

# DESIGN REVIEW BOARD MEETING

## CITY OF DAVENPORT, IOWA

MONDAY, NOVEMBER 26, 2018; 5:00 PM

CITY COUNCIL CHAMBERS 226 WEST 4TH STREET DAVENPORT, IOWA 52801

I. Call to Order

II. Secretary's Report

A.

III. Old Business: None

IV. New Business

- A. DR18-27: Certificate of Design Approval – “DDOD” Downtown Design Overlay District – 502 Brady Street. New Outdoor Patio. Mark VanZuiden, petitioner. [Ward 3]
- B. Case DR18-28: Certificate of Design Approval - Hilltop Campus Village Overlay District (HCOD) New Monument Sign. 115 W. Locust Street (Sanitary Suds Laundromat). Allen Sign Company, petitioner. [Ward 5]
- C. DR18-30: Certificate of Design Approval – “DDOD” Downtown Design Overlay District – 201 East River Drive. New Projecting Wall Sign. Doug Foderberg, petitioner. [Ward 3]
- D. DR18-30: Certificate of Design Approval – “DDOD” Downtown Design Overlay District – 502 East 4th Street. Rebuild front deck, remove paint from building, tuckpoint masonry and new landscaping. Tim McDonnell, petitioner. [Ward 3]
- E. DR18-31: Certificate of Design Approval – “DDOD” Downtown Design Overlay District – 221 East 2nd Street. New windows and new wall mounted sign. Scott Ryder, petitioner. [Ward 3]
- F. DR18-32: Certificate of Design Approval – “DDOD” Downtown Design Overlay District – 502 West 3rd Street. New awnings and signs. John Doyle, petitioner. [Ward 3]
- G. Case DR18-34: Certificate of Design Approval, Hilltop Campus Village Overlay District (HCOD) for a new electronic message sign (EMS) at 1301 Harrison Street. David Howard, petitioner [Ward 3].
- H. Case DR18-35: Certificate of Design Approval – “DDOD” Downtown Design Overlay District – 321 East 2nd Street. Wall Mounted Sign. Michael Osborn, petitioner. [Ward 3]

See DR18-32 for Design Guidelines - Signage.

- I. Case DR18-36: Certificate of Design Approval - HSD Historic Shopping District. 2124 E. 11th Street, facade renovation. Roman Sholtz for Jack Bruchmann

revocable trust, petitioner [Ward 5]

V. General Discussion

VI. Public Comment

VII. Adjournment

VIII. Next Board Meeting: 12/17/2018 (Note: This is the 3rd Monday of December)

City of Davenport  
Design Review Board

Department: CPED

Contact Info: Matt Flynn matt.flynn@ci.davenport.ia.us 563-888-2286

**Date**  
**11/26/2018**

Subject:

ATTACHMENTS:

Type	Description
▢ Backup Material	11-5-18 Minutes

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	11/20/2018 - 3:18 PM

# DESIGN REVIEW BOARD MINUTES

CITY OF DAVENPORT, IOWA

MONDAY, NOVEMBER 5, 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 October 22, 2018 Design Review Board minutes.

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

## III. Old Business

## IV. New Business

- A. Case DR18-25: Certificate of Design Approval – “RIDO” – Residential Infill Design Overlay District – 2123 E. Pleasant Street. New single family dwelling. Sid Davis Petitioner. [Ward 5].

Sid Davis was present to answer questions.

Motion by Young, seconded by Rashid, to approve the request as presented. Motion passed unanimously.

- B. Case No. DR18-21: Certificate of Design Approval – “RIDO” – Residential Infill Design Overlay District – 28 Kenwood Drive. New single family Dwelling. Ryan Windmiller, petitioner [Ward 6].

Ryan Windmiller was present to answer questions.

Motion by Slobojan, seconded by Young, to approve the request as presented.

Motion passed unanimously.



V. General Discussion

None

VI. Public Comment

None

VII. Adjournment

The meeting adjourned at 5:20 pm.

VIII. Next Board Meeting:

A. November 26, 2018

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**  
**11/26/2018**

**Subject:**

DR18-27: Certificate of Design Approval – “DDOD” Downtown Design Overlay District – 502 Brady Street. New Outdoor Patio. Mark VanZuiden, petitioner. [Ward 3]

**Recommendation:**

Discuss the request.

**Background:**

The City of Davenport currently owns this property. The petitioner recently acquired 508 Brady Street, which is the adjacent property to the north. The City would be agreeable to transfer the property, but it want to ensure an appropriate use and high quality design.

**ATTACHMENTS:**

Type	Description
▣ Backup Material	Application
▣ Backup Material	Design Guidelines - Building New

**REVIEWERS:**

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	11/21/2018 - 9:45 AM



**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 ☐

**Historic Preservation Commission**

- Certificate of Appropriateness ☐  
 Landmark Nomination ☐  
 Demolition Request ☐

**Architect** (if applicable)

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

**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](mailto: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 charges 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](mailto: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](mailto: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.

I recently purchased the property at 508 - 512 Brady Street. I also own the property at 514 Brady Street. These buildings all share common walls. My plan for the 508 - 512 building is to completely remodel all 3 floors. The first floor will house a restaurant and the second and third floors will contain eight - one bedroom apartments. I am currently in discussions with The City of Davenport to acquire a small vacant lot that butts up to 508 Brady. If I am successful in obtaining the property my plan is to add a large outdoor space that would be accessible from the interior of the restaurant through the south side of the building. I have been told that before I present my offer to the city council that I should have my proposed project approved by The Design Review Committee. That is the reason for my application.

I plan on presenting my plan at your November meeting. Please review my plan and contact me with any questions. Thank you for your consideration

### **Work Plan:**

I plan on attaching a 1,512 square foot elevated patio that is attached to the South side of the building. The patio measures 42 feet wide and 36 feet long. The area will be accessible through the restaurant via two large doors that will be added to the South side of 508 Brady. The frame of the patio will be built out of pressure treated lumber with the floor and sides being covered with composite decking. The pressure treated frame will not be visible when viewed. The rails will consist of glass panels to allow a complete viewing area. The entire property will be enclosed by a 5 foot decorative black metal fence. The property that is not covered by the patio will be completely landscaped with zero maintenance materials so it always has a neat and clean appearance.

I have attached an artists rendering of the proposed project. I look forward to presenting this material to you at your next meeting.

Applicant:

Date:

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

Received by:

Date:

Planning staff

Date of the Public Meeting:

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







## **Building New**

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### **Design Objectives:**

- Reinforce a sense of historical continuity**
- Encourage compactness**
- Encourage a diversity of uses and activities**
- Encourage public and private investment in the future of downtown Davenport**
- Reinforce the unique character of the City of Davenport**
- Require the use of quality building materials**
- Create an economically vibrant downtown**

### **Discussion:**

New development should be designed to complement the existing architecture of downtown Davenport and reinforce its features.



Infill development can repair and strengthen the urban fabric by eliminating gaps created by vacant lots and surface parking. After the protection of high quality, existing architecture, the introduction of such infill development should be the downtown's primary development priority.

## **Building Design**

Building design guidelines for Downtown Davenport primarily address the exterior of buildings and the relationship of buildings to the surrounding setting or context and the street. While building design decisions must balance many factors including economic constraints, programmatic needs, functional requirements, and aesthetics, to name a few, the relationship of the building to its downtown urban setting is the primary issue of public concern. The following building design guidelines address those public issues of site and street relationships.

## **Major Design Principles**

There are two major design principles that are paramount to building design in Downtown Davenport. The first is the principle of "contextual fit" or contextual design – how well does the proposed building "fit" within the downtown urban setting. The second major principle is "pedestrian friendly streets" – how does the building design contribute to an active, pedestrian street life.

## **Contextual fit**

Contextual fit or design requires evaluating the existing buildings on the block and in the surrounding district to determine the major reoccurring design elements that contribute to the character and image of Downtown as an urban place. These design elements of contextual fit include features such as building setbacks, building heights, building form, rhythm of openings, the rhythm of horizontal building lines, color, materials, texture, building style, and building details. Historically, over time, a pattern of repeated design elements will contribute to the overall character and image of Downtown Davenport.



Architects often say that a building does or does not talk to its neighbors. What they describe is how a building makes reference to its own shape and materials and the shape and materials of its neighbors. A lively conversation between buildings means that the buildings relate to each other. The color of one may be picked up and amplified by another or the roof line of another may be mimicked by yet a fourth. With buildings as with humans there is a delicate balance between attracting too much attention and being a wallflower, ignored and unnoticed. In the view of these guidelines it is best for a new building to fit in with the architectural context of its neighbors. The new building should in some way echo and mimic the materials, height, details and patterns of its neighbors.

A new building proposal need not match every building element to “fit” within the context. The more elements a new building design addresses, however, the more likely the design will contribute to the existing contextual pattern of the Downtown.

In the City of Davenport’s “main street” Victorian past building scale, forms, orientation and materials were relatively consistent. Variety and contrast were provided primarily by differences in detail and ornamentation at a relatively minor scale. As a result, overall consistency was relatively simple to maintain.

This continued to be the case even after the City of Davenport began to evolve into something more akin to a “big city downtown” in the 1920’s, 30’s and 40’s. These buildings, although taller, in other respects used the same materials, window proportions and street rhythm.

Modern architecture, on the other hand, has allowed and encouraged a greater range of choice in building form, scale, materials and character. Consequently, the potential for contrast has become much greater. While these new materials, etc., may make it more difficult to obtain a contextual fit there are still many ways in which it can occur.

There are, however, exceptions in design. In some cases, on some sites, the opposite design principle may be appropriate – creating a landmark or signature building. A signature building design creates a building that is the opposite of “contextual fit.” Signature buildings stand out in the urban setting because of their unusual design character. Such buildings are often designed as new “cutting edge” building styles or





experiments in architectural design by a leading architectural designer. The Figge Art Museum and the Holabird and Root riverfront skybridge are examples of signature structures.

Creating many “signature” building designs within one district creates visual confusion and clutter. Thus, it is important to determine when and where a “signature” building design would be appropriate in the Downtown. Many signature buildings are created for public or civic use such as museums, government centers, schools and churches.

In most cases the principle of “contextual fit” or “contextual design” is appropriate for building design in Downtown Davenport. Building designs that would create a signature building should provide a more detailed analysis of the site and district and how the proposed building would be appropriate for the site.

### **Pedestrian-friendly streets**

The second major principle for building design is the creation of a “pedestrian friendly” urban street environment. The types of building design elements that contribute to a pedestrian-friendly street environment include: street-level activities, building to the edge of sidewalks, windows and openings at the ground floor, awnings and canopies over window displays and entries, pedestrian amenities along the street, and extending building activities into the sidewalks such as outdoor seating, dining and sales displays.

The place where the building and the sidewalk meet is the most important spot in downtown. This is the pedestrian network where the interaction between people on the sidewalk and businesses in the buildings is most intense. It is a threshold across which commerce and activity must cross. Street level restaurants, shops, stores and businesses are all accessed at that line, and the more continuous it is the greater possibility for success they will all experience. A gap in the length of facades will create an area of low activity and low commercial potential in the same way a vacant lot will, and should be avoided wherever possible.



Buildings, as they meet the ground, also form the space around our city streets. The shape of the streetscape is created by the height and location of the buildings which line the sides. A mid-rise street wall which aligns fairly consistently with the street edge implies that the individual buildings defer to the street. Buildings which meet the street acknowledge the greater importance of the public space through which the streets run. They can, in this way, create an awareness of the greater importance of the civic whole, where building facades are shaped by the public spaces rather than the other way around.

Buildings that are designed as signature or landmark buildings can also meet the second principle of creating a pedestrian friendly street environment. New and innovative building designs should also be pedestrian friendly, inviting, and contribute to the Downtown as a lively and active place.

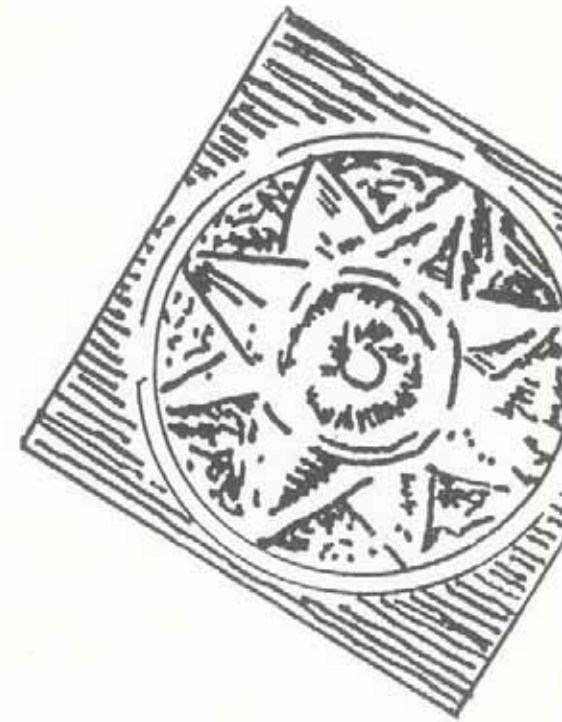
### **Respond to the neighborhood context**

Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.

