

Preservation Commission Meeting

August 28, 2013

4:00 p.m.

Council Chambers

Third Floor, Rock Island City Hall

1528 3rd Avenue, Rock Island

AGENDA

1. Call to Order and Roll Call
2. Approval of the written agenda
3. Approval of the Minutes of the May 29, 2013 Regular Meeting
4. Approval of the Meeting Summary of the June 19, 2013 Preservation Commission Bylaws Subcommittee Meeting
5. Procedural explanation
6. Case #2013-5 – Consideration of a Certificate of Appropriateness for 700 22nd Street, Rock Island, which is known as the Karpeles Museum (former First Church of Christ, Scientist).
7. Case #2013-6 – Consideration of a Certificate of Appropriateness for 3912 8th Avenue, Rock Island, which is known as the Anna Olsson House.
8. Case #2013-7 – Consideration of a Certificate of Appropriateness for 401 19th Street, Rock Island, which is known as the Public Library Main Library.
9. Case #2013-8 – Consideration of a Certificate of Appropriateness for 321 24th Street, Rock Island, which is known as Jackson Square (former Illinois Oil Company Building).
10. Discussion on potential outreach to general public and MOSUS owners regarding preservation
11. Preliminary list of National Register-eligible properties in downtown Rock Island.
12. Other Business
13. Adjournment

UNAPPROVED

**MINUTES OF THE PRESERVATION COMMISSION
MEETING OF MAY 29, 2013
CITY OF ROCK ISLAND, ILLINOIS**

The Rock Island Preservation Commission held its regularly scheduled meeting in the City Hall Council Chambers at 1528 – 3rd Avenue, Rock Island, Illinois. Present were Commissioners Lendol Calder, Kent Cornish, Mark McVey, John Strieter, Sue Swords, Colleen Vollman, and Associate Members Linda Anderson, Daryl Empen and Diane Oestreich. Commissioners Brent Bogen and Craig Kavensky arrived a few minutes late and Commissioner Italo “Lo” Milani arrived as the meeting was ending. Associate Member Jeff Dismer was absent. The meeting was called to order by Chairman Kent Cornish at 4:05 PM. Also in attendance were Ben Griffith and Brandy Howe.

AN ORDER APPROVING THE WRITTEN AGENDA

The Commission considered the matter of approval of the written agenda. Chairman Cornish asked if the Commissioners would add item 8-A to the agenda to consider re-appointments of Associate Members. After a brief discussion, Commissioner Vollman made a motion to approve the agenda, as revised. Commissioner Swords seconded the motion and the Commission voted unanimously to approve the agenda as revised.

AN ORDER APPROVING THE MINUTES OF THE APRIL 24, 2013 MEETING

The Commission considered the matter of approval of the minutes of the April 24, 2013 meeting. Associate Member Anderson pointed out that the fourth paragraph on page 6 of the minutes should have “in the future” added at the end so that statement would be correct. After a brief discussion, Commissioner Vollman made a motion to approve the minutes as corrected. Commissioner Swords seconded the motion and the Commission voted unanimously to approve said minutes as revised.

PROCEDURAL EXPLANATION

Chairman Cornish asked everyone who addressed the Commission to please sign the sign-in sheet at the podium and to be sure and state their name for the audience. He then provided a brief explanation of the procedure for the Certificate of Appropriateness request which was on the agenda.

**CASE #2013-4: CONSIDERATION OF A CERTIFICATE OF APPROPRIATENESS FOR
833 – 17TH STREET, WHICH IS KNOWN AS THE FIEBIG HOUSE**

Next there came before the Commission Case #2013-4, consideration of a Certificate of Appropriateness for 833 – 17th Street, which is known as the Fiebig House. Ms. Howe presented the staff report and displayed additional photos of the site on the large screens.

The applicant, Christopher Blanford, stated that he had just purchased the house and had not paid as much attention to the fence as he had to the house. He stated that he believed that most of the fence, approximately 80%, is probably salvageable and would like to have someone build the missing 20% of the fence sections.

There was a discussion amongst the Commissioners regarding what would constitute replacement in kind vs. new construction. Repair of the existing fence would be considered replacement in kind, which would not need a Certificate of Appropriateness, but the construction of the new fence sections would require a Certificate, even if built to match the existing fence sections, since it would be considered new construction.

There was also a discussion amongst the Commissioners regarding finishing of the fence. It was determined that the fence should be finished or painted, but no color was to be specified.

There was another discussion regarding the request to construct a storage shed in the back yard. Mr. Blanford stated that Ms. Howe's supposition that the trees around the site would probably screen the shed from the street for most of the year while the leaves were on the trees. There was a question about the exact look of the shed, with some members stating that drawings had been submitted in the past.

After further discussion, Commissioner Calder made a motion to accept the staff report as submitted, that the fence would be painted within one year and that the shed be approved as submitted with the request. Commissioner Vollman seconded the motion and the Commission voted unanimously to approve the Certificate of Appropriateness as submitted.

ELECTION OF OFFICERS

Next there came before the Commission the annual election of officers. After a brief discussion amongst the members, Commissioner Strieter nominated Colleen Vollman as Chairman of the Preservation Commission. The motion was seconded by Commissioner Calder and the Commission voted unanimously in favor.

After another brief discussion, Commissioner Swords nominated Brent Bogen as Vice-Chairman of the Preservation Commission. The motion was seconded by Commissioner McVey and the Commission voted unanimously in favor.

REVIEW OF DRAFT PRESERVATION COMMISSION BY-LAWS

Next there came before the Commission, the review of the draft Preservation Commission By-Laws. Chairman Cornish stated that at the last meeting, the feeling of the Commission was that an ordinance change was too complicated. He stated that he asked Planning staff to look into drafting a set of by-laws for the Commission. He asked Ms. Howe to provide an overview of the draft by-laws.

Ms. Howe stated that the by-laws were based on the Planning Commission and the Board of Zoning Appeals to a lesser extent. She pointed out that the by-laws detailed the election of officers, the formal establishment of the predetermination sub-committee for landmark designations and moving the regular meetings to the third Wednesday of the month at 5:15 PM. Ms. Howe stated that nothing was proposed for the appointment of Associate Members and that the City Attorney had recommended discussing the item with the Commission and draft how they wanted to conduct the appointments. She concluded by stating that the City Attorney had reviewed the draft by-laws and that he had made several suggestions before Planning staff presented the draft to the Commission.

Associate Member Oestreich stated that there were conflicts with the by-laws and the ordinance and that other things were superseded by the Open Meetings Act. She felt that the by-laws were overkill and that the Commission should back off. Chairman Cornish stated that the Commission did not want by-laws conflicting with the ordinance.

Commissioner Bogen stated that so long as they don't conflict with the ordinance, the number of votes to take action and other things needed to be included in the by-laws, adding that the Commission didn't want to do anything illegal and that it was better to have by-laws which were minimalistic to avoid any conflicts.

Commissioner Vollman asked if Planning staff had looked at any other Preservation Commission's bylaws to see how they were developed and how they meshed with their ordinances. Ms. Howe answered that Planning staff had not looked at any other by-laws besides those for the Planning Commission and Board of Zoning Appeals.

Associate Member Oestreich stated that the by-laws should give staff direction in procedural issues, such as what is replacement in kind and what needed to be brought before the Commission for a Certificate of Appropriateness. Commissioner Vollman stated that the by-laws and ordinance both need to be specific on procedural issues so staff and the Commissioners will be clear on what they need to do.

Chairman Cornish stated that it looked like there were several issues which needed to be addressed and suggested that he appoint a committee of three members to review the by-laws with staff the items which needed to be reviewed. He asked Colleen Vollman, Diane Oestreich and Brent Bogen to meet with City staff and identify what needs to be included and prepare a revised draft for the Preservation Commission to review at their next meeting.

OTHER BUSINESS

Chairman Cornish announced that he had accepted the historic preservation proclamation from Mayor Pauley at the May 20th City Council meeting. After much discussion about what to do with the proclamation, it was decided by the Commissioners that Chairman Cornish should keep the proclamation in gratitude for his two years of service as Chairman.

Associate Member Anderson and Commissioner Vollman talked about the role of the Preservation Commission and the need for outreach to various groups. The Commissioner discussed these matters and how best to go about doing them. Chairman Cornish stated that perhaps the roles and responsibilities of the Preservation Commission and Planning staff needed to be discussed. Associate Member Oestreich stated that in the early years, the Preservation Commission wrote tour books and then staff started doing it, adding that if staff wants help, they should ask. Chairman Cornish stated that everyone needed to be open and honest and to work together to move forward.

The Commissioners discussed ways to reach out to those property owners who may be interested in landmarking their properties. They discussed sending out postcards and/or personally contacting the property owners. Chairman Cornish asked Planning staff to check the availability of funding to send out postcards and they could discuss it at their next meeting.

Associate Member Anderson stated that in the past the City had sent out press releases to the media for landmarked properties, but was hesitant because of the draft by-laws reference about a spokesman for the Preservation Commission.

Associate Member Oestreich stated that the State Historic Preservation Conference would be in Evanston at the end of June and urged everyone to attend, and that the new members should try to attend the CAMP (Commission Assistance and Mentoring Program) meeting.

Mr. Griffith asked if the Commissioners would consider moving the regular June 26th meeting up a week to June 19th since Ms. Howe would be out of town on the 26th to attend Section 106 training. After a brief discussion, the Commissioners agreed to reschedule the June meeting to the 19th, if one was to be held. Commissioner Kavensky stated that he would not be able to attend a June 19th meeting.

Mr. Griffith reminded everyone that if they are absent for three consecutive meetings or half of all scheduled meetings during any one-year period, then their seat is considered vacant.

Mr. Griffith concluded by asking the Commissioners to complete their Open Meetings Act training if they hadn't already done so and to forward their certificates to him or the City Clerk. He also asked them to be mindful of any *ex parte* communications and to contact the Planning Office with any questions regarding any items on upcoming agendas.

APPOINTMENT OF ASSOCIATE MEMBERS

Chairman Cornish asked the Associate Members if they would leave the Chambers so the Commission could discuss appointments of Associate Members. After the Associate Members left the room, Commissioner Strieter made a motion to re-appoint Linda Anderson, Jeff Dimer, Daryl Empen and Diane Oestreich as Associate Members for another year. Chairman Cornish seconded the motion and the Commissioners voted unanimously to re-appoint all four Associate Members for another year.

