

Rock Island Preservation Commission

Meeting Date: Wednesday, April 28, 2010

Regular Meeting Begins 4:00 p.m.

**Personnel Conference Room
Basement, Rock Island City Hall**

MEETING AGENDA

1. Call to Order
2. Roll Call
3. Approval of the Minutes of the February 24, 2010 Regular Meeting
4. Presentation of Plaques to Commissioners Anderson and Sparkman
5. Case 2010-02 – Consideration of a Certificate of Appropriateness for 1625 21st Street, which is located in Highland Park Historic District
6. Section 106 Review for 1206 19th Street and 1210 19th Street
7. Comment to the Planning Commission on an Amendment to the Preliminary PUD for 321 24th Street, which is known as the Illinois Oil Products Building
8. 2009 CLG Grant Discussion – Market Feasibility Study for Old Lincoln School
9. 2010 CLG Grant Discussion – Amended Work Scope and Expenses for Weatherization Workshop
10. Illinois State Historical Society Award for MoSUS Project
11. Annual Historic Preservation Commissions Seminar – June 17 & 18, Crystal Lake
12. Supplemental Materials for Certified Local Government Annual Report
Bring info related to historic preservation related sessions that you either presented or attended from April 1, 2009 to March 31, 2010. Include date, title of event, audience size.
13. Other Business
14. Adjournment (and Cheesecake in Honor of Retiring Commissioners!)



**UNAPPROVED MINUTES OF THE
ROCK ISLAND PRESERVATION COMMISSION**

Regular Meeting

4:00 p.m.

February 24, 2010

Location: Personnel Conference Room, Rock Island City Hall, 1528 3rd Avenue, Rock Island, IL

Attendance: Present Absent

Linda Anderson

Steve Andich

Bob Braun

Lendol Calder

David Cordes

Kent Cornish

Jane Koski

Mark McVey

Tom Sparkman

Jeff Dismer (Assoc.)

Daryl Empen (Assoc.)

Diane Oestreich (Assoc.)

Staff Present: Alan Carmen, Jill Doak

Others Present: None

Chairman Braun called the meeting to order at 4:06 p.m.

Approval of minutes of the January 27, 2010 Regular Meeting

Commissioner Cordes moved to approve the minutes. The motion was seconded by Commissioner Andich and passed unanimously.

Case #2010-01 – Consideration of a Certificate of Appropriateness for 201 15th Street, which is also known as the Centennial Bridge Commission Building

Ms. Doak gave the staff report. She said staff recommended the commission approve the Certificate of Appropriateness for the wall mounted sign on the south side of the garage and bicycle racks in the space adjacent to the Royal Neighbors wall because they are in secondary locations that should not damage the historic fabric and can be easily removed.

Associate member Oestreich noted she did not like the paired design of the bike racks because space could limit how many bicycles could be attached.

Ms. Doak explained that there are two individual bike racks and that they are not connected. She said they will be placed so several bikes can be accommodated if needed.

Associate member Oestreich asked if the rental bikes will be brought out.

Ms. Doak said the Quad Cities Convention & Visitors Bureau visitor counselors that work the summer months will probably bring them out on occasion.

Associate member Oestreich asked if the sign can be suspended from the parapet rather than mounted on the south wall.

Mr. Carmen said he is not aware of the situation of the parapet, plus the roof will be replaced this construction season.

Ms. Doak said the sign is very light-weight.

Mr. Carmen noted it would probably still need to be mounted at the bottom.

Commissioner Cordes agreed that it will still need to be mounted.

Chairman Braun said the corner selected will be the perfect place to view the sign.

Commissioner Cordes moved to approve the Certificate of Appropriateness for 201 15th Street per the stipulations in the staff report.

Commissioner Andich seconded the motion, and it was approved unanimously.

Review of Certificate of Appropriateness Flow Chart for Residential Design Guidelines

Commissioners reviewed the flow chart redesign.

Ms. Doak noted that 88% of the COAs since 1992 have been approved. After some discussion, most members wanted it left at the actual percentage rather than a vague percentage, and to not include the percentage of denials, but keep it positive on those approved.

There was some discussion about the color and font. Commissioner Calder asked that the color be changed to green to mean "go," plus yellow is supposed to be a color that encourages conflict. He also suggested type be highlighted for the most important steps. After some discussion about what was important versus not, it was decided type would be changed for approval and denial.

Associate member Oestreich asked that the COA acronym be used in the title so that it was understood in the information box.

Ms. Doak said the changes will be made and new copies of the design guidelines will be printed and distributed with the next agenda.

Other Business

Ms. Doak said the 2010 Certified Local Government grant application for the weatherization workshop was funded but the application for the National Register amendment for Old Main was not funded. She noted that IHPA said they did not fill multiple requests from any communities, and in fact reduced the amount of many of the grant applications, including the weatherization workshop. She said it was roughly \$2400 less than the amount requested and that staff will have to take time to look at the budget and see where cuts can be made. She said obvious cuts will be for the gratuities for attendees and possibly the bus tour. She said other budget shortfalls might be made up in the speaker fees.

Associate member Oestreich suggested Vince Michel or Carla Bruni could be speakers.

Ms. Doak noted that two speakers have been confirmed, and both will cost funds as they are from Missouri. She said there may not be enough to get expensive, out-of-town speakers for the other parts of the workshop. She asked for suggestions for the energy audit component and the mechanical systems component.

Mr. Carmen noted that Neighborhood Stabilization Program funds were granted to the City of Rock Island and Rock Island Economic Growth Corporation. He said there might be items reviewed by the Commission depending on what properties are affected, their locations and the work scope. He said funding must be obligated by Sept. 4 for the NSP1 application, which was \$3.1 million. He said roughly \$2.6 million will be acquisition and rehab (by GROWTH) and \$400,000 for demolition, which will be the responsibility of the City. The NSP2 funds were a GROWTH application and \$18 million was awarded for Sterling, Moline, Rock Island and IHDA partners. He said the application was for \$36 million, which means that there were proportional reductions in the project awards. This will impact the Illinois Oil Company project, but to what degree is still not known.

Mr. Carmen noted that Census forms will be delivered in mid-March. He said each person translates to about \$1,500 per year per person in funding for the City.

Ms. Doak reminded everyone of the Farnam Dinner on March 12, celebrating 150 years for Augustana College and Weyerhaeuser & Denkmann Lumber Company. She passed around invitations.

Ms. Doak noted the travel plan for Rock Island Center for Math & Science is in its final review with the committee and will probably be on an April agenda for the Rock Island – Milan School Board. She noted that the Traffic Engineering Committee will proceed simultaneously with its items and recommendations will be packaged for City Council in the future.

There being no further business, the Commission adjourned at 4:49 p.m.

Respectfully submitted,



Alan M. Carmen, Secretary
Rock Island Preservation Commission

REPORT

TO: Preservation Commission

FROM: Jill Doak, Urban Planner *JD*
Alan M. Carmen, Planning & Redevelopment Administrator *AMC*

DATE: April 20, 2010

SUBJECT: Case #2010-02 - Consideration of a Certificate of Appropriateness for 1625 21st Street, which is located in Highland Park Historic District

Owners Mike Batz and Margaret Morse have applied for a Certificate of Appropriateness to replace the side porch steps, remove a concrete patio and sidewalks and replace an existing concrete sidewalk with a combination of regular concrete and a stamped concrete border. The attached application is very thorough, and the Inspection Division has reviewed the steps for building code compliance.

Side Porch Steps

The entrance for 1625 21st Street is on the south side of the house. Although there is a front room, there is no interior or exterior evidence that this was ever used as an entrance to the house. The front sidewalk is offset to meet the side entrance, and has been in place many decades.

As described in the application, the concrete adjacent to the south side of the house requires a slope correction to shunt stormwater away from the foundation. In addition, the landing is substandard in size, requiring people entering to back down the stairs in order to pull open the door. For these reasons, the owners have applied for a Certificate of Appropriateness to replace the stairs and sidewalk. Diagrams of the existing and proposed stair dimensions are attached.

The new stairs will have a 58" x 40" landing. In combination with risers that are .75" taller than the existing, the deeper landing will allow for the removal of one step. These changes will keep the steps in approximately the same space as currently exists, allowing the basement window at the bottom of the steps to remain exposed. Steps in any other configuration would require part of the basement window opening to be covered. The steps are proposed to remain concrete and the concrete block wall on the south side of the stairs will be preserved as is.

Residential Design Guidelines say: "Porches and steps which are appropriate to the building and its development should be retained..... Porches should be rebuilt or repaired with materials that are the same as the original.....Brick or poured concrete steps and floor surface should be used on a brick or stucco porch. Most precast concrete steps are not acceptable alternatives for primary façade porches.....If entryways are missing or are badly deteriorated, replacement elements should be similar to the original design and material."

The application does a very good job of meeting these requirements while providing a safe landing size.

Removal of patio and sidewalk

The applicants propose to remove the section of concrete patio located to the south of the entrance sidewalk and the sidewalk located on the south side of the porch. Currently, this sidewalk wraps this side of the house to meet a concrete patio in the back. Figure I with this report shows the areas to be removed.

The design guidelines say that sidewalks should be retained and repaired. However, staff is in agreement with the applicants that there is a lot of concrete on the south side of the house. This much concrete was probably not original to the landscape. With a back door on the house, connecting this sidewalk is not necessary. In addition, most Highland Park homes have centrally located sidewalks that reach a front porch and do not wrap around the side of the house, including the houses on either side of 1625 21st Street.

Front sidewalk replacement

The front sidewalk and short steps to the public sidewalk are deteriorated. The steps, which seem to be an aggregate cast concrete that doesn't match the sidewalk, will be replaced with poured concrete and the metal railing will be reused. The concrete sidewalk will be five feet wide, which is very close to the existing width. The owners propose to edge the sidewalk with stamped concrete patterned after brick. Please see the stamp and color examples in the application.

Design guidelines say that the non-public sidewalks within the property should be constructed of brick or concrete, depending on the era of the house." In this instance most sidewalks in Highland Park were brick, but there is a brick example at 1608 21st Street. The commission has approved stamped concrete of this sort in patios and edging along a driveway at 842 20th Street. Brick and concrete are both seen in the neighborhood, although historically were not often mixed.

Recommendation

Staff recommends the commission approve replacement of the side porch steps as proposed, removal of the concrete patio and sidewalks as shown in the application, and replacement an existing concrete sidewalk with a combination of regular concrete bordered with stamped, colored concrete as illustrated in the application since all requests meet the criteria set forth in the design guidelines.