#### **Considerations:**

Each building site lies within an urban neighborhood context having distinct features and characteristics to which the building design should respond. Arrange the building mass in response to one or more of the following, if present:

- a surrounding district of distinct and noteworthy character
- an adjacent landmark or noteworthy building
- a major public amenity or institution nearby
- neighboring buildings that have employed distinctive and effective massing compositions
- elements of the downtown pedestrian network



Consider complementing the existing structures in terms of:

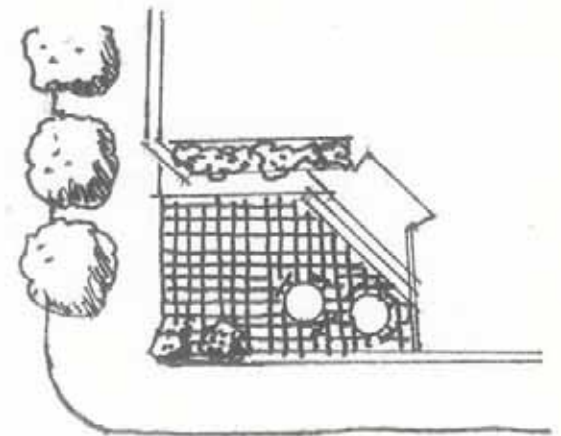
- massing and setbacks
- scale and proportions
- structural bays and modulations
- fenestration patterns and detailing
- architectural styles and roof form

### Site Design and Layout – Building Setbacks

New development should replicate the setbacks of existing development. In most of the downtown this means buildings should be located on the front property line. A strong sense of enclosure is an important element of most downtown streetscapes. There are exceptions to this rule. In particular, 4<sup>th</sup> Street tends to have small landscaped setbacks associated with its various public buildings. Also, a small setback (for example 10 or 12 feet) may be desirable on residential projects that do not have first floor commercial uses.

Setback guidelines:

- Constructing buildings to the back of sidewalks, along the street, from side property to side property line reinforces the vitality of the public sidewalk.
- Locating building entrances close to the street helps to maintain visual surveillance of street and sidewalk areas.
- Cutting or clipping the corner off of a building located at the corner of two intersecting streets creates an area for landscaping and other amenities while maintaining the street wall on both streets.





## Design a well-proportioned and unified building

Compose the massing and organize the interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building so that all components appear integral to the whole.

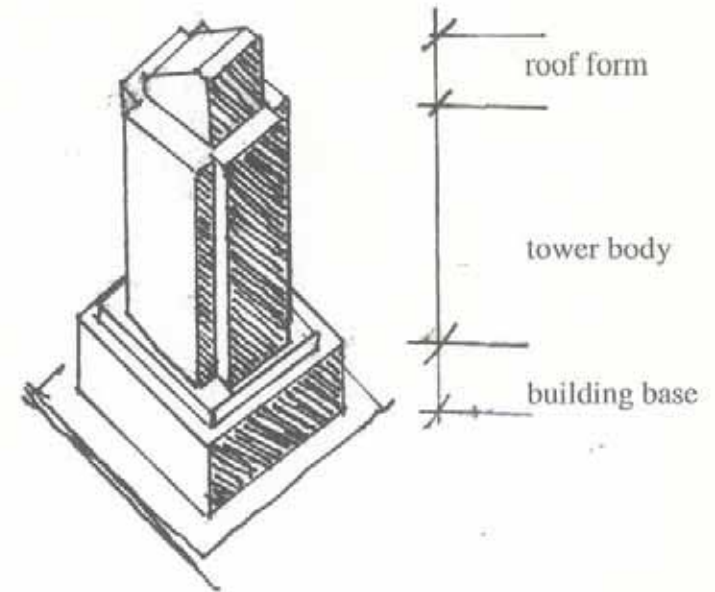
### Considerations:

When composing the massing, consider how the following can contribute to create a building that exhibits a coherent architectural concept:

- Setbacks, projections and open space
- Relative sizes and shapes of district building volumes
- Roof heights and forms

When organizing the interior and exterior spaces and developing the architectural elements, consider how the following can contribute to a building that exhibits a coherent architectural concept:

- Façade modulation and articulation
- Windows and fenestration patterns
- Corner features
- Streetscape and open space fixtures
- Building and garage entries
- Building base and top



Consider how the base can contribute to a coherent architectural concept through its massing, structural grounding and details.

When designing the architectural details, consider how the following can contribute to create a building that exhibits a coherent architectural concept:

- Exterior finish materials
- Architectural lighting and signage
- Grills, railings and downspouts
- Window and entry trim and moldings
- Shadow patterns
- Exterior lighting



Well proportioned buildings with a clearly articulated base, body and roof.



## Building height and massing

The principal challenge in designing major downtown development projects is to incorporate large-scale and high rise structures into the existing context of smaller-scale buildings on a street or in a district. Where an attractive and consistent architectural character exists, an appropriate degree of compatibility is important. The dominant scale and setbacks of existing buildings should establish the framework into which the new architecture fits. When the existing architecture is mediocre, the first new project can establish the baseline on which new buildings can build to create a new context. Where the existing design standard is poor, the repetition of design elements is not desirable, and new development should be used to set a new standard.

### Building height guidelines:

- Maintaining the alignment of building cornices, rooflines and building lines of new buildings adjacent to existing buildings preserves architectural continuity. This is particularly important, where the downtown's Victorian streetscape is still intact. Building heights of new buildings can reinforce traditional building facades by falling within the range of the building heights found on the immediate block or in the surrounding district. Because heights in many of the Downtown districts vary, not all buildings on a block are appropriate for matching building heights.
- Height and massing should be compatible with existing development, with sensitive transitions in height provided between existing low-rise development and taller new structures. The building mass should be broken in increments that correspond to the scale and massing of existing buildings through the use of setbacks and variable roof heights.
- When building taller new buildings consider the impact on the skyline. Tall buildings relate to the community on two levels. They can become a strong visual landmark for the region when seen from a distance. At street level they should, however, be pedestrian friendly.



Stepping a building back as it rises can create a transition between structures with differing heights, while also allowing sunlight to reach the street.

## Building Materials

Downtown buildings should not only provide the appearance that they will be there for a long time, they should also provide facades and structures that will be there a long time. Construction materials should have strength, permanence and quality. Well-built buildings provide greater resale value, and by holding their value longer can help the viability of the whole downtown. Property can be affected by the value of adjacent property. Also, as poor quality buildings age, they can negatively impact the value of neighboring properties.

Building materials add greatly to the overall character and experience of the Downtown. While the structural construction materials may vary, the public face of buildings, or finish materials, should be more consistent. Davenport's buildings, fashioned from the local materials of the Midwest and reflecting local traditions, share a history.

In Downtown Davenport brick, limestone, terra cotta, architectural pre-cast concrete, granite, glass and steel are commonly used building materials. These materials provide a strong and consistent image for the Downtown.

The quality of building materials varies widely, and it is the quality of the finish materials and its application that contributes to the continuity of the Downtown character and the pedestrian experience at the street. Building materials on the ground floor of buildings are especially important. The ground floor is where most people can easily come into contact with the building's edge, where materials can be touched and easily seen. Quality building materials and their application add texture and richness to the pedestrian environment.

Continuity, contextual design or contextual fit can be created by using common materials found in Downtown Davenport that are similar in quality, character, texture, finish, and dimension to those commonly found in the best-designed buildings in the downtown (such as brick, stone, concrete, masonry, steel, glass and terra cotta). Use of these materials creates and conveys a sense of stability and strength to the urban environment.





These design guidelines do not usually rule out specific building materials. The use of materials such as artificial stone, mirrored glass, untreated wood, diagonal wood, rough-sawn wood and horizontal wood siding on large building surfaces generally creates an incongruous effect to the urban quality of the built environment and are unlikely to be approved. The use of architectural metals also is generally not appropriate. If used it is to be used in conjunction with a superior design.

Using heavily tinted or mirrored glass on the ground floor of buildings facing pedestrian-oriented streets creates unfriendly pedestrian environment and limits the visual access and permeability of the building façade at the street level. Permeable surfaces at the street level (windows, doors and entry features) helps to create a safe and active appearance.

### **Continuity and compatibility**

New buildings should maintain a level of compatibility with design features of surrounding buildings.

Continuity and compatibility should be taken a step further in blocks where the relatively low rise (one to four story) Victorian main street of Davenport's 1800's still exists. These blocks, in particular, provide a strong rhythm of repeating parts. The height of new buildings should be similar, if not the same, as the height of historic structures. The width, proportion and proportion of openings, roof type and composition of the buildings are encouraged to be similar. In particular, these buildings tend to be constructed in a universal red brick that is often called "Davenport brick". Infill in these locations are strongly encouraged to use a similar brick color and maintain a similar proportion, composition and rhythm.

### **Façade Organization**

As is the case with traditional commercial architecture, the street façade should be organized into two major components, the ground-level storefront and the upper architecture with strong horizontal elements separating the two. Especially on streets with a pedestrian emphasis, where a sense of human scale and amenities are essential, the ground-level storefronts should provide large window areas to share the building's interior activities with the street.



The bicycle shop (above) illustrates how being able to look into a retail store's interior can enliven the streetscape. It also provides an example of allowing merchandise to "spill out" onto the sidewalk (which can be allowed with an encroachment permit). (See the section on "Encroachments").

### Provide Active – not blank – facades

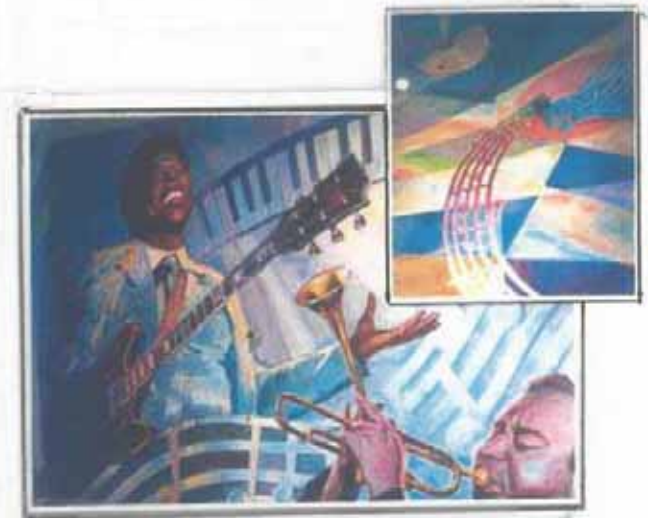
Buildings should not have large blank walls facing the street, especially near sidewalks. Blank facades limit pedestrian interaction with the building, effectively “deadening” the street environment where they occur. They provide opportunities for defacement with graffiti and encourage other undesirable activities.

Facades, which for unavoidable programmatic reasons may have few entries or windows, should receive special design treatment to increase pedestrian safety, comfort, and interest. Enliven these facades by providing:

- small retail spaces (as small as 50 square feet) for food bars, newsstands, and other specialized retail tenants;
- visibility into building interiors;
- limited lengths of blank walls;
- a landscaped or raised bed planted with vegetation that will grow up a vertical trellis or frame installed to obscure or screen the wall’s blank surface;
- high quality public art in the form of a mosaic, mural, decorative masonry patterns, sculpture, relief, etc., installed over a substantial portion of the blank wall surface;
- small setbacks, indentations, or other architectural means of breaking up the wall surface;
- different textures, colors, or materials that break up the wall’s surface; and
- special lighting, a canopy, awning, horizontal trellis, or other pedestrian-oriented feature to reduce the expanse of the blank surface and add visual interest.

