

DESIGN REVIEW BOARD MEETING

CITY OF DAVENPORT, IOWA

MONDAY, JULY 22, 2019; 5:00 PM

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

I. Call to Order

II. Secretary's Report

A. Consideration of the June 24, 2019 meeting minutes.

III. Old Business: None

IV. New Business

A. Case DR19-10, requested demolition of the structure at 706 East River Drive. Brad Martell, Scott County Family YMCA, petitioner. [Ward 3]

V. General Discussion

VI. Public Comment

VII. Adjournment

VIII. Next Board Meeting: 8/26/2019

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
7/22/2019

Subject:
Consideration of the June 24, 2019 meeting minutes.

Recommendation:
Approve the minutes.

ATTACHMENTS:

Type	Description
▢ Backup Material	6-24-2019 Minutes

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Rusnak, Ryan	Approved	7/15/2019 - 1:14 PM

DESIGN REVIEW BOARD MEETING MINUTES

CITY OF DAVENPORT, IOWA

MONDAY, JUNE 24, 2019; 5:00 PM

CITY HALL, 226 W 4TH ST, 2ND FLOOR LARGE CONFERENCE ROOM

I. Call to Order

The meeting was called to order at approximately 5:00 pm.

Present: Cooper, Howell, Kvapil, Slobojan, Wilkinson, Worden, Solero and Young
Staff: Rusnak

II. Secretary's Report

A. Consideration of the June 3, 2019 meeting minutes.

Motion by Cooper, second by Worden to approve the June 3, 2019 meeting minutes. Motion to approve was unanimous by voice vote (7-0).

III. Old Business – None.

IV. New Business

A. Case DR19-09: Request for Design Approval - 600 West 4th Street - C-D Downtown Zoning District. Replace EIFS cladding with metal panels cladding and replace windows. Kirsta Ehmke with Wold Architects and Engineers, petitioner. [Ward 3]

Roger Schroepfer with Wold Architects and Engineers presented the request. Tammy Speidel with Scott County was also present.

Motion by Young, second by Howell to approve DR19-09 in accordance with the work write up and renderings. Motion to approve was unanimous by voice vote (7-0).

V. General Discussion – There was none.

VI. Public Comment – No one from the audience spoke.

VII. Adjournment – The meeting adjourned at approximately 5:30 pm.

City of Davenport
Design Review Board

Department: CPED
Contact Info: Matt Flynn, 563-888-2286

Date
7/22/2019

Subject:

Case DR19-10, requested demolition of the structure at 706 East River Drive. Brad Martell, Scott County Family YMCA, petitioner. [Ward 3]

Recommendation:

Staff recommends approval of the proposed demolition, conditioned upon protecting the existing "First Bridge" monuments for possible relocation to nearby property.

Background:

The zoning ordinance requires DRB approval of any demotion in the C-D, Downtown district. This vacant structure was built in the 1980's and has been vacant for some time. Recently, this property was donated to the Y.

Its demolition will allow for more visibility to the new proposed structure at this important gateway into Downtown.

Note there are three monuments commemorating the first bridge across the Mississippi River. While these are important reminders of the strategic past of this location, they are not located in an accurate location. While they should be preserved, there is no reason they cannot be moved to a different location in the vicinity.

ATTACHMENTS:

Type	Description
▣ Backup Material	Application
▣ Backup Material	Monument photo 1
▣ Backup Material	Monument photo 2
▣ Backup Material	Monument photo 3
▣ Backup Material	Monument photo 4
▣ Backup Material	Street View

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	7/11/2019 - 2:50 PM



Complete application can be emailed to 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:

Application Form Type:

Plan and Zoning Commission

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

Owner (if different from Applicant)

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

Zoning Board of Adjustment

- Zoning Appeal ☐
Special Use ☐
Hardship Variance ☐

Engineer (if applicable)

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

Design Review Board

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

Architect (if applicable)

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

Historic Preservation Commission

- Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Administrative

- Administrative Exception ☐
Health Services and Congregate Living Permit ☐

Attorney (if applicable)

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

Design District:

- ☒ CD - Downtown
- ☐ CV – Village of East Davenport
- ☐ CE – Elmore Corners

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

When is an application for design approval required?

Prior to the commencement of any work.

What type of activity requires design approval?

- New construction or an alteration to the exterior of a structure where changes are visible from the public right-of-way.
- Installation of any sign or action related to a sign.
- New parking lots, fencing/walls and landscaping or an alteration to existing parking lots, fencing/walls or landscaping.
- Streetscape elements within the right-of-way.
- Demolition within the C-D and C-V Districts requires the owner(s) of record or the City to apply for a demolition approval.

