – “DDOD” Downtown Design Overlay District – 418 East 2nd Street. Install new fencing. Tara Elkins, petitioner. [Ward 3]

Tara Elkins was present.

Motion by Slobojan, seconded by Rashid to approve the work as presented. Motion passed unanimously.

- D. Case No. DR18-23: Certificate of Design Approval - DDOD Downtown Design Overlay District - 324 Scott Street - replacement windows, 4th floor. Darren Williams Suburban Construction, petitioner [Ward 3]

Darren Wilson was present.

Motion by Young, seconded by Quijas, to approve the windows as presented. Motion passed unanimously.

- E. Case No. DR18-24: Certificate of Design Approval - DDOD Downtown Design Overlay District. 401 West River Drive New Wall Sign. Tara Elkins, petitioner. [Ward 3]

V. General Discussion

- A. Discussion regarding freestanding sign concept at the Freight House located at 421 West River Drive.

Discussion was held. Installation of the sign is dependent upon funding. Flynn suggested a design more consistent with the building architecture. Young agreed to prepare additional concepts.

VI. Public Comment

None

VII. Adjournment

The meeting adjourned at 5:50 pm.

VIII. Next Board Meeting:

- A. November 26, 2018

City of Davenport
Design Review Board

Department: CPED
Contact Info: Matt Flynn, 888-2286, matt.flynn@ci.davenport.ia.us

Date
11/5/2018

Subject:

Case No. DR18-25: Certificate of Design Approval, Residential Infill Overlay District (RIDO).
New single family dwelling, 2123 E. Pleasant Street. Sid Davis, petitioner.

Recommendation:

Staff recommends approval of the proposal in accordance with the submitted plans, including a 5/12 roof pitch.

Background:

Proposed new single family home in a neighborhood with a variety of housing styles and ages.
Garage to be built at a later time.

ATTACHMENTS:

Type	Description
Backup Material	Full Application

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	10/29/2018 - 5:20 PM

**CERTIFICATE OF DESIGN APPROVAL (CDA)
APPLICATION
Design Review Board
City of Davenport, Iowa**

Date: 10/25/18

Property Address: 2123 E. Pleasant St.

Owner

Petitioner* (If not owner)

Name:

Stacey Schindler

Sid Davis

Address (Including Zip):

2200 E. Washington St. WTPleasant, IA 52641

Daytime Phone:

319-931-1822

Email Address:

Sid@davis-homes-online.com

*** If the petitioner is different from the property owner, please submit a letter signed by the property authorizing the applicant**

Applicable 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).

Submission 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.

All types of requests:

- 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.

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.

Determination of the request by the Design Review Board

- The applicant's attendance is required at the meeting.
- 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 feels there is insufficient information to make a proper judgment on the proposed activity. It shall not continue any application more than three regularly scheduled consecutive meetings unless the applicant requests additional continuances. If the continuances are based on the petitioner's failure to provide required information, the board may make a decision on the information available, or it may return the petition to the party submitting it for future resubmission. Notwithstanding the provisions described above and provided the application submitted is complete, the petition 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.


The applicant hereby acknowledges and agrees to the following requirements:

- (1) No Application for a Certificate of Design Approval will be presented to the Design Review Board for consideration until the applicant has submitted all requested information to the Board Secretary.
- (2) No work subject to Design Review Board approval may commence until the Design Review Board has issued a Certificate of Design Approval approving said work.
- (3) All work shall be in accordance with Design Review Board approval. Changes not in accordance with the approval may require a subsequent Design Review Board approval.
- (4) Once commenced, all work must be completed within a timely manner. If the work is not in accordance with the Design Review Board approval, the applicant may be required to remove the improvements or vacate the premises until compliance with the approval is achieved.
- (5) Design Review Board approval would not vest against other required land development regulations or other regulatory approvals that may apply. The applicant must contact the City's Office of Construction Code Enforcement located in the Public Works Facility at East 46th Street and Tremont Avenue (1200 Tremont) to apply for all necessary permits prior to the commencement of said work.
- (6) If the Design Review Board denies the Application for a Certificate of Design Approval, the applicant may file a written appeal with the City Clerk within 30 calendar days to bring the issue before the City Council.
- (7) In the event work has been completed without the required Certificate of Design Approval, the applicant and persons performing may be subject to a municipal infraction. Every day each said violation shall continue to exist shall constitute a separate violation.

