

Preservation Commission Meeting

September 11, 2013

5:15 p.m.

Council Chambers

Third Floor, Rock Island City Hall

1528 3rd Avenue, Rock Island

AGENDA

1. Call to Order and Roll Call
2. Procedural explanation
3. 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).
4. Case #2013-6 – Consideration of a Certificate of Appropriateness for 3912 8th Avenue, Rock Island, which is known as the Anna Olsson House.
5. Case #2013-7 – Consideration of a Certificate of Appropriateness for 401 19th Street, Rock Island, which is known as the Public Library Main Library.
6. 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).
7. Other Business
8. Adjournment

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

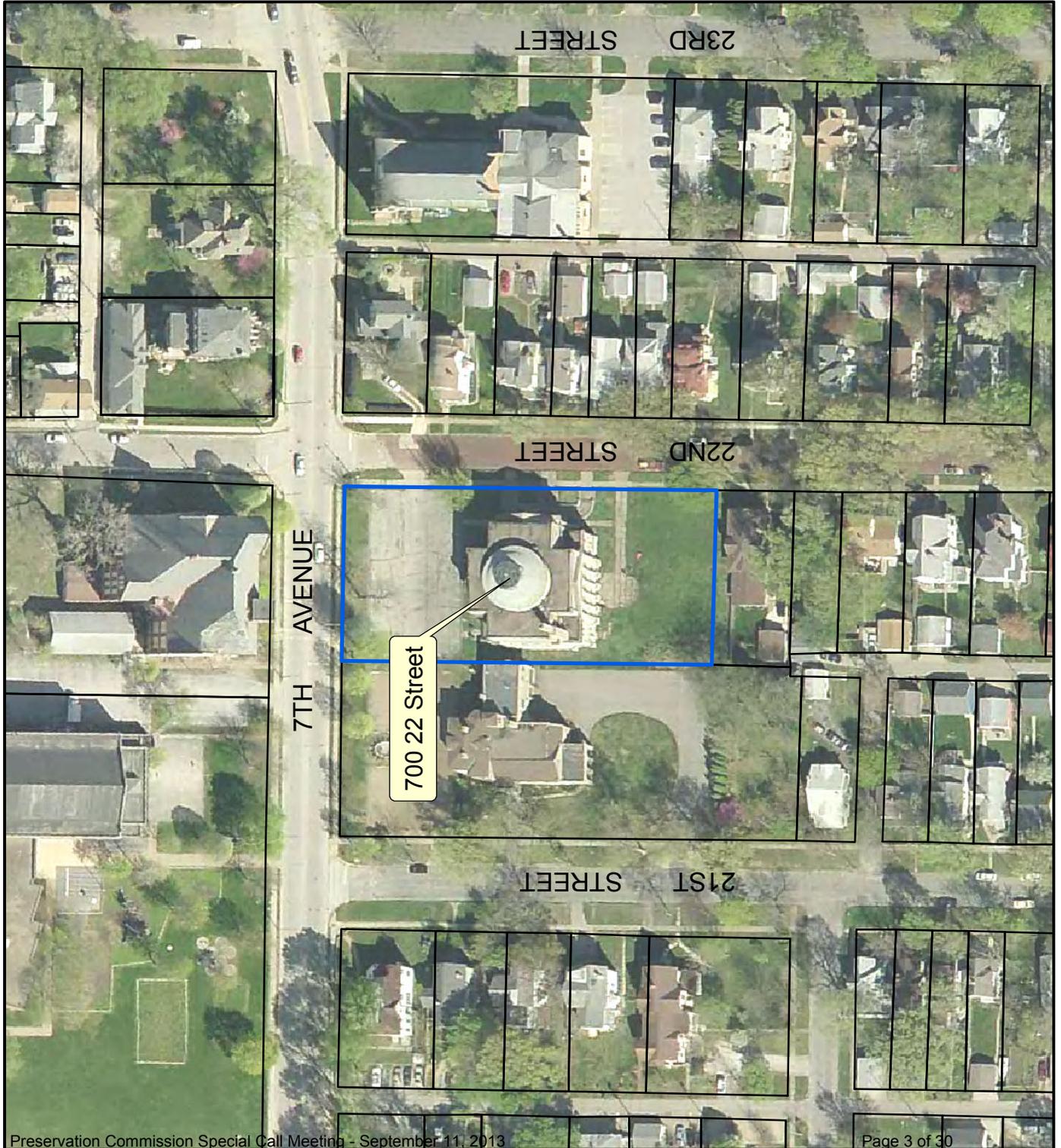


0 25 50 100 150 200 Feet



City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



Cannon Placement

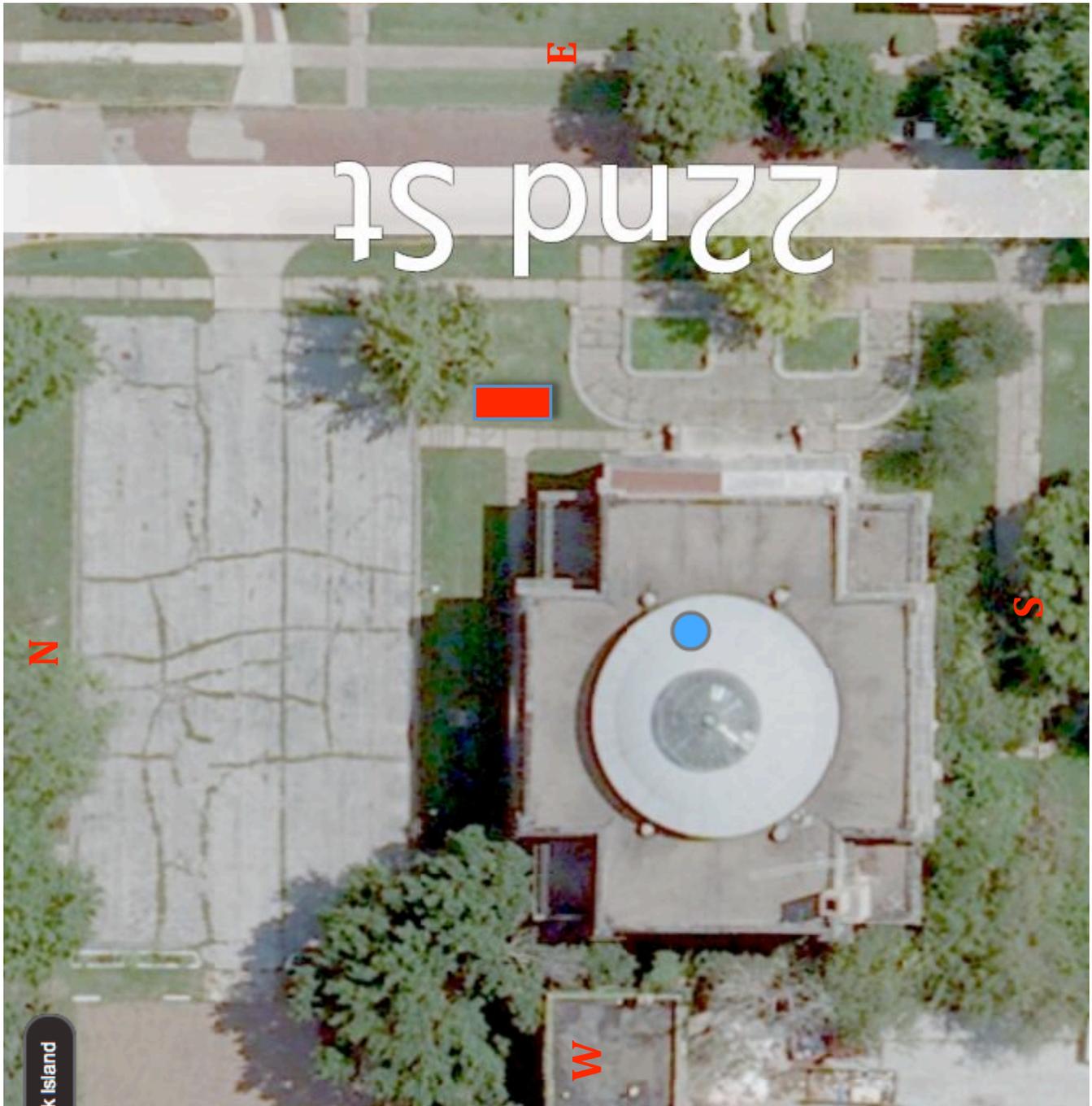
 = Cannon Placement

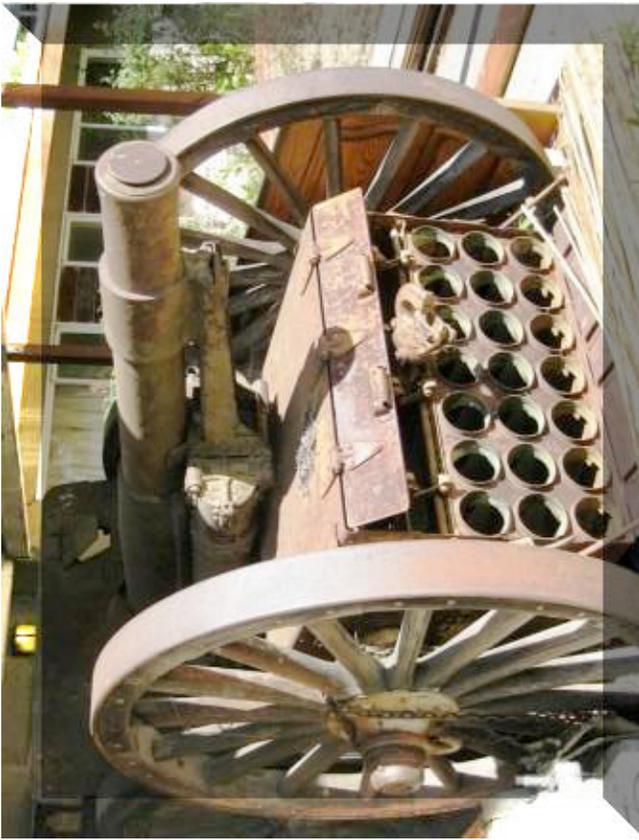
The cannon dimensions are approx. 18.3 ft. x 8 ft.

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.

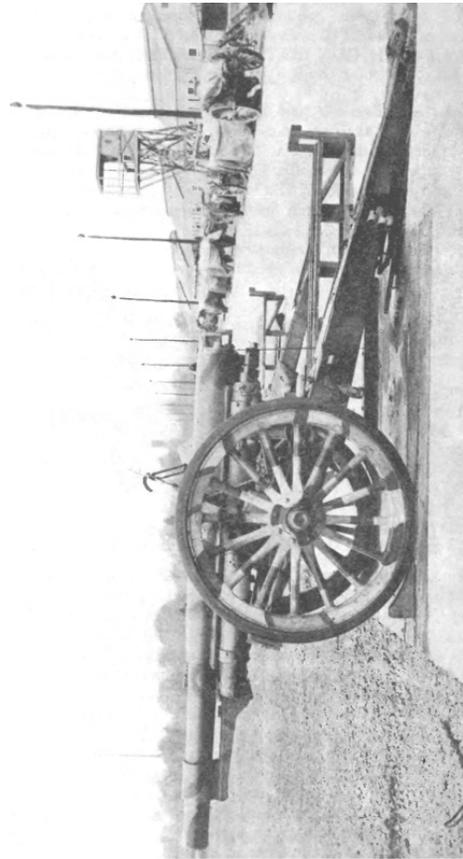




The cannon and ammo cart prior to reconditioning



The proposed placement for the cannon



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 11 day of September, 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).