ADJOURNMENT

Commissioner Streiter made a motion to adjourn the meeting at approximately 5:05 PM which was seconded by Commissioner McVey. The next meeting of the Preservation Commission will be June 19, 2013.

Respectfully submitted,



Ben Griffith, AICP



**MEETING SUMMARY OF THE BY-LAWS SUB-COMMITTEE
OF THE PRESERVATION COMMISSION
MEETING OF JUNE 19, 2013
CITY OF ROCK ISLAND, ILLINOIS**

The By-Laws Sub-Committee of the City's Preservation Commission met on June 19, 2013 in the City of Rock Island's Human Resources Conference Room at 4:00 PM. The Sub-Committee was established at the May 29, 2013 meeting of the Preservation Commission and charged with identifying what needed to be included in the draft by-laws and prepare a set of revised draft by-laws for the next meeting of the Preservation Commission. Those present included Chairman Colleen Vollman, Commissioner Brent Bogen and Associate Member Diane Oestreich. Also in attendance were Ben Griffith and Brandy Howe.

Ms. Vollman opened the meeting by stating that the by-laws were a very important issue and that they needed to be drafted carefully. She asked Mr. Griffith to convey what the City Attorney had advised regarding the by-laws.

Mr. Griffith stated that the City Attorney had suggested using the Planning Commission by-laws as a model for the Preservation Commission and Planning staff had done so. He stated that the City Attorney had reviewed the draft by-laws and compared them with the historic preservation ordinance and found no conflicts. Mr. Griffith also stated that there were probably three or four exchanges of the draft between Planning staff and the City Attorney before the final draft was presented to the Preservation Commission. But with some of the issues raised during the recent Fareway public hearing, the City Attorney had stated that all public hearing bodies would need to include "interested party" accommodations from a land use court case in their by-laws and that, even better, should include them in their respective ordinances.

Ms. Oestreich had provided a list of several items for the sub-committee to discuss regarding the by-laws. She expressed her opposition to revising the historic preservation ordinance.

Ms. Vollman stated that the function of the Preservation Commission was to promote historic preservation, to help make design decisions and offer technical advice to historic property owners and to educate others about the benefits of historic preservation. She stated that the predetermination sub-committee was a good example of this—helping applicants with their request for historic landmark designation.

There was a lengthy discussion regarding the predetermination sub-committee and their role and function. The group decided to recommend formalizing the predetermination sub-committee and have the full Commission review the concept.

There was much discussion regarding “replacement in kind.” It was decided that specific guidance should be defined for Planning staff to be clear on what constituted “replacement in kind” and what needed to be brought before the Preservation Commission as a Certificate of Appropriateness.

The sub-committee discussed the role of associate members and their terms of appointment. There was concern that associate members can almost serve in perpetuity, while regular members have a limited number of terms they can serve on the Commission. It was decided that this matter would need to be discussed by the full Preservation Commission.

The discussion again turned to revising the historic preservation ordinance. Ms. Oestreich again expressed her opposition to this, stating that the City Council was not the most pro-historic preservation group. Mr. Bogen stated that it appeared that they would need to add to the ordinance, not change what was already existing. The sub-committee agreed to draft ordinance amendments that would only make additions to the historic preservation ordinance.

The sub-committee then discussed Section 106 reviews. Ms. Howe stated that such reviews were required for historic properties listed on the national registry, but not locally landmarked. She gave examples of cell towers and HUD/CDBG housing rehab projects for low and moderate income residents. A lengthy discussion ensued regarding when Section 106 reviews should be undertaken and by whom. Ms. Howe stated that the City’s Programmatic Agreement with the SHPO had expired and that they were expecting a new agreement which would extend to the year 2020. Ms. Oestreich stated that former City staff had let the previous agreement expire so that the SHPO would have to perform Section 106 reviews. She also stated that because the City was a Certified Local Government (CLG) community, the Preservation Commission had allowed staff to conduct Section 106 reviews, but was provided copies to review. Ms. Vollman stated that when she worked at Moline, she never took Section 106 reviews to the historic preservation commission there. After lengthy discussion, it was decided to bring the subject up for discussion by the entire Preservation Commission.

The subject of notification of landmark property owners for when zoning comments are to be provided to other public hearing bodies. After a lengthy discussion, it was decided that the sub-committee would recommend maintaining the status quo.

The subject of notifying the Commission of appeals to the City Council was also discussed. After a lengthy discussion, it was decided to bring it up for discussion before the entire Commission.

Ms. Vollman adjourned the meeting at 6:15 PM.

Respectfully submitted,

A handwritten signature in black ink that reads "Ben Griffith". The signature is written in a cursive, slightly slanted style.

Ben Griffith, AICP

REPORT

TO: Rock Island Preservation Commission
FROM: Brandy Howe, Urban Planner II
Ben Griffith, Planning & Redevelopment Administrator
CC: John N. Snow
DATE: July 29, 2013
SUBJECT: Case #2013-5 – Consideration of a Certificate of Appropriateness for 700 22nd Street, Rock Island

General Information

An application for a certificate of appropriateness was submitted on July 26, 2013 for 700 22nd Street, which is known as the Karpeles Museum (formerly known as First Church of Christ, Scientist). The property is located in the Broadway Historic District and is a Rock Island landmark.

The applicant proposes to permanently install an historic M1906 120mm cannon on the north and east side of the Karpeles Museum. The cannon would be installed on three concrete footings and secured with rebar. An ammunition cart will also be installed on three concrete footings and secured with rebar. Installation would occur between August and October, 2013. A site plan of the proposed cannon location is attached.

Analysis and Recommendation

Section 11-113(b) of the Preservation Ordinance indicates that a certificate of appropriateness is required for “ornamentation included in a landmark designation or within a historic district if subject to view from a public street.” The proposed cannon installation is intended to be visible from the street.

It is the opinion of staff that the proposed cannon display is in keeping with the intent of the use of the property as a historical museum. Staff further finds that the proposed installation will have no negative impacts to the historical integrity of the structure. Staff recommends the Commission approve the Certificate of Appropriateness submitted for 700 22nd Street.

Location Map

LOCATION MAP

700 22nd Street

Legend

 Subject Property

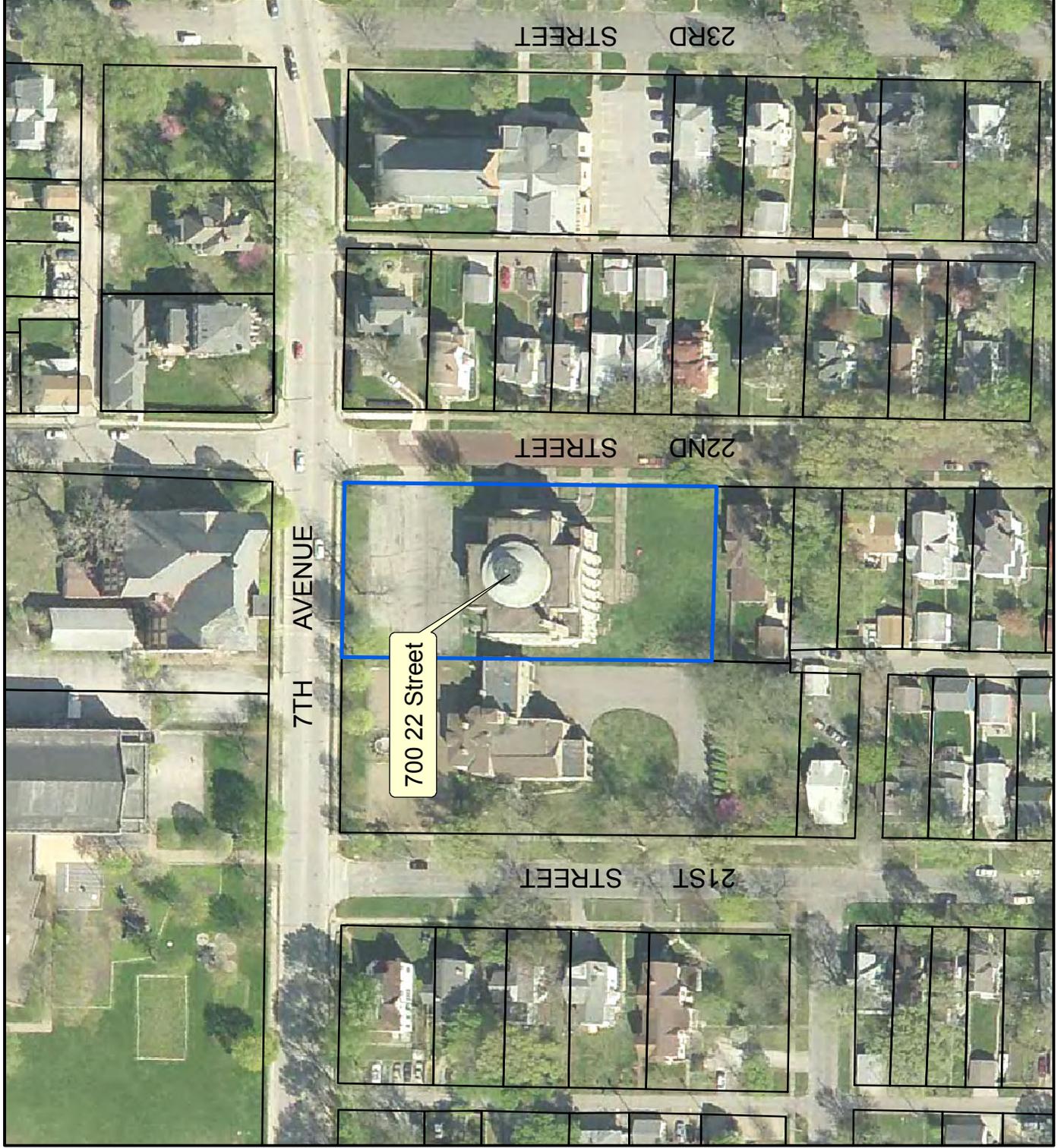
 Rock Island Parcels



0 25 50 100 150 200 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment





Cannon Placement

 = Cannon Placement

The cannon dimensions are approx. 18.3 ft. x 8 ft.