Owner(s) of Record or Authorized Agent

Date



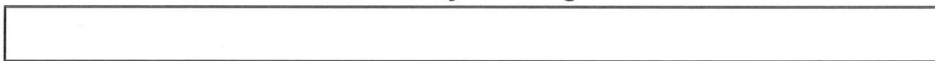


By typing or signing your name, you acknowledge and agree to the aforementioned requirements.

Received by:

Commission Secretary or Designee

Date





Date of Downtown Design Review Board Public Meeting:

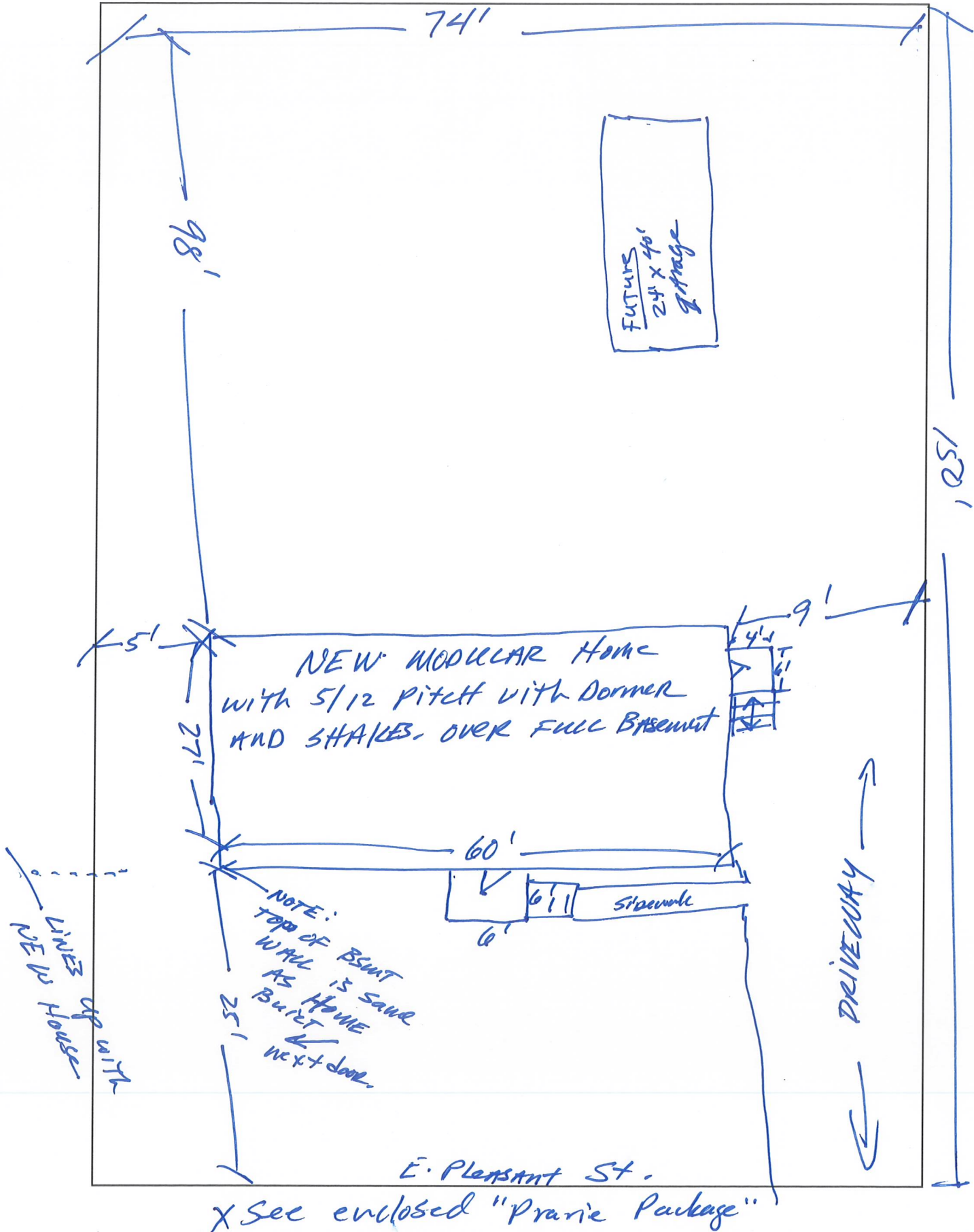
All Design Review Board Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Hand delivered applications may be submitted to:

