

Rock Island Preservation Commission

Meeting Date: Wednesday, July 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 June 23, 2010 Regular Meeting
4. Case 2010-05 – Consideration of a Certificate of Appropriateness for 1718 21st Street, which is also known as the Ardo-Mitchell House in Highland Park Historic District
5. Case 2010-06 – Consideration of a Certificate of Appropriateness for 848 20th Street, which is also known as the Hansgen House
6. Case 2010-07 – Consideration of a Certificate of Appropriateness for 1703 21st Street, which is located in Highland Park Historic District
7. Comment on Final PUD Amendment for Jackson Square, which is also known as the Illinois Oil Products Building
8. 2010 CLG Grant Update, Review of Speaker Outlines, Volunteer Responsibilities – Saturday, August 21
9. Looney Epitaphs at Chippiannock Cemetery – Saturday, August 28
10. Other Business
11. Adjournment



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

Regular Meeting

4:00 p.m.

June 23, 2010

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

Attendance: (X) Present () Absent

(X) Steve Andich

(X) Bob Braun

() Lendol Calder

(X) David Cordes

(X) Kent Cornish

(X) Jane Koski

() Mark McVey

(X) John Strieter

(X) Stephen Warren

() Jeff Dismer (Assoc.)

() Daryl Empen (Assoc.)

(X) Diane Oestreich (Assoc.)

Staff Present: Jill Doak, Ellen Adams

Others Present: Steve Schrock, Steve Riexinger

Chairman Braun called the meeting to order at 4:05 p.m.

Approval of Minutes of the May 26, 2010 Regular Meeting

Commissioner Koski moved to approve the minutes of the May 26, 2010 regular meeting. Commissioner Warren seconded the motion, and it passed unanimously.

Case #2010-04 – Consideration of a Certificate of Appropriateness for 1614-34 18th Avenue, which is also known as Longview Apartments.

Ms. Doak gave the staff report. The Longview Condo Association would like to erect two portions of fencing along the front façade of the property. The fence will not run the entire length of the property. One section will run south along 17th Street and turn sharply at westward to meet the front corner of the building. This will impede pedestrians from cutting the corner across the property. The other section will be on the far west side of the site along the service sidewalk that goes to the back of the building. That section will have a gate that goes across the front, provide security to the rear of the building. The fencing will be constructed of iron from Boyler's Ornamental Iron. It will be 42" tall with 5" to 6" spacing between iron pickets. Staff recommends the Commission approve installation of the two fencing sections because they will add security to the property while not negatively impacting the historic fabric of the building and site.

Mr. Riexinger explained that there was once a hedge on the corner of 17th Street and 18th Avenue, which obstructed drivers' views.

Mr. Schrock added that police asked for the hedge to be removed.

Mr. Riexinger said that the fence will allow for an unobstructed view of the corner while keeping walkers from cutting the corner.

Commissioner Cornish moved to accept the staff recommendation to grant a Certificate of Appropriateness to the Longview Condo Association.

Commissioner Warren seconded the motion, and it passed unanimously.

Mr. Schrock inquired if the commission could recommend contractors who repair wood windows.

Commissioners Oestreich, Cordes, and Koski provided Mr. Schrock with names of possible contractors.

2010 CLG Grant Update

Ms. Doak showed the Commission the "save the date" postcards for the August 21st Weatherization Workshop. The postcards will be mailed out at the end of the week. The first eBlast was sent out on June 23rd and a flyer will be sent out around August 1st. About 1300 addresses will receive these mailings. These include Rock Island Landmarks, Highland Park Historic District properties, Broadway properties, MoSUS properties including owner-occupied double Queen Annes and Parkview Tudors, and historic Rock Island churches. Moline Landmarks and 20 other properties and Davenport Landmarks and addresses that have been assigned a historic name were also included.

Commissioner Oestreich asked if Davenport Neighborhood Organizations were included.