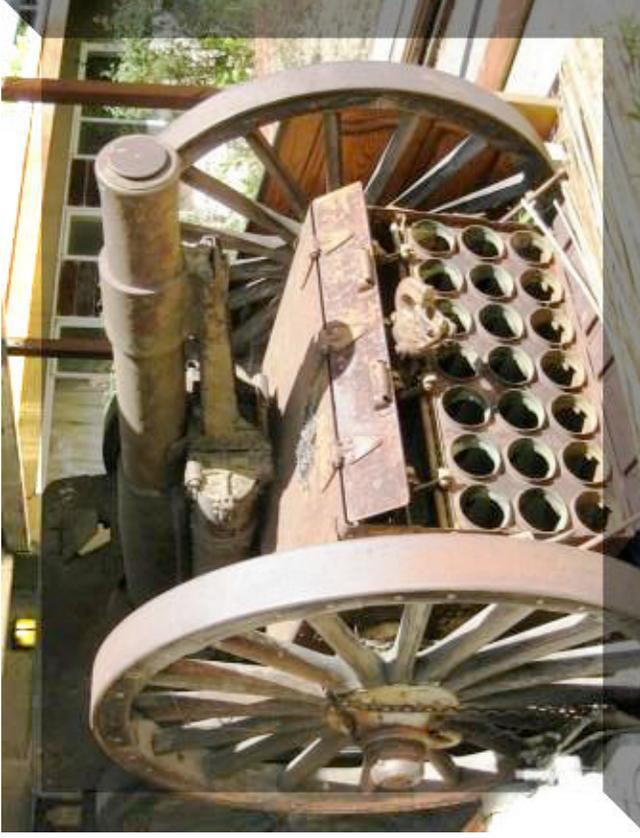
The ammunition cart dimensions are approx. 8 ft. x 8 ft.

The cannon and ammunition cart will be oriented north to south along the sidewalk from the parking lot to the museum main entrance.

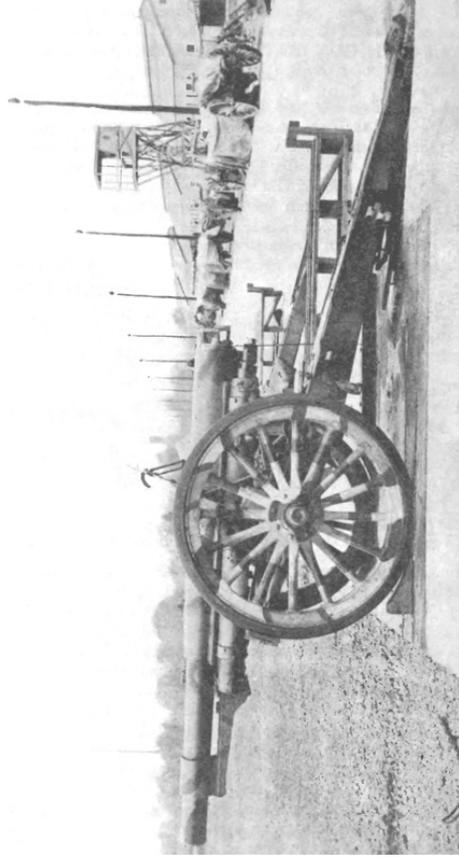
The cannon will be placed on three 1' x 1' concrete footings.



The proposed placement for the cannon



The cannon and ammo cart prior to reconditioning



The M1906 120mm Cannon

RESOLUTION
Rock Island Preservation Commission
Certificate of Appropriateness
Case #5-2013

WHEREAS, the Rock Island Preservation Commission received an application from John Snow for a certificate of appropriateness for to permanently install an historic M1906 120mm cannon on the north and east side of the Karpeles Museum located at 700 22nd Street, Rock Island; and

WHEREAS, 700 22nd Street, Rock Island is a locally designated landmark located for which a certificate of appropriateness is required for ornamentation included in a landmark designation or within a historic district if subject to view from a public street; and

WHEREAS, the Rock Island Preservation Commission determined that the installation of the proposed cannon will not adversely affect the historically or architecturally significant features of the landmark structure and is consistent with the spirit and purposes of the Preservation Ordinance and spirit and function of the historic structure as a museum; and

WHEREAS, City staff further determined that that the proposed installation will not have negative impacts on the historical integrity of the structure;

NOW, THEREFORE BE IT RESOLVED that the Rock Island Preservation Commission certifies that the proposed project as described below is acceptable and consistent with the provisions of the Preservation Ordinance and may be conducted by the applicant.

Installation an historic M1906 120mm cannon on the north and east side of the Karpeles Museum; the cannon would be installed on three concrete footings and secured with rebar; an ammunition cart will also be installed on three concrete footings and secured with rebar; and installation would occur between August and October 2013, as depicted in the applicant's application package.

Adopted this 28 day of August, 2013 by the Preservation Commission.

APPROVED:

C. Vollman, Chair

ATTEST:

Ben Griffith, Secretary

REPORT

TO: Rock Island Preservation Commission
FROM: Brandy Howe, Urban Planner II
Ben Griffith, Planning & Redevelopment Administrator
CC: Margaret Babbitt
DATE: August 19, 2013
SUBJECT: Case #2013-6 – Consideration of a Certificate of Appropriateness for 3912 8th Avenue,
Rock Island

General Information

An application for a certificate of appropriateness was submitted on August 13, 2013 for 3912 8th Avenue, known as the Anna Olsson House. The property is a locally designated landmark. The applicant proposes to modify a planned home addition previously approved by the Preservation Commission in April 2012 (see enclosed April 2012 staff report and application drawings).

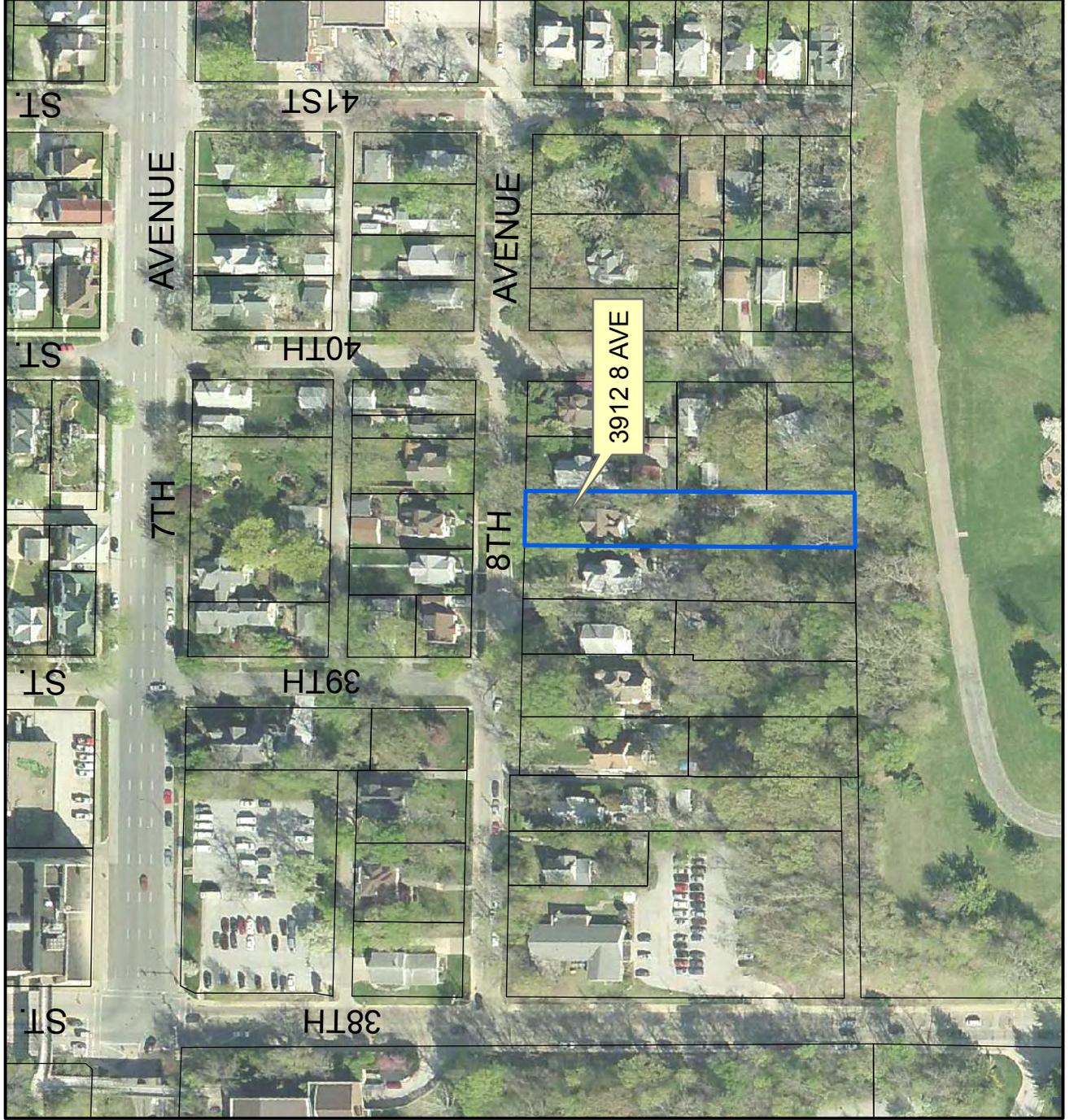
Modifications to the approved plan include:

- Removal of side porch to increase living space for elder care of the owner. The secondary entrance would be changed to face north. The platform and stairs would be replaced with wheel chair lift when needed.
- The pantry area off the kitchen would be shifted west to preserve the integrity of the architectural features of the back porch. The owners indicated that this is the main working entrance to the house and that the previous plan brought the addition too close to the porch and obscured its character.
- The roof structure would be altered to preserve the full window on the second floor. The previous plan called for a shorter window, which the owners felt would alter the character of the original structure as well as reduce the amount of light in the room.
- All modifications would match the materials and style of the original structure.

Analysis and Recommendation

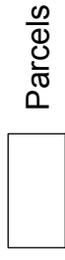
It is staff's opinion that the proposed modification to the previously approved building addition continues to meet the Architectural Review Guidelines of the Preservation Ordinance. Further, staff also finds that the proposed modification to the previously approved plan would maintain the integrity of the original building design, but also better retain architecturally significant features of the structure, such as the rear window above the proposed new roofline. Staff therefore recommends the Commission approve the Certificate of Appropriateness submitted for 3912 8th Avenue.