*Design Review Board
C/O Community Planning and Economic Development Department
226 W. 4th Street
Davenport, Iowa 52801*

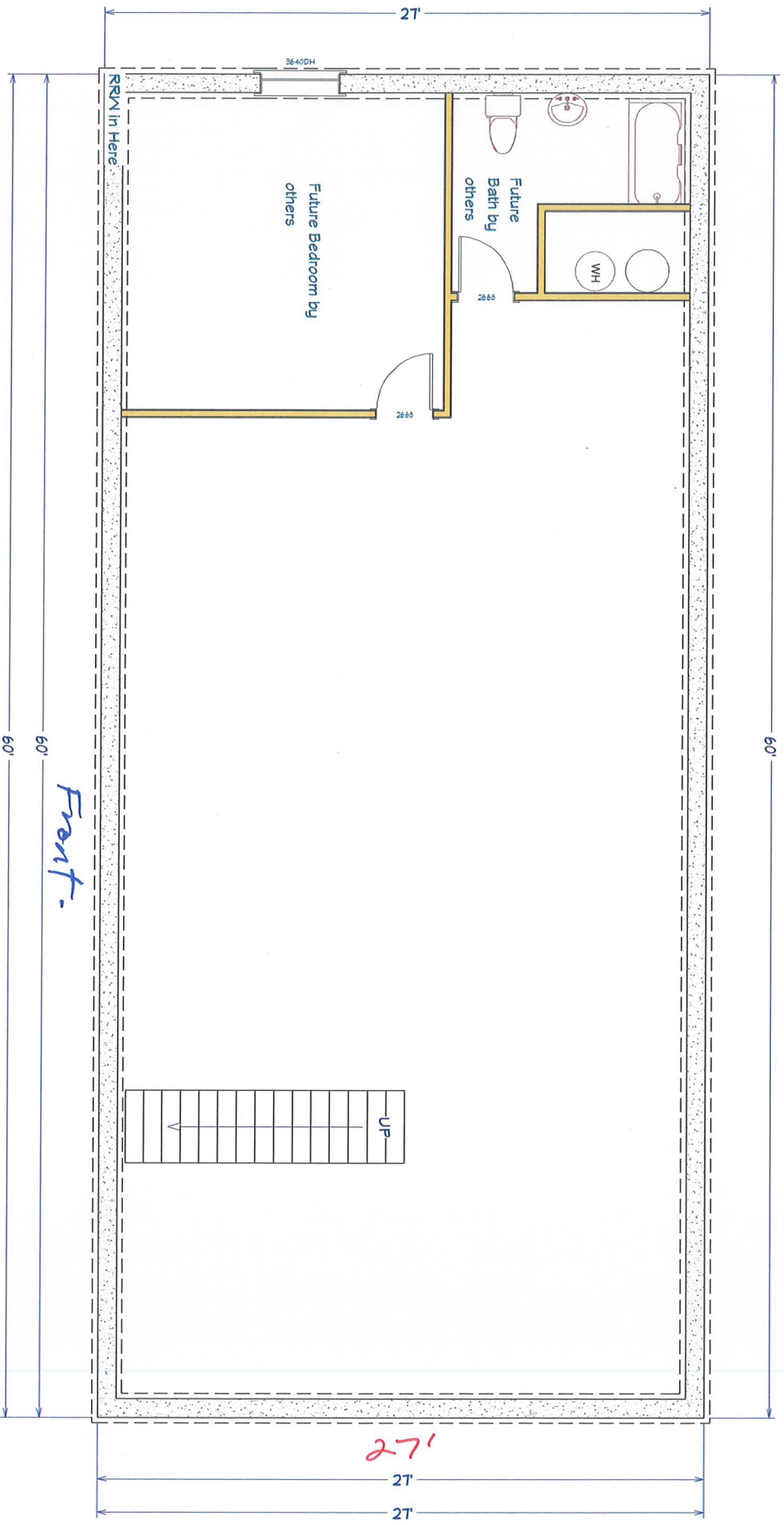
Work Plan

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



Kale 9/28

JS



Stacey Schindler
2123 E. Pleasant St.
Davenport, IA

LIVING AREA
1620 sq ft
Front
Davenport Print

Exterior Packages



Keystone PACKAGE

- ~ 3/12 Roof Pitch - shown
available on 5/12 Roof Pitch
- ~ 3 Color Packages Available



Prairie PACKAGE

- ~ 5/12 Roof Pitch - shown
available on 3/12 Roof Pitch
- ~ 2 Color Packages Available



Craftsman PACKAGE

- ~ 5/12 Roof Pitch - shown
available on 3/12 Roof Pitch

October 25, 2018

To Whom it may concern;

This letter is to confirm that Sid Davis, Davis Homes has the authority to submit application for the Certificate of Design Review, and anything else needed to obtain building permit for the City of Davenport.

A handwritten signature in blue ink that reads "Stacey A. Schindler". The signature is written in a cursive, flowing style.

Thanks,

Stacey Schindler (Briggs)

**City of Davenport
Design Review Board
2018 Meeting Schedule**