Submittal requirements

- Please contact Planning staff at (563) 326-7765 or planning@ci.davenport.ia.us so we can help you determine what exactly is required to be submitted.
- Incomplete applications will not be accepted.

Submittal requirements for all types of requests:

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

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

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

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

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

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

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

Formal Procedure

(1) Application:

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

(2) Design Review Board consideration of the request:

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

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

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

Applicant: Date:

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

Received by: Date:
Planning staff

Date of the Public Meeting:

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

Work Plan

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

Demolition of the building known as the Gem-Vision building as part of the new YMCA project.

Address: 706 E River Dr

Davenport, IA 52803

Add additional pages in needed.

DRB Calendar 2019

Design Review Board

Meetings are generally held on the fourth Monday of the Month in the City Hall Council Chambers.
(subject to change due to holidays and unforeseen circumstances)

Day:	Friday (12pm)	Monday (5pm)
Activity:	Submittal Deadline	Meeting
Date:	1/18/2019	1/28/2019
	2/15/2019	2/25/2019
	3/15/2019	3/25/2019
	4/12/2019	4/22/2019
	5/10/2019	5/20/2019
	6/14/2019	6/24/2019
	7/12/2019	7/22/2019
	8/16/2019	8/26/2019
	9/13/2019	9/23/2019
	10/18/2019	10/28/2019
	11/15/2019	11/25/2019
	12/13/2019	12/23/2019

*** The Applicant or their representative MUST be at the Meeting ***

Location/Time subject to change

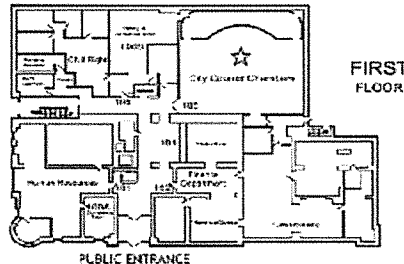
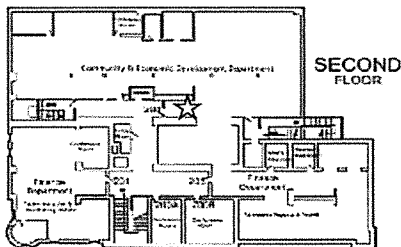
Contact planning@ci.davenport.ia.us to confirm meeting date/time/location

Application Due:

Meeting Appearance:

Time: 12:00 PM
Location: Community Planning
Second Floor, City Hall
(see below)

Time: 5:00 PM
Location: City Council Chambers
First Floor, City Hall
(see below)



City Hall is located at 226 W 4th St, Davenport IA 52801

2019

January							February						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5							1	2
6	7	8	9	10	11	12	3	4	5	6	7	8	9
13	14	15	16	17	18	19	10	11	12	13	14	15	16
20	21	22	23	24	25	26	17	18	19	20	21	22	23
27	28	29	30	31			24	25	26	27	28		
March							April						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2		1	2	3	4	5	6
3	4	5	6	7	8	9	7	8	9	10	11	12	13
10	11	12	13	14	15	16	14	15	16	17	18	19	20
17	18	19	20	21	22	23	21	22	23	24	25	26	27
24	25	26	27	28	29	30	28	29	30				
31													
May							June						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4								1
5	6	7	8	9	10	11	2	3	4	5	6	7	8
12	13	14	15	16	17	18	9	10	11	12	13	14	15
19	20	21	22	23	24	25	16	17	18	19	20	21	22
26	27	28	29	30	31		23	24	25	26	27	28	29
							30						
July							August						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6					1	2	3
7	8	9	10	11	12	13	4	5	6	7	8	9	10
14	15	16	17	18	19	20	11	12	13	14	15	16	17
21	22	23	24	25	26	27	18	19	20	21	22	23	24
28	29	30	31				25	26	27	28	29	30	31
September							October						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7			1	2	3	4	5
8	9	10	11	12	13	14	6	7	8	9	10	11	12
15	16	17	18	19	20	21	13	14	15	16	17	18	19
22	23	24	25	26	27	28	20	21	22	23	24	25	26
29	30						27	28	29	30	31		
November							December						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2	1	2	3	4	5	6	7
3	4	5	6	7	8	9	8	9	10	11	12	13	14
10	11	12	13	14	15	16	15	16	17	18	19	20	21
17	18	19	20	21	22	23	22	23	24	25	26	27	28
24	25	26	27	28	29	30	29	30	31				