LOCATION MAP



LOCATION MAP

Legend



Parcels



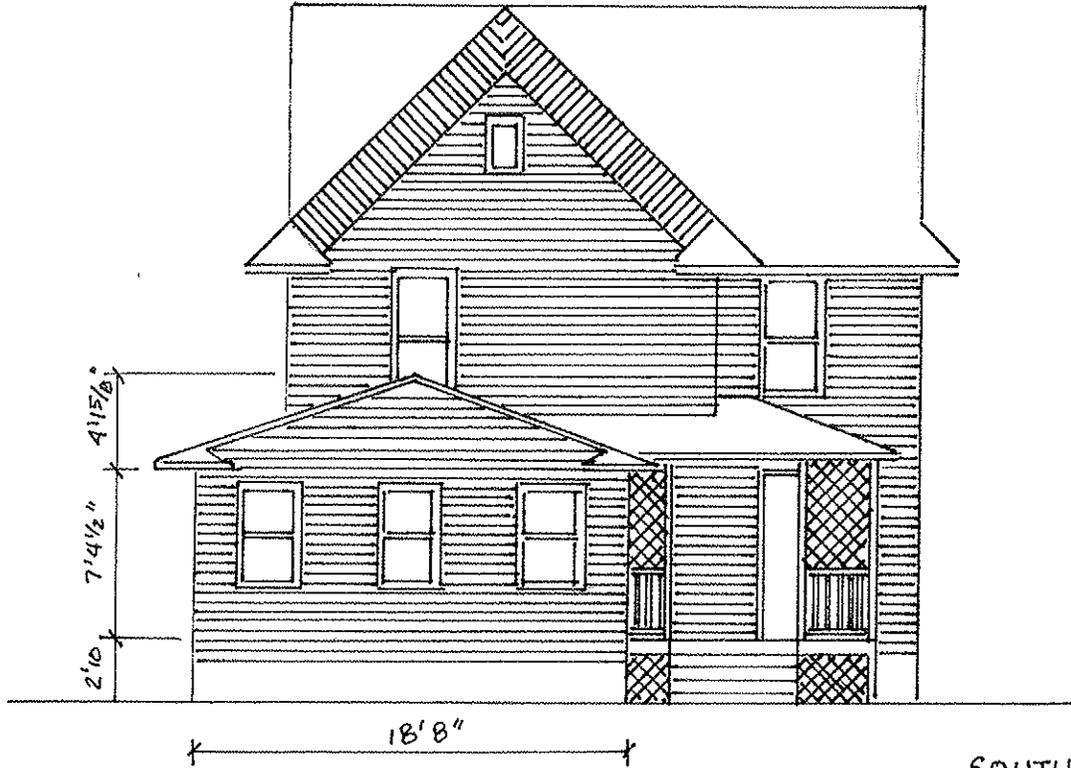
Subject Property



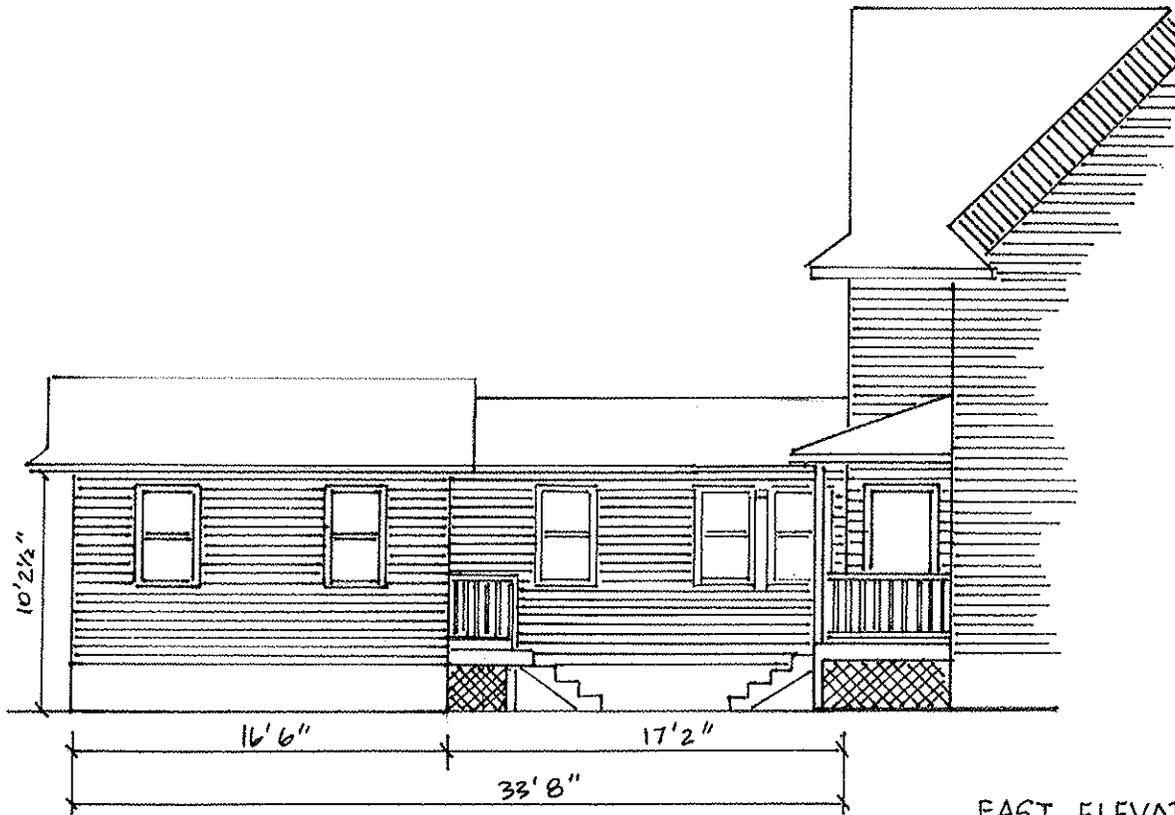
City of Rock Island
COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



Proposed Addition - 2013

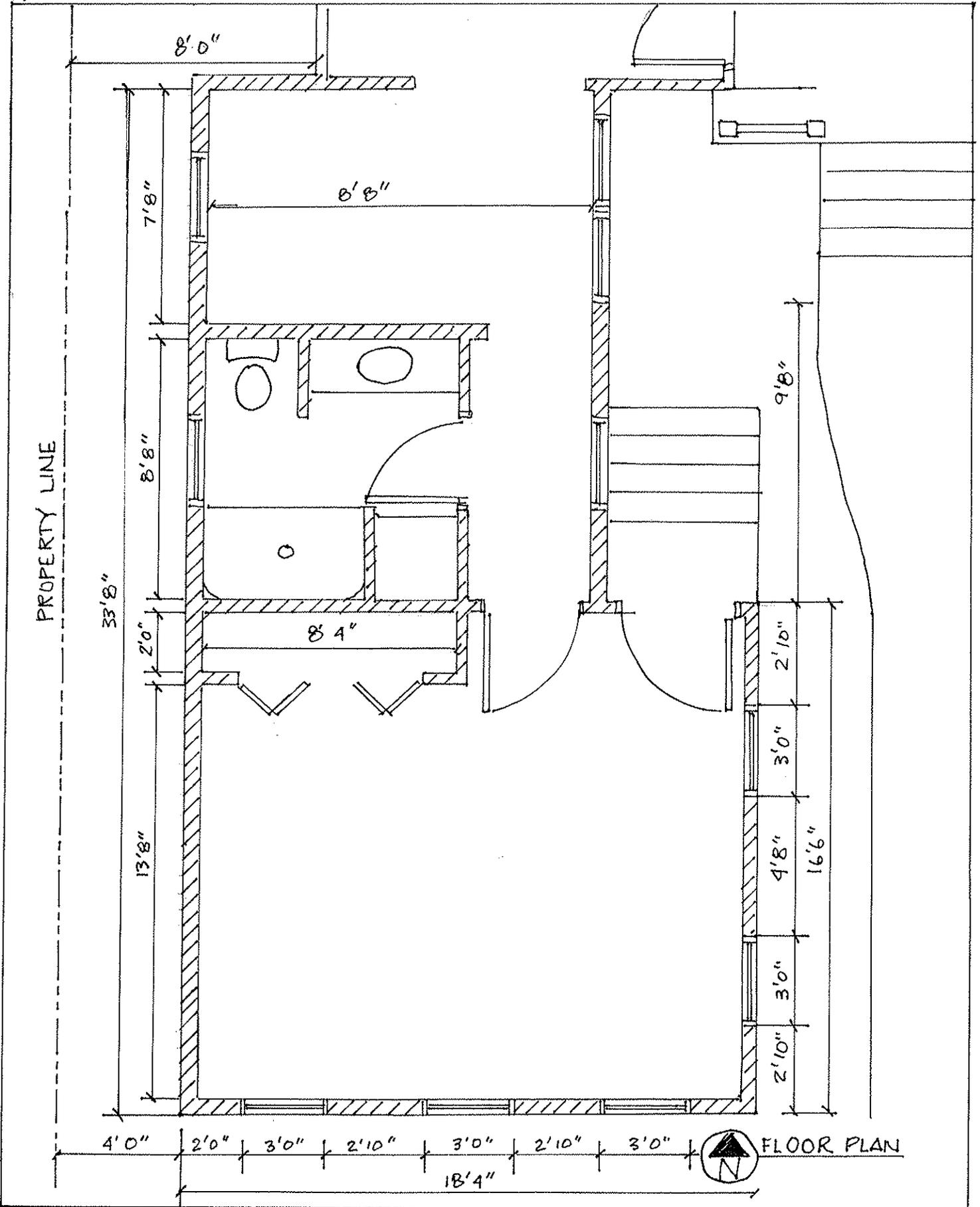


SOUTH ELEVATION



EAST ELEVATION

FIELDS ADDITION
3912 8TH AVENUE
ROCK ISLAND IL



FIELDS ADDITION
3912 8TH AVENUE
ROCK ISLAND IL

REPORT

TO: Preservation Commission

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

DATE: April 18, 2012

SUBJECT: Case #2012-2 – Consideration of a Certificate of Appropriateness for 3912 8th Avenue, which is also known as the Anna Olsson House

Architect Italo Milani has submitted an application on behalf of owner Margaret Babbitt for an addition on the rear of the house at 3912 8th Avenue, which is also known as the Anna Olsson House. The family has a need for one-level living that can be easily accessible.