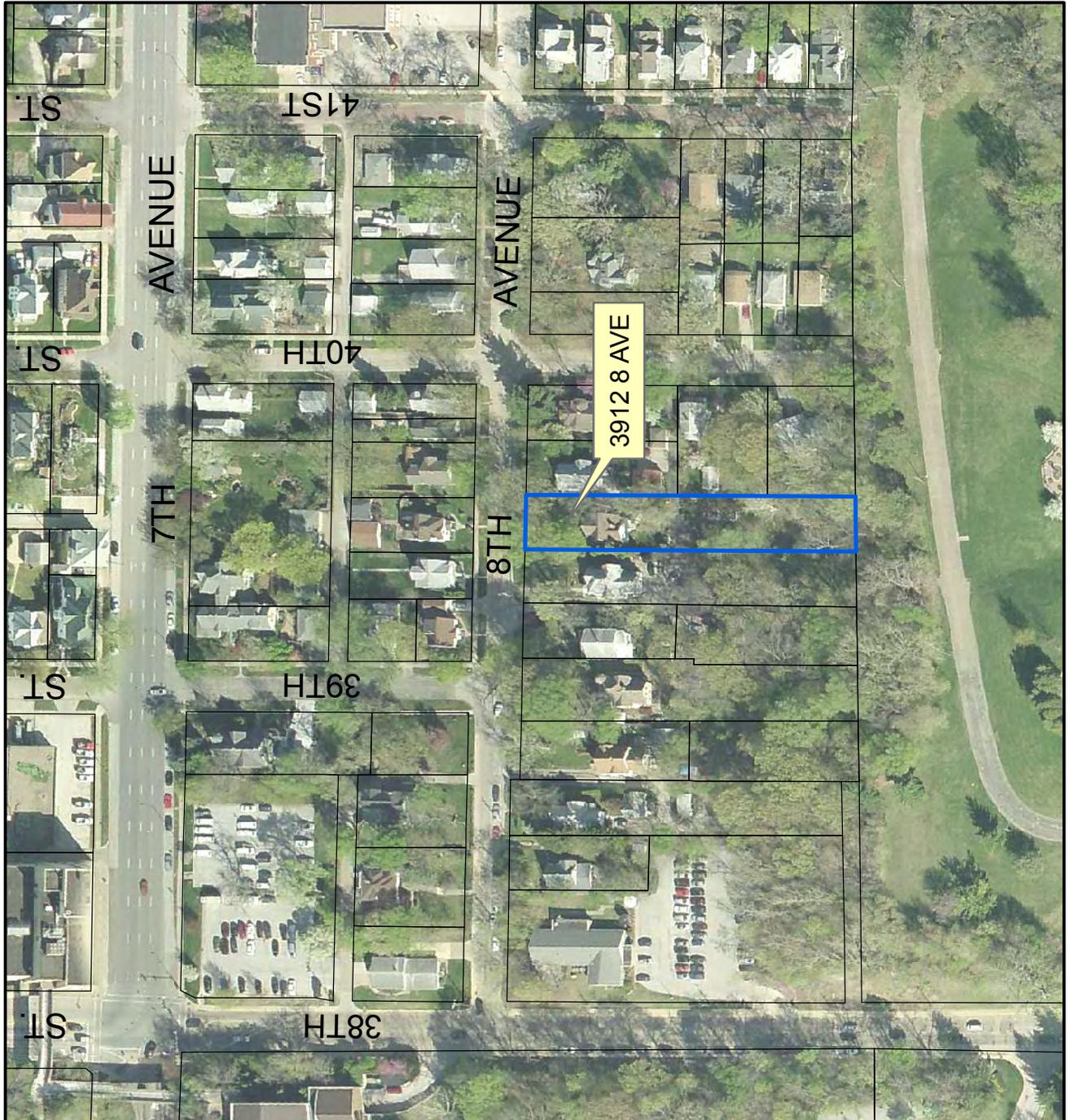
Modifications to the approved plan include:

- 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

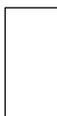
It is staff's opinion that the proposed modification to the previously approved building addition continues to meet the Architectural Review Guidelines of the Preservation Ordinance. Further, staff also finds that the proposed modification to the previously approved plan would maintain the integrity 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.