Ms. Doak replied that she has not yet received that list.

Commissioner Cordes inquired about the Scott County Historic Preservation Commission. He will forward information about the workshop to members.

Ms. Doak said that it will also be sent to Illinois and western Iowa CLGs and Main Street coordinators. Landmarks Illinois received the online version.

Commissioner Oestreich said that people have seemed very interested about the workshop, especially since it will be held on Arsenal Island. She believes there will be attendees from around the state.

Commissioner Koski stated that Arsenal Island security has gotten stricter. It should be emphasized to workshop participants that they need an ID to enter the Island.

Commissioner Warren replied that they are not as strict on Saturdays.

Commissioner Strieter asked if the workshop will be held only in Quarters One. He was concerned about space.

Ms. Doak replied that she expects about 50 participants, since generally about 10% of people who receive such invitations end up attending.

Commissioner Oestreich asked for clarification on what participants will have to pay for.

Ms. Doak explained that they will only be charged for lunch. Lunch details have not yet been finalized. The list of speakers is also not finalized. Bob Yapp will speak on windows and Tom Ayers will give tips for maximum impact. Rick Daley will not take this spot since he has a possible vacation conflict. A principal engineer from KJWW will probably speak, though it has not been verified. He lectures on geothermal topics across the nation.

Commissioner Cornish asked if that is the only topic speaker not finalized.

Ms. Doak replied that an energy audit speaker has not been identified. She has repeatedly contacted MidAmerican Energy, but they have not returned her calls. If commissioners have suggestions for an energy audit speaker, they should let Ms. Doak know soon. She said Illinois State Architect Mike Jackson also did not have a recommendation for this speaker.

Ms. Doak asked if there are any questions on the outlines the speakers have submitted. She felt the tax credits outline seemed confusing and too technical. However, Mark McVey spoke highly of Bob Weigel as a speaker and he seems friendly and well-spoken.

Commissioner Oestreich said that workshop participants will just want to hear about things that are relevant to them, since they do not have much of a choice about where their energy comes from.

Commissioner Cordes said that the speaker probably will not speak on things that are not pertinent to the audience. Sorting through the maze of possible tax credits will be helpful to participants.

Commissioner Cornish added that speaker can go into great detail on the talking points he provided, or not. Perhaps he should be told to mostly provide basic information.

Commissioner Oestreich said that he would probably want to know if the audience is mostly residential or commercial property owners.

Ms. Doak asked for the Commission's opinion of Bob Yapp's outline.

Chairman Braun asked if Mr. Yap will do a window repair demonstration.

Commissioner Warren said that a window demonstration will be more worthwhile than simply a lecture.

Ms. Doak explained that Mr. Yapp will have only 45 minutes to speak.

Commissioner Cornish suggested that the Commission tell Mr. Yapp that it is more interested in the “how to” than the “why” of window repair.

Ms. Doak said that some workshop participants will need to hear about why windows should be repaired instead of replaced.

Commissioner Streiter suggested that Mr. Yapp may have a “how to” video he could provide.

Ms. Doak said that the commission will make sure that Mr. Yapp provides a good balance and some level of demonstration.

Other Business

Commissioners Oestreich and Koski reported on the CLG Workshop they attended in Crystal Lake.

Commissioner Oestreich reported that she disagreed with a speaker from the National Park Service on windows that would be acceptable to replace, though as the speaker pointed out, it is difficult to get someone to repair wood windows.

Commissioner Koski added that the speaker was more interested in the visual integrity of historic buildings, particularly public buildings. She said the speaker did not rule out the option of clad windows and pointed out “bad” restorations due to their modified proportions.

Commissioner Oestreich learned that you cannot have a divided pane with thermal pane, since the muntins would have to be very heavy. Clear Low E glass is good and increases efficiency, which is what will be used in the Jackson Square project. People should also do a cost comparison between repair and replacement before replacing wood windows.