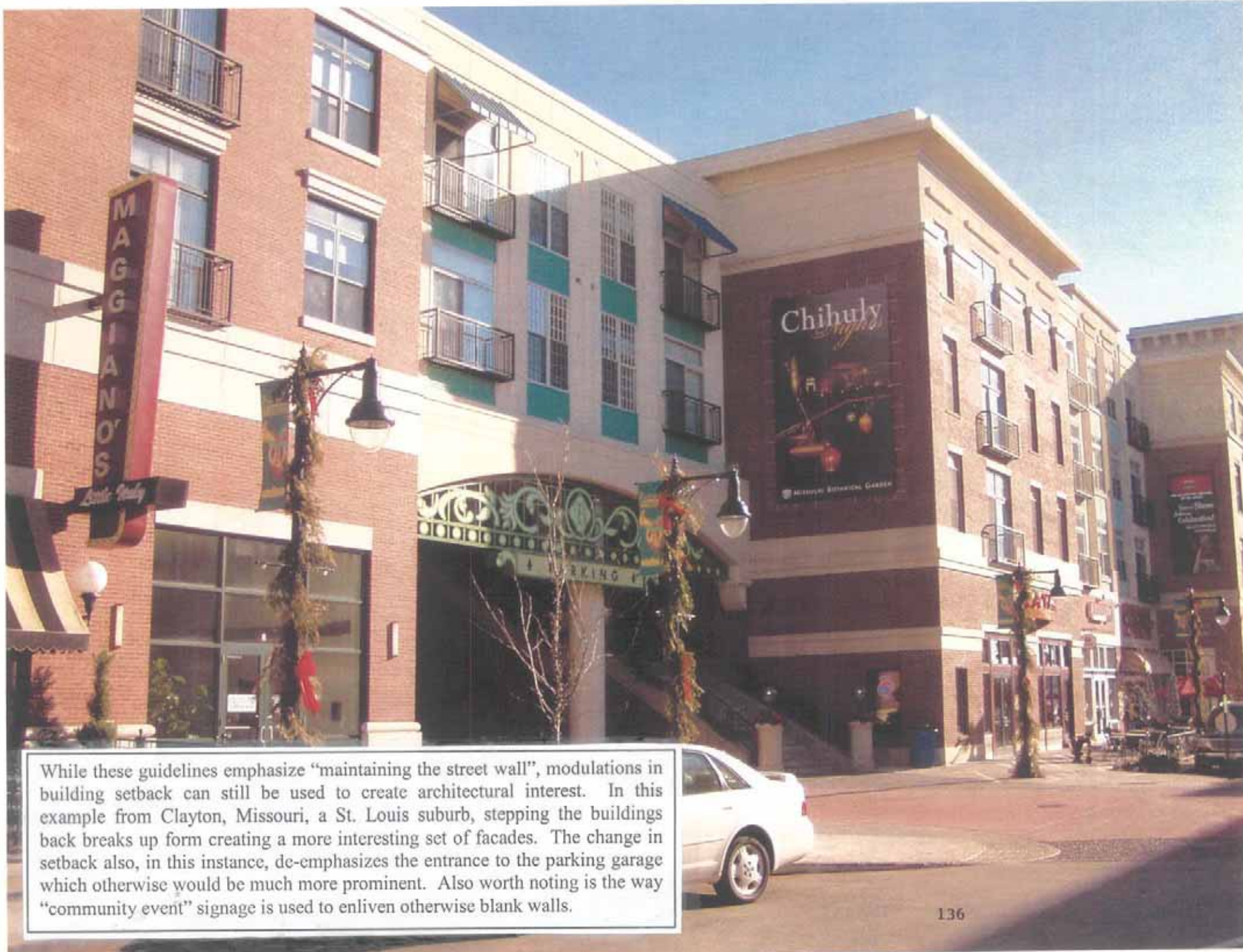


Small shops create street life.



High-quality public art can enliven a blank wall. Refer to “Civic Art, Murals and Trompe L’oeils”.





While these guidelines emphasize “maintaining the street wall”, modulations in building setback can still be used to create architectural interest. In this example from Clayton, Missouri, a St. Louis suburb, stepping the buildings back breaks up form creating a more interesting set of facades. The change in setback also, in this instance, de-emphasizes the entrance to the parking garage which otherwise would be much more prominent. Also worth noting is the way “community event” signage is used to enliven otherwise blank walls.

### Accentuate primary entrances

Building entrances should be oriented towards major streets. The spacing and articulation of entrances should, when possible, replicate those of existing buildings. Ease-of-use issues such as these can increase the sense that downtown was created for and belongs to everyone. Buildings which cooperate with larger scale city-wide issues regarding the way people move in the downtown can assist in creating a comfortable place for people to live and work. Civic art, artistic crafting of building materials can help distinguish building entrances. Large buildings which front multiple streets should provide multiple entrances. Primary building entrances should be accentuated. These entrances should be designed so that they are not easily confused with entrances to ground level businesses.

Reinforce the building's entry with one or more of the following architectural treatments:

- extra-height lobby space;
- distinctive doorways;
- decorative lighting;
- projected or recessed entry bay;
- building name and address integrated into the façade or sidewalk;
- artwork integrated into the façade or sidewalk;
- a change in paving material, texture, or color;
- distinctive landscaping, including plants, water features and seating; and
- ornamental glazing, railings, and balustrades.



An example of architectural elements used to make a building entrance readily apparent.



Consider carrying an extra-height lobby space through the exterior street fronting façade to aid pedestrians in identifying the entry.

Special pavers can also be used for this same purpose. They will be reviewed, however, for consistency with sidewalk paving.

City of Davenport  
Design Review Board

Department: CPED  
Contact Info: Matt Flynn, matt.flynn@ci.davenport.ia.us, 563-\*888-2286

**Date**  
**11/26/2018**

**Subject:**

Case DR18-28: Certificate of Design Approval - Hilltop Campus Village Overlay District (HCOD)  
New Monument Sign. 115 W. Locust Street (Sanitary Suds Laundromat). Allen Sign Company, petitioner. [Ward 5]

**Recommendation:**

Staff recommends approval with the following conditions:

1. Existing sign to be removed.
2. Monument pedestal to be constructed of high quality material complimentary to the building's architecture as determined by DRB.
3. Sign placement to not impede visibility at driveway to the east.

**Background:**

Proposed monument sign to replace temporary sign.

**ATTACHMENTS:**

Type	Description
Backup Material	Application

**REVIEWERS:**

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	11/20/2018 - 11:44 AM



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

Date: 11/7/2018

Property Address: 115 W. Locust St. Davenport, IA.

	Owner	Petitioner* (If not owner)
Name:	Sanitary Suds Laundromat	Allen Sign Company
Address (Including Zip):		817 E. 59th St. Davenport IA.
Daytime Phone:		563-391-6047
Email Address:		sales@AllenSignCompany.com

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

**Applicable District:**

- |   |   |
|---|---|
| <input type="checkbox"/> Downtown Design Overlay District | <input checked="" type="checkbox"/> Hilltop Campus Village Overlay District |
| <input type="checkbox"/> Historic Shopping District       | <input type="checkbox"/> 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](mailto: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).



**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*

Dustin Allen, Allen Sign Company

11/7/2018

*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 4<sup>th</sup> 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.

Produce & install 4' high x 6' wide internally lighted monument sign.

All electrical ran to location by other.

Installed on a pedestal 18" High. Overall height 66", 24sq. ft sign.

Leading Edge of sign not to exceed leading edge of the actual building frontage at Main at Locust Building directly to the West (not awning projection).

*See attached*



White flag is leading edge of building / Main at Locust .

White flag is leading edge of awning / Main at Locust.

Sign cabinet 4' x 6' (24 sq. ft.)  
Pedestal 18" tall  
Sign internally lighted.



C



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**  
**11/26/2018**

**Subject:**

DR18-30: Certificate of Design Approval – “DDOD” Downtown Design Overlay District – 201 East River Drive. New Projecting Wall Sign. Doug Foderberg, petitioner. [Ward 3]

**Recommendation:**

Discuss the item.

**Background:**

The building renovation was approved by the Design Review Board in 2017. The sign was shown in a similar location, but size and style of the proposed sign is different.

**ATTACHMENTS:**

Type	Description
▯ Backup Material	Application

**REVIEWERS:**

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	11/21/2018 - 10:19 AM



**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 ☐

**Historic Preservation Commission**

- Certificate of Appropriateness ☐  
 Landmark Nomination ☐  
 Demolition Request ☐

**Architect** (if applicable)

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

**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](mailto: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](mailto: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](mailto: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.

### QUOTATION AND PURCHASE AGREEMENT

Salesperson: Doug Foderberg Date Written 11/12/18  
Job # 24462

Customer / Job Location  
Roam  
210 East River Drive  
Davenport, IA 52801

Contact: Dylan Steil Contact  
Phone: 563.340.3697 Phone:

### DESCRIPTION

Sketch: roam (see attachment)

Furnish and install one double faced illuminated projecting wall sign per sketch.

Size: 144" high x 54" wide  
Cabinet: 12" deep fabricated from 2" and 1" square aluminum tube frame faced with .063 aluminum  
Cabinet finish: Sprayed black  
Copy and borders: Series 250-P reverse lit channel letters  
Faces: .080 aluminum  
Sides: 1 ½" deep, .063 aluminum  
Finish: Sprayed metallic gold with clear coat  
Backs: 3/16" clear lexan  
Illumination: White leds  
Power supplies: Mounted and wired in the cabinet  
Mount: Projected of the building on 3" square steel tubing and steel plates. Sway cables will be required if the sign cannot be thru bolted.

Customer will bring the primary electrical service to the sign

Purchase price: \$13,138.00 Plus tax/permit



Applicant:

Date:

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

Received by:

Date:

Planning staff

Date of the Public Meeting:

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



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**  
**11/26/2018**

**Subject:**

DR18-30: Certificate of Design Approval – “DDOD” Downtown Design Overlay District – 502 East 4th Street. Rebuild front deck, remove paint from building, tuckpoint masonry and new landscaping. Tim McDonnell, petitioner. [Ward 3]

**Recommendation:**

Discuss the request

**Background:**

Staff has discussed with the petitioner that sandblasting the masonry is not appropriate and would cause long term damage to the brick.

See DR18-27 attachment for Design Guidelines - Building New.

**ATTACHMENTS:**

Type	Description
▣ Backup Material	Application

**REVIEWERS:**

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	11/21/2018 - 10:26 AM

# Certificate of Design Approval Application

226 West 4<sup>th</sup> Street  
Davenport, Iowa 52801  
(563) 326-7765  
Planning@ci.davenport.ia.us

## COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

Property Address\* 502 E 4th St

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

### Applicant (Primary Contact)\*\*

Name: Tim McDannell  
Company: Great Bedding  
Address: 502 E 4th St  
City/State/Zip: Davenport IA 52801  
Phone: 309 738 8060  
Email: tj8349@yahoo.com

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: John Mahan  
Company: BHMM  
Address: 1315 E 11th St  
City/State/Zip: Davenport IA 52803  
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: John Flynn  
Company: Brubaker, Flynn, Darland  
Address: 201 W 2nd 400  
City/State/Zip: Davenport IA 52801  
Phone: 563 322 2681  
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

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**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
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- 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**

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- A verifiable legal description, or a land survey.
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- 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.



**Built on a Framework of Experience**

502 E. 4th St.  
Davenport, Iowa 52802

**TIM MCDONNELL**

	DESCRIPTION	AMOUNT
	DEMOLITION OF EXISTING DECKING SURFACE / RAILING / STEPS & DISPOSE OF	
	REMOVE EXISTING JOIST / BEAMS & EXCAVATE & REPLACE	
	BRING EXISTING FRAMING UP TO CODE	
	EXCAVATED AREA FOR CLEARANCE UNDER JOIST & FINAL GRADE OF AREA FOR STEPS	
	INSTALL COMPOSITE DECKING & STEPS & INSTALL CUSTOM FABRICATED ANTIQUE ORNAMENTAL IRON RAILING TO PERIMETER	
	FRAME IN DECK SKIRT / COVER W/ OSB & CLAD W/ FIBER CEMENT SIDING	
	CUT IN EXTERIOR DOOR IN BRICK TO DECK/ INSTALL COMMERCIAL DOOR	
	INSTALL LED LIGHTING TO PERIMETER OF DECK & STAIRS	
	LANDSCAPING TO FRONT OF BUILDING & FRONT DECK	
	SAND BLAST GREEN & PURPLE PAINT OFF AREAS ON THE FRONT OF BUILDING / TUCK POINT AS NEEDED	
		\$31,875.00

**Please make checks payable to Chris Arguello**

## Work Plan

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

Rebuild Deck w/ Composite deck board  
Custom Composite and Steel Railing  
Relocate Steps & Landing  
to access deck through building  
New Electrical & Lighting  
Deck Skirting with Composite  
Material  
Landscaping around and  
In front of Building  
Sandblast front of Building  
Remove old Paint  
Retuck point brick exterior

Applicant: Tim McDonnell

Date: 11-6-18

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: Ryan Rusnak

Date: 11/13/2018

Planning staff

Date of the Public Meeting: 11/26/2018

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





Bracke  
Hayes  
Miller  
Mahon,  
Architects LLP

1465 41st Street  
Moline, Illinois 61265  
309.762.0511

1315 East 11th Street  
Davenport, Iowa 52805  
563.323.8484

502 E 4th STREET  
REDEVELOPMENT PROJECT  
DAVENPORT, IOWA  
FOR  
**PHASE I**

9-20-18

Copyright 2018

Project No. 18000

EXISTING  
SITE  
PLAN

A001

of

EXISTING 2-STORY  
BUILDING TO REMAIN  
FUTURE PHASE

EXISTING GARAGE STRUCTURE  
TO REMAIN - FUTURE PHASE

REMOVE EXISTING DECK  
SURFACE, JOISTS AND BEAMS  
EXCAVATE GROUND TO 2'-0"  
CLEAR BELOW BOTTOM OF JOISTS

REMOVE EXISTING STAIRS

REMOVE EXISTING BEAMS  
EXISTING COLUMNS TO  
REMAIN - PROTECT

EXISTING SITE PLAN

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





Bracke  
Hayes  
Miller  
Mahon,  
Architects LLP

1465 41st Street  
Moline, Illinois 61265  
309.762.0311  
1315 East 11th Street  
Davenport, Iowa 52803  
563.323.8484