Scott County / City of Davenport, Iowa

Summary - Auditor's Office

Parcel ID F0061-01A
 Alternate ID F33001
 Property 706 E RIVER DR
 Address DAVENPORT IA 52803
 Sec/Twp/Rng N/A
 Brief PT OF SW/4 SEC 25-78-3 DESC AS Lot: 0250 Block: 7803 PT OF SW/4
 Tax Description SEC25-78-3 DESC ASFOLS:COM AT PT WHEREWLY/L BL 6 WETMORE'S
 ADD INTER SLY/L E RIV DR-N 51D47'W 67.09' TO PT IN NLY/L E RIV DR-S
 43D25'W 37.16' ALG NLY/L E RIV DR-S 43D 25' W 15.32' TO POB-S
 (Note: Not to be used on legal documents)
 Deed Book/Page 2016-36213
 Contract
 Book/Page
 Gross Acres 0.00
 Net Acres 0.00
 Adjusted CSR 0
 Pts
 Class E - Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
 District DAEX - DAVENPORT DAVENPORT EXPANDED SMID
 School District DAVENPORT SCHOOL
 Subdivision PT OF SW/4 SEC 25-78-3 DESC AS



Owners - Auditor's Office

Deed Holder
 SCOTT COUNTY FAMILY Y
 606 W 2ND ST
 DAVENPORT IA 52801

Contract Holder

Mailing Address
 SCOTT COUNTY FAMILY Y
 606 W 2ND ST
 DAVENPORT IA 52801

Land - Assessor's Office

Map Area Exempt
 Lot Area 0.77 Acres ; 33,590 SF

Land Sizes Used For Assessment Purposes Only. Not A Survey Of The Property.

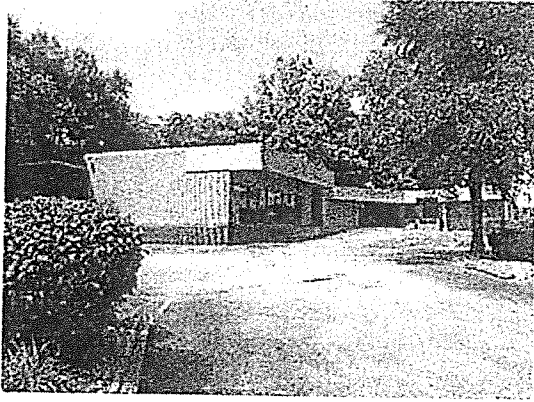
Commercial Buildings - Assessor's Office

Total GBA 11,508 SF
 Total Units 0
 Building 1: Office - General, Decorative Block - 8" (Split Face), 1 Story, Built - 1981, 3294 SF, Bsmt - 0 SF,
 HVAC - Combination FHA - AC, Roof - Rubber Membrane/Wood, Condition - Above Normal
 Addition 1: Office - General, C'Blk or Tile - 8", 1 Story, Built - 1985, 117 SF, Bsmt - 0 SF
 HVAC - Combination FHA - AC, Roof - Rubber Membrane/Wood
 Plumbing: 1 - Toilet Room
 Adjustments: Interior - No Finish, 700 SF
 Liner - compo (SFSA), 700 SF
 Floor - dock level adjustment, 100 SF
 Building Extras: #1- Canopy, 308 SF, Frame, Average Pricing, 1981, Qty1
 #2- Porch (Commercial), 228 SF, Wood Deck, Average Pricing, 1981, Qty1
 Building 2: Office - General, Decorative Block - 8" (Split Face), 1 Story, Built - 1970, 8097 SF, Bsmt - 143 SF,
 HVAC - Combination FHA - AC, Roof - Rubber Membrane/Wood, Condition - Above Normal
 Plumbing: 2 - Toilet Room, 4 - Sink-Kitchen
 Adjustments: Loading Dock, 56 SF
 Building Extras: #1- Canopy, 418 SF, Frame, Average Pricing, 1980, Qty1