Rock Island Preservation Commission
Certificate of Appropriateness Application

For office use only:

Case # 2010-2

Date: 4-15-10

Landmark Address: 1625 21st St, Rock Island, IL

Name and Address of Property Owner: Michael Batz & Margaret Morse
1625 21st St, Rock Island, IL

Written description of each existing condition and each proposed modification. Include information relating to dimension, profile, height, materials, landscaping, location, placement, etc. Attach additional pages if needed.

We are replacing our damaged front porch, patio, walkway, and steps to the sidewalk. Our concrete porch and patio are sloped towards the house, so water seeps into the basement and pools on the patio (Figs A & B). The patio, walkway, and steps to the street are cracked and in bad shape (Figs A-E). While we are replacing these things, we propose to upgrade them for safety and aesthetics. We propose four improvements: (1) Our porch landing is only 30" deep, so the 35" screen door overhangs it, and visitors are required to back down the stairs to enter the house (See Fig F&G). We have found this to be dangerous (and would be in violation of current code). We propose to extend the landing by one step, approximately 10" (as per Fig H). As we will be raising the ground near the house by 5" (grading away from the house), we will be able to lose a step and reduce our landing height from 33" to 29." The steps will extend one step beyond the side-wall, as it is now. (2) We propose to remove the front concrete patio and concrete sidewalk around the house (Fig I). There is simply too much concrete and we would prefer to replace this area with grass. (3) The walkway from the porch steps to the sidewalk steps is 46'6" which is a long distance for a plain band of concrete. We propose to improve the aesthetics with a simple border (Fig I). We propose to add a stamped border (Brickform FM-5300, see attachment) to match bricks in the neighborhood, using both integral color (ColorFlo 417 Brick Red, see attachment) and colored sealer (Brickform 550 Brick Red, see attachment). (4) We propose to replace the front steps to the sidewalk, which are currently a mis-sized aggregate form clearly not original to the house (see Figs D and E), with poured steps that will match the walkway.

For more information, please refer to Section 8 of the Rock Island Preservation Ordinance (hard copy) or Section 11-113 in the Rock Island Code of Ordinances (www.rigov.org).

Please see http://www.rigov.org/citydepartments/ced/certifappropriateness.html for online advice or contact city staff for additional assistance.

Attach relevant site plans, detail sketches, elevation drawings, photographs, catalog pages.

Name of architect, contractor or builder: Phil Grchan Concrete

Proposed timeline of work: May 2010

My signature below indicates that I understand that any advice provided during an "Advice Session" or privately by a Rock Island Preservation Commission member is not binding pending submittal of the Certificate of Appropriateness application.

Applicant Information:

Name (Please print) Michael Batz

Signature: [Handwritten Signature]

Address: 1625 21st St, Rock Island

Telephone: [Redacted]

E-mail: [Redacted]



Planning & Redevelopment Division
Community & Economic Development Department
City of Rock Island

1528 3rd Avenue
Rock Island, IL 61201
(309)732-2900 phone / (309)732-2930 fax
planning@rigov.org
www.rigov.org

**Attachments for Application for Certificate of Appropriateness for
1625 21ST Street, Rock Island, IL**

Figures A and B: Walkway, patio, and porch



Figure C, D, E: Overhead view of front patio, and steps to sidewalk



Figure F: Side view of new concrete porch and existing porch, with inset of top views

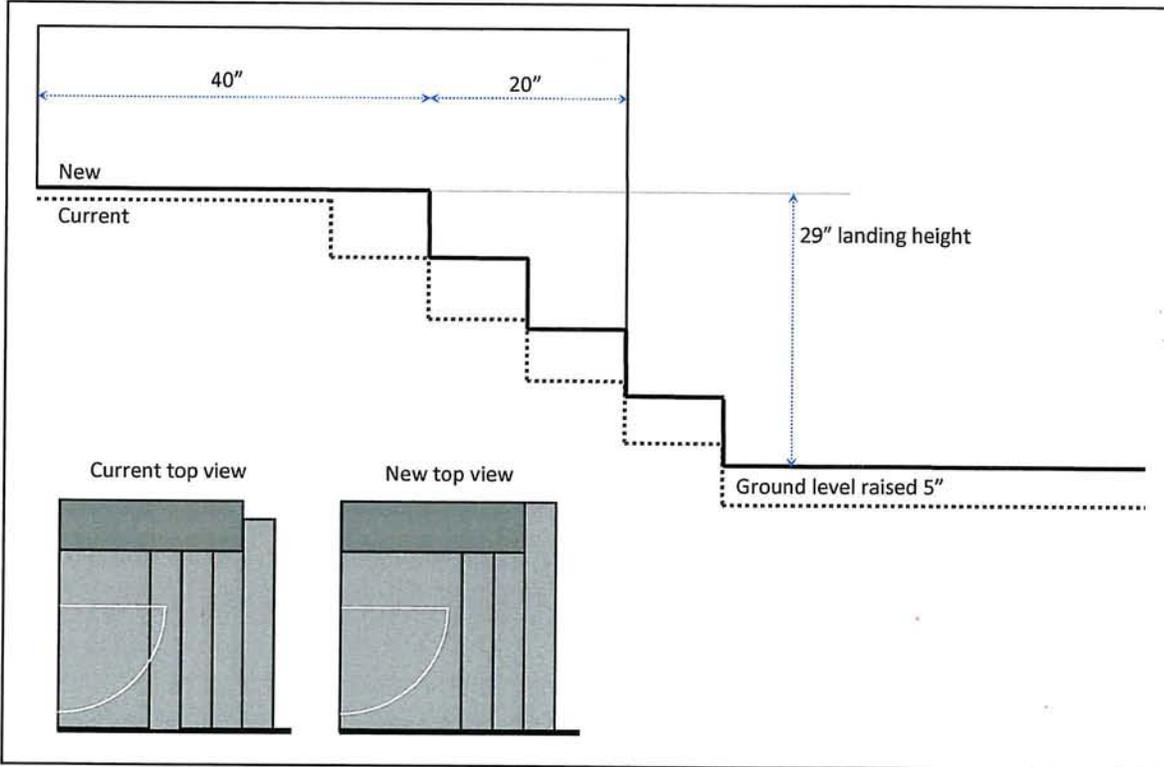
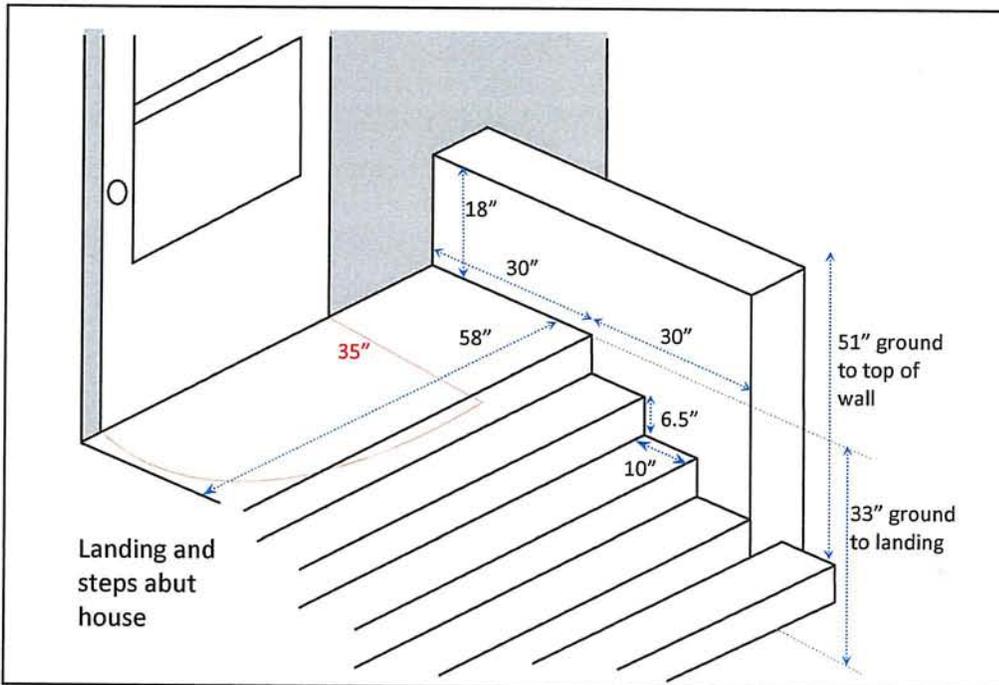