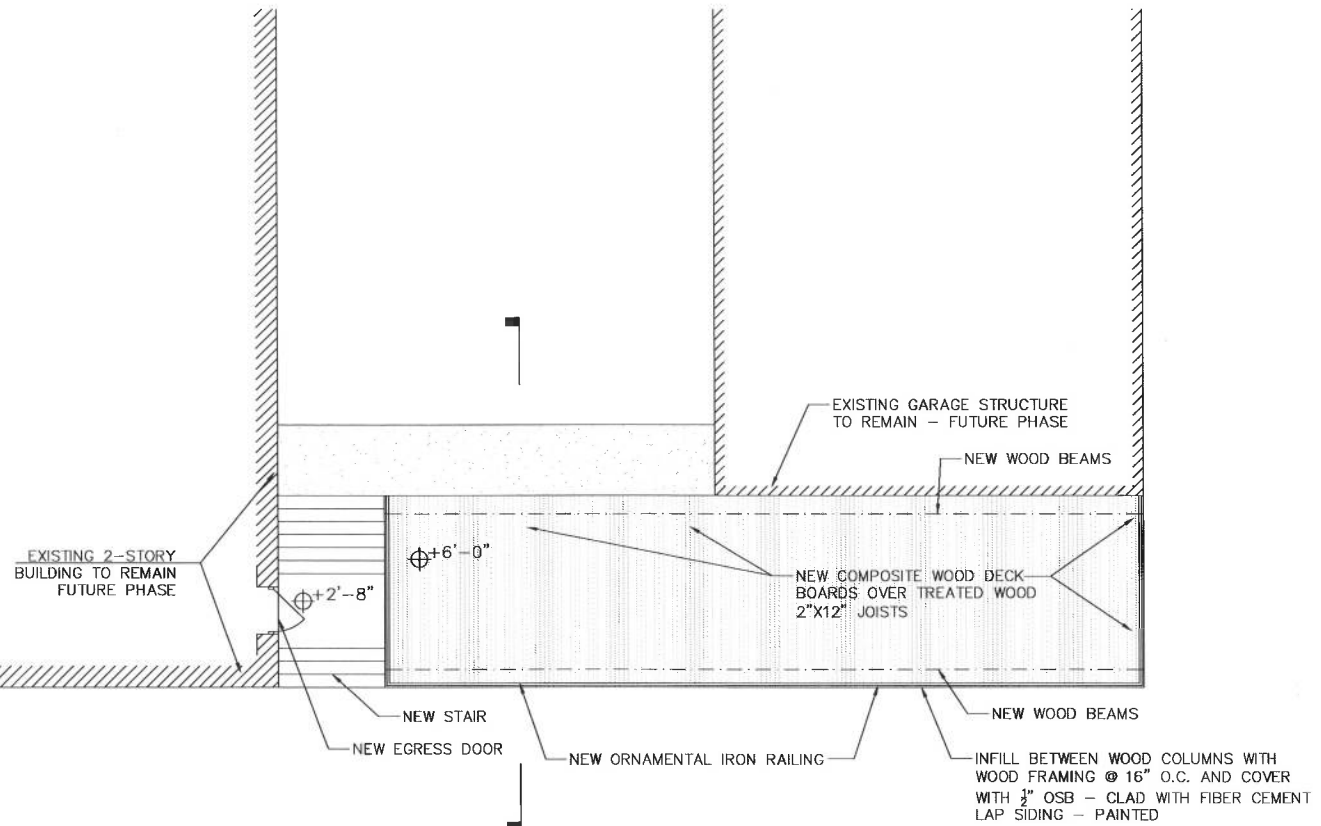
502 E 4th STREET  
REDEVELOPMENT PROJECT  
DAVENPORT, IOWA  
FOR  
PHASE I

9-20-18  
Copyright 2018  
Project No. 18/00

REVISED  
SITE PLAN

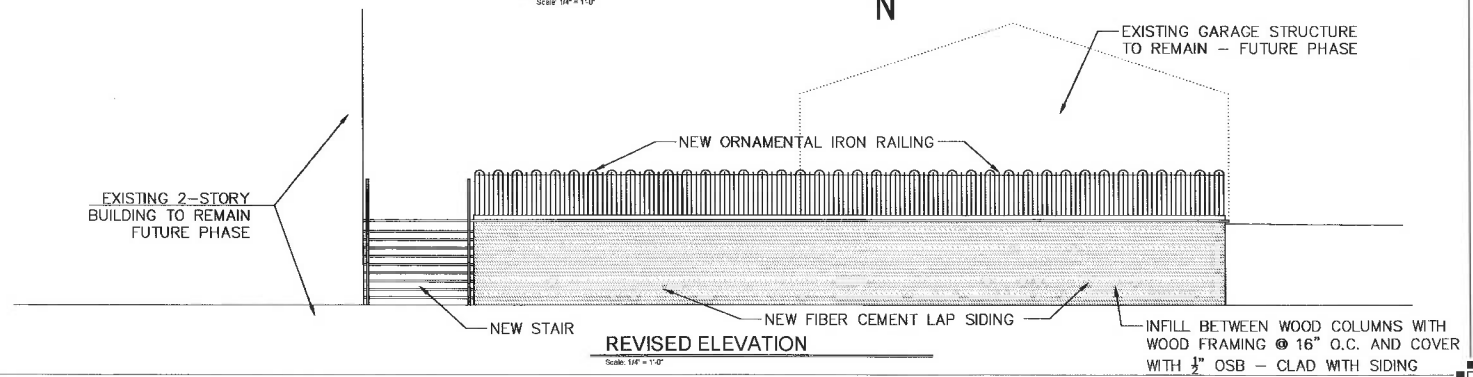
A100

of



REVISED SITE PLAN

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



REVISED ELEVATION

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









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**  
**11/26/2018**

**Subject:**

DR18-31: Certificate of Design Approval – “DDOD” Downtown Design Overlay District – 221 East 2nd Street. New windows and new wall mounted sign. Scott Ryder, petitioner. [Ward 3]

**Recommendation:**

Discuss the item.

**Background:**

The petitioner has submitted an application to install two new upper story windows and install a new sign.

The Design Review Board approved the storefront and masonry repair at its October 22, 2018 meeting.

It appears that the existing sign is being relocated from a different location. Considering the investment occurring, staff is advocating for a higher quality sign.

**REVIEWERS:**

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	11/21/2018 - 10:45 AM

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**  
**11/26/2018**

Subject:  
DR18-32: Certificate of Design Approval – “DDOD” Downtown Design Overlay District – 502 West 3rd Street. New awnings and signs. John Doyle, petitioner. [Ward 3]

Recommendation:  
Discuss the item.

Background:  
The proposal is for new awnings and signs.

ATTACHMENTS:

Type	Description
▣ Backup Material	Application
▣ Backup Material	Design Guidelines - Awning and Canopies
▣ Backup Material	Design Guidelines - Signage

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	11/21/2018 - 11:13 AM

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

Date:

11/14/18

Property Address:

502 W 3RD STREET, DAVENPORT, IA 52801

Owner

Petitioner\* (If not owner)

Name:

JENNA SANDERS

Joe Doyle

Address (Including Zip):

216 S 2ND ST, CLINTON, IA 52732

979 40th Avenue, Bettendorf, IA 52722

Daytime Phone:

323 326 4154

563-676-4902

Email Address:

392CAPE@Gmail.com

joe@riverbendsignworks.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](mailto: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](mailto: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*

11/14/18

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

*Received by:*

*Commission Secretary or Designee*

*Date*

Ryan Rusnak

11/19/2018

*Date of Downtown Design Review Board Public Meeting: 11/26/2018*

*All Design Review Board Meetings are held in City Hall Council Chambers located at 226 West 4<sup>th</sup> 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.

1. We will be installing awnings on the building's exterior. One awning will be 96" wide and come out 36" from the building. There will be two more awnings that are both 72" wide and come out 36" from the building.
2. We will be installing small circular signs on the building's exterior. They will be visible from whichever side of the sidewalk a person may be heading. They will be 24" in diameter and attached to the walls using arms and brackets.
3. We will be putting ~~the~~ dimensional letters above their corner entrance. They will either say "Coffee" or "392". Whatever they spell they will be halo-lit.

# PROOF

## PLEASE READ THIS PROOF CAREFULLY!

We make every effort to assure the accuracy of your proof, however, it is your ultimate responsibility to ensure that this proof is accurate, including spelling & layout to your specifications. Approval of this proof constitutes legally binding subsequent production of the final product. Note: proof is not for color matching.

Date:

APPROVAL SIGNATURE

awnings 48"-50" wide 10" - 12" tall 36"-42" deep  
made out of square aluminum, alu panel, with supports on the awning and  
rod or aircraft wire for added support.  
Mainly for decoration



Routed Panel, stood off main support with Logo on Face  
Red Panel behind



Company: 392

Project: Awnings

Date: 8/28/18

### PRODUCTION NOTES:

**Copyright Notice.** This drawing and all reproductions thereof are the property of Riverbend Signworks and may not be reproduced, published, changed or used in any way without written consent

Joe

Project Manager

email = matt@riverbendsignworks.com

Matt

Designer



563-424-5841

riverbendsignworks.com





BREWING SOON!!  
FALL 2018



@@392DPORT



- 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**

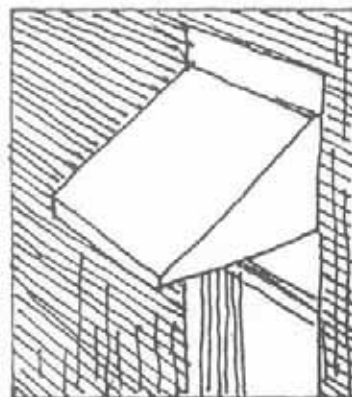
Canopies, arcades, awnings and overhangs provide shade and weather protection while enhancing the pedestrian environment at ground level. They help to define the pedestrian space along the street. Canopies and awnings can also serve as an architectural element on buildings to help articulate a building’s 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).

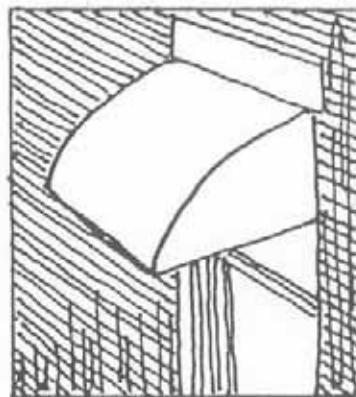
## AWNING TYPES

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.