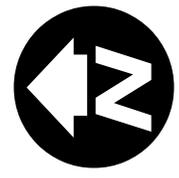
LOCATION MAP



LOCATION MAP

Legend

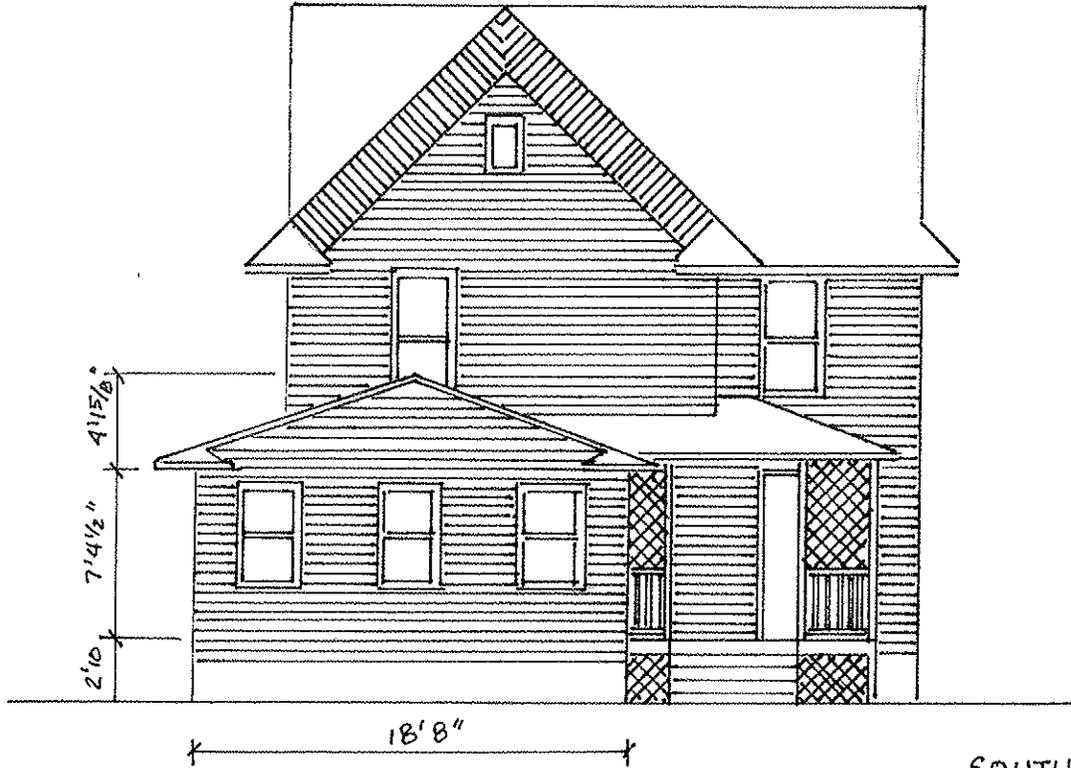
-  Parcels
-  Subject Property



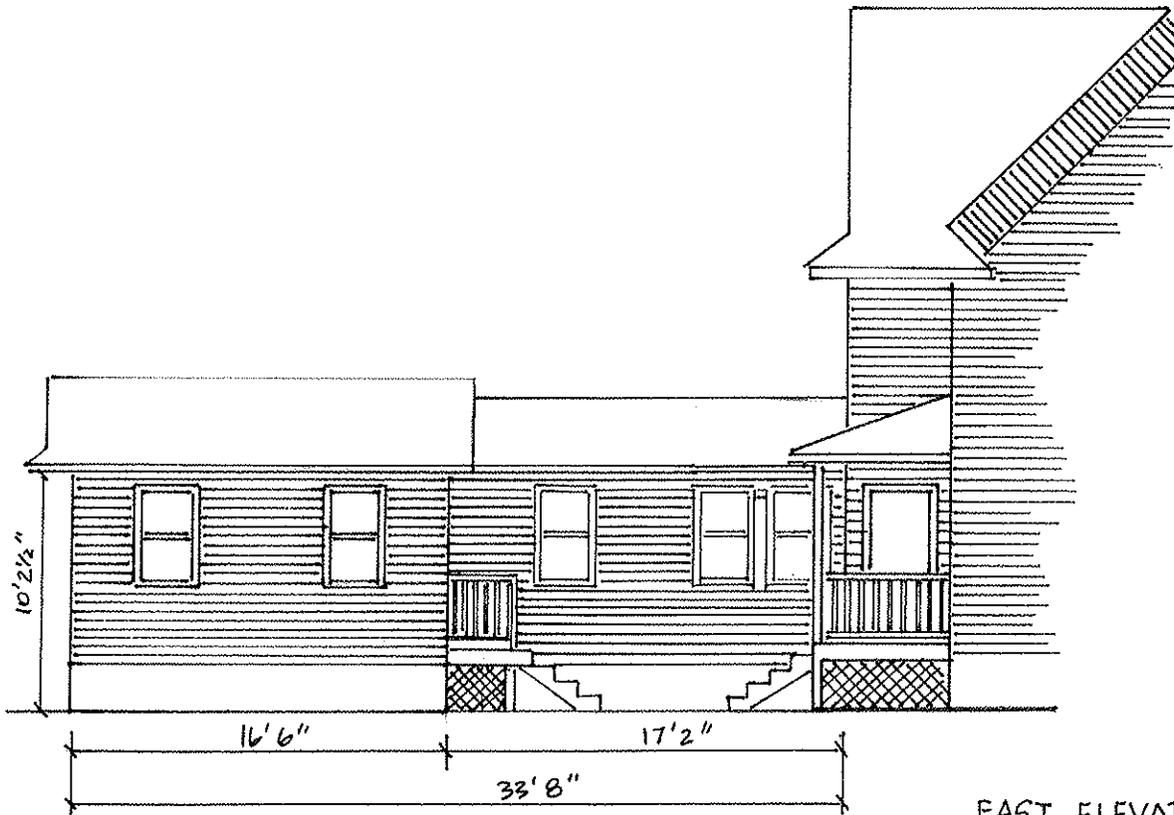
City of Rock Island
COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



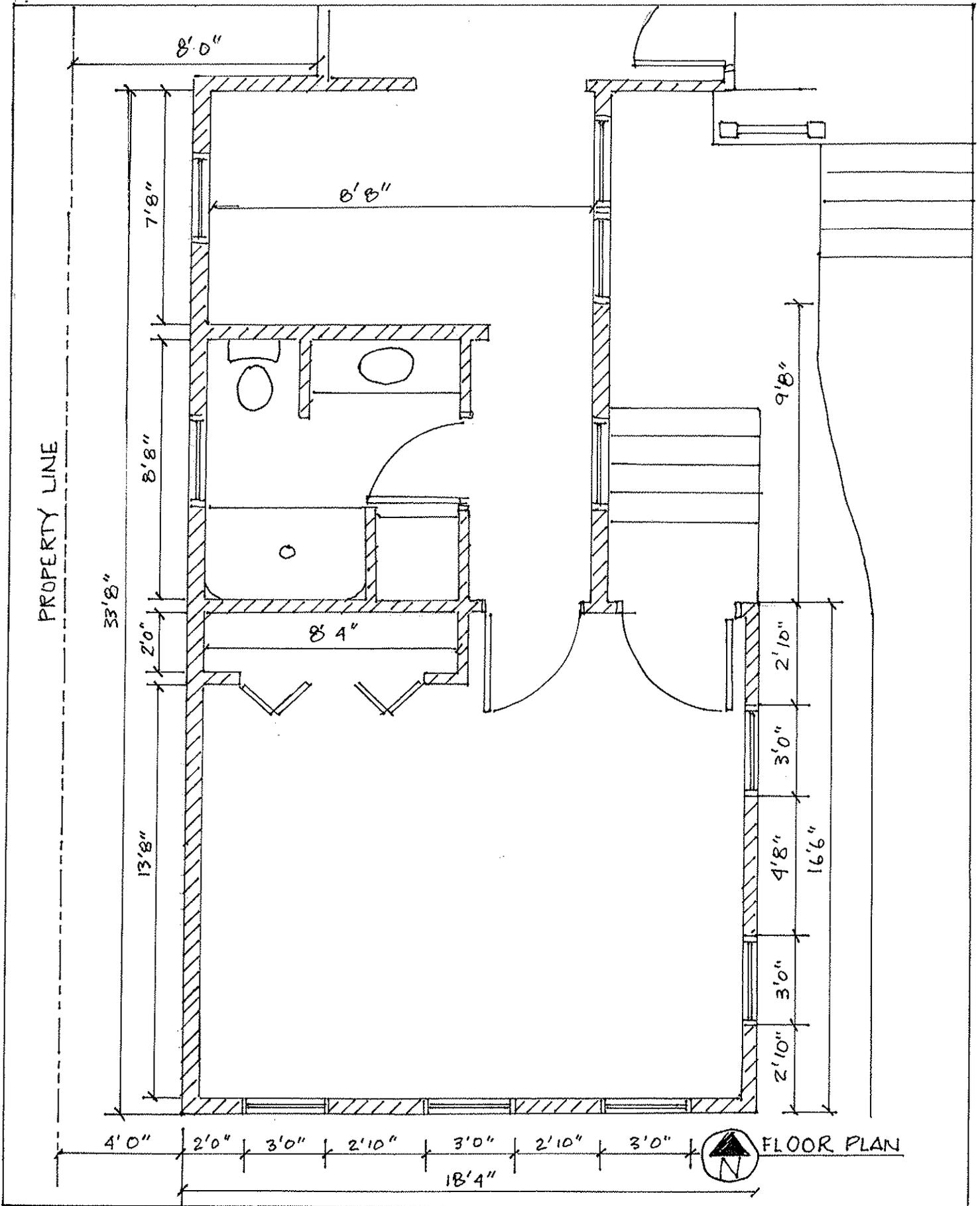
Proposed Addition - 2013



SOUTH ELEVATION



EAST ELEVATION



FIELDS ADDITION
3912 8TH AVENUE
ROCK ISLAND IL

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.