Figure G: Drawing of CURRENT Front Porch



5c

Figure H: Drawing of PROPOSED Front Porch

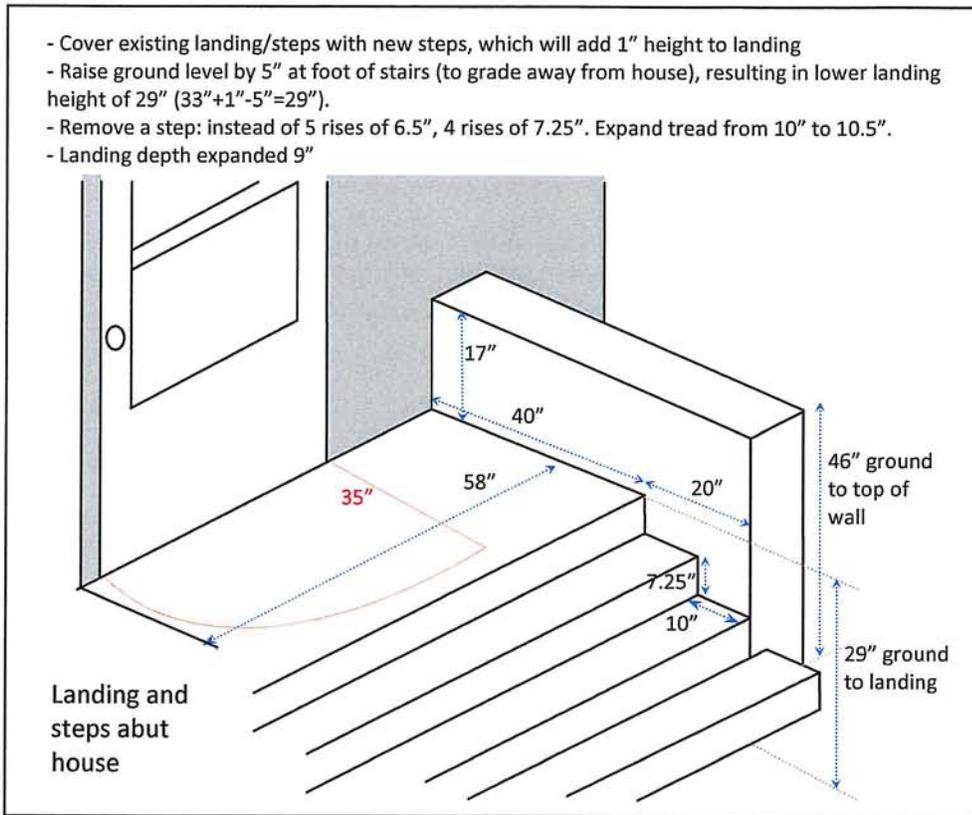
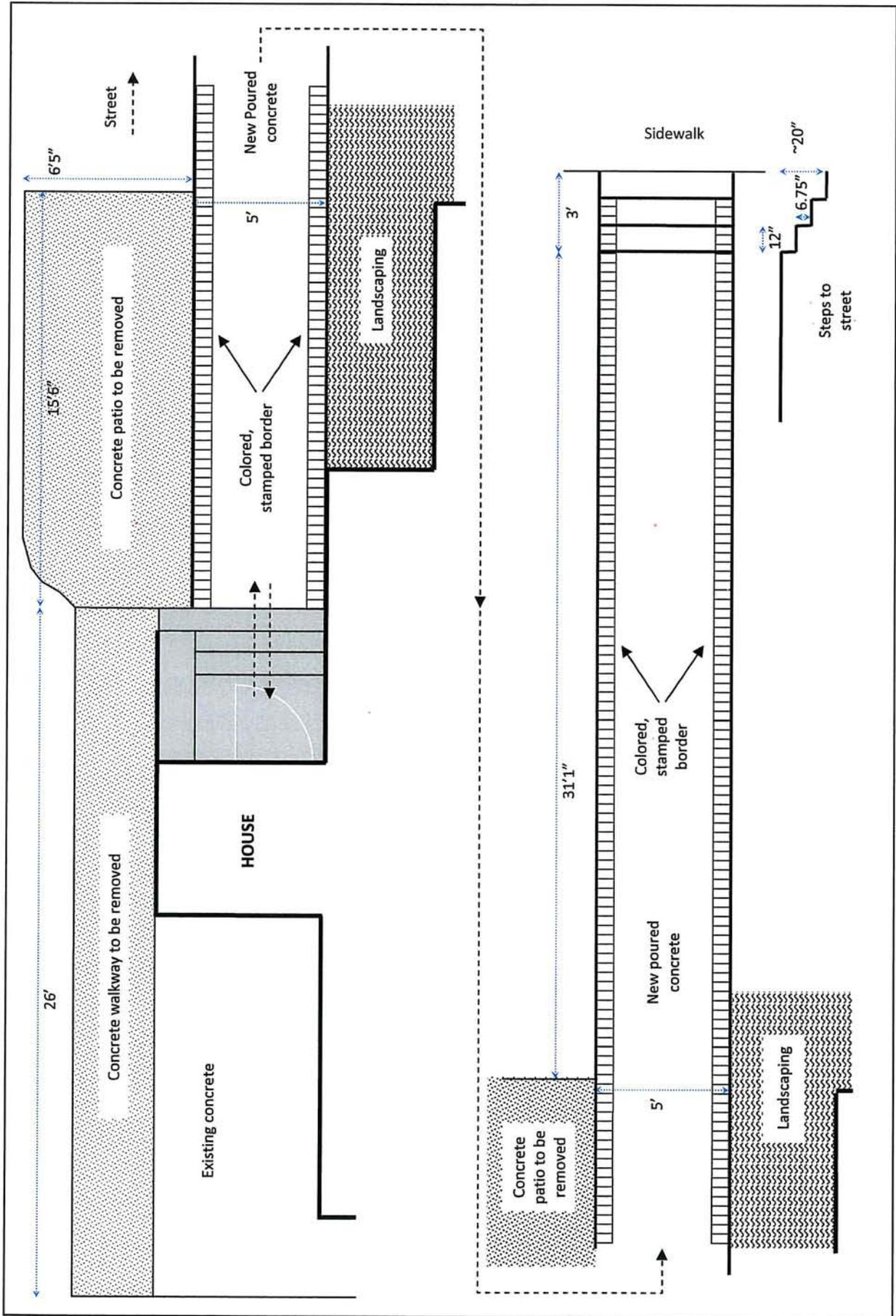
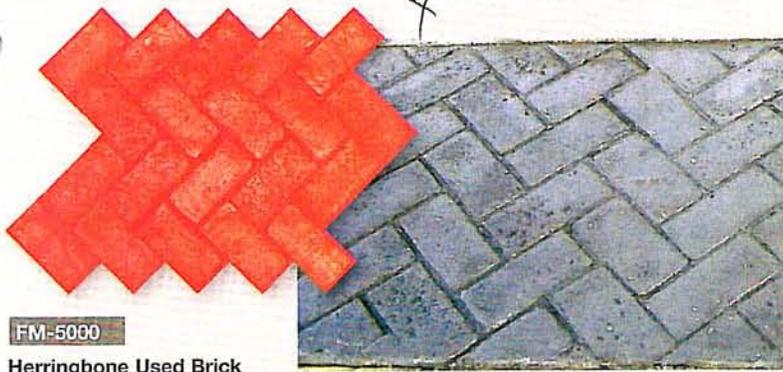


Figure 1: Remove patio and replace/regrade walkway with new border



5e

Brick Texture Mats



FM-5000

Herringbone Used Brick
32" x 36" (81.28 x 91.44 cm)
Red

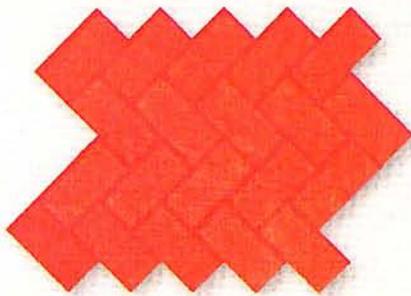
A weatherworn brick surface with an uneven texture and rounded broken edges



FM-5050

Herringbone New Brick (Fine Grout)
32" x 36" (81.28 x 91.44 cm)
Red

A wire-cut common brick texture with sharp corners and few indentations or irregularities over the surface



FM-5900

Herringbone New Brick (sanded joint)
32" x 36" (81.28 x 91.44 cm)
Red

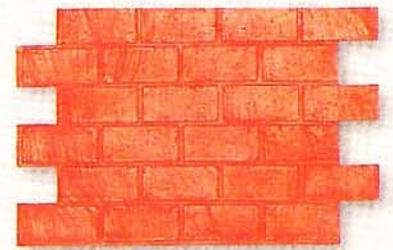
New bricks with sandy joints



FM-5100

Running Bond Used Brick
16" x 36.5" (40.64 x 92.71 cm)
Blue

Used bricks laid end-to-end, with sandy joints



FM-5150

Running Bond New Brick
24" x 36.5" (60.96 x 92.71 cm) Red
A running bond pattern with smooth joints



FM-5250

Basket Weave New Brick
16" x 32" (40.64 x 81.28 cm)
Blue

New bricks in a basket weave pattern with sandy joints



FM-5200 S/O

Basket Weave Used Brick
15.375" x 30.75" (39.05 x 78.10 cm)
Blue

Used bricks in a basket weave pattern with smooth un-grouted joints

16 Grapevine face down under texture mat and stamp mat.



FM-5325

4" x 8" New Brick Border
8.5" x 32.25" (21.59 x 81.92 cm) Red
A border of new bricks laid side-by-side

Also Available:
FM-5300 4" x 8" Used Brick Border
8.5" x 32" (21.59 x 81.28 cm) Red
A border of used bricks laid side-by-side



FM-5550

Single New Brick
4" x 8" (10.16 x 20.32 cm) Red
A single new brick with sharp edges

Also Available:
FM-5500 Single Used Brick
4" x 8" (10.16 x 20.32 cm) Blue
A single used brick with rounded edges



FM-5600

Used Brick Runner
4.5" x 32.375" (11.43 x 82.23 cm) Blue
A border of used bricks laid end-to-end

ColorFlo® Liquid Color Card

SOLOMON COLORS



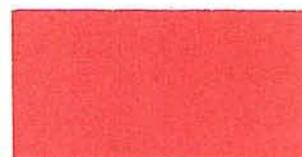
413 Colony Red



413 Clay



413 Fox Red



413 Terra Cotta



417 Rose



417 Brick Red



417 Paver Red



417 Apple Red



489 Dusty Rose



489 Light Plum



489 Redwood



489 Dark Redwood



288 Rosemary



288 Ginger



288 Bamboo



288 Straw



750 Desert Tan



750 Salmon



750 Prairie Tan



750 Peach



775 Sand



775 Cedar



775 Camel



775 Sedona



757 Buckwheat



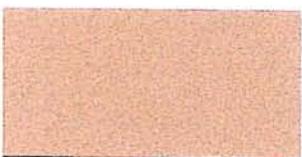
757 Pecan



757 Antique Gold



757 Old Gold



755 Trail Dust



755 Driftwood



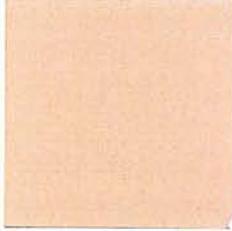
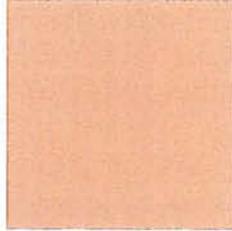
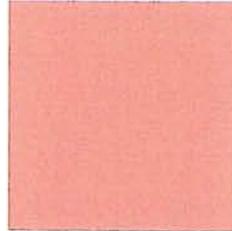
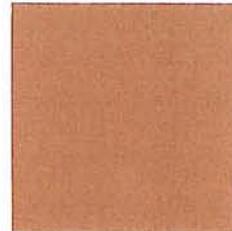
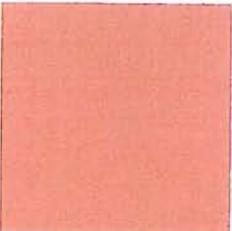
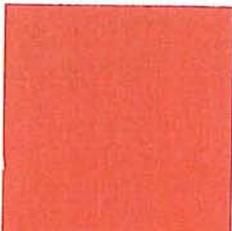
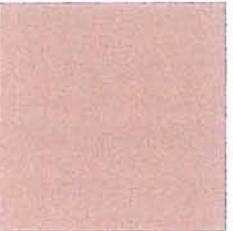
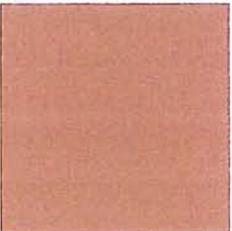
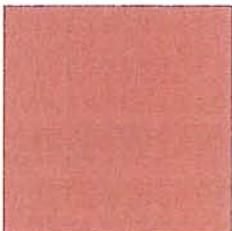
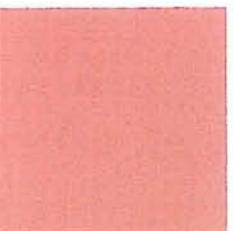
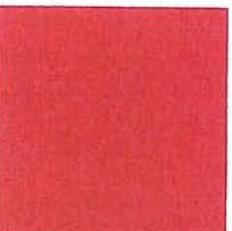
755 Spice



755 Apricot

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330 Coconut	735 Cappuccino	310 Cream Beige	1035 Summer Beige	1055 Pecos Sand
				
1020 Antique Rose	1050 Antique Cork	515 Sunbaked Clay	700 Terra Cotta	425 Autumn Brown
				
1015 Blush Beige	375 Buff Tan	525 Dusty Rose	400 Chestnut	810 Walnut
				
115 Venetian Pink	1065 Quarry Red	500 Tile Red	575 Victorian Red	550 Brick Red

The colors shown are representative and approximate, as closely as possible, concrete with a flat troweled finish, sealed with BRICKFORM Gemseal. BRICKFORM is not responsible for job conditions, application methods, finishing techniques, curing methods and other variables and cannot guarantee the final appearance to be an exact match. Texturing or finishing techniques such as brooming or troweling, the use of sealers, and slight color-drifts in raw materials will produce variations of the colors. BRICKFORM strongly recommends a representative job sample for each product.