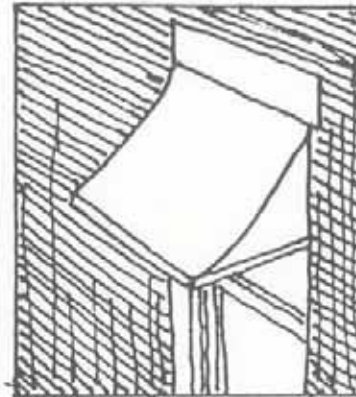
In the case of a canvas marquee the structure’s clearance above the sidewalk must be a minimum of 8 feet. Awnings of any sort (including marquees) can extend no more than two-thirds of the width of the sidewalk. Any supporting poles for a marquee need to be located at least 2 feet behind the curb. Finally,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



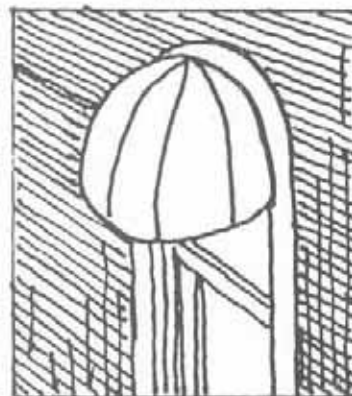
Standard



Convex



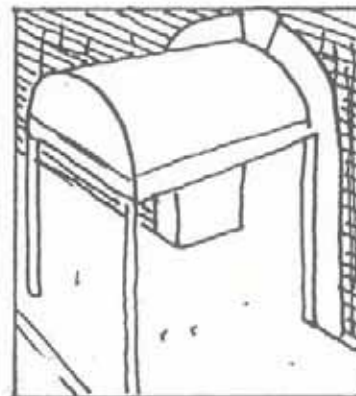
Concave



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

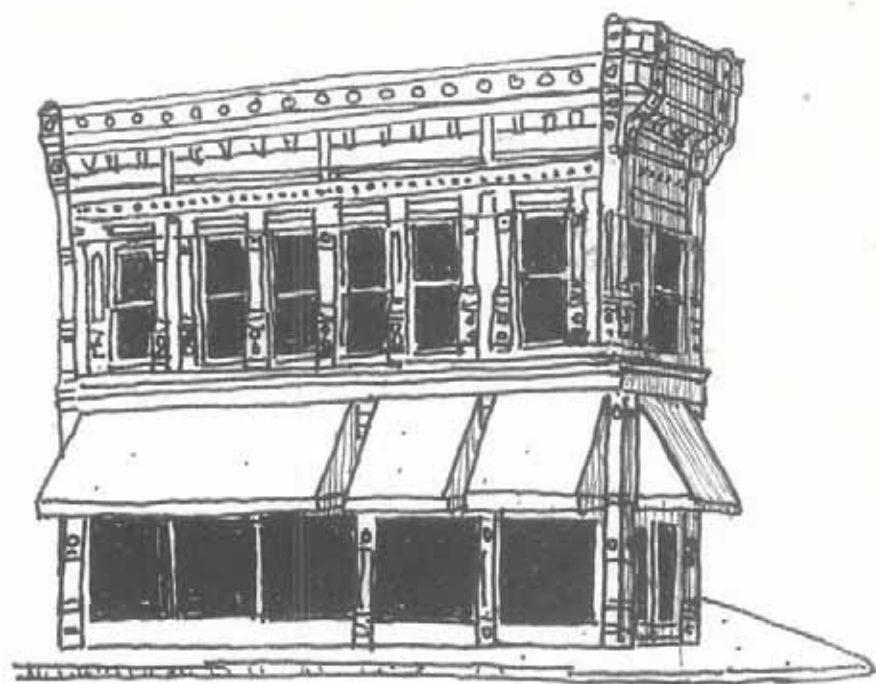
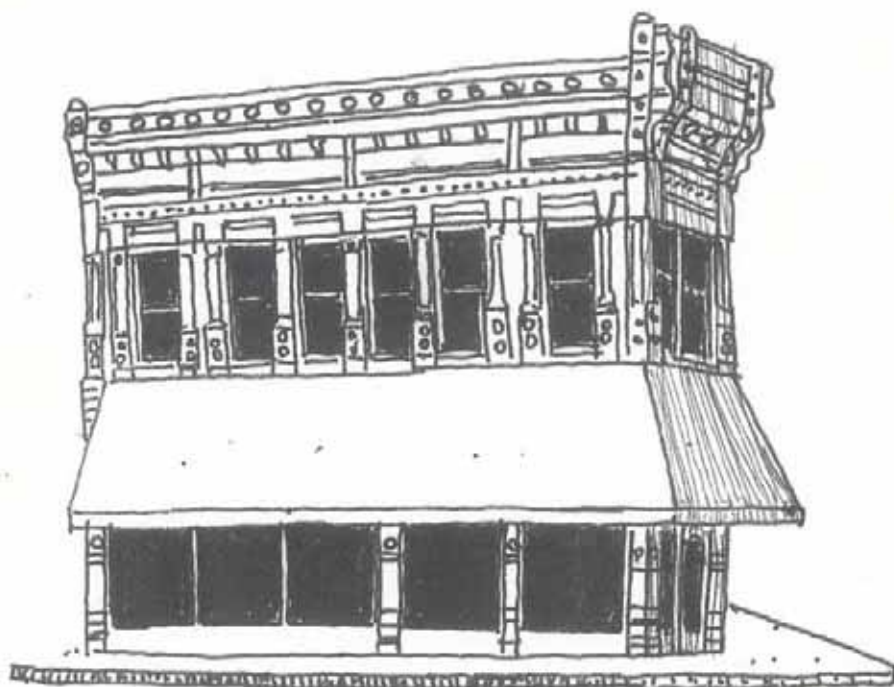
- Awnings and canopies should be suited to the climate of the region. All climatic forces – sun, rain, hail, snow and wind should be considered.
- In northern regions (the City of Davenport is borderline “northern”) buildings with southern exposures generally should have retractable fabric awnings as 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 it's 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

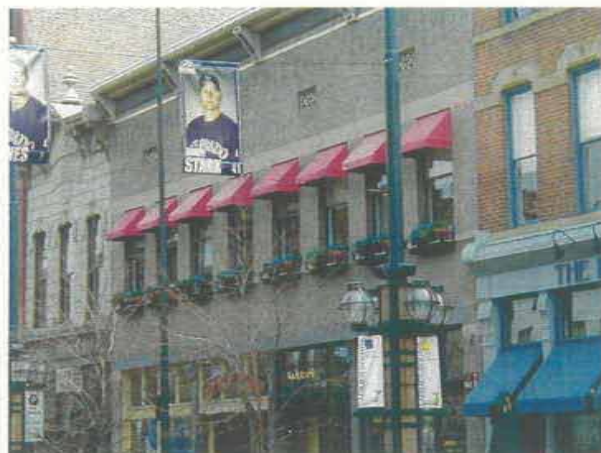
- Historically, fabric, metal and wood were the most common materials used for awnings and canopies and they remain the most appropriate today. On contemporary structures glass may also be in keeping with the architecture of the building.

## 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

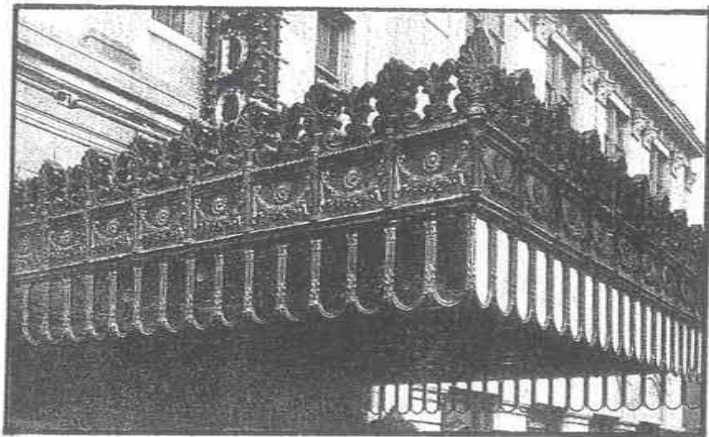
- Fabric awnings often have patterns (usually stripes). Patterned awnings can be used to add interest to plain buildings. Care must be taken, however, not to overpower building details with too bold of a pattern.

## 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 2<sup>nd</sup> 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.

# Signage

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## 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.

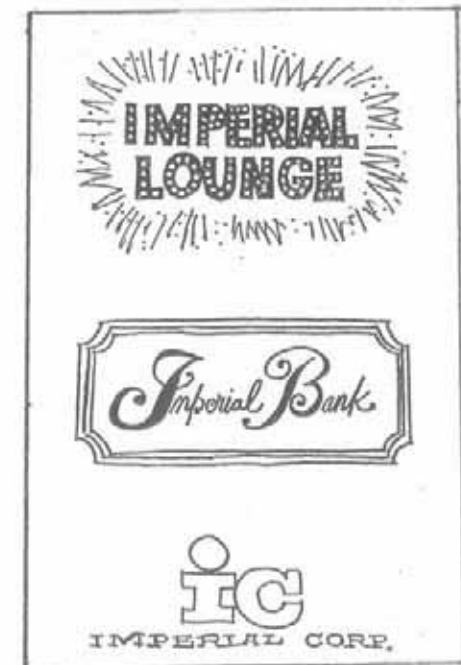
In general, signs should relate in placement and size with the other architectural features of the building. They should not obscure building elements such as windows, cornices, or decorative details. Sign materials should complement building facades. Individual shop signs in a single storefront should 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.

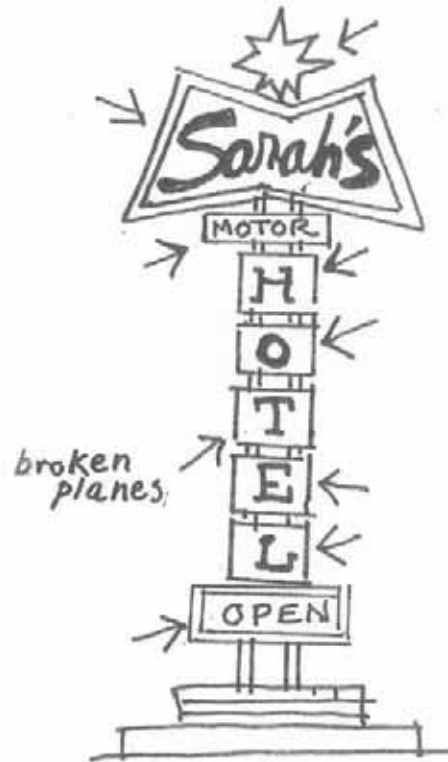


- Centering signs within storefront bays and not extending beyond the limits of the storefront or over elements such as columns, pilasters or transoms and decorative ornament prevents signage from being detrimental to the architectural character of the façade.
- Die-cut letters should be constructed 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.



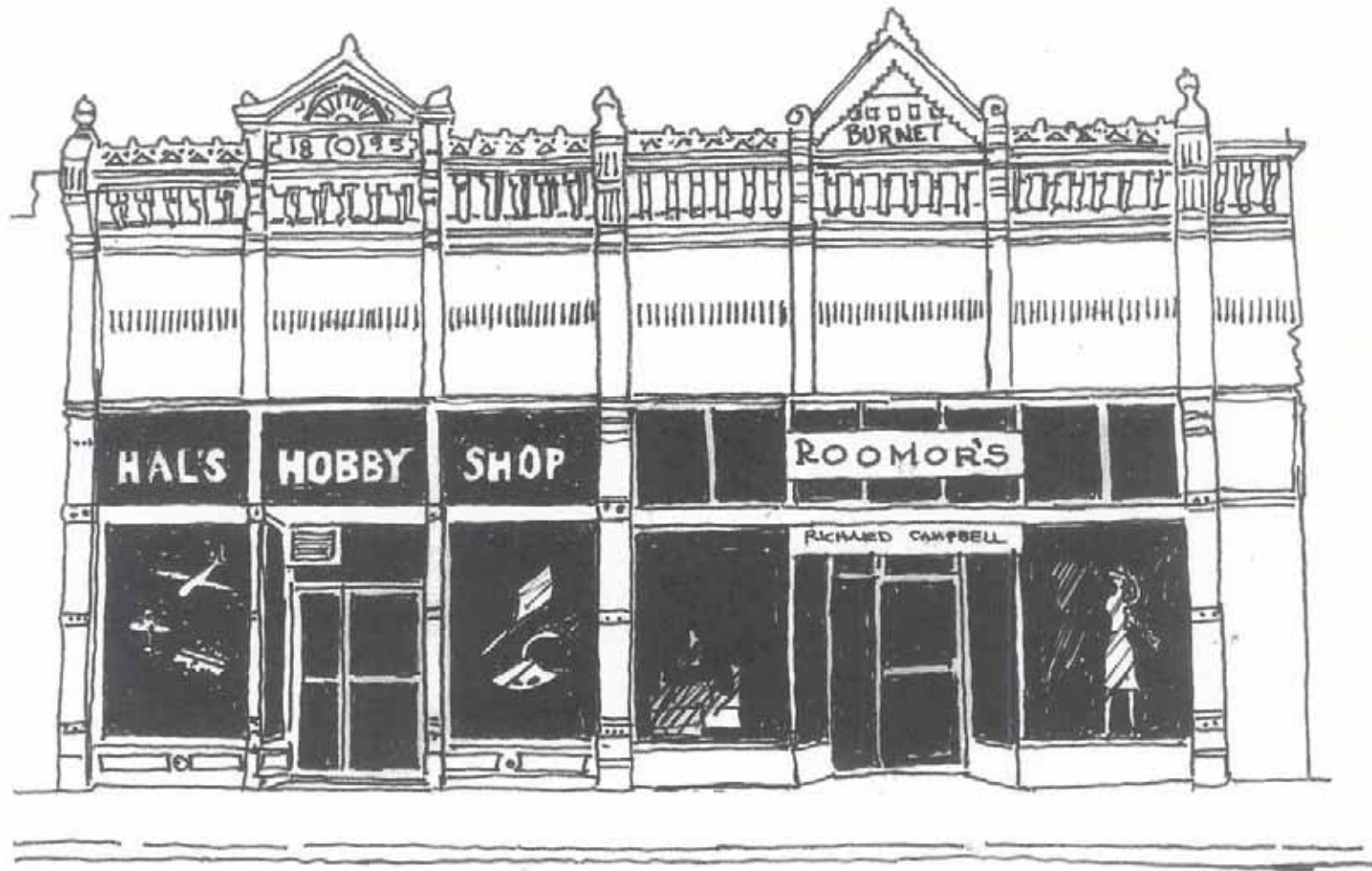
Two possible signs for Amy Jo's Donuts: The sign, above left, uses poor lettering that does not contrast well with the sign's background. By including a selling slogan the sign has more words than is necessary. The sign, to the right above, works better. It has good contrast, legible lettering and a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

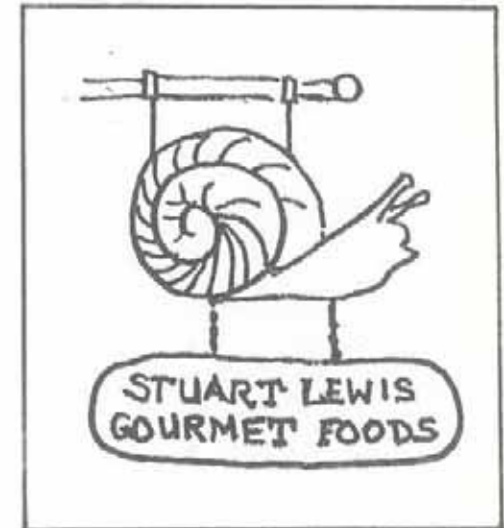
Flush mounted wall signs are signboards or individual die-cut letters placed on the face of a building. Often there will be a horizontal molded board on buildings that was designed to accommodate a flush mounted sign.