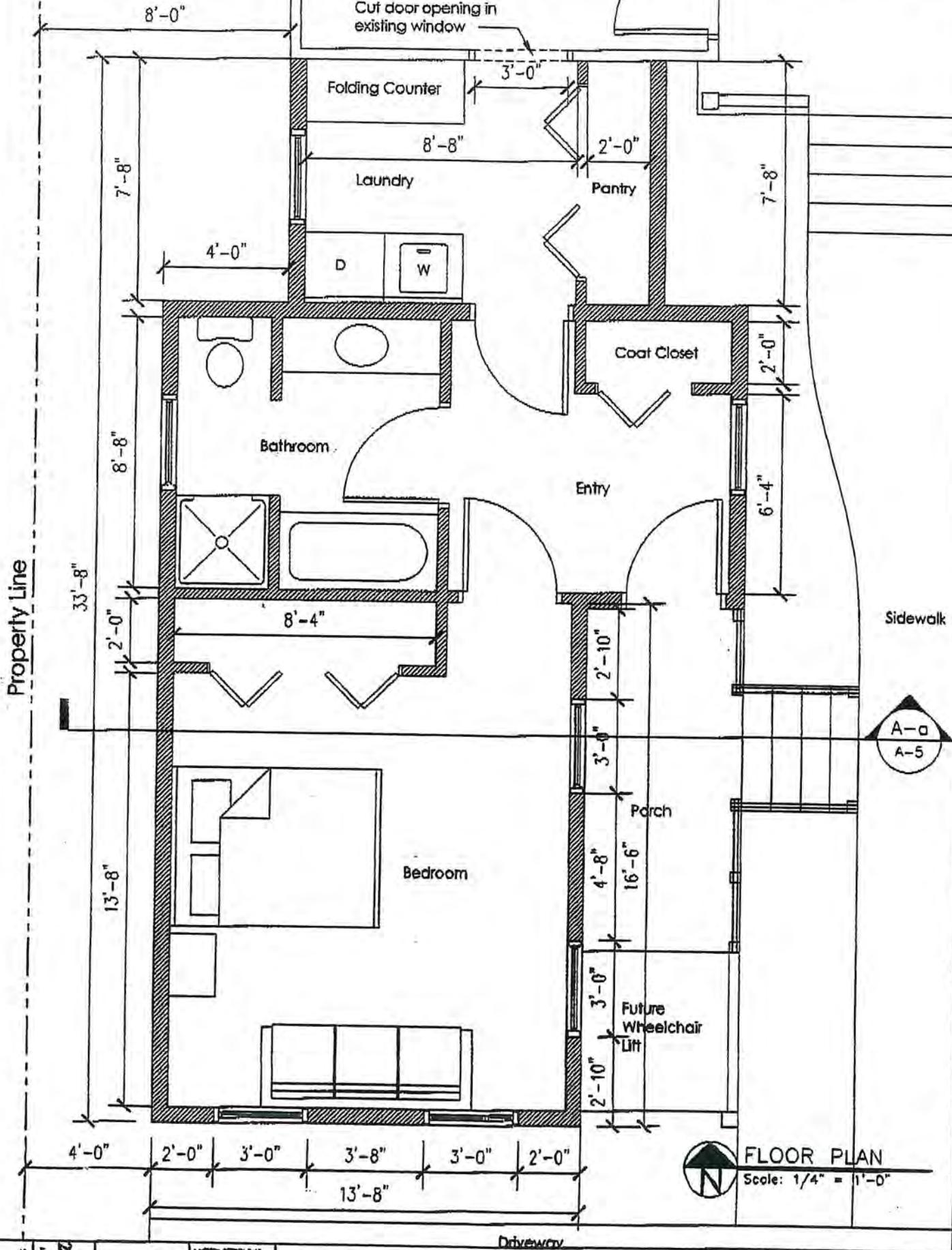
Further, "the addition itself should have a roof form compatible with the original building," and the guidelines say it should be lower than the original building. The amount of foundation exposed should be compatible, and in general, the size and proportion of windows and doors should be similar to 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

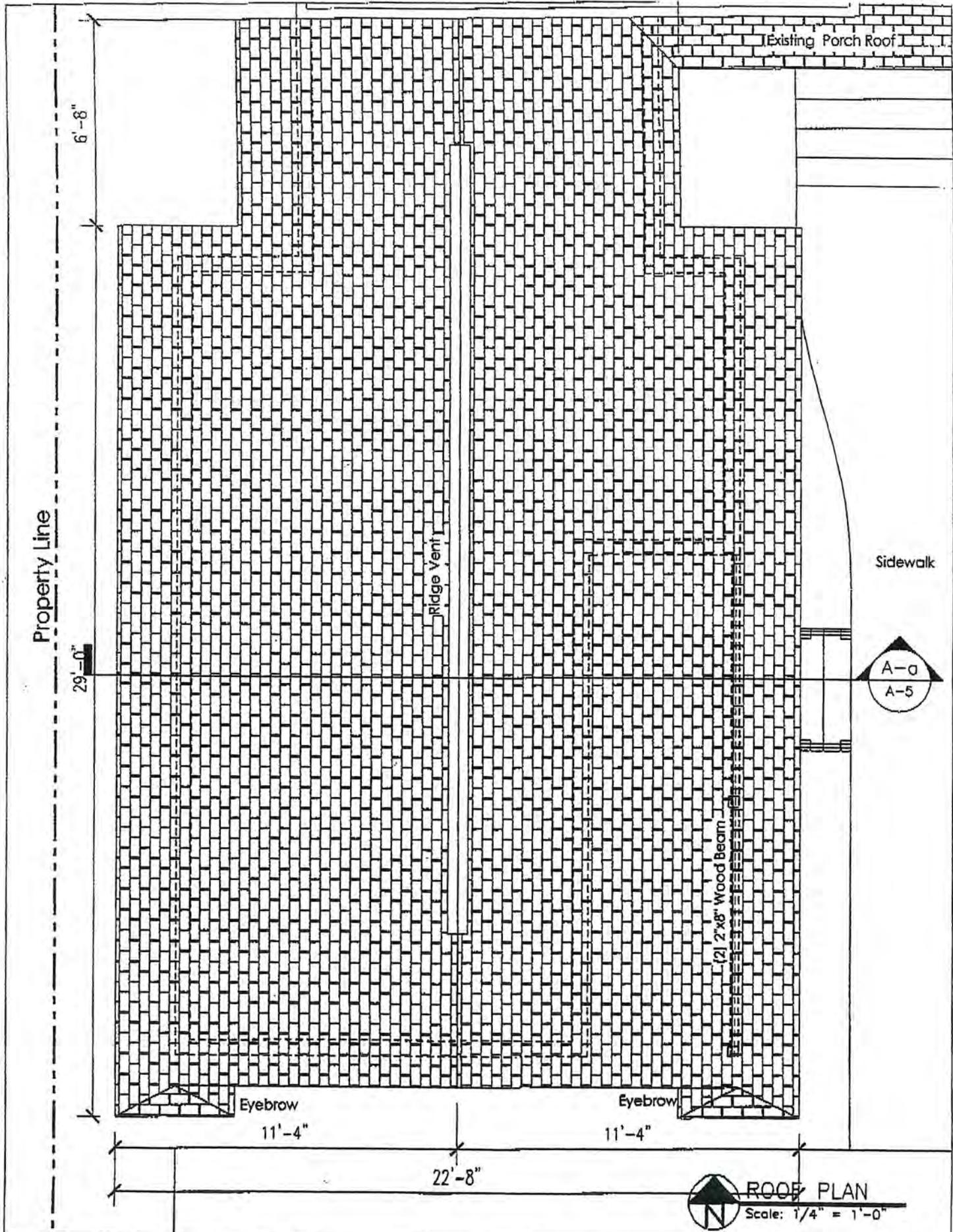
Staff recommends the commission approve the addition to 3912 8th Avenue because it meets the spirit of the Residential Design Guidelines and is respectful of the historic details and scale of the main house.