REPORT

TO: Preservation Commission
FROM: Jill Doak, Urban Planner *JD*
Alan M. Carmen, Planning & Redevelopment Administrator *AMC*
DATE: April 16, 2010
SUBJECT: Section 106 Review for 1206 and 1210 19th Street

As you might know, the City of Rock Island and Rock Island Economic Growth Corporation have received federal Neighborhood Stabilization Project (NSP) funds for various housing rehabilitation, foreclosure prevention, stabilization and other projects. A portion of those funds are being used by the City for demolition of dilapidated properties in various neighborhoods. Because of the federal source of these funds, projects are being reviewed by the State Historic Preservation Office (SHPO) under the auspices of the National Historic Preservation Act of 1966 and its implementing regulations in 36 CFR 800: "Protection of Historic Properties." The Illinois Historic Preservation Agency's (IHPA) Review & Compliance Division completes the Section 106 Review. In this instance, IHPA has requested the Rock Island Preservation Commission (as a Certified Local Government) comment on the proposed project.

Background on Section 106

Section 106 of the National Historic Preservation Act of 1966 (NHPA) requires Federal agencies (and their funding recipients) to take into account the effects of their undertakings on historic properties, and afford the Advisory Council on Historic Preservation a reasonable opportunity to comment.

If the agency's undertaking could affect historic properties, the agency determines the scope of appropriate identification efforts and then proceeds to identify historic properties in the area of potential effects. The agency reviews background information, consults with the SHPO and others, seeks information from knowledgeable parties, and conducts additional studies as necessary. Districts, sites, buildings, structures, and objects listed in the National Register are considered; unlisted properties are evaluated against the National Park Service's published criteria, in consultation with the SHPO.

Local Action & Consultation

In January, the City submitted a list of 22 properties intended to be demolished to the Review & Compliance Division at IHPA. IHPA will not bar demolition of 19 of the properties due to their lack of historical or architectural significance and likely inability to meet eligibility standards for the National Register of Historic Places. The IHPA has asked for comment by the Rock Island Preservation Commission for the three other properties, all of which are located in the Broadway National Register Historic District. Those properties are 1206-08 19th Street, 1210 19th Street and 547 23rd Street. The City still intends to submit the 19th Street properties for demolition, but alternative options to demolition are being considered for 547 23rd Street. At this time, the Commission is not being asked to issue a Section 106 comment for 547 23rd Street.

Public involvement is a key ingredient in successful Section 106 consultation, and the views of the public should be solicited and considered throughout the process. While a public hearing is not necessary, the local consultation is part of a published agenda and discussion by those knowledgeable about the building and its context.

Background on 1206-08 19th Street

Historically, the address of this property was 1106-08 19th Street. This double house was probably built ca. 1902-04. It does not appear in the 1901-02 city directory. City directory research indicates the following series of owners:

- | | |
|--|---|
| <u>1206:</u> | <u>1208:</u> |
| 1905: G. Edwin Schmid (mgr Mueller Lumber Co.) | 1905: Frederick C. Hemenway (guard Arsenal), married to Sylvia C., Society Editor for Moline Mail |
| 1907: Louis Marshall (Dart's & sons salesman) | 1907: same |
| 1910: same | 1910: same |
| 1913: same | 1913: same |
| 1919: Ernest Simpson | 1919: Haskell McCarty |



It appears Fred C. and Sylvia Thomas were married Dec. 31, 1868. For a time, he was the Rock Island County Sheriff, but by the time they lived here, he was a guard at the Arsenal. They had eight children between 1871 and 1889, but only four or five of them lived to adulthood. The family information is a little difficult to track since the names Sylvia and Fred are used in multiple generations. In addition, some references are conflicting on the middle initial for Sylvia. Fred died on June 15, 1923, but Sylvia's death is unknown.

There is no additional information that can be verified on G. Edwin Schmid, Louis Marshall, Ernest Simpson or Haskell McCarty.

Background on 1210 19th Street

Historically, the address for this house was 1110 19th Street. This house was built circa 1902-04. The address does not appear in the 1901-02 city directory. City directory research indicates the house was first occupied by Cornelius and Josephine Buckley, and they lived here until at least 1920.

It is possible Cornelius Buckley is Cornelius Buckley, Jr., and may have been one of the earliest graduates of St. Ambrose. Again, quick research is difficult as there are several "pioneer" and "old settler" references to Cornelius Buckley, but the date of this house probably indicates residency by a son. The father appears to have been born in Ireland in 1814, was married in 1841 and died in Rock Island in 1906, having arrived in this area around 1856-57.



Cornelius and Ellen had a son, Cornelius, Jr., who was the youngest of eight. The three youngest children were born in Illinois. St. Ambrose was founded in 1882, so the timeline could match. The following is excerpted from Fr. McDaniel's historical email vignettes regarding the history of St. Ambrose University, this one dated Sept. 2, 2004 and titled "Thirty-three Boys:"

On September 4, 1882 thirty-three boys entered two classrooms of St. Marguerite's Parish School at 11th and Iowa streets, for the first day of St. Ambrose Seminary/College/University. Thirty of the students were from Davenport, mostly in the neighborhood of the parish. Two were from DeWitt and one was from Joslin Station, Illinois. Most of them were 13 to 16 years old..... Of the sixty parents (remember those three sets of brothers), 30 were from Ireland, 14 from the United States, 8 from Germany, 1 from Canada, 1 from

France, and the origins of 6 are not known (as yet). Their fathers listed occupations such as farmer, teamster, watchman, carpenter, bricklayer, express man, railroad engineer, blacksmith helper. Several were listed as contractors. Only two or three could be considered middle class.....Of the 33 students the first year, 15 would return for a second year, 11 for a third year, 6 for a fourth year and 6 for a fifth year. 3 of the 33 only stayed for the Fall semester 1882, but 8 others came for the Spring semester 1883. Moreover, these new students were from a wider area: West Des Moines, Chariton, Charlotte, Long Grove. The diocesan school was reaching further into the diocese.

After St. Ambrose the 33 original students established their own careers..... Cornelius Buckley was in real estate, contracting, and for a time, was vice-president of a plumbing equipment manufacturing company in Rock Island.....

Analysis

The two buildings at 1206-08 and 1210 19th Street are approximately 107 years old. The double house is one of the "simple detailed" Free Classic Queen Anne double houses listed in the 100 Most Significant Unprotected Structures group entry for Queen Anne Double houses. There are 39 other houses in the "simply detailed" category, 11 of them in Broadway. Six other Broadway double houses are considered "highly detailed." In summary, there are 18 Free Classic Queen Anne Double Houses in Broadway, including 1206-08 19th Street. 1206-08 has been covered with artificial siding, and key porch details have been removed. If there are other siding details, they are hidden. Some of the windows are boarded, although most appear to still have the one over one wooden sash. The asphalt shingled roof is in poor condition. Overall, this house subtype is not particularly rare in the district and this is not considered to be one of the better examples. Integrity is compromised by the siding, but the form is not.

The house at 1210 19th Street is considered to be structurally compromised, particularly the foundation. Slope erosion has impacted the foundation's stability. The house is covered with aluminum siding and even the foundation is covered with permastone. The front porch has been removed and replaced with cast concrete steps and an aluminum awning. Some windows are boarded and even the fenestration pattern appears to be compromised on the front façade. Note how the second story window is narrower. The architectural integrity of this house is less than 1206-08 19th Street.

Architects and builders for both buildings are unknown. Both, however, were listed as contributing structures to the historic district based on their massing and scale.

This section of Broadway has not experienced demolition, although it has experienced some deterioration. This block has not seen the level of rehab and reinvestment that other areas of Broadway have experienced. Eight out of the 14 homes facing 19th Street in the 1200 block are owner-occupied.

Effect of Undertaking

The Section 106 review is being conducted because there is a request to demolish 1206-08 and 1210 19th Street. The low level of architectural integrity, relatively insignificant historical associations and stylistic frequency of these buildings, along with their poor condition, make the houses unremarkable within the district. However, demolishing buildings in an intact block in a historic district is never a positive action. In fact, this is the most damaging effect of the proposed demolition undertaking in the context of the historic district. Fortunately, the demolition will not result in a permanent gap in the pattern of housing along the street. There is an intention to combine the lots, re-grade the slope to better accommodate construction, and then replace the demolished homes with a new single-family residence. This new construction is expected to take place within 18 months.

The construction will be a separate Section 106 undertaking, and the final design and placement on the site will be reviewed by the Preservation Commission, similar to the method the new construction at 1000-1002 17th Street was reviewed in 2004. Attached are preliminary examples of new construction designs being considered by GROWTH. The organization is looking for feedback on the design selection.

Recommendation

Staff recommends the Preservation Commission comment to IHPA that the most significant factors for 1206-08 19th Street and 1210 19th Street are in their context for massing and scale on the block, not for individual architectural or historical associations, and that if replaced with well-designed and compatible new construction, the overall sense of time and place should not be affected in the Broadway district.