- 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 19<sup>th</sup> and early 20<sup>th</sup> 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.

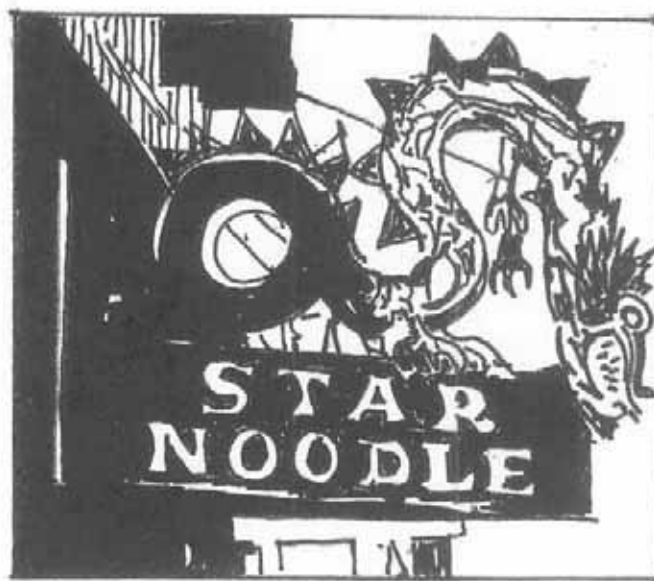
## Painted Wall Signs

From the mid-19<sup>th</sup> Century to the early 20<sup>th</sup> 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.



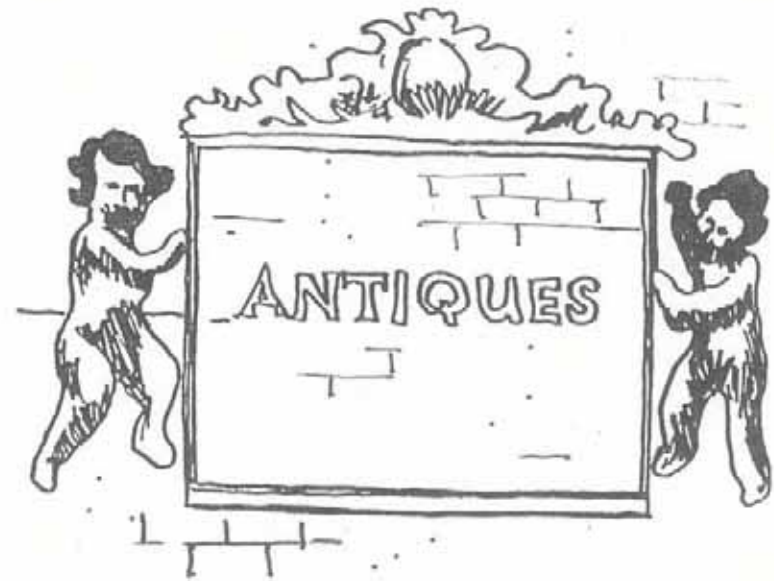
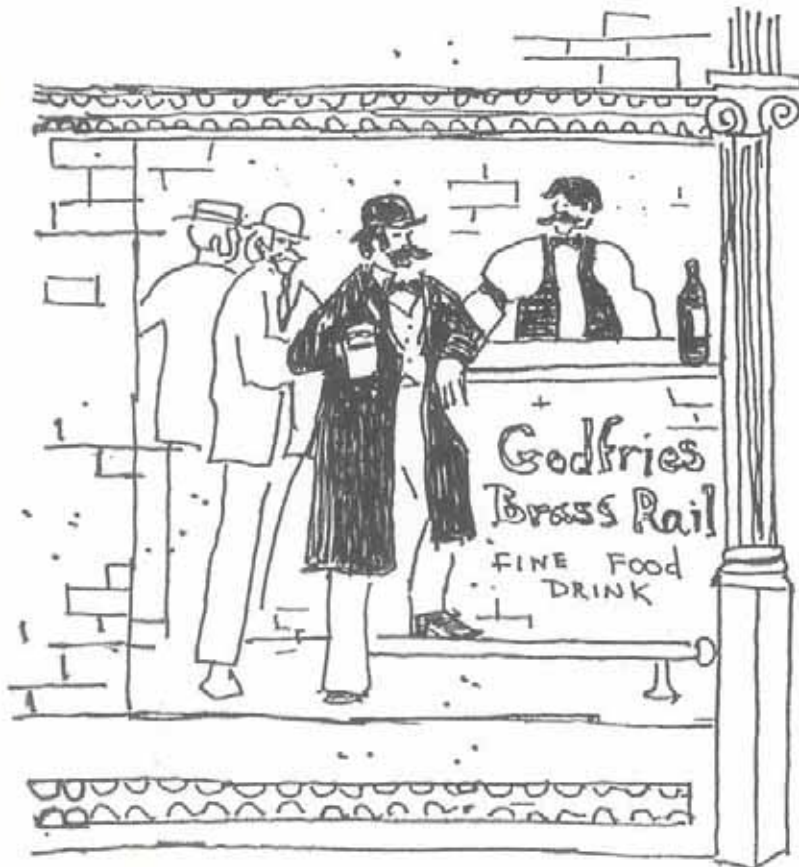




While the barber's striped pole and the drug store's mortar and pestle are perhaps the best known of the symbols that serve as signage, there are many others. The cigar store Indian was once a common symbol or icon for a store that sold tobacco products and it may still be used in that fashion today. 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.

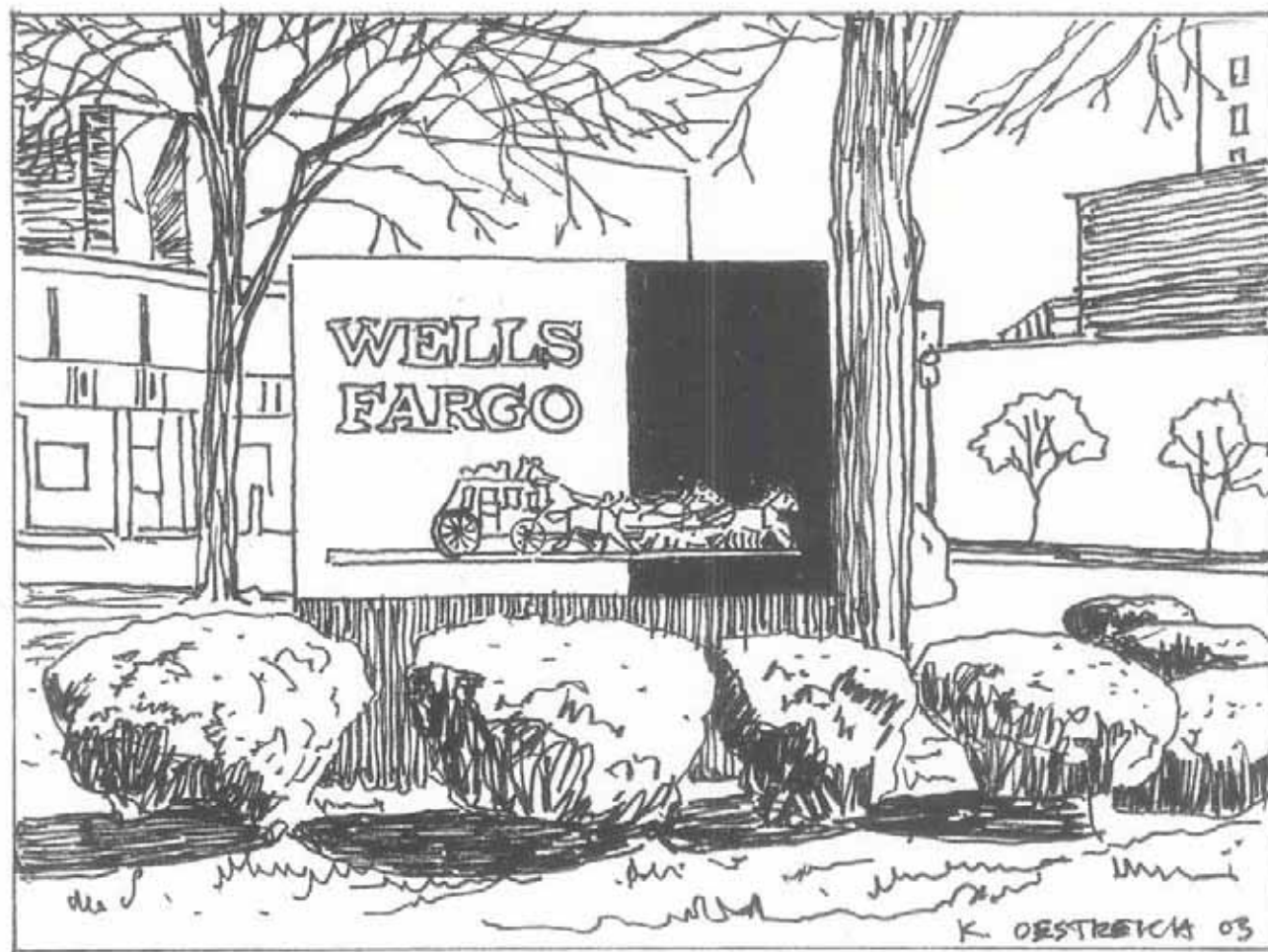
## Monument or Ground Signs

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.





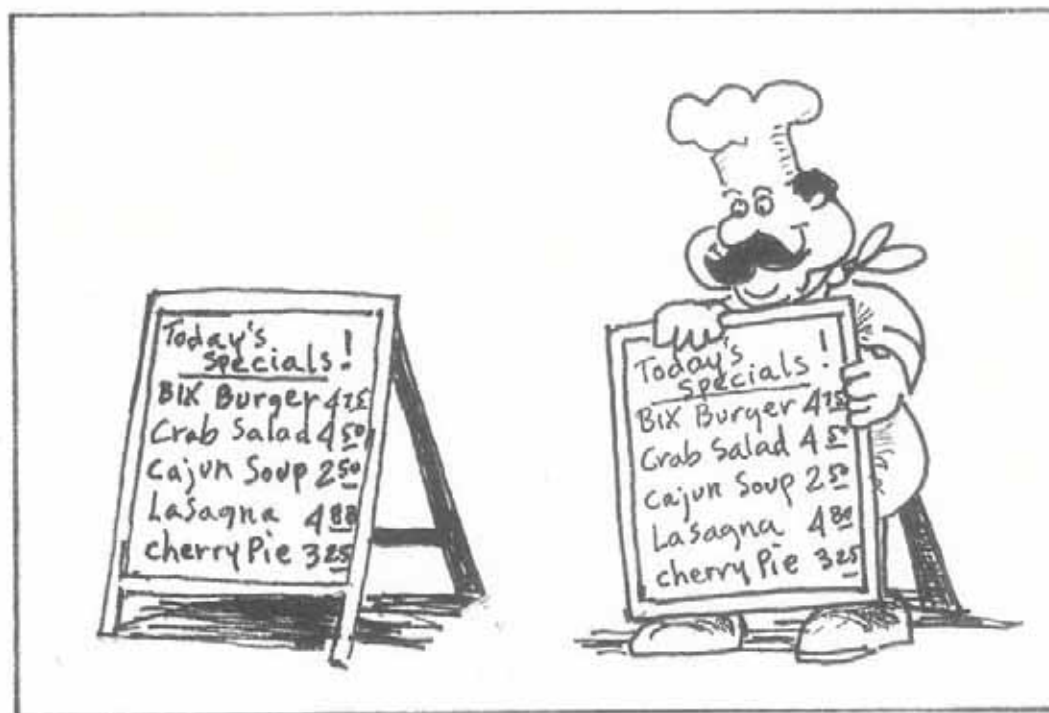
## **Directional Signage for Parking Lots**

- 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.