PROJECT NUMBER 2012-22	DATE REVISED	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) 798-5261 FAX (309) 798-5104</p>
SHEET NUMBER A-2				

5b



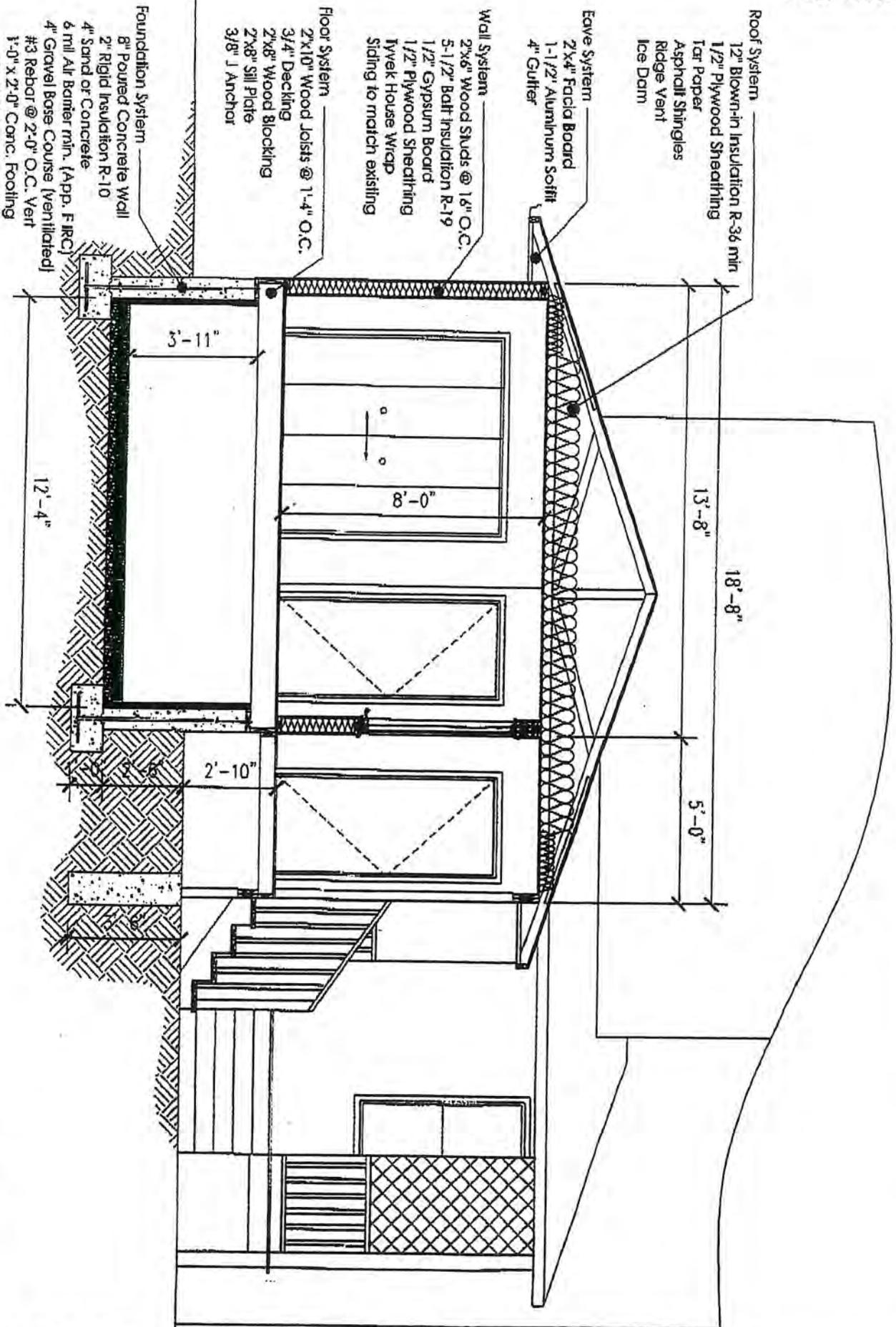
ROOF PLAN
 Scale: 1/4" = 1'-0"

PROJECT NUMBER	2012-22
	A-3
DATE	4/10/12
	REVISIONS
<small> I hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and I am a duly licensed professional architect in the State of Illinois. </small>	

MARGARET BABBIT
 3912 8TH ST
 ROCK ISLAND, IL

ITALO MILANI
 ARCHITECT, P.C., ILL
 2301 12TH AVE, ROCK ISLAND, IL
 TEL: (309) 785-4301 FAX: (309) 785-4100

5c



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

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

Wall System
 2x6" 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
 2x10" Wood Joists @ 1'-4" O.C.
 3/4" Decking
 2x8" Wood Blocking
 2x8" 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-0 SECTION
 Scale: 1/8" = 1'-0"

PROJECT 2012-22	DATE 04/04/12	DRAWN BY MARGARET	CHECKED BY ITALO	PROJECT 5712 5TH AVE. ROCK ISLAND, IL	ITALO MILANI ARCHITECT, P.C. AIA 2201 12TH AVE. ROCK ISLAND, IL TEL: (309) 798-0294 FAX: (309) 798-4180
--------------------	------------------	----------------------	---------------------	---	--

5c

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 11 day of September, 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 2040 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 11 day of September, 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.