Search Results: 406 of 1181 << First < Prior Back to List Next > Last >>

Plan W8175LB: 2-Story Charmer with Loft

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Detailed Prices and Options	One Set	Five Sets	Eight Sets	Reproducible	CAD	Best Price Guarantee
	\$425	\$575	\$665	\$775	\$1,150	
<p>Plan No: W8175LB Style: Country, Northwest Total Living Area: 1,235 sq. ft. Main Flr.: 625 sq. ft. 2nd Flr.: 612 sq. ft. Bedrooms: 2 Full Bathrooms: 2 Width: 25' Depth: 30' Maximum Ridge Height: 38' Exterior Walls: 2x6 Ceiling Height: Main Floor: 8'1" 2nd Floor: 8'1" Standard Foundations: Crawl Optional Foundations: Request a modification price quote. Special Features: CAD Available, Narrow Lot, Loft</p> <p>Click to view detailed prices and options</p> <ul style="list-style-type: none"> • This 2-story house plan features two bedrooms and a loft on the second floor. • The master bedroom has a 3-sided bumpout giving you extra room and lots of light. A walk-in closet and bath are pluses. • The main floor features an open plan with a large living room with fireplace. • The kitchen opens to the dining room and counter seating in the living room provides a place for casual meals. • The washer/dryer are tucked away behind bi-fold doors. 						

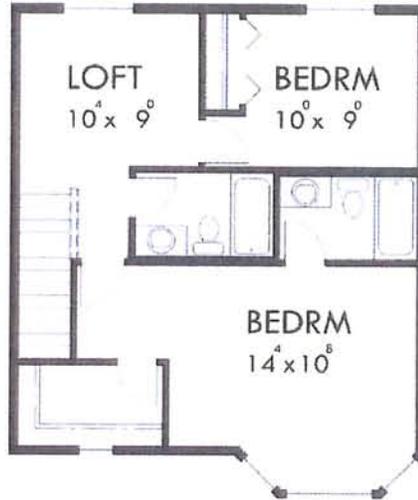
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- ▶ Details
- ▶ Main Level
- ▼ 2nd Level
- ▼ Rear View

Plan W8175LB: 2-Story Charmer with Loft



- ▲ Elevation
- ▲ Details
- ▲ Main Level
- ▶ 2nd Level
- ▼ Rear View

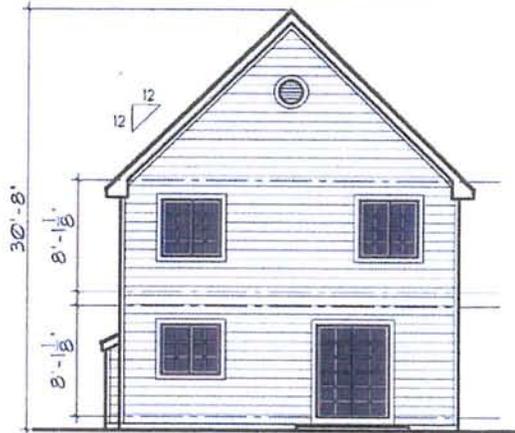
Plan W8175LB: 2-Story Charmer with Loft



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- ▼ Rear View

Plan W8175LB: 2-Story Charmer with Loft



REAR ELEVATION

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Elevation

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First Floor Plan

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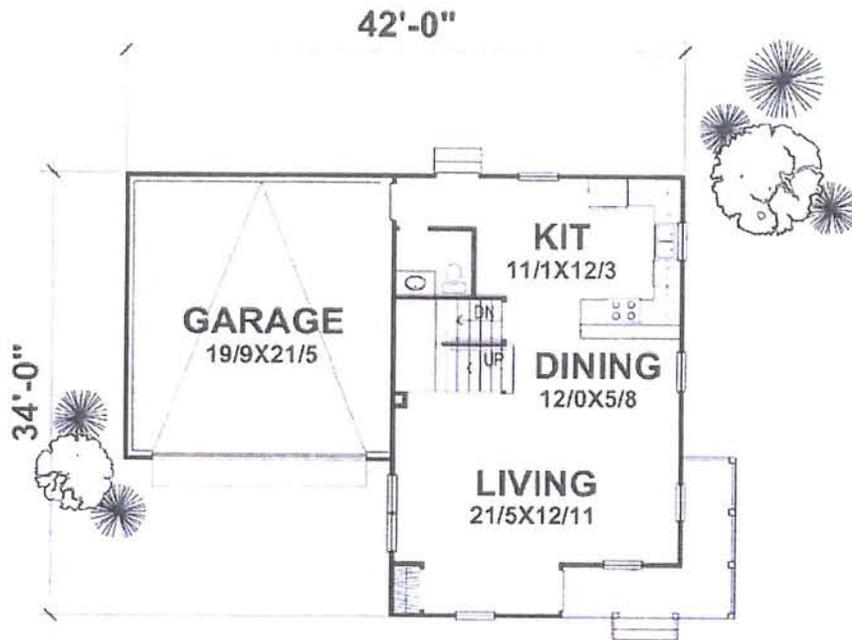
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Elevation

Plan ID: chp-19528, Order Code: C101

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MAIN FLOOR

MAIN FLOOR = 712 SQ. FT.

UPPER FLOOR = 675 SQ. FT.

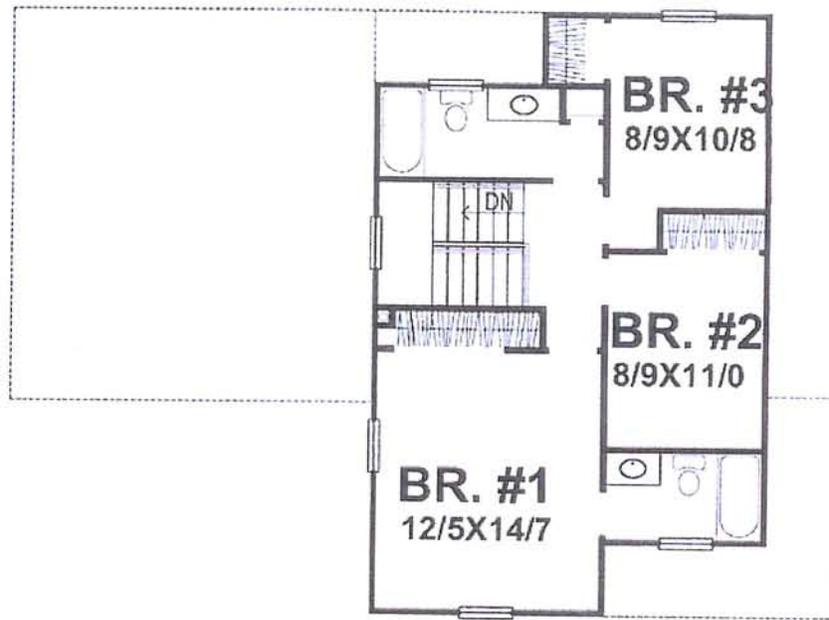
TOTAL = 1387 SQUARE FEET

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First Floor Plan

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UPPER FLOOR

UPPER FLOOR = 675 SQ. FT.

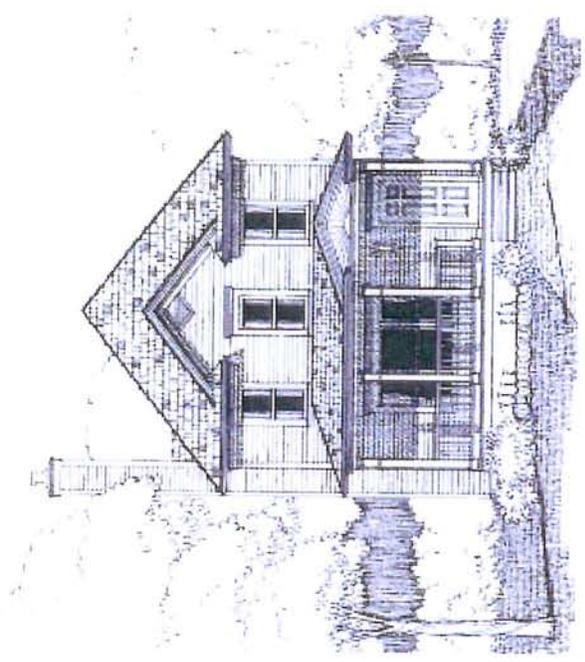
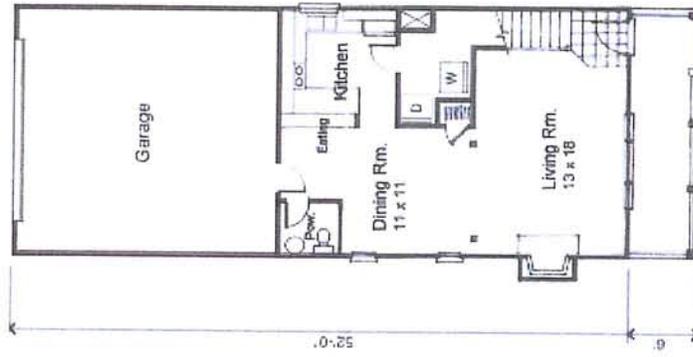
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Second Floor Plan

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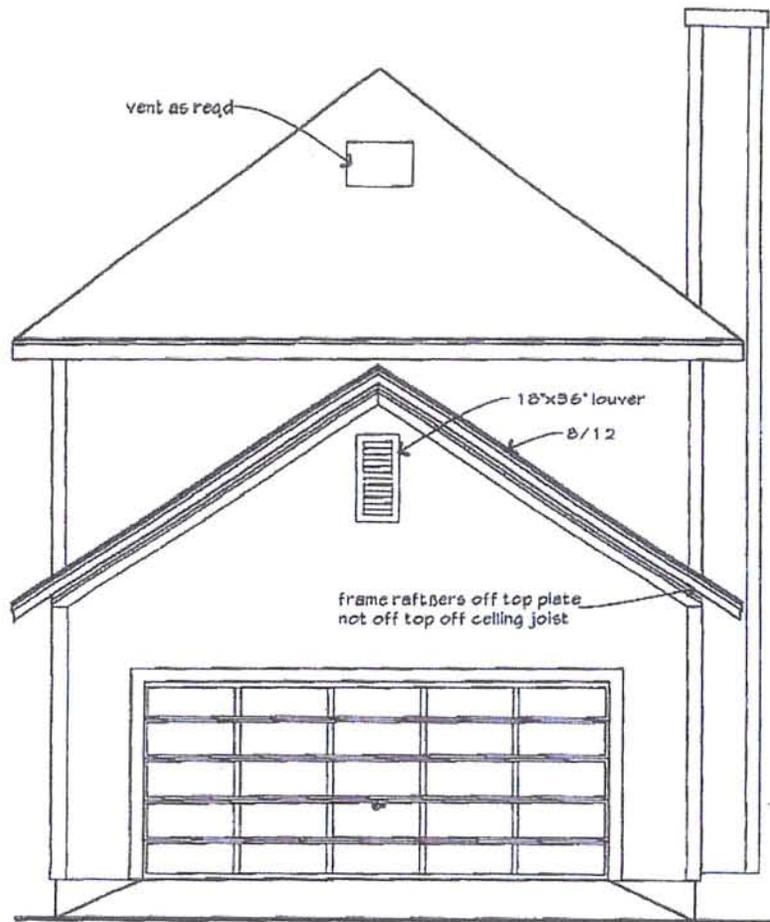
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Rear Elevation

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Second Floor Plan

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REPORT

TO: Preservation Commission

FROM: Jill Doak, Urban Planner II *JD*
Alan M. Carmen, Planning & Redevelopment Administrator *AMC*

DATE: April 16, 2010

SUBJECT: Comment on Amended Preliminary Planned Unit Development (PUD) Site Plan for Jackson Square Redevelopment Project, which contains the landmarked Illinois Oil Products Building at 321 24th Street

The Rock Island City Planning Commission has received a request from the Rock Island Economic Growth Corporation to amend the Preliminary PUD Site Plan for the Jackson Square redevelopment project, which covers the area between 3rd and 4th Avenues and 24th and 25th Street, and includes the landmarked Illinois Oil Company Building at 321 24th Street. On December 17, 2008, the Commission commented favorably regarding the rezoning from I-2 to PUD, the preliminary PUD site plan and requirements for the Riverfront Overlay District.