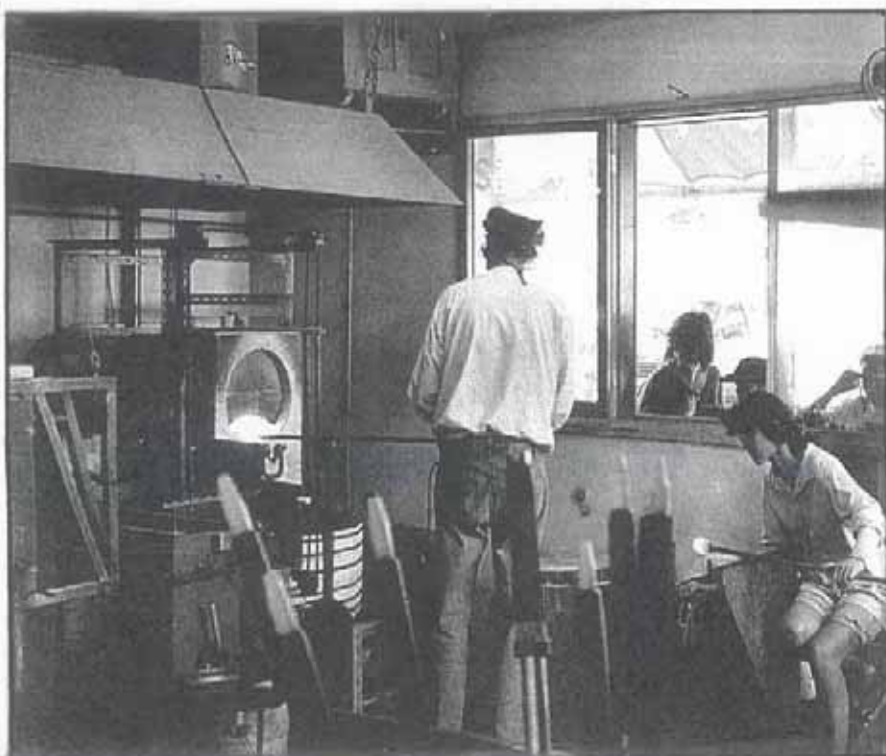


Sandwich board or A-frame signs are allowed on city sidewalks in the Downtown Design District at the city's discretion with an encroachment permit (assuming the location does not overly restrict pedestrian or wheelchair movements). Consider this an opportunity to be a little whimsical or creative. Of 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.

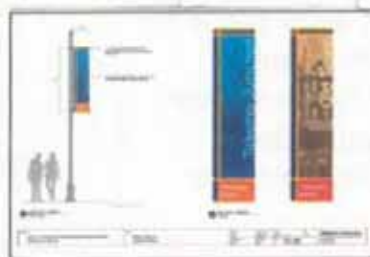


Left: A vibrant shop window enlivens the streetscape while clearly advertising the types of merchandise sold within this retail shop. The neon sign in the interior further colorfully identifies the business. (The City of Davenport does not regulate signage located on the inside of a building).

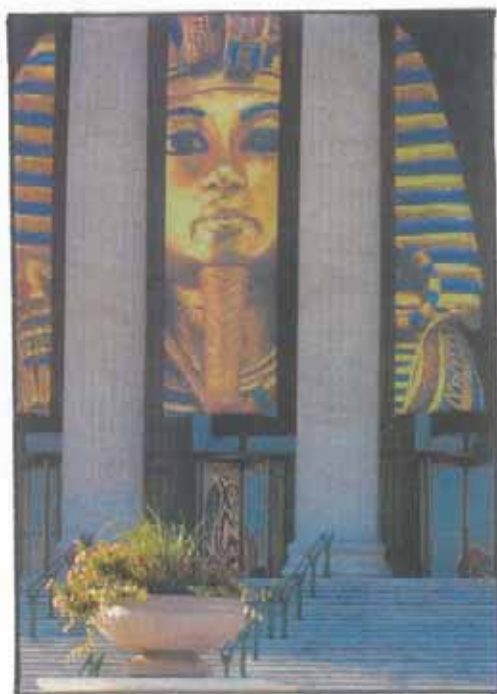
Below: An even more interesting way to use a store front window as signage is to allow the public to actually watch the work taking place inside. There are few things more engaging than to watch other people work, especially when the worker is skilled and the work is intriguing and involving. In this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



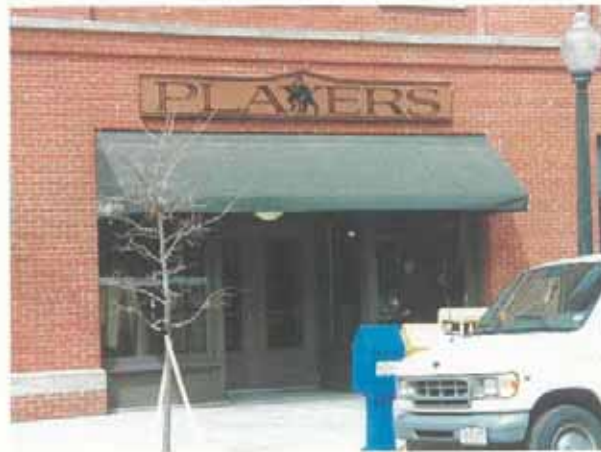




The Design Review Board may at its discretion allow banners and signs advertising events of a civic or cultural nature. This would include museum shows and theatrical events and/or public festivals. Community special event banners and signs shall not be considered to be billboards and may be located "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



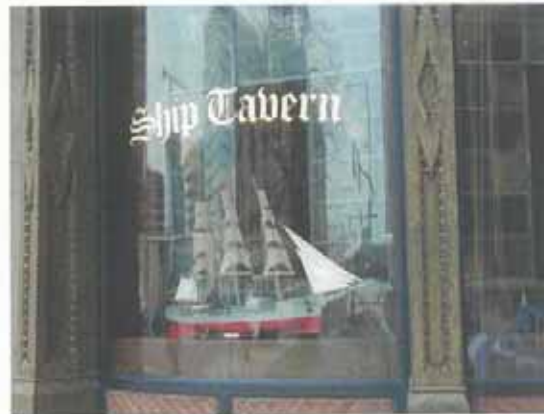
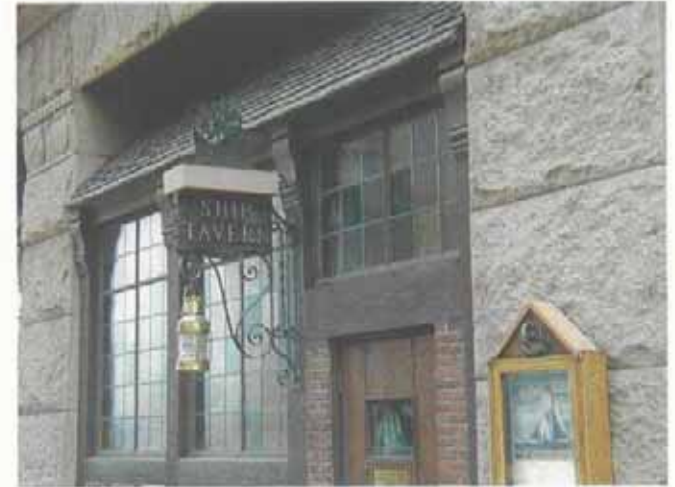


**Signage:** various forms of attractive signage consistent with the guidelines



## 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.

City of Davenport  
Design Review Board

Department: CPED  
Contact Info: Matt Flynn, matt.flynn@ci.davenport.ia.us, 563-888-2286

**Date**  
**11/26/2018**

**Subject:**

Case DR18-34: Certificate of Design Approval, Hilltop Campus Village Overlay District (HCOD) for a new electronic message sign (EMS) at 1301 Harrison Street. David Howard, petitioner [Ward 3].

**Recommendation:**

Staff recommends the Design Review Board return the application to the petitioner for further refinement.

**Background:**

Proposal shows an Electronic Message Sign (EMS) digital display board to be attached to the existing old (and deteriorated) Crescent Cleaners sign.

Digital displays are allowed in the HCOD. New free-standing signs in the HCOD must be monument style. As noted below, staff can approve a change to a non-conforming sign face.

*D. Signage standards. The design standards enumerated in Chapter 17.45 of the Davenport Municipal Code, entitled Sign Regulations, shall be met except as provided below:*

*1. Freestanding signs shall be limited to monument signs with a maximum height of six feet and sign area of thirty square feet unless further restricted by Chapter 17.45 of the Davenport Municipal Code.*

*2. Projecting wall signs may encroach the public sidewalks adjacent to the private property but shall avoid lawfully permitted structures in the right-of-way.*

*3. One sandwich A-frame sign is permitted accessory to an on-premises business and shall be limited to fifteen square feet on each sign face. These signs may encroach the public sidewalks adjacent to the private property as long as there is a clear pedestrian passage in accordance with Americans with Disabilities Act guidelines.*

*4. Nonconforming signs. The community planning and economic development director may approve a new sign face for a nonconforming sign.*

**Discussion:**

In staff's opinion, the existing non-conforming sign presents an opportunity to do something unique. The existing sign faces could be restored and painted and a custom-sized EMS be incorporated into the existing structure.

Seeing this long vacant building return to useful life is welcomed. The DRB should explore options with the petitioner and owner to create a special sign, rather one that simply appears tacked on.

If that proves to be undesired or unfeasible, the existing structure should be removed and a new monument style sign be installed.

**ATTACHMENTS:**

Type	Description
▣ Backup Material	Application

**REVIEWERS:**

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	11/19/2018 - 5:12 PM

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

Date: 11-19-18

Property Address: 1301 N. Harrison St. Davenport, IA 52803

Owner

Petitioner\* (If not owner)

Name:

Ron O'Tool

David Howard

Address (Including Zip):

242 Forest Ln, Sherrard  
Illinois, 61281

1225 E. River Dr. #703  
Davenport, IA 52803

Daytime Phone:

309-269-5050

319-210-8545

Email Address:

ronotool@hotmail.com

howarddavid81@yahoo.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](mailto: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](mailto: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*



11-19-18

*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 4<sup>th</sup> 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.

We would like to install a 3x5 Full Color Digital Sign. Sign is Single Faced to face up the One-way Traffic. Sign is fully programmable. Sign can be set at any dining level. Sign will be installed on existing poles as shown in picture.







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**  
**11/26/2018**

**Subject:**

Case DR18-35: Certificate of Design Approval – “DDOD” Downtown Design Overlay District – 321 East 2nd Street. Wall Mounted Sign. Michael Osborn, petitioner. [Ward 3]

See DR18-32 for Design Guidelines - Signage.

**Recommendation:**

Discuss the item.

**Background:**

The proposal is for a building mounted sign.

**ATTACHMENTS:**

Type	Description
▣ Backup Material	Application

**REVIEWERS:**

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	11/21/2018 - 11:26 AM



**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 ☐

**Historic Preservation Commission**

- Certificate of Appropriateness ☐  
 Landmark Nomination ☐  
 Demolition Request ☐

**Architect** (if applicable)

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

**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

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## 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](mailto: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:

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- 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.
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- 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.

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- 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.

Furnish and install one custom set of fabricated reverse aluminum channel letters ( solid fronts open backs ) reading 1/2 NELSON with a fork symbol. All copy will be mounted to a custom fabricated sub panel painted light gray with aluminum studs. There will be a 1" spacing between the copy and the sub panel for the halo lighting effect. Sub panel mounted to building with screws and anchors in mortar joints. Blue and Yellow 12 volt leds will be used for illumination. 1- 12volt power supply will be mounted on the interior wall behind letters.