The addition will be 33'8" deep and 18'8" wide. It will connect to the back of the house where a door opening will be cut into the existing first floor window located to the west of the back porch. The back porch will remain intact, but the second story window will be shortened to accommodate the roof on the addition. The roof pitch is shallower than the house, but a steeper pitch would either mean losing the second story window completely or losing part of the original back porch. The roof shingles will match those on the existing house. The addition will include a laundry, pantry, bathroom and bedroom. There will be a back porch deck on the east side of the addition, and in the future a wheel chair lift will be installed on the south side of the deck. The foundation will be poured concrete. The wall height is 10' 8" from ground to bottom of eave. The walls will be covered in wood clapboard to match the house. The addition will offset the house by four feet along the eastern wall. There will be two windows on the west façade, two windows on the south façade and three windows on the east façade. The new windows will be configured to the size and style of the original windows in the house and will be constructed of wood. Fascia boards and gutters will be installed on the house. The return on the eave will match the configuration of the unique returns on the main roof of the house, although they will be shorter to the shallower roof pitch. The deck will be five feet deep with a roof overhang. The deck, steps and railing system will match those on the existing back porch, including color. The image shows a diagonal porch skirt, but the one

on the house is vertical. It should be clarified which porch skirt will be used. The design of the entry door off the deck has not been provided.

The Residential Design Guidelines say: "When constructing a new addition, minimal change should be made to the exterior of the existing original building and the overall integrity of the original design should be maintained. It is important that a new addition look as though it is recent construction... Details on additions should be plainer or possess different ornamental details than the original structure." While the design guidelines go on to say that a slight recess is often desirable, in this case the property will extend four feet from the side. A recess of the addition would move it further east, interrupting the back porch, which is somewhat ornamental. However, given the steep incline of this property from the 8th Avenue front side of the house, this will be virtually invisible. The alley behind the property is private.

The guidelines go on to say: "New additions are subordinate to the original structure in size and scale....Additions should have the same floor to floor height as the original structure." Both these elements are in keeping with the historic house.

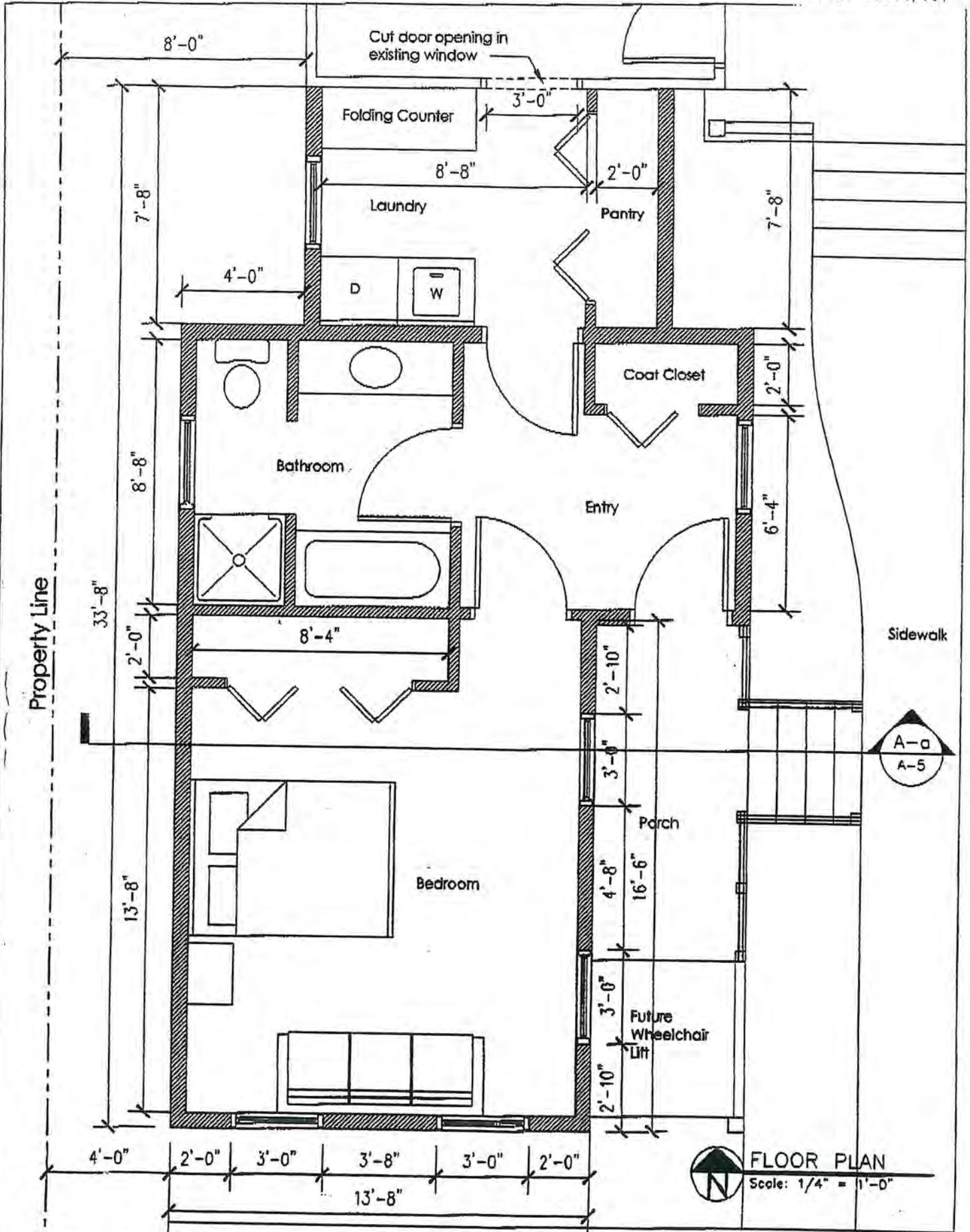
Further, "the addition itself should have a roof form compatible with the original building," and the guidelines say it should be lower than the original building. The amount of foundation exposed should be compatible, and in general, the size and proportion of windows and doors should be similar to those on the original building. It is expected that materials will be compatible with the historic portion of the house.

Given the parameters of the guidelines, staff believes the addition does a good job of meeting the spirit of the requirements with the most minimal impact on the historic structure. The roof slope will be a good indicator of the newness of the addition. Details on porch skirt, entry door and window materials should be determined but should not negatively affect the recommendation.

Recommendation

Staff recommends the commission approve the addition to 3912 8th Avenue because it meets the spirit of the Residential Design Guidelines and is respectful of the historic details and scale of the main house.



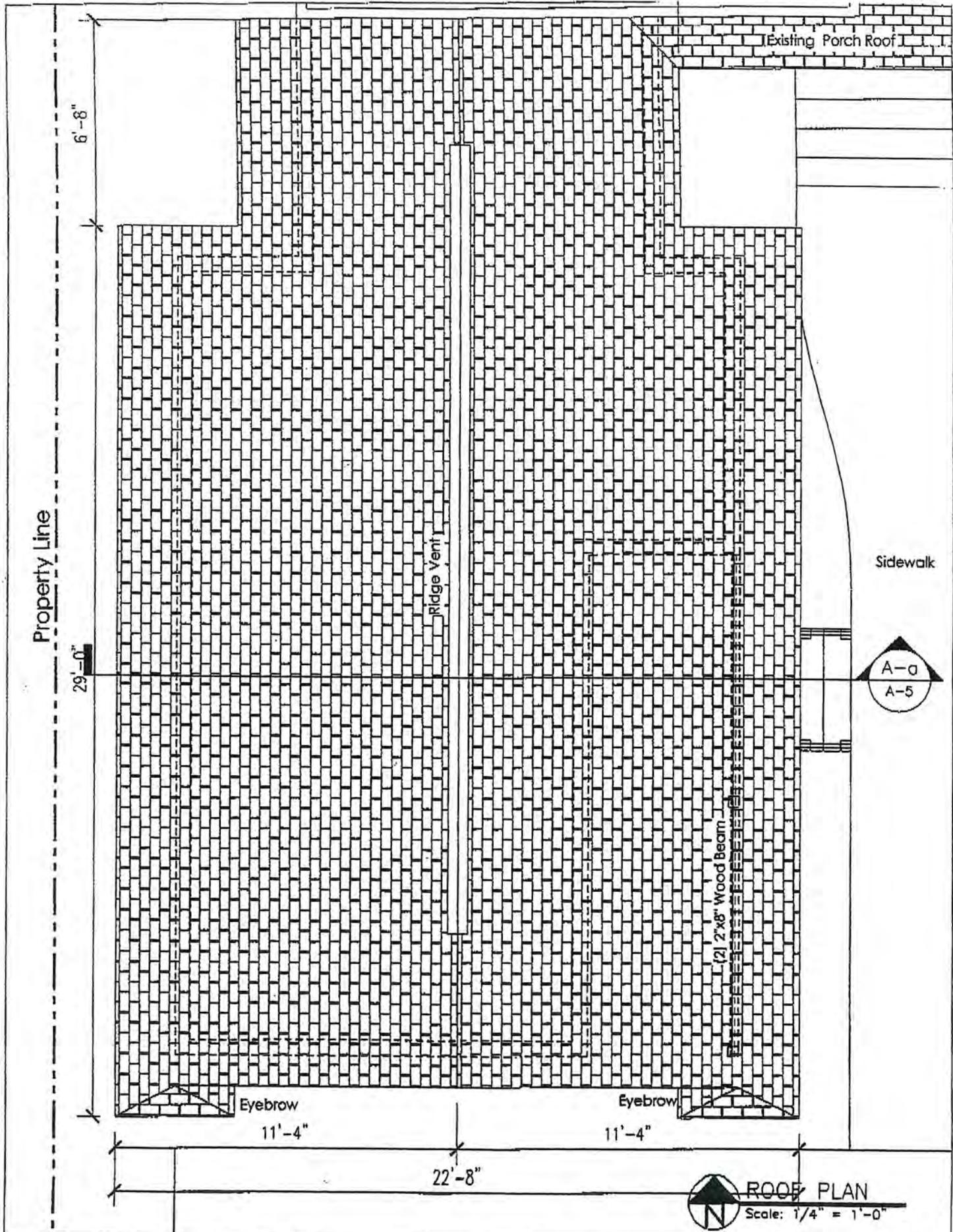


A-a
A-5

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

PROJECT NUMBER 2012-22	DATE 10/22/12	REVISIONS	<p>MARGARET BABBIT 3912 8TH ST SEASIDE ROCK ISLAND, IL</p>	<p>ITALO MILANI ARCHITECT, P.C. AIA 3901 12TH AVE. ROCK ISLAND, IL PH. (309) 798-5241 FAX (309) 798-5104</p>
SHEET NUMBER A-2				