The following changes are being made from the approved Preliminary PUD:

- Reduction in the number of residential units from 72 to 30
- Elimination of the new construction rear and side wings that included residential units and parking
- Addition of 3,706 square foot commercial/retail space on the first floor
- Construction of a covered entrance and common room space on the south façade (non-office portion)
- Changes to the parking lot and traffic flow

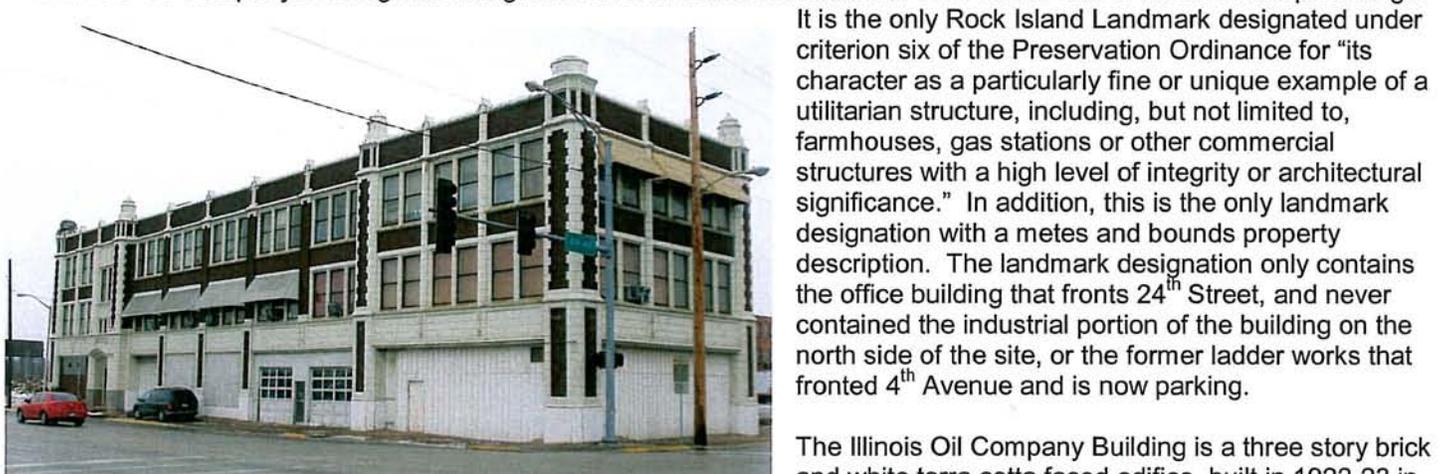
In addition, a parking variance for the mixed use development is being requested (variance of 31 parking spaces of the 76 space requirement).

The Planning Commission public hearing is scheduled for 5:15 p.m., Tuesday, May 4, 2010, at Rock Island City Hall, City Council Chambers, 1528 3rd Avenue.

The Preservation Commission has the responsibility to comment to the Planning Commission regarding the amendment of this PUD to a local landmark and the impact of the amended PUD site plan on the landmark property. As before, this project will not participate in the historic investment tax credit program.

Illinois Oil Company Landmark History

The Illinois Oil Company building was designated a Rock Island Landmark in 1990 and is one of the most unique listings.



It is the only Rock Island Landmark designated under criterion six of the Preservation Ordinance for "its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, farmhouses, gas stations or other commercial structures with a high level of integrity or architectural significance." In addition, this is the only landmark designation with a metes and bounds property description. The landmark designation only contains the office building that fronts 24th Street, and never contained the industrial portion of the building on the north side of the site, or the former ladder works that fronted 4th Avenue and is now parking.

The Illinois Oil Company Building is a three story brick and white terra cotta faced edifice, built in 1922-23 in

the Art Deco style. It was conceived by the architectural firm of Cervin & Horn. Rudolph Sandberg, an associate with the firm well known for his terra cotta work, was chiefly responsible for the design. For a thorough description of the architectural details of the office building, please see *Rock Island's Modernistic Architecture*. These architectural details will be more relevant in future phases of the Commission's analysis of the development project, including the Final PUD review and Certificates of Appropriateness. These applications are expected to be submitted in the next few months.

Brothers Frank P. Welch and James M. Welch began in 1908 with a capital of \$800 to fund their idea of marketing oil directly to the consumer. Sales by 1922 were \$18,000,000. The business flourished so much that gasoline was added. Bulk plants were built, and then service stations were constructed in the areas with larger consumptions. By 1941, there were 100 bulk plants in seven states and some 80 stations.

By the time 1922 drew to a close, the Rock Island plant employed some 500 men in addition to 142 outside salesmen and 300 men at Oklahoma refineries. Company officials, at the time, claimed that its 24th Street filling station was the largest in the world. It had nine gas pumps, four attendants always on duty and an underground storage capacity of 120,000 gallons. Illinois Oil Company was also associated with paint manufacturing and retail, and the shipping of bulk gasoline, kerosene, linseed oil, paints and greases. A barrel and steel products plant was later added that manufactured truck tanks, underground tanks, oil burner tubes and other small storage tanks and containers. Liability lawsuits, risky business decisions during the Great Depression, and the failing health of Frank Welch, who died in 1941, led to a decrease in assets for Illinois Oil Company. From 1942 to 1944, properties and assets were sold, and the wholesale business was purchased by E.C. Jackson and Associates, who continued business under the name Illinois Oil Products. That business has continued in operation to the present.

Change in Use

The conversion will create 30 housing units: 3 one-bedroom, 17 two-bedroom, and 10 three-bedroom units.

Rents will range from \$432 to \$660 for one-bedroom units, \$529 to \$785 for two-bedroom units and \$875 for three-bedroom units. Out of the 30 units, 8 are targeted to households at 50% of the average median income, and 22 units will be targeted to households at 120% of the average median income. Please note that the unit number grid on the floor plan page shows an incorrect number of units.

The change in use of the landmark building will be from office to housing and retail/commercial. Historic adaptive reuse projects have accomplished similar changes successfully, including many in Rock Island. The commercial location will be on the first floor in the southernmost space. The impact on the landmarked building should actually be less with the reduction in units and the retention of a larger first floor space.

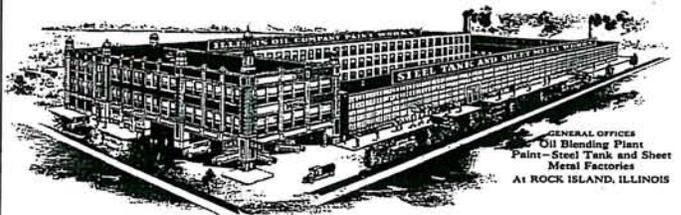
Preliminary Site Plan

In the review of the *Preliminary PUD Plan* in December 2008, the Preservation Commission considered the gross details of the site: building footprint, building scale, exterior cladding materials, parking plan and internal traffic flow, signage, and environmental impacts. A closer inspection of building details and/or changes to the existing landmark and site will be considered in the future during the *Final PUD Plan* and Certificates of Appropriateness. Landscaping details will be provided in the Final PUD documents.

Building Footprint, Scale and Exterior Cladding

Below are images of the buildings that were slated to be demolished in the original Preliminary PUD. None were determined to be eligible for the National Register and are not listed as significant structures in any Rock Island or Illinois Historic Preservation Agency surveys. The commissioner commented favorably on their demolition in relation to the new construction that was to take place on the north end of the site. While the extensive wings of new construction are not part of the revised project, the demolition is still intended to take place. The triangular-shaped northeast wing that is bounded by the smokestack on the southeast and the curved railroad spur on the north may remain. A clearer view of this wing may be visible to you on the aerial image on this page.

A STORY OF THE ILLINOIS OIL CO.



ADMINISTRATION BUILDING, ROCK ISLAND, ILLINOIS
Paint Factory, Grease Factory, Oil Blending Plant and Sheet Metal Factory. See description following page.



This aerial view shows the Illinois Oil complex. Note the building in the northwest corner of the site has been demolished since this photograph was taken.



Garages attached to west side of east wing.



*East side of east wing. * Portion from smokestack to north may remain.*



*Railroad spur between east wing and triangle-shaped building along 3rd Avenue. * east wing may remain*



Front (north side) of triangle-shaped building.



East side and front of brick building along 3rd Avenue.



Front (north side) of brick building.



Front (north side) of block, barrel-roofed building along 3rd Avenue.



West side of barrel-roofed building.

The First Floor Preliminary Plan (attached) locates the perimeters of the buildings and wings to be demolished. The existing office building (southwest wing), will have first, second and third story units. The southernmost section of the first floor will be reserved for the retail/commercial space. The middle of the center wing will have an addition on the north for drive-up access and community space. It is one story tall and has a flat roof and will be approximately 2,943 square feet. In total, there is about 3,159 square feet of community space throughout the project.

A porte cochere will be built on the south side that is bracketed by terra cotta columns mimicking details on the office building. This is unchanged from the previous PUD request. See the attached elevation drawings for clarification. In addition, the additions are planned to be brick-faced.

The elevation shows a fenestration pattern change to the landmarked building on the west and south facades. There are 51 windows in the second and third stories of the west façade and 12 windows in the second and third stories on the south façade. Twenty-two (43%) of those windows are proposed to be covered with an "E.I.F.S. panel accent at existing window opening." E.I.F.S. stands for Exterior Insulation Finishing System. Many of these systems have the look of stucco or dryvit. GROWTH staff is working with the architect to either remove or minimize the panel inserts on the second and third stories. Details of this design change are not available now, but will be part of a Certificate of Appropriateness application in May.