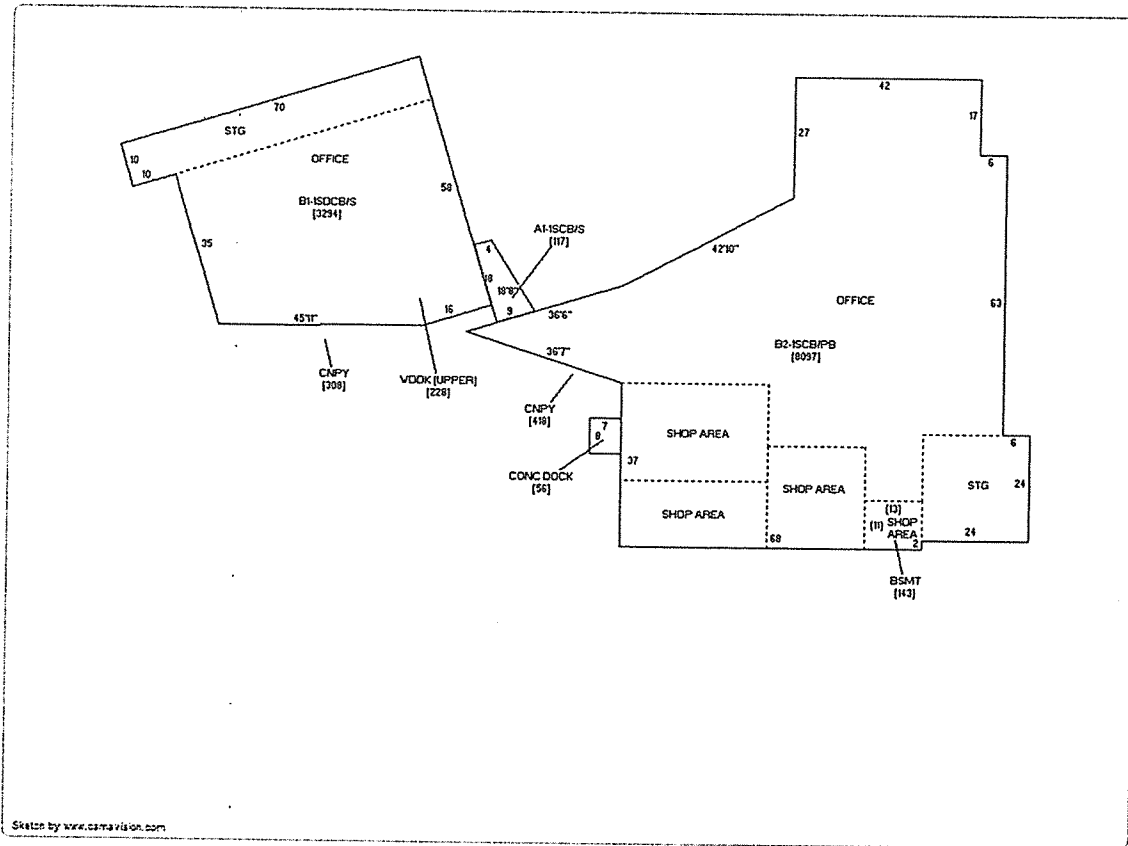
Yard Extras - Assessor's Office

#1 - (1) Paving - Asphalt 11,100 SF, Asphalt Parking, Average Pricing, Built 1990

Photos - Assessor's Office



Sketches - Assessor's Office



Permits - Assessor's Office

Permit #	Date	Description	Amount
B015813	08/22/2012	Misc	5,000
175590	07/01/1998	Int-Remodel	177,940

DAMAGE REPAIRED
AND REDEDICATED
JULY 4, 1989
THIS PROPERTY IS LISTED IN THE
NATIONAL REGISTER OF HISTORIC PLACES
THE SCOTT COUNTY
HISTORIC PRESERVATION SOCIETY, INC.

THIS BOULDER MARKS THE
SITE OF THE WESTERN ABUTMENT
OF THE FIRST BRIDGE ACROSS
THE MISSISSIPPI RIVER,
BUILT IN 1853-1855
ERECTED BY HANNAN CALDWELL
CHAPTER, DAUGHTERS OF THE
AMERICAN REVOLUTION
1926



THIS REPLICA OF A PIER FROM
FIRST RAILROAD BRIDGE ACROSS
MISSISSIPPI RIVER IS LOCATED
NEAR SITE OF ORIGINAL.

DEDICATED APRIL 21, 1956
COMMEMORATING CENTENNIAL
OF FIRST RAILROAD ENGINE
TO CROSS THE SPAN LINKING
EAST TO WEST.

ERECTED BY MISSISSIPPI RIVER
BRIDGE CENTENNIAL COMMITTEE



THIS REPLICA OF A PIER FROM
FIRST RAILROAD BRIDGE ACROSS
MISSISSIPPI RIVER IS LOCATED
NEAR SITE OF ORIGINAL.
DEDICATED APRIL 24, 1936
COMMEMORATING CENTENNIAL
OF FIRST RAILROAD ENGINE
TO CROSS THE SPAN LINKING
EAST TO WEST.
ERECTED BY MISSISSIPPI RIVER
SCENIC NATIONAL COMMITTEE

Street View