Applicant:

Date:

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

Received by:

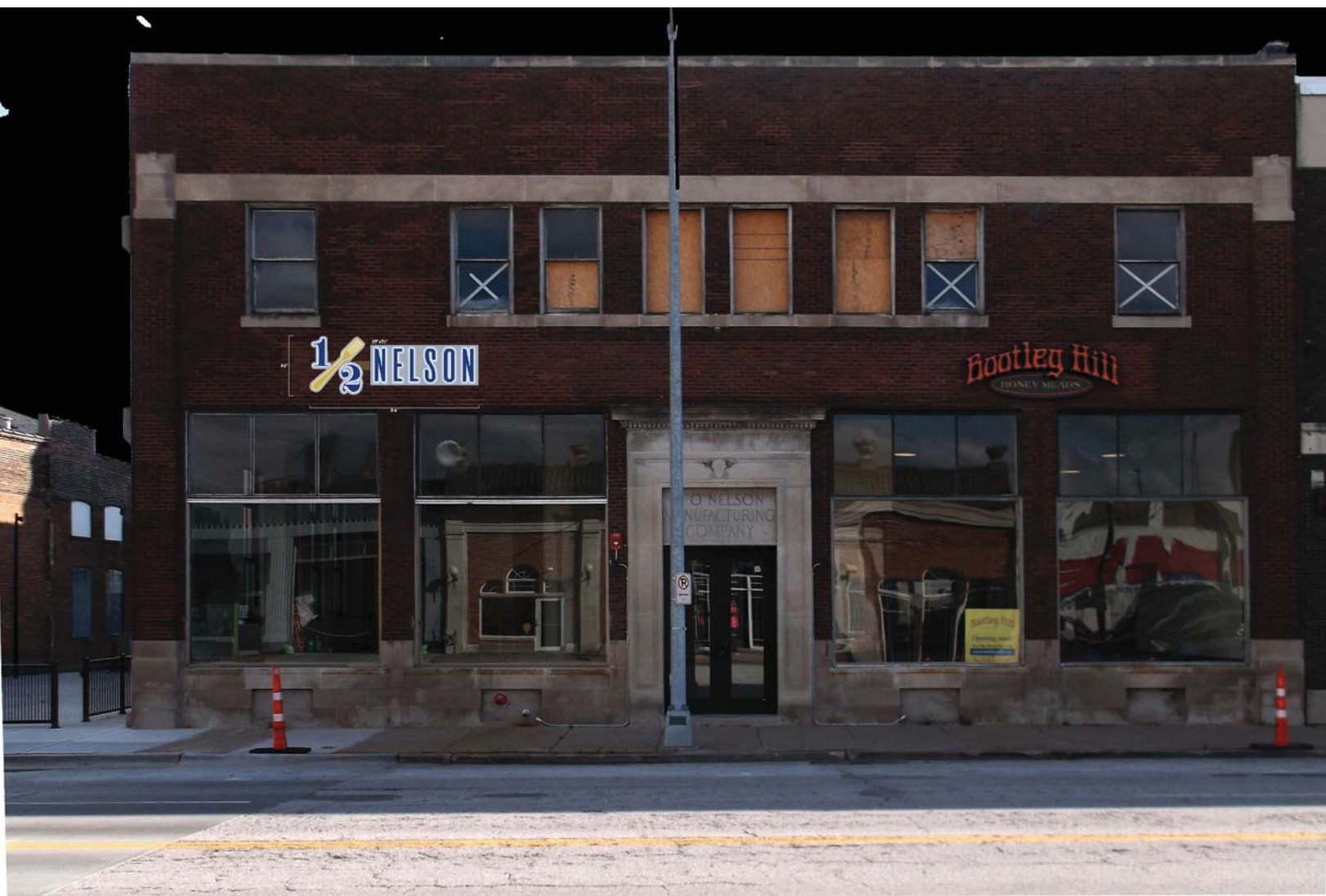
Date:

Planning staff

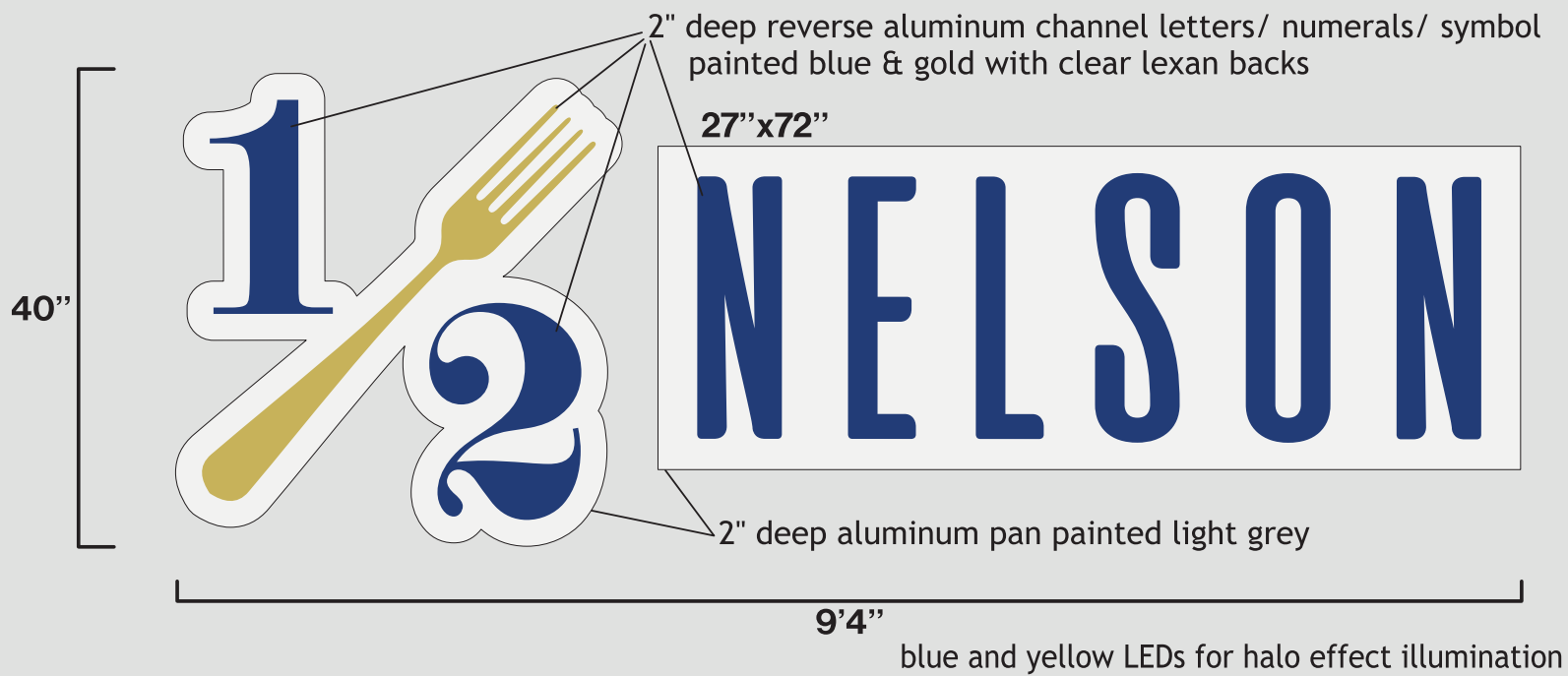
Date of the Public Meeting:

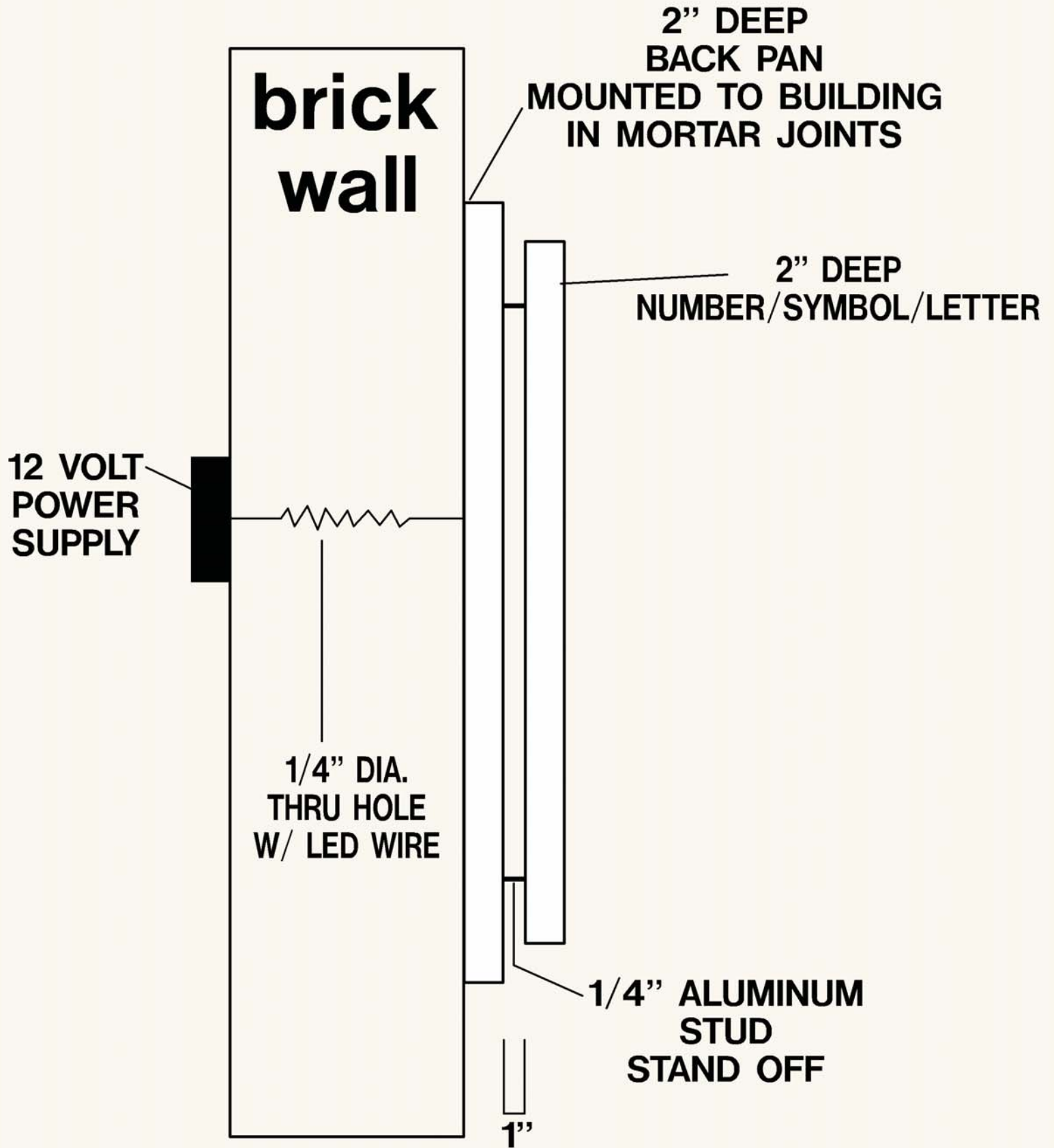
Meetings are held in City Hall Council Chambers located at 226 West 4<sup>th</sup> Street, Davenport, Iowa.











City of Davenport  
Design Review Board

Department: CPED

Contact Info: Matt Flynn matt.flynn@ci.davenport.ia.us, 563-888-2286

**Date**  
**11/26/2018**

Subject:

Case DR18-36: Certificate of Design Approval - HSD Historic Shopping District. 2124 E. 11th Street, facade renovation. Roman Sholtz for Jack Bruchmann revocable trust, petitioner [Ward 5]

Recommendation:

Staff recommends approval as submitted.

Background:

See application for complete work write up.

ATTACHMENTS:

Type	Description
▣ Backup Material	Application

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	11/20/2018 - 3:10 PM



## Certificate of Design Approval Application

226 West 4<sup>th</sup> Street  
Davenport, Iowa 52801  
(563) 326-7765  
Planning@ci.davenport.ia.us

**Property Address\***

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

### **Applicant (Primary Contact) \*\***

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

### **Owner** (if different from Applicant)

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

### **Engineer** (if applicable)

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

### **Architect** (if applicable)

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

### **Attorney** (if applicable)

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

### *Application Form Type:*

#### **Plan and Zoning Commission**

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

#### **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 ☐

#### **Design Review Board**

Certificate of Design Approval ☒  
Demolition Request in the Downtown ☐

#### **Historic Preservation Commission**

Certificate of Appropriateness ☐  
Landmark Nomination ☐  
Demolition Request ☐

#### **Administrative**

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

\*\*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](mailto: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?

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## ***Work Plan***

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### Demolition:

Removal of all existing siding  
Removal of rear stairs and deck  
Removal of 14 double hung windows  
Removal of landing at front entries

### New:

Install 7/16 plywood sheathing over entire building (did not exist previously)  
Install LP SmartSide siding by LP Corp: smooth finish, prefinished lap siding: 6" width, 16" length, color: mountain lake (blue)  
Install LP SmartSide prefinished trim: color: white  
Install LP SmartSide prefinished soffit: color: mountain lake (blue)  
Replace 14 double hung prefinished wood windows, color: white  
Construct new back deck and stairs with prefinished composite decking to existing dimensions, color: natural.  
Install alluminum prefinished railing on deck and stairs  
Replace front landings at both entries with composite decking: color natural

### Refinish:

Seal and refinish two front doors in original natural wood color  
Refinish historic front trim in mountain lake blue with red and white accents

### Repair:

Parge existing exposedstone masonry basement wall on west side of building

Applicant:

Date:

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

Received by:

Date:

Planning staff

Date of the Public Meeting:

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



TRIM  
White



0  
70

3 SIDING MAIN  
igidShake Staggered ...  
ountain Lake

2 SIDING MAIN  
igidShake Staggered ...  
ountain Lake

1 SIDING MAIN  
igidShake Staggered ...  
ountain Lake



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