5b



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

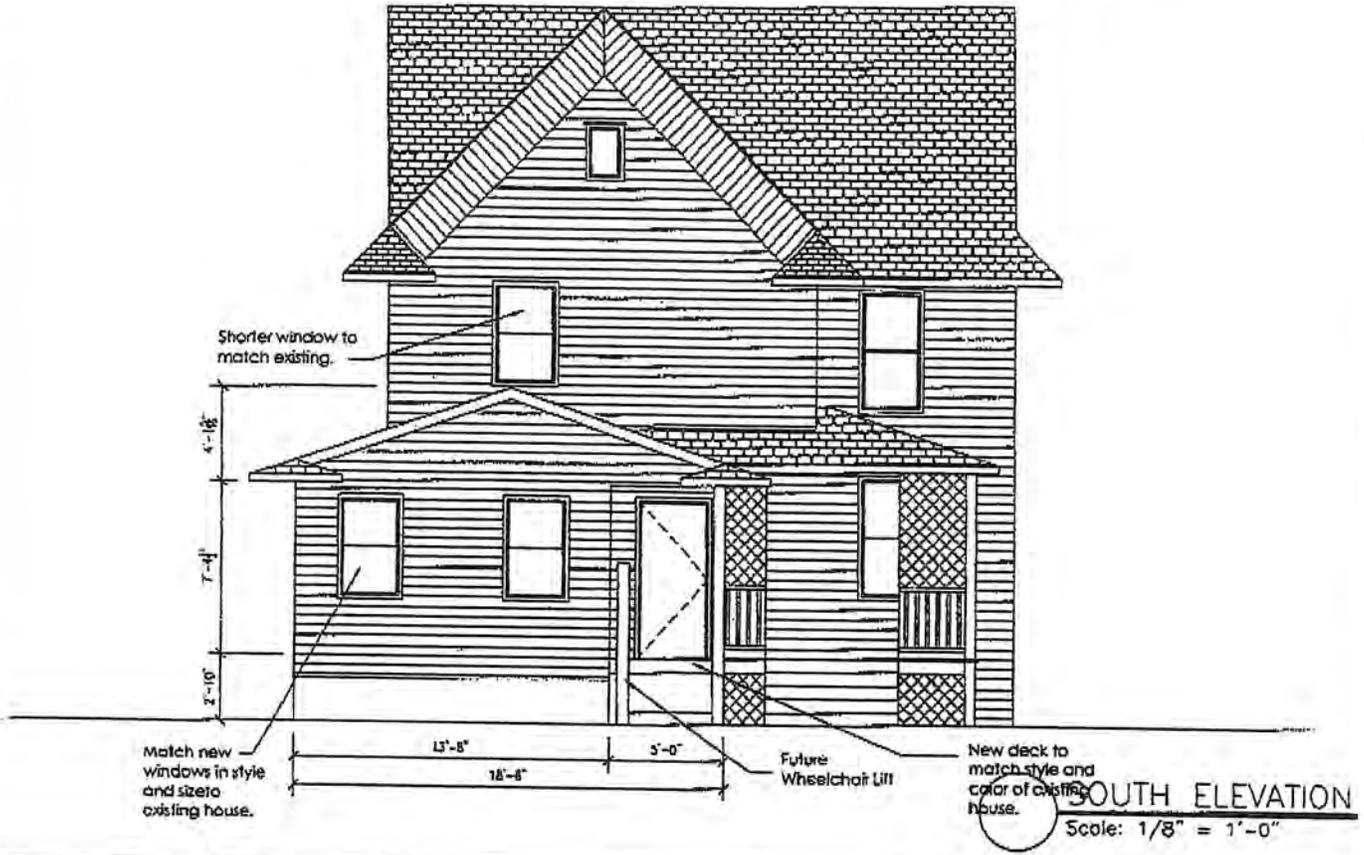
PROJECT NUMBER A-3	DATE	04/11/12
	REVISIONS	

MARGARET BABBIT
 3912 8TH ST
 ROCK ISLAND, IL

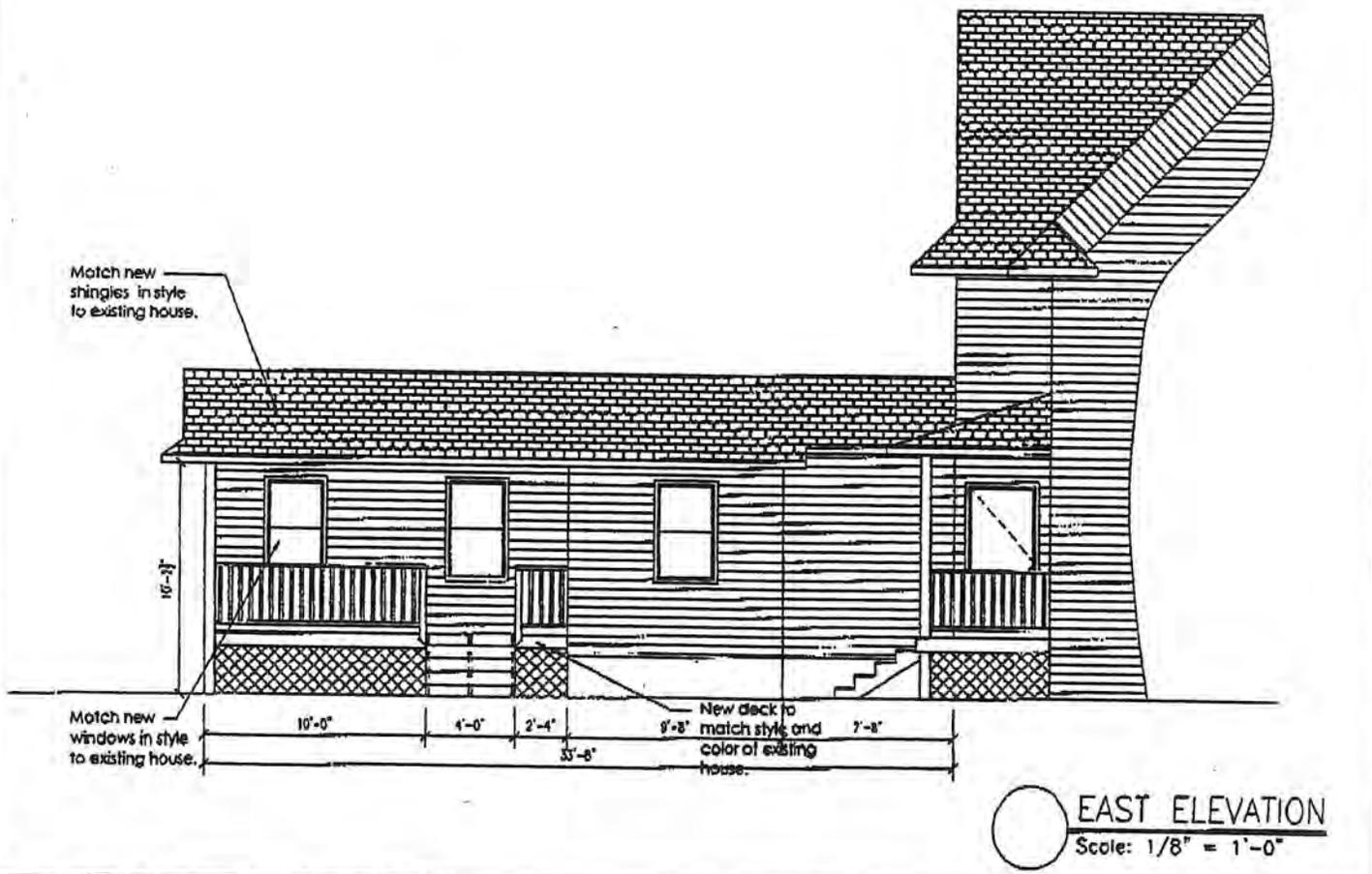
ITALO MILANI
 ARCHITECT, P.C., AIA
 2301 12TH AVE, ROCK ISLAND, IL
 PH. (309) 785-8301 FAX (309) 785-4100

5c

Proposed Addition - 2012

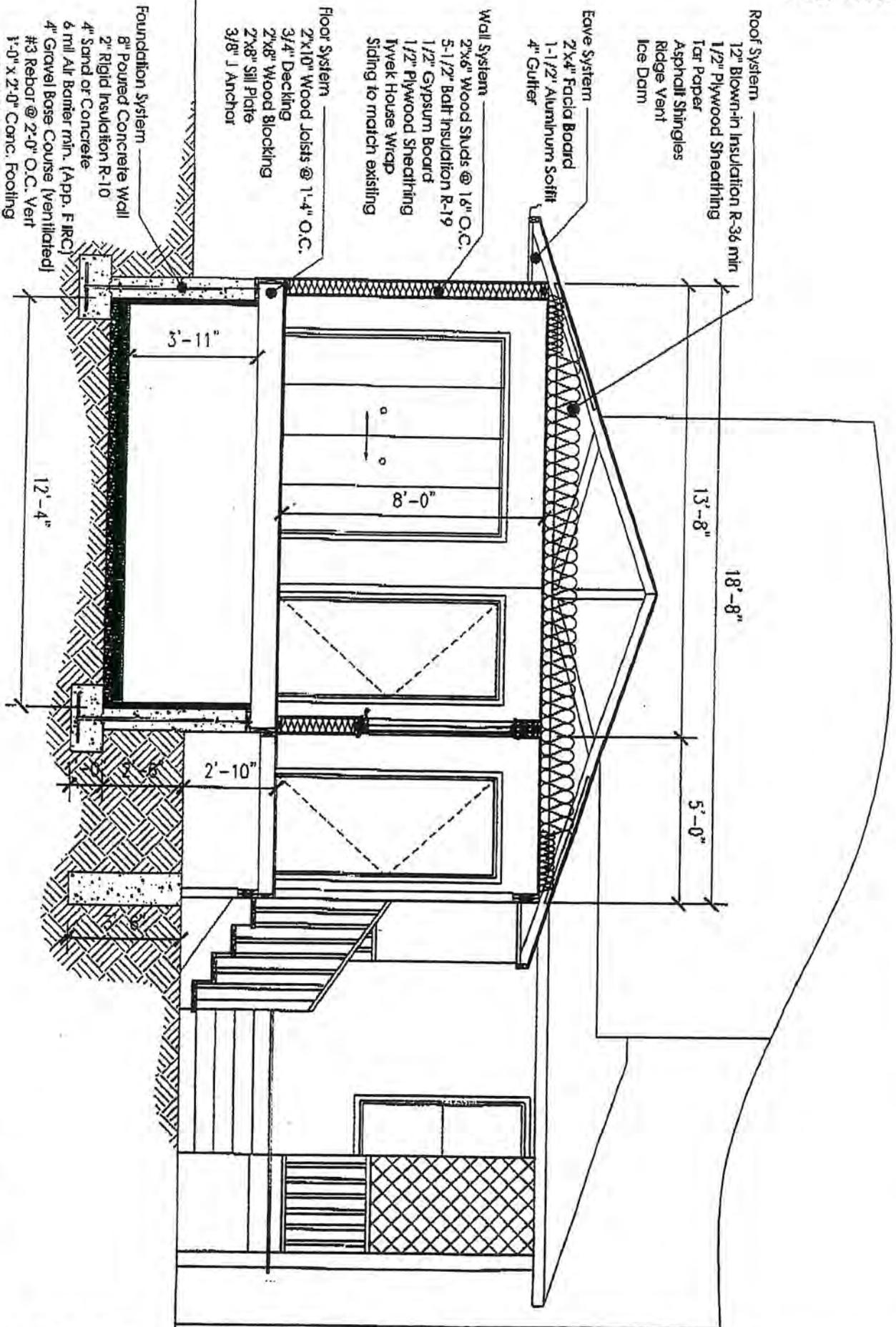


SOUTH ELEVATION
Scale: 1/8" = 1'-0"