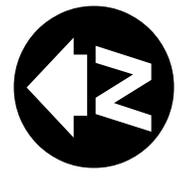
LOCATION MAP



LOCATION MAP

Legend

-  Parcels
-  Subject Property



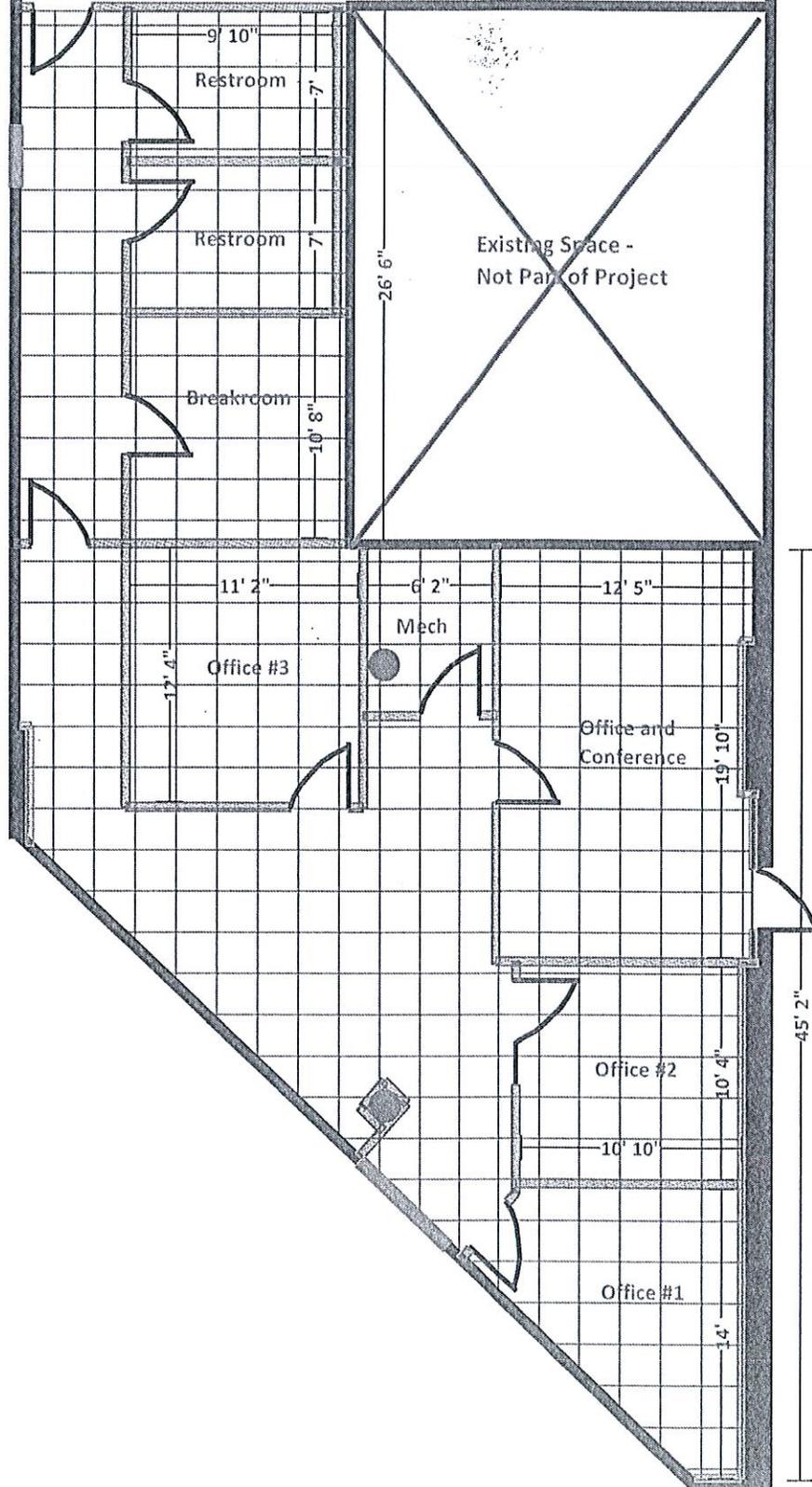
City of Rock Island
COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



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

- 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

Existing Space - Not Part of Project



24th St.