Parking Plan and Internal Traffic Flow

There are 45 surface parking spaces planned for Jackson Square. Each of the 30 units will have an assigned space and additional spaces may be leased by tenants. Applicants will need a 31-space variance for parking requirements. The parking variance is based on the 45 surface spaces provided and the need for a total of 76 spaces (two spaces per dwelling unit and an estimate of 2,779 square feet of net commercial retail space with four employees on a maximum shift, which would require 16 spaces for the retail use).

At this time, there are two access points to the site from 4th Avenue and two from 3rd Avenue. There will be a new access point for 25th Street about 60 feet to the north of the intersection.

Signage

According to the 2008 preliminary PUD, no free-standing signs for Jackson Square are planned except for small directional signs for traffic flow. Signage identifying the development will be affixed to the building, probably as etching on glass windows. No changes have been submitted.

Environmental Considerations

Funds have also been budgeted for environmental remediation for industrial site clean-up. Given the oil products, manufacturing and lumbering history of the site, there will be some remediation. Early environmental assessments indicate the problem not to be as severe as might be expected.

Lighting and Landscaping

Details regarding the lighting and landscaping plan will be provided in the Final PUD application. Landscape requirements will pertain mainly to parking lots because there are no adjacent residential zoning districts or land uses.

Recommendation

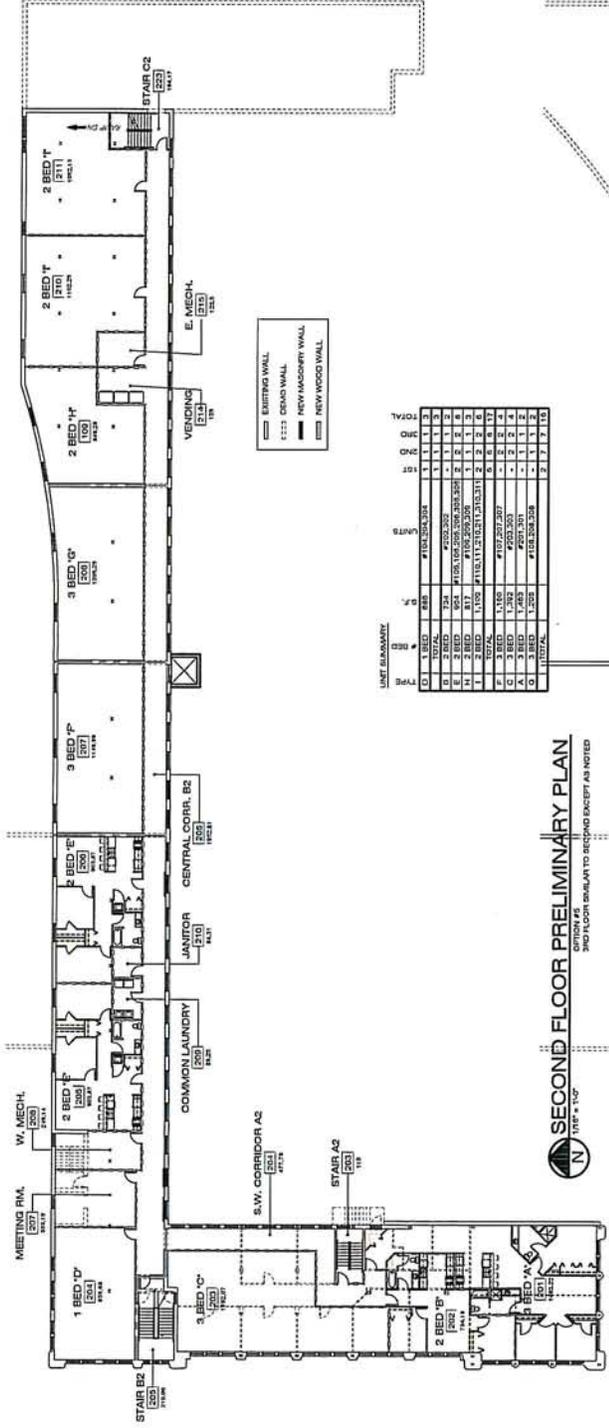
Staff recommends the Preservation Commission comment favorably to the Planning Commission regarding the reduction in the number of residential units; addition of the commercial/retail space on the first floor of the historic office building; construction of a covered entrance and common room space on the south façade; and changes to the parking lot, traffic flow and building footprint as amended from the Preliminary PUD, along with the variance needed for parking space. Further staff recommends the commission issue a statement that covering 22 (43%) of the windows in the historic portion of the building will be a detrimental design option for the Certificate of Appropriateness phase of the project, and that alternatives to covering these windows should be pursued early in the design phase of the adaptive reuse.

2ND FLOOR COMMON AREAS

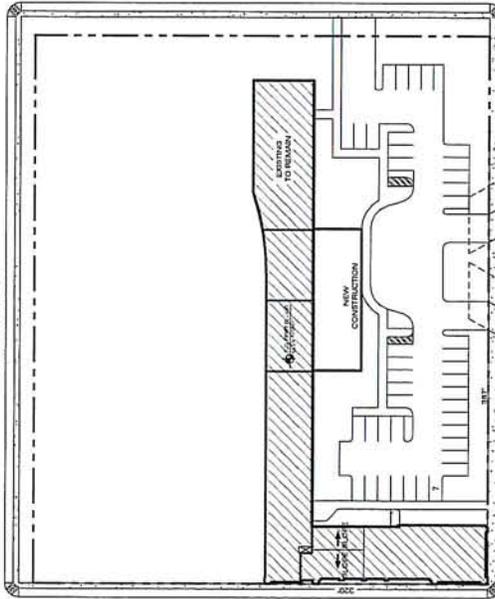
#	ROOM	AREA
203	STAIR A2	115 SF
204	S.W. CORRIDOR A2	478 SF
205	CENTRAL CORR. B2	1,093 SF
206	E. MECH. B2	250 SF
207	MEETING RM. B2	350 SF
208	W. MECH. B2	240 SF
209	COMMON LAUNDRY	89 SF
210	JANITOR	64 SF
214	VENDING	135 SF
215	E. MECH. B1	124 SF
221	STAIR C2	104 SF

1st FLOOR COMMON AREAS

#	ROOM	AREA
101	STAIR B1	207 SF
103	STAIR A1	185 SF
104	S.W. CORR. A1	265 SF
105	CENTRAL CORR. B1	1,092 SF
107	MEETING RM. B1	292 SF
108	W. MECH. B1	249 SF
109	COMMON LAUNDRY	89 SF
110	JANITOR	64 SF
116	MULTI-MEDIA	560 SF
118	VEST.	89 SF
119	OFFICE	110 SF
120	OFFICE	110 SF
121	VENDING	135 SF
122	E. MECH. B1	124 SF
123	STAIR C1	104 SF

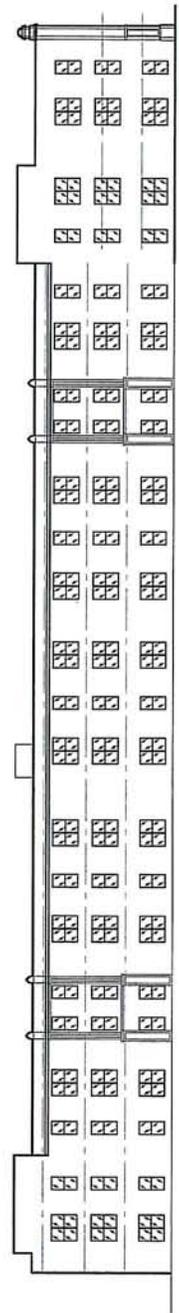
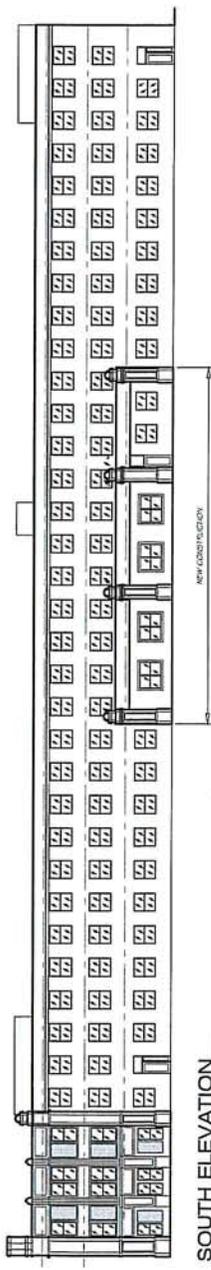
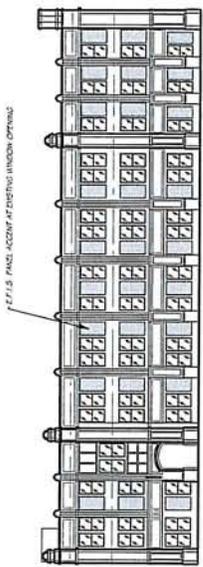


3RD AVENUE



SITE INFORMATION:
 SITE SIZE: 387' X 320'
 = 2.84 ACRES

PRELIMINARY OVERALL SITE PLAN
 ALTERNATE #2
 1/4" = 20'0"



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 ENGINEERS / ARCHITECTS
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PROJECT:
 JACKSON SQUARE
 4TH AVE & 24TH ST.
 ROCK ISLAND, ILLINOIS

OWNER:
 ROCK ISLAND ECONOMIC GROWTH CORPORATION
 ROCK ISLAND, ILLINOIS

REVISIONS:

DATE:

PROFESSIONAL SEAL:
 STATE OF ILLINOIS
 ARCHITECT
 0853
 12/09/08
 A3

PROJECT:
 JACKSON SQUARE
 4TH AVE & 24TH ST.
 ROCK ISLAND, ILLINOIS

REPORT

TO: Preservation Commission
FROM: Jill Doak, Urban Planner II *JD*
Alan M. Carmen, Planning & Redevelopment Administrator *AMC*
DATE: April 20, 2010
SUBJECT: Amended Work Scope and Expenses for 2010 CLG Grant

The City of Rock Island was awarded a 2010 CLG grant for creation of a weatherization workshop, which was discussed in detail by the Commission in October 2009. Because of the many grant requests and some reduction in funding, the funding amounts for several of the applications was reduced. The application was for a grant totaling \$10,900 (\$7,630 federal share and \$3,270 local cash and in-kind contribution). The grant award was for \$7,400 (\$5,000 federal share matched by \$2,400 locally). This is a reduction of \$3,500. Adjustments will need to be made to the project budget and work scope. Below are staff's recommendations:

<u>Original Budget</u>		<u>Amended Budget</u>
Historic Preservation Staff Time	\$1,750.00	\$1,250.00
Bus Rental	500.00	0.00
Speaker Fees & Expenses	4,000.00	3,550.00
Gratuities for Attendees	500.00	0.00
Facility Rental	400.00	400.00
Videorecording/Web Transfer	1,200.00	0.00
Brochure Printing	1,200.00	1,000.00
Misc. (copies, 1 st class postage)	150.00	100.00
Postcard Printing	500.00	400.00
Bulk Rate Postage	700.00	700.00
Total	\$10,900.00	\$7,400.00

Note in the above amended budget that the bus rental fee, gratuities for attendees and videorecording have been completely deleted. Speaker fees will need to remain fairly high based on the people we have invited, plus there should be some funds left to attract the speakers not yet booked. Facility rental and postage are sunk costs.