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

REVISIONS	DATE	BY	APP'D	PROJECT	2012-22	SHEET	A-4	NUMBER
	DATE	BY	APP'D					
MARGARET BABBIT 3912 8TH ST ROCK ISLAND, IL				ITALO MILANI ARCHITECT, P.C. AIA 2881 19TH AVE, ROCK ISLAND, IL PH. (309) 782-6284 FAX (309) 782-6282				



Roof System
 12" Blown-in Insulation R-36 min
 1/2" Plywood Sheathing
 Tar Paper
 Asphalt Shingles
 Ridge Vent
 Ice Dam

Eave System
 2"x4" Fascia Board
 1-1/2" Aluminum Soffit
 4" Gutter

Wall System
 2"x6" Wood Studs @ 16" O.C.
 5-1/2" Batt Insulation R-19
 1/2" Gypsum Board
 1/2" Plywood Sheathing
 Tyvek House Wrap
 Siding to match existing

Floor System
 2"x10" Wood Joists @ 1'-4" O.C.
 3/4" Decking
 2"x8" Wood Blocking
 2"x8" Sill Plate
 3/8" J Anchor

Foundation System
 8" Poured Concrete Wall
 2" Rigid Insulation R-10
 4" Sand or Concrete
 6 mil Air Barrier min. (App. F IRC)
 4" Gravel Base Course (ventilated)
 #3 Rebar @ 2'-0" O.C. Vert
 1'-0" x 2'-0" Conc. Footing
 (3) #3 Rebar Horiz.

A-D SECTION
 Scale: 1/8" = 1'-0"

<p>ITALO MILANI ARCHITECT, P.C. AIA 2811 12TH AVE. ROCK ISLAND, IL TEL: (309) 792-0294 FAX: (309) 792-4160</p>	<p>MARGARET BABBIT 3712 5TH GRAVE, ROCK ISLAND, IL</p>	<p>DATE: 2012-22 SHEET: A-5 PROJECT: 2012-22 NUMBER: A-5 NUMBER: A-5</p>
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RESOLUTION
Rock Island Preservation Commission
Certificate of Appropriateness
Case #6-2013

WHEREAS, the Rock Island Preservation Commission received an application from Margaret Babbitt for a certificate of appropriateness to modify a previously approved certificate of appropriateness for a rear building addition at 3912 8th Avenue, Rock Island; and

WHEREAS, 3912 8th Avenue, Rock Island, which is known as the Anna Olsson House, is a locally designated landmark for which a certificate of appropriateness is required for any construction requiring a building permit that affects the exterior architectural appearance of any landmark; and

WHEREAS, the Rock Island Preservation Commission determined that the proposed modification to the previously approved building addition will not adversely affect the historically or architecturally significant features of the landmark structure and is consistent with the spirit and purposes of the Preservation Ordinance;

NOW, THEREFORE BE IT RESOLVED that the Rock Island Preservation Commission certifies that the proposed projects, as itemized below and as provided in the application, are acceptable and consistent with the provisions of the Preservation Ordinance and may be conducted by the applicant.

1. The side porch shall be removed with the secondary entrance adjusted to face north. The platform and stairs may be replaced with a wheel chair lift in the future when needed by the tenant/owner of the structure.
2. The pantry area off the kitchen shall be shifted west to preserve the integrity of the architectural features of the back porch.
3. The roof structure shall be altered to preserve the full window on the second floor.
4. All modifications would match the materials and style of the original structure.
5. The applicant shall adhere to the previously approved certificate of appropriateness except where modified by this Resolution.

Adopted this 28 day of August, 2013 by the Preservation Commission.

APPROVED:

C. Vollman, Chair

ATTEST:

Ben Griffith, Secretary

REPORT

TO: Rock Island Preservation Commission
FROM: Brandy Howe, Urban Planner II
Ben Griffith, Planning & Redevelopment Administrator
CC: Amy Penry, Assistant Director, Rock Island Public Library
DATE: August 19, 2013
SUBJECT: Case #2013-7 – Consideration of a Certificate of Appropriateness for 401 19th Street, Rock Island

General Information

An application for a certificate of appropriateness was submitted on August 12, 2013 for 401 19th Street, which is known as the Main Branch of the Rock Island Public Library. The property is a Rock Island landmark.

The applicant proposes to hire Otto Baum Company, Inc. to repair the sandstone chimney on the southeast side of the building. The chimney has not been functional for over 60 years. Over time, water has accumulated in the chimney, the freeze and thaw of which has caused the joints to bulge and split. Per the applicant, the library was constructed in 1903 and it is believed that the chimney in question is part of the original structure.

The repair work proposed by Otto Baum Company includes the following:

- Dismantle the chimney cap stones and the top 13 courses of stone on the exposed side of the chimney.
- Remove and reconstruct one wythe of brick back up.
- Refurbish and reinstall existing stone with new back up brick. If original stone bricks may not be reinstalled, new sandstone bricks will be fabricated and installed. New stone bricks will be fabricated to match existing as much as possible from available stone sources.
- Existing chimney caps will be reset or a new solid cap will be installed to keep water out of the abandoned chimney.

The applicant notes in the application that some sandblasting may be necessary.

Analysis and Recommendation

The Preservation Ordinance indicates that a certificate of appropriateness is required for any repair requiring a building permit that would affect the exterior appearance of any landmark structure. The Preservation Ordinance also states that “The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.”

It is the opinion of staff that the proposed chimney repair/maintenance would improve the exterior appearance of the structure; however, staff cautions against the use of sandblasting to clean/repair any portion of the existing building exterior or its components once removed for repair. Staff recommends approval of the work proposed by Otto Baum Company, with the caveat that sandblasting not be used.

LOCATION MAP

LOCATION MAP

401 19th Street

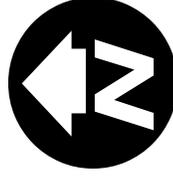
Legend



Subject Property



Landmark Property



0 20 40 80 120 160 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



Note: The information presented is not survey accurate & is for illustrative purposes only.





RESOLUTION
Rock Island Preservation Commission
Certificate of Appropriateness
Case #7-2013

WHEREAS, the Rock Island Preservation Commission received an application from Amy Penry for a certificate of appropriateness to conduct reparation work to the chimney located on the southeast side of the Rock Island Public Library located at 401 19th Street, Rock Island; and

WHEREAS, 401 19th Street, Rock Island is a locally designated landmark for which a certificate of appropriateness is required for any exterior repair work also requiring a building permit; and

WHEREAS, the Rock Island Preservation Commission determined that the proposed chimney repair will not adversely affect, but rather improve, the architecturally significant features of the landmark structure and is consistent with the spirit and purposes of the Preservation Ordinance; and

WHEREAS, City staff further determined that that the proposed repair, with the exception of potential sandblasting, will not have negative impacts on the historical integrity of the structure;

NOW, THEREFORE BE IT RESOLVED that the Rock Island Preservation Commission certifies that the proposed project as described below, without sandblasting, is acceptable and consistent with the provisions of the Preservation Ordinance and may be conducted by the applicant.

- Dismantle the chimney cap stones and the top 13 courses of stone on the exposed side of the chimney.
- Remove and reconstruct one wythe of brick back up.
- Refurbish and reinstall existing stone with new back up brick. If original stone bricks may not be reinstalled, new sandstone bricks will be fabricated and installed. New stone bricks will be fabricated to match existing as much as possible from available stone sources.
- Existing chimney caps will be reset or a new solid cap will be installed to keep water out of the abandoned chimney.

Adopted this 28 day of August, 2013 by the Preservation Commission.

APPROVED:

C. Vollman, Chair

ATTEST:

Ben Griffith, Secretary

REPORT

TO: Rock Island Preservation Commission
FROM: Brandy Howe, Urban Planner II
Ben Griffith, Planning & Redevelopment Administrator
CC: Brian Hollenback, Renaissance Rock Island
DATE: August 14, 2013
SUBJECT: Case #2013-8 – Consideration of a Certificate of Appropriateness for 321 24th Street, Rock Island

General Information

An application for a certificate of appropriateness was submitted on August 13, 2013 for 321 24th Street, Jackson Square, formerly known as the Illinois Oil Company Building. The property is a Rock Island landmark.

The applicant proposes to hire Snyder Construction to conduct the following activities to provide additional egress into Jackson Square to better enable rental of the lower level commercial space.

- Relocate the steel-glass door on the west side of the building (24th Street) approximately 30 feet to the north. Fill space from the existing door with a matching commercial storefront window. At the existing door threshold, concrete would be poured to fill in and match the existing “curb” in height and width. Optional – if preferred by City Building Officials, for the purpose of emergency egress, a new door would be installed to the north, keeping the existing door in place.
- Add a door opening at the back (east) side of the building, cutting into the southernmost existing EIFS faux garage door. Install a steel door to match other steel doors on that side of the building, which would be painted to match the existing brown EIFS.

Analysis and Recommendation

The door installations are proposed to match the existing structure and will not replace historical building components, but rather replace doors that were installed during the 2010 renovations to the structure. As such, staff finds that the proposed installation will have no negative impacts to the historical integrity of the structure. Staff recommends the Commission approve the Certificate of Appropriateness submitted for 321 24th Street.