All meetings to be held typically on the fourth Monday of the Month in the
City Hall Council Chambers, at 5:00 pm
(subject to change due to holidays and unforeseen circumstances)

Submittal Deadline	Meeting Date
January 15, 2018	January 22, 2018
February 19, 2018	February 26, 2018
March 19, 2018	March 26, 2018
April 16, 2018	April 23, 2018
May 14, 2018	May 21, 2018
June 18, 2018	June 25, 2018
July 16, 2018	July 23, 2018
August 20, 2018	August 27, 2018
September 17, 2018	September 24, 2018
October 15, 2018	October 22, 2018
November 19, 2018	November 26, 2018
December 10, 2018	December 17, 2018















City of Davenport
Design Review Board

Department: CPED
Contact Info: Matt Flynn, 888-2286, matt.flynn@ci.davenport.ia.us

Date
11/5/2018

Subject:

Case No. DR18-26: Certificate of Design Approval, Residential Infill Overlay District (RIDO).
New single family dwelling, 28 Kenwood Dr. Chris Marxen, petitioner.

Recommendation:

Staff recommends the Design Review Board approve the proposal, in accordance with the submitted plans.

Background:

This proposed new dwelling is in the English Tudor Farmhouse style and will compliment the existing homes in the neighborhood.

ATTACHMENTS:

Type	Description
▣ Backup Material	Elevation
▣ Backup Material	Preliminary Plans

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	10/29/2018 - 5:33 PM



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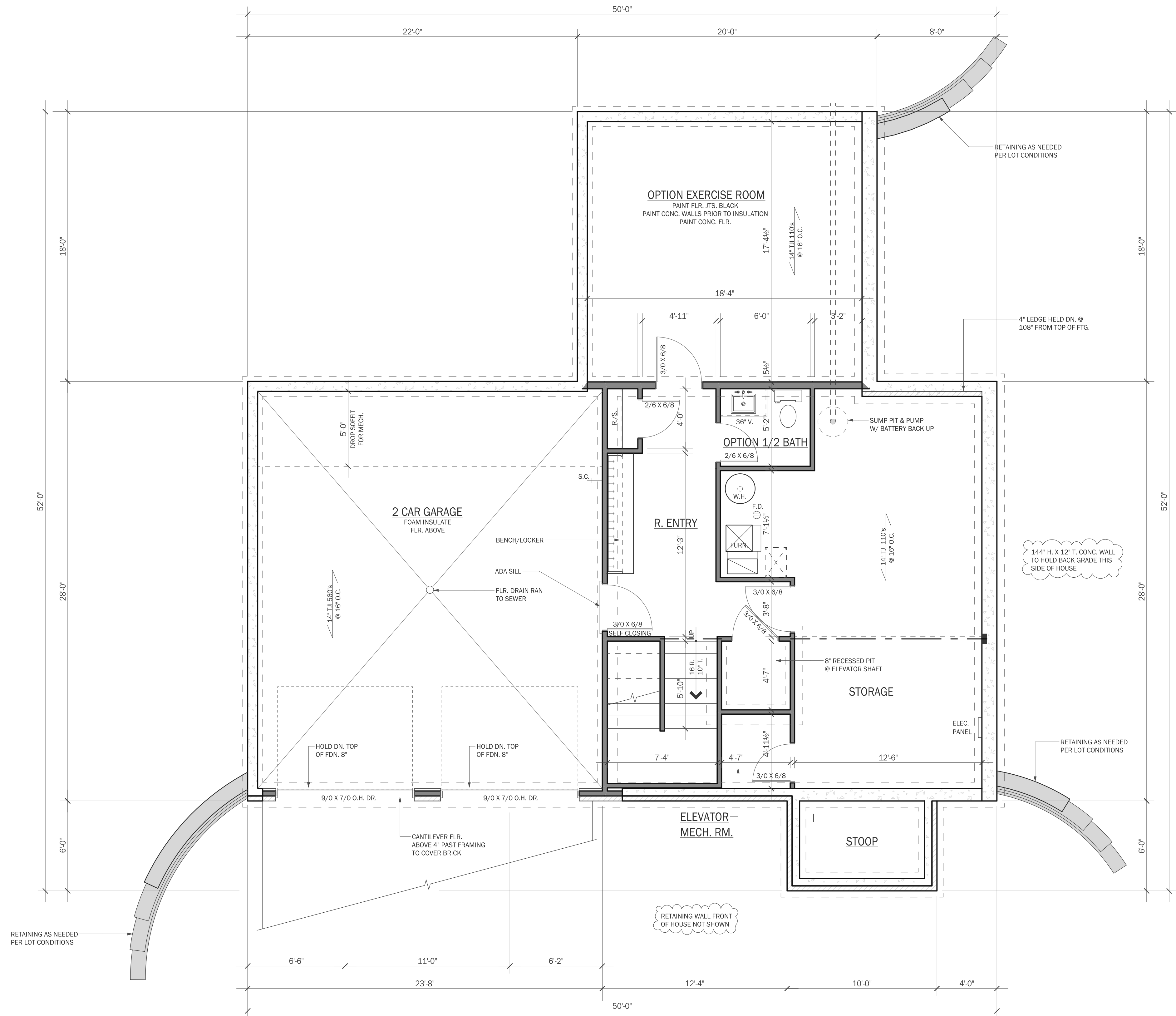
ROGER & MARY JEANNE GERDES RESIDENCE ##
LOT #299 McLELLAN HEIGHTS LAST ADDITION