It is staff's opinion that as restructured, the workshop can still be very successful. The only fee for people to attend will be for the cost of the luncheon.

As a reminder, below is an excerpt from the grant application. If there are other concerns for scope, please list them now. Staff will begin in May to finalize speakers, collect mailing lists and send a "save the date" postcard.

2010 Certified Local Government Grant
City of Rock Island

**Weatherization & Energy Efficiency Tactics for Historic Structures:
Solutions for Homes, Offices, Commercial and Institutional Buildings**

Project Description

We wish to present a day-long workshop entitled "Weatherization and Energy Efficiency Tactics for Historic Structures: Solutions for Homes, Offices, Commercial and Institutional Buildings." Content is largely influenced by the National Trust for Historic Preservation's "Weatherization Guide for Older and Historic Homes." However, our focus will be on three different building types: residential, office/commercial and institutional.

With the advent of the new energy efficiency tax credits, plus a desire by citizens to be more aware of energy usage, there is an increasing need for this information to be shared.

Sessions

Four sessions will be offered in two concurrent tracks: one for residential homes and another for office/commercial and institutional buildings. The 45-minute sessions will each be presented twice, with the same core message, but with some minor adjustments in order to relate to the specific type of building owner. There will also be a luncheon session that will feature a presentation on Federal Tax Credits for Energy Efficiency – the Historic Building Way. Finally, a bus tour will be offered at the end of the workshop, showing off the interesting historic structures of Rock Island and Arsenal Island.

Tentative topics and schedule:

Welcome/Remarks		9:00-9:15
<u>Residential Track</u>	<u>Non-Residential Track</u>	
Start with an Energy Audit	Insulation & Quick Fixes for Maximum Impact	9:15-10:00
Mechanical Systems	Start with an Energy Audit	10:00-10:45
Break	Break	10:45-11:00
Windows	Mechanical Systems	11:00-11:45
Luncheon/Federal Tax Credits for Energy Efficiency		11:45-1:00
Break	Break	1:00-1:15
Insulation & Quick Fixes for Maximum Impact	Windows	1:15-2:00
Q & A	Q & A	2:00-2:30

Speakers

Some speakers have yet to be identified, but Bob Yapp, a well-known, national preservation consultant who worked for a non-profit housing corporation in Rock Island in the early 1990s, is tentatively booked to address the "Windows" presentation. Mr. Yapp has countless speaking engagements to his credit, including many previously funded through CLG grants. He is an acknowledged advocate of historic wood windows.

The tax session and luncheon speaker will be Bob Weigel, National Director, Property Taxation, for RMS McGladrey, St. Louis. He has been a speaker at the Illinois Manufacturer's Association, the Iowa Legislative Council, the Illinois CPA Society and more. One of the Rock Island Preservation Commission members has heard him speak in an entertaining and engaging way about tax issues.

The tentatively identified speaker for "Insulation & Quick Fixes for Maximum Impact" is the retired Housing Rehabilitation Construction Officer for the City of Rock Island, Rickard Daley. Mr. Daley has a degree in historic preservation from Ball State University and was a practicing contractor for nearly three decades. He has personally restored historic residences and directed the work write-ups and contractors for hundreds of CDBG-funded projects for both residences and commercial buildings. He was active in the construction component of Rock Island's well-known Downtown Housing Upper Story Loan Program.

Speakers for the Energy Audit and Mechanical Systems topics have yet to be secured. However, it is likely these two speakers will come from MidAmerican Energy and a local engineering firm. The engineer will be LEED-certified and probably a participant from the City of Rock Island's Advanced Technology and Sustainability Consortium. Staff will be sure to secure speakers with sensitivity to historic buildings.

In order to guarantee the speakers will focus on these issues with sensitivity toward historic buildings, the Preservation Commission plans to review outlines from the speakers in advance. The commission will also make suggestions about content at the time the speakers are formally secured for the workshop.

Location & Date

Quarters One has been tentatively reserved for the workshop for Saturday, August 21, 2010.

Target Audience

The following individuals and property owners will be targeted for the workshop:

- Rock Island, Moline and Davenport Landmark owners
- Highland Park Historic District property owners
- National Register property owners in Rock Island, Moline & Davenport
- Broadway National Register District property owners
- Owners of Rock Island's 100 Most Significant Unprotected Structures (2008 CLG Grant)
- Downtown Rock Island property owners of buildings 50+ years old
- Rock Island, Moline and Davenport's historic churches

- Property owners in other historic Rock Island neighborhoods (through Neighborhood Partners)
- Neighborhood Partners Green Education Task Force
- Rock Island's Advanced Technology and Sustainability Consortium
- Other CLG's

Publicity

Publicity will rely heavily on direct-mail pieces. It was the opinion of the Preservation Commission that web-based and email based invitations should be supplemented by directly targeted pieces. Materials will include:

- Save the Date postcard
- Direct-mail flyer
- PDF of flyer distributed via email systems
- News releases
- Publicity in Rock Island's *Neighborhood News*
- News releases to Quad City heritage groups for insertion in their newsletters
- Email campaign to CLGs

After the workshop, the City plans to run videotapes of the sessions periodically on the cable public access channel and potentially on the website.

“Nicety or Necessity” ANNUAL HISTORIC PRESERVATION COMMISSIONS SEMINAR

While historic preservation is often perceived as a “nicety” (making it particularly vulnerable during economic downturns) it is essential that advocates reframe it as a “necessity.” Join national communications expert Kevin Kirkpatrick of Metropolitan Group Inc in an interactive session covering key marketing principles and strategic framing theory, helping participants to build public will for historic preservation. Hear featured speakers: John Sandor of the National Park Service, Jeff Gordon of the IL Building Research Council, and Patrice Frey of the National Trust for Historic Preservation make sound decisions related to: building permit review for windows; understanding the new US EPA lead paint rules; and embracing the connection between sustainability and the historic preservation.

**Lakeside Legacy
Arts Center
Crystal Lake, IL
June 18, 2010**



THURSDAY

6:30 – 8:30 pm **OPTIONAL**

Networking and Preconference

Dutch Treat Supper at a local eatery TBD.

FRIDAY

9:30 **Official Welcome to McHenry Co**

Jack Franks, IL State Representative and
Preservation Advocate

**10:00 Reviewing Windows:
Justifying Restoration or
Replacement and Match**

John Sandor, National Park Service

**11:00 Weatherization & New US EPA
Lead Safety Rules**

Jeff Gordon, IL Building Research Council

12:00 Luncheon begins

12:15 Update

Preservation Legislative and Legal Issues
Robert Myers, IAHP President

**12:30 Sustainability & Preservation:
A National View**

Patrice Frey, Sustainability Coordinator,
National Trust for Historic Preservation

**1:00 Nicety or Necessity?: Framing
Historic Preservation to
More Effectively Build Public Will**

Kevin Kirkpatrick, Metropolitan Group

2:00 Local Perceptions

Interactive Session, Issues & Answers

3:30 Wrap Up

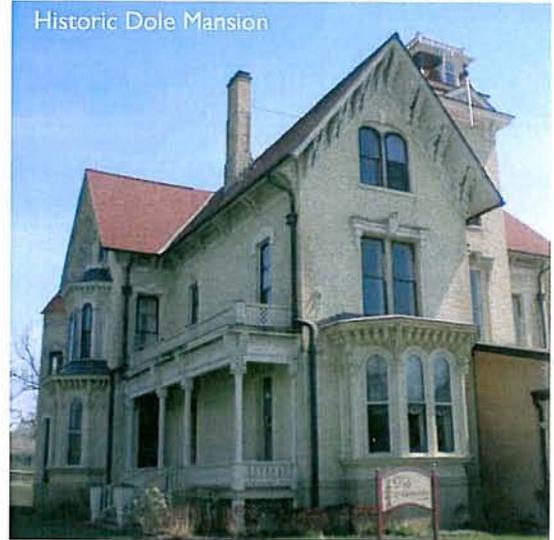
SPACE IS LIMITED!

REGISTER NOW by completing, clipping & mailing check for \$30 payable to I.A.H.P.C.

To: Terri Malawy, IHPA,
1 Old State Capitol, Springfield 62701

or **INSTANT** Registration
by **FAX: 217-524-7525**
or **Email: terri.malawy@illinois.gov**
& then pay at the door

Sponsored by: Illinois Historic Preservation Agency,
Illinois Association of Preservation Commissions,
Crystal Lake Preservation Commission & McHenry County Preservation Commission



REGISTRATION FORM

Please complete and send IAHPC \$30 all inclusive registration for **EACH PARTICIPANT**

Name: _____

Phone: _____ EMAIL: _____

Address: _____

Commission Location: _____

For planning purposes, please CHECK which events you will attend:

I Will Attend the Thursday IAHPC networking Dutch Treat supper 6:30 -8:30pm

I Will Attend the Friday Daylong Seminar 9:30 - 4:00 pm with LUNCH

CLG's please take note: Travel scholarships of up to \$250 per community will be available on a first come, first serve basis to attendees from Certified Local Government communities.

Application information will be sent directly to all CLG contacts.

For more information on the details please contact Mike Ward at 217-785-5042.

TRAVEL AND LODGING INFO

Rooms available at **Crystal Lake Holiday Inn,**

800 South IL Route 31, Crystal Lake, by calling **815-477-7000**

Ask for "Historic Preservation Conference" rate \$76.30
available until 5/18/10

All Friday events will be held at the **Historic Dole Mansion,**
Lakeside Legacy Arts Center, located at 401 Country Club Road, in Crystal Lake.

FOR MORE INFORMATION CONTACT:

Catherine O'Connor at 217-785-5730, or email: catherine.oconnor@illinois.gov;
or Mike Ward at 217-785-5042, or email: mike.ward@illinois.gov