LOCATION MAP



LOCATION MAP

Legend



Parcels



Subject Property



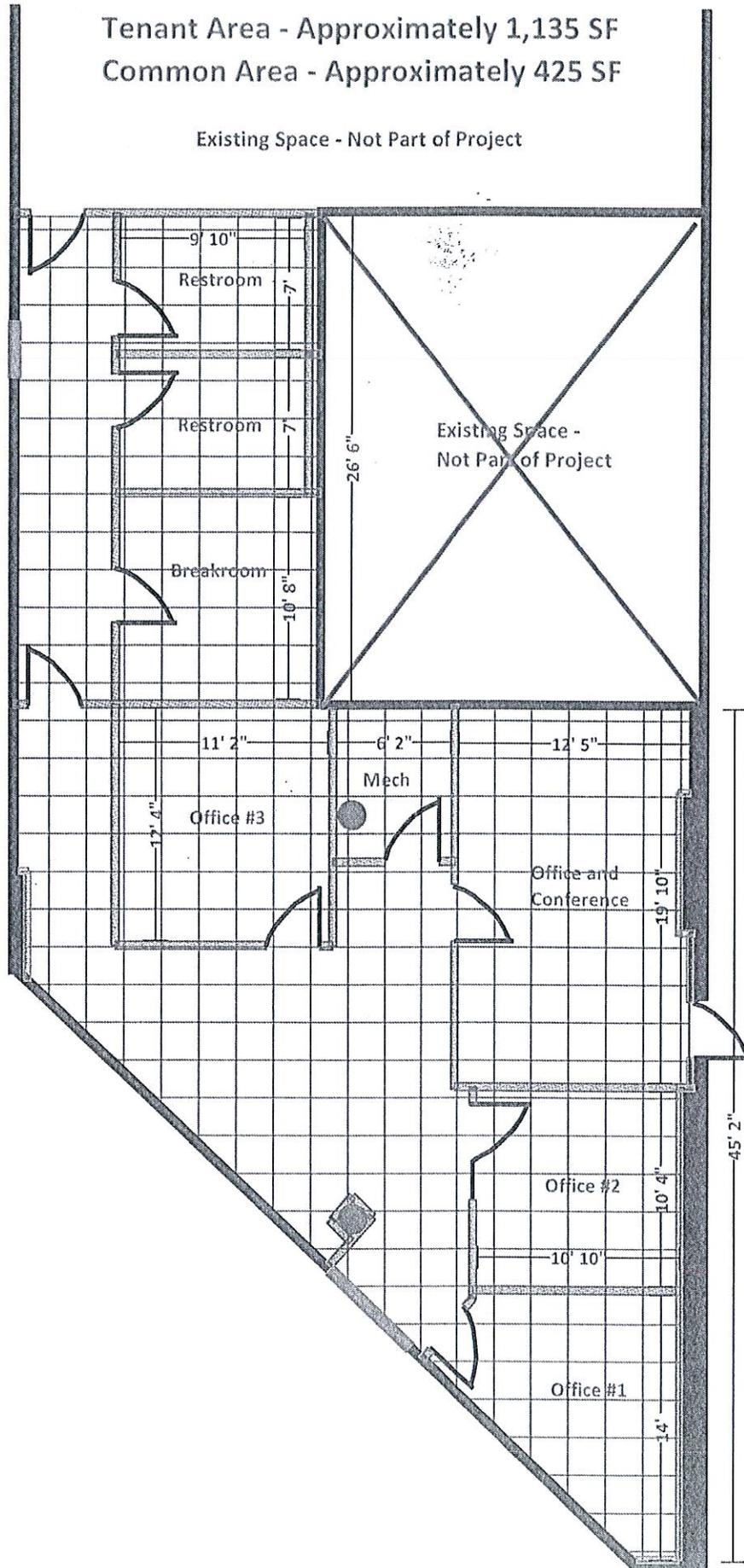
City of Rock Island
COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



Tenant Area - Approximately 1,135 SF
 Common Area - Approximately 425 SF

Existing Space - Not Part of Project

- ACT (2x4 Grid/Tile)
- Existing Column
- 3'x7' Door (Existing)
- 6'x7' Double Door (Existing)
- Existing Exterior Wall
- Existing Interior Wall
- Wall Type 01
- Wall Type 02
- Wall Type 03



24th St.

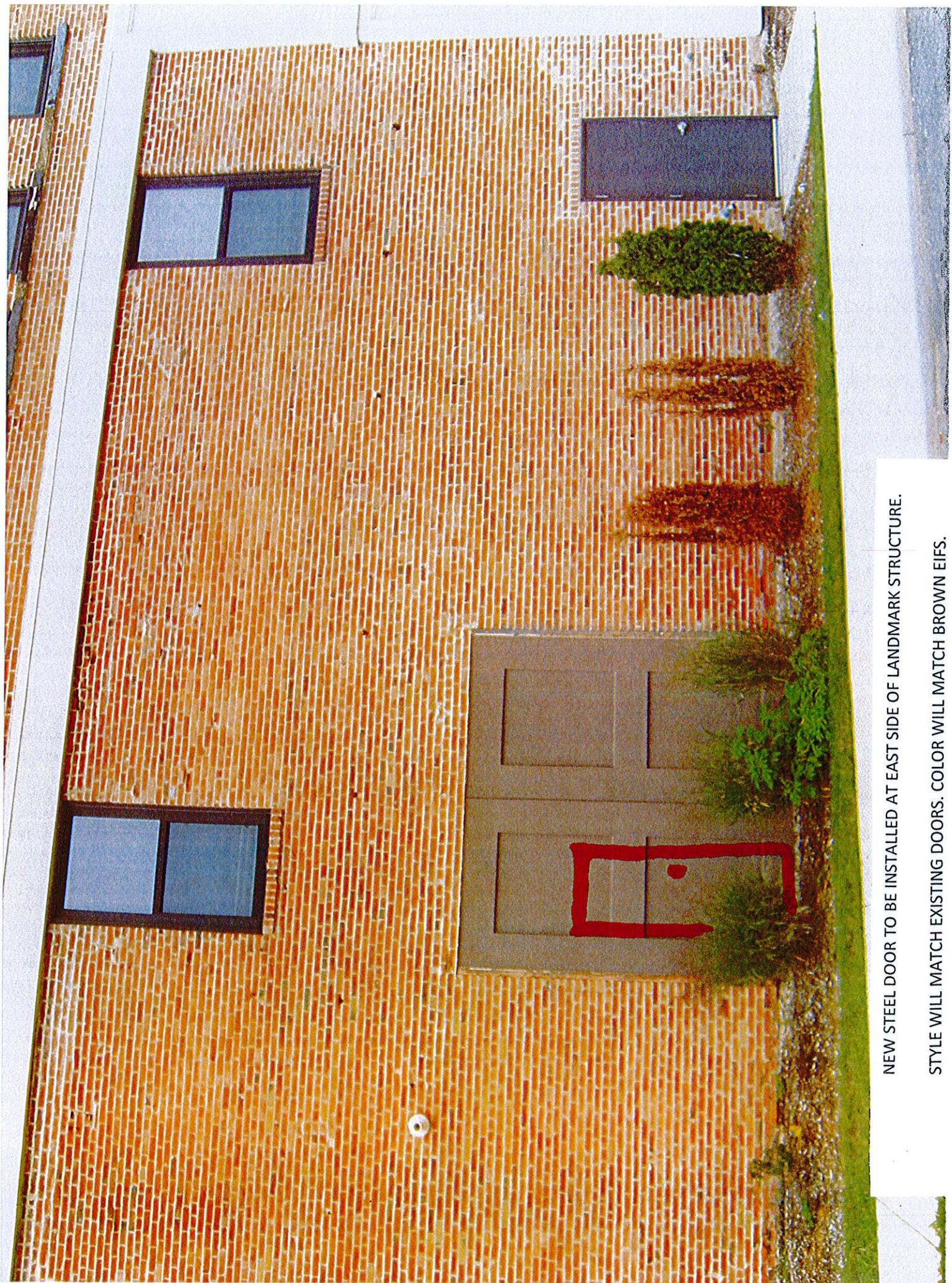
2
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4th Ave



EXISTING DOOR TO BE RELOCATED TO THE NORTH.

OPTION, IF PREFERRED FOR EMERGENCY EGRESS:
WE WILL INSTALL A NEW, MATCHING DOOR TO THE NORTH AND KEEP THE EXISTING DOOR IN PLACE.



NEW STEEL DOOR TO BE INSTALLED AT EAST SIDE OF LANDMARK STRUCTURE.

STYLE WILL MATCH EXISTING DOORS. COLOR WILL MATCH BROWN EIFS.



NEW STEEL DOOR TO BE INSTALLED AT EAST SIDE OF LANDMARK STRUCTURE.

STYLE WILL MATCH EXISTING DOORS. COLOR WILL MATCH BROWN EIFS.

RESOLUTION
Rock Island Preservation Commission
Certificate of Appropriateness
Case #8-2013

WHEREAS, the Rock Island Preservation Commission received an application from Brian Hollenback of Renaissance Rock Island for a certificate of appropriateness to install new exterior doors at 321 24th Street, Rock Island; and

WHEREAS, 321 24th Street, Rock Island, which is known as the Illinois Oil Company Building, is a locally designated landmark for which a certificate of appropriateness is required for any construction, alteration, demolition, repair, or relocation requiring a building permit that affects the exterior architectural appearance of any landmark; and

WHEREAS, the Rock Island Preservation Commission determined that the proposed projects will not adversely affect the historically or architecturally significant features of the landmark structure and is consistent with the spirit and purposes of the Preservation Ordinance;

NOW, THEREFORE BE IT RESOLVED that the Rock Island Preservation Commission certifies that the proposed projects as itemized below are acceptable and consistent with the provisions of the Preservation Ordinance and may be conducted by the applicant.

1. As depicted in the applicant's application package, relocate the steel-glass door on the west side of the building (24th Street) approximately 30 feet to the north. Fill space from the existing door with a matching commercial storefront window. At the existing door threshold, concrete would be poured to fill in and match the existing "curb" in height and width. In the event that it is preferred by City Building Officials for the purpose of emergency egress, a new door would be installed to the north, keeping the existing door in place.
2. Also as depicted in the applicant's application package, add a door opening at the back (east) side of the building, cutting into the southernmost existing EIFS faux garage door. Install a steel door to match other steel doors on that side of the building, which would be painted to match the existing brown EIFS.

Adopted this 28 day of August, 2013 by the Preservation Commission.

APPROVED:

C. Vollman, Chair

ATTEST:

Ben Griffith, Secretary