LOT #299 McCLELLAN HEIGHTS LAST ADDITION
KENWOOD AVENUE
DAVENPORT, IOWA

DATE: 9-26-18 3rd D.M.
JOB:
DRAWN BY: B. MIXDORF

SHT. A-1

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FOUNDATION PLAN

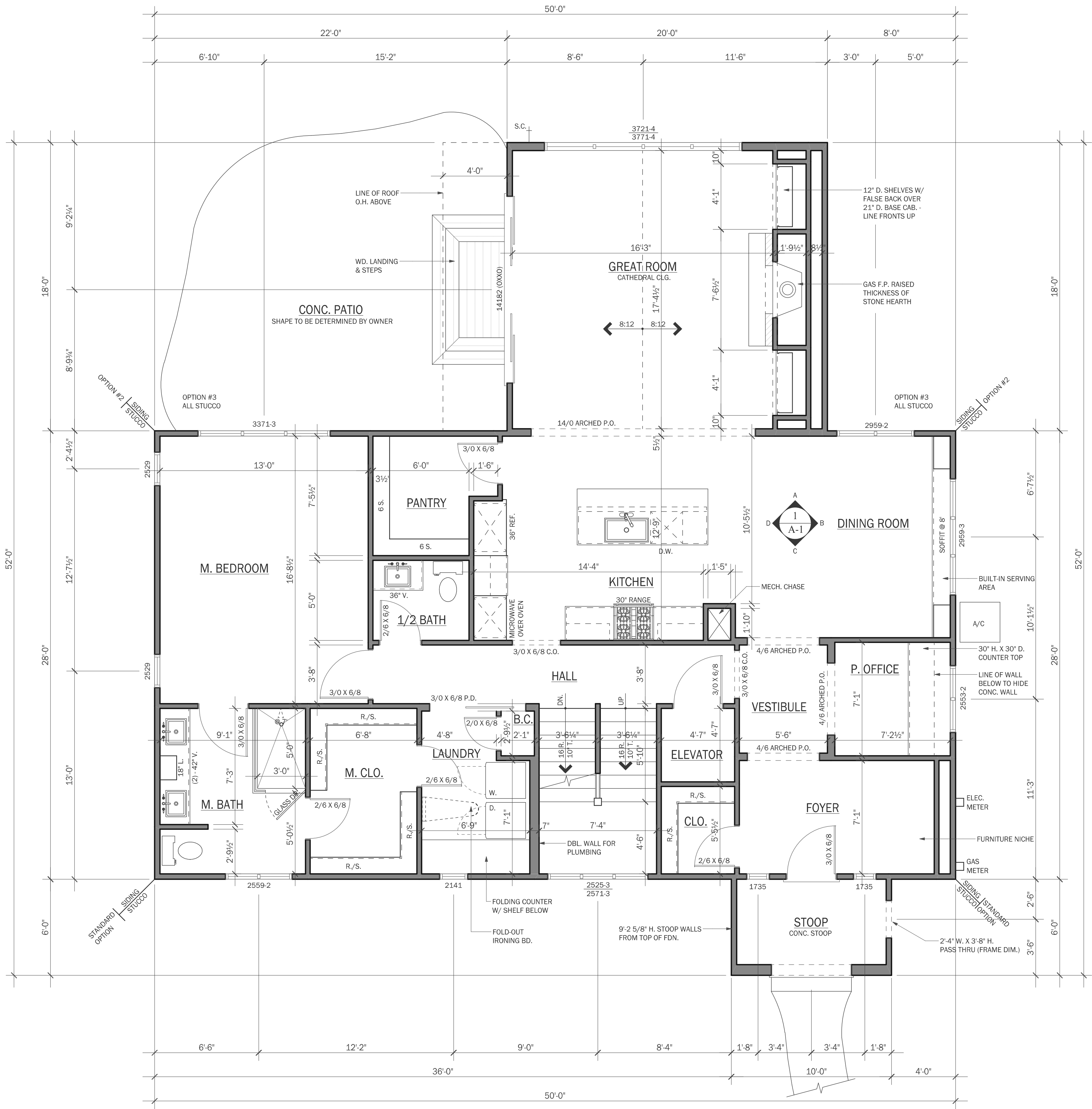
SCALE: 1/4" = 1'-0"