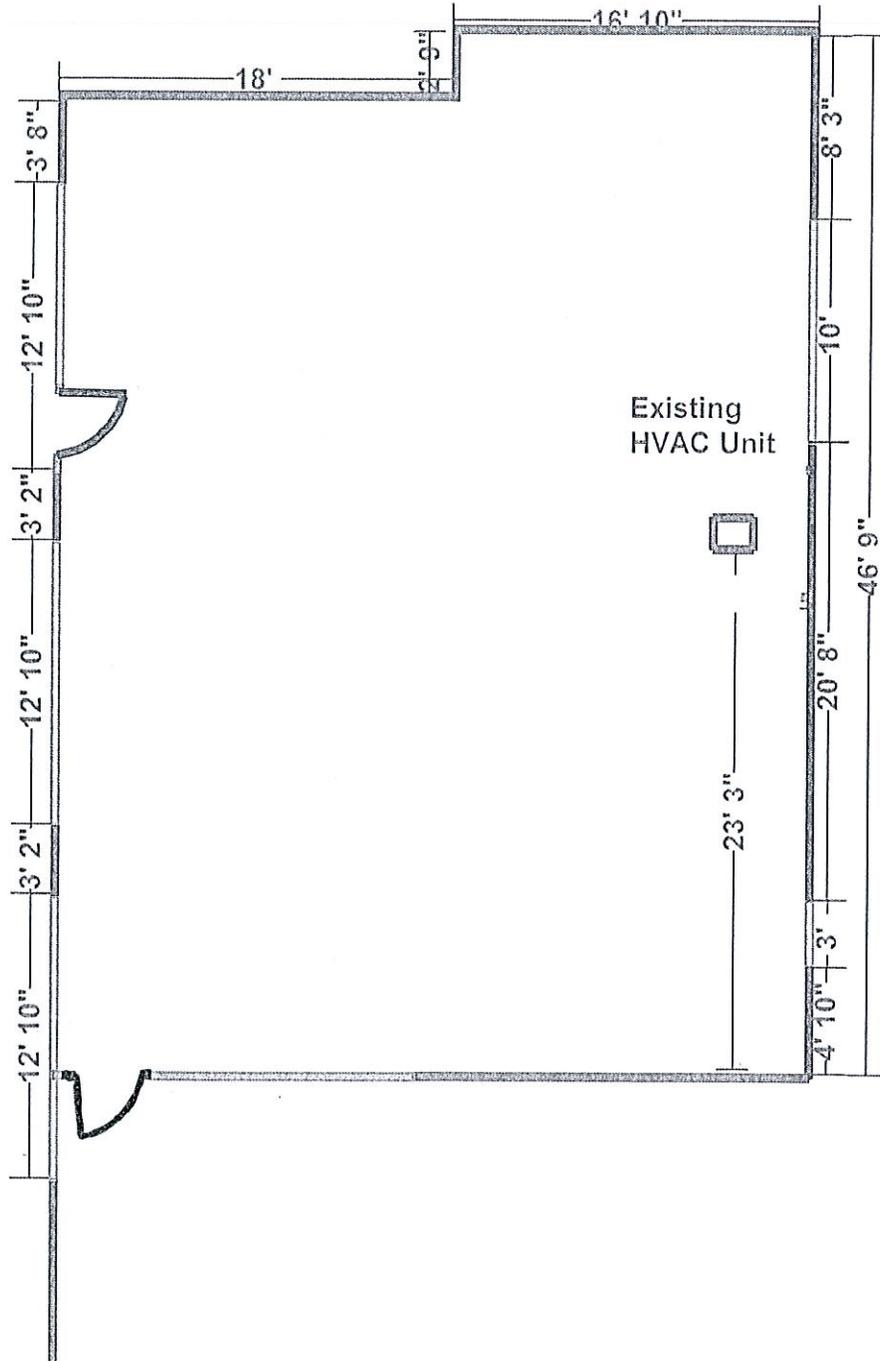
2
 →

4th Ave

Jackson Square - Lower Level Shell

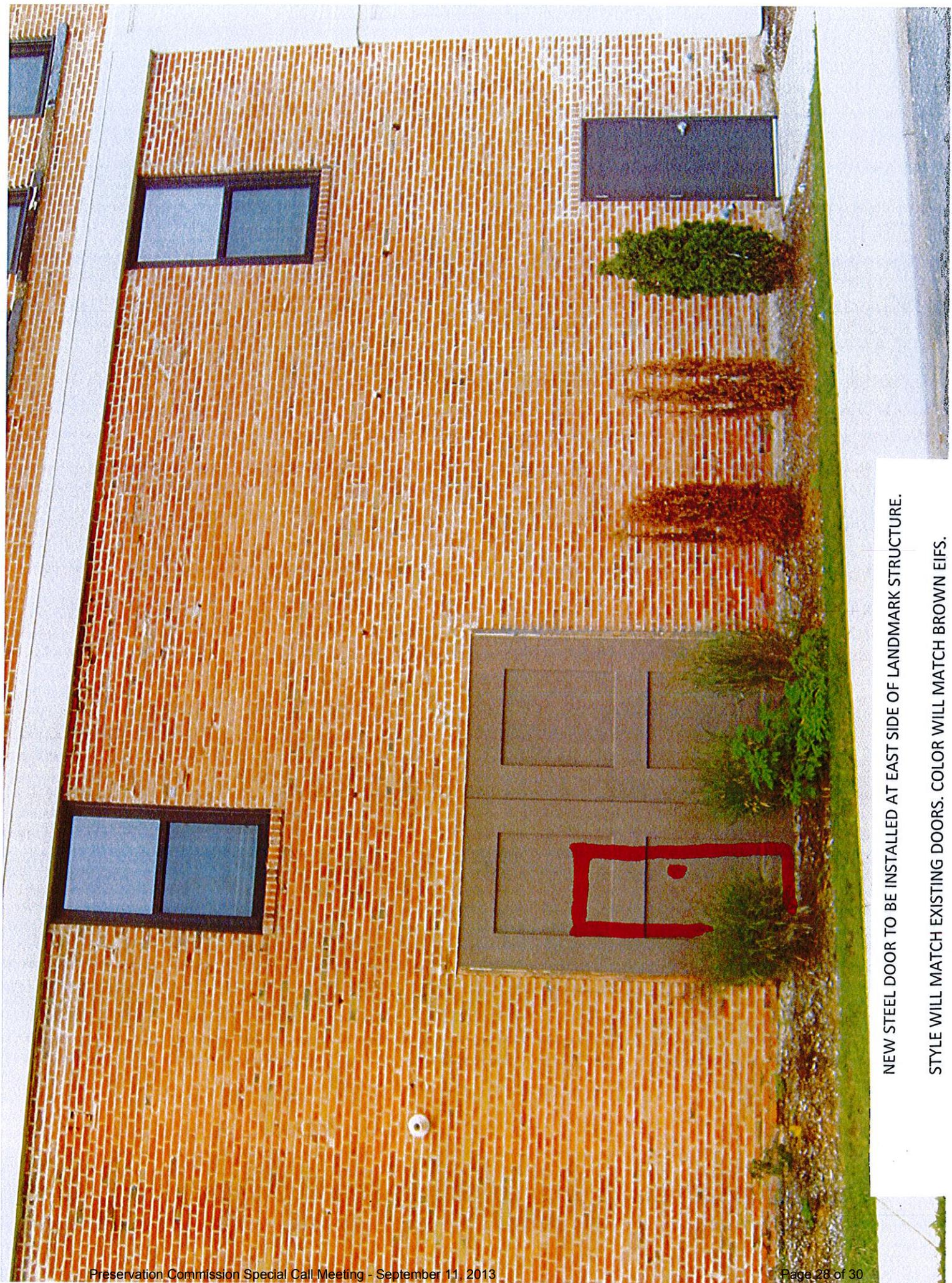
- Existing Wall 129 LF
- ▨ Opening/Window/Door 51 LF
- ▩ New Wall 37 LF

24th St.





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, add a steel-glass door on the west side of the building (24th Street) approximately 30 feet to the north of a similar existing steel door. At the threshold, pour concrete to fill in and match the existing "curb" in height and width.
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 11 day of September, 2013 by the Preservation Commission.

APPROVED:

C. Vollman, Chair

ATTEST:

Ben Griffith, Secretary