ROGER & MARY JEANNE GERDES RESIDENCE

LOT #299 McCLELLAN HEIGHTS LAST ADDITION
KENWOOD AVENUE
DAVENPORT, IOWA

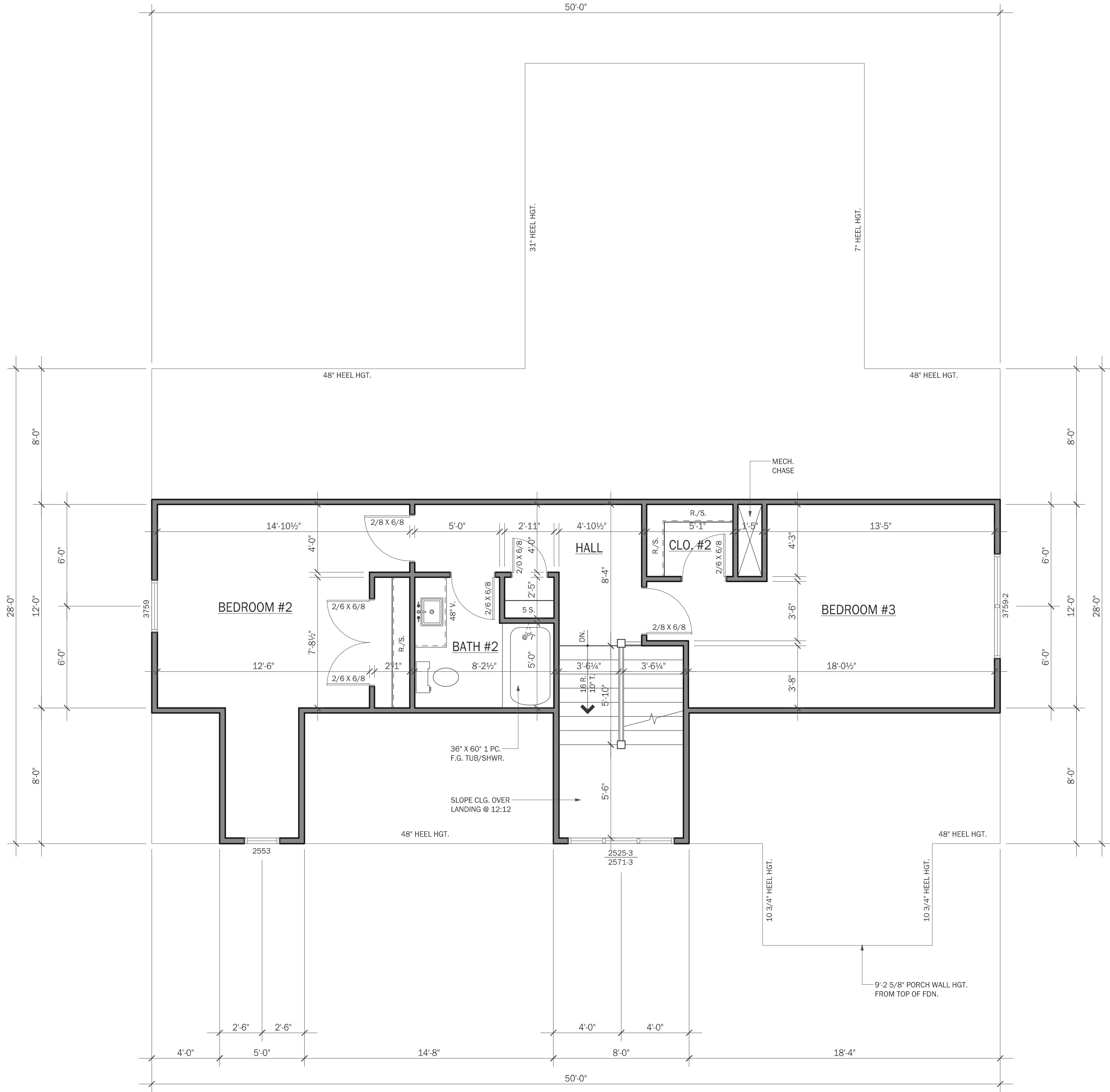
DATE: 9-26-18 3rd D.M.
JOB:
DRAWN BY: B. MIXDORF

SHT. A-2



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

ROGER & MARY JEANNE GERDES RESIDENCE

LOT #299 McCLELLAN HEIGHTS LAST ADDITION
KENWOOD AVENUE
DAVENPORT, IOWA

DATE: 9-26-18 3rd D.M.
JOB:
DRAWN BY: B. MIXDORF

SHT. A-3