Commissioner Koski stated that a speaker on lead from Champaign was very good.

Commissioner Oestreich was surprised that on the exterior of a structure, contractors must take care of lead paint if they disturb 20 square feet, not 6 as is the standard for interiors. Home owners have almost no way of knowing if there is lead.

Commissioner Oestreich said that Patrice Frey, the Director of Sustainability for the National Trust, was too casual and did not meet expectations. Ms. Frey said that preservationists need to lighten up and grade resources. She said that Mt. Vernon should not have solar panels, but they would be acceptable on less significant structures, such as a nice four-square home. Commissioner Oestreich did not agree.

Commissioner Koski reported on a speaker who works for a commercial firm. He stated that people are prejudiced against vocabulary like “preservation” and “historical.” Words like “heritage” should be used instead in order to engage people in the area. A good phrase for preservationists is, “putting the past in the present tense.” The speaker said it is very important to use the press, but had no clear answer when Commissioner Oestreich asked how exactly to get good press. Also, naysayers’ comments on a historic preservation projects should be addressed at the outset.

Commissioner Oestreich added that he was one of the instigators of the National Trust slogan, “This place matters.” And feels that “Old friends are worth keeping” is an okay motto.

Commissioner Cordes said that preservation is seen as elitist because it often only focuses on grand houses of rich, dead, white men. However when focus is on preserving less impressive historic buildings, people do not understand the point.

Commissioner Oestreich said that the conference was well attended and the speakers were professional.

Ms. Doak announced an upcoming learning opportunity: The National Alliance of Preservation Commission Forum.

Ms. Doak passed around a BZA comment request for 1703 21st Street. The BZA deadline and Preservation Commission meeting are on the same day this month, so the Commission’s comment is needed now. Because it is a Highland Park property, the application for a variance request needs to go to the BZA and then will come to the Commission for a COA.

The Commissioners reviewed the report that Ms. Doak provided.

Ms. Doak explained that the request is to replace exactly in its location the existing French Gothic picket fence. The variance is needed to raise the height of the fence and for the corner setback. Because it is a double front yard, the fence

height is supposed to be no taller than 48". The Preservation Commission approved a fence with similar height and spacing of pickets for a house across the street in 1991. Given that approval, staff opinion is that the variances requested for this fence will have no impact on the historic structure or district.

Commissioner Cornish asked to clarify the location of the fence on the property.

Ms. Doak explained that corner houses have a "double front yard," part of which is often considered a side yard.

Commissioner Cornish moved to approve the staff recommendation for the comment to BZA regarding the fence at 1703 21st Street.

Commissioner Cordes seconded the motion, and it passed unanimously.

Ms. Doak stated that the applicant for the variance will have to return to the Commission with a COA request at a future date.

Ms. Doak told the Commission that there will potentially be a special meeting before the next regular meeting. A Rock Island Landmark was broken into and its back door was virtually demolished. Home owners would like to put a solid door in its place for security purposes and would not like to wait until the end of July to do so. Ms. Doak asked if any Commissioners are planning to be out of town in July.

Chairman Braun and Commissioner Warren will be out of town the weekend of July 12th.

Ms. Doak told the Commission that there will be an Epitaphs event on Saturday, August 28 at Chippiannock Cemetery based on the Looney tour that Chippiannock put together. There will be actors at this traditional epitaphs event. In the past, the Commission has helped staff these events. If Commissioners are able, help will be needed from 11 a.m. to 4:30 p.m. that day. More information will be provided as the event approaches. Typically 400-900 people attend these types of events.

Ms. Doak explained that she received another letter and call concerning the Kelly House. The sender feels George Barber was the home's architect, not George Stauduhar. He requests that the Commission reconsider its stance that the Kelly House is not a Barber house in the Highland Park Historic District brochure. Ms. Doak read an internet comment written under a picture of the Kelly House. The individual in the online comments expressed his/her distaste that the Commission did not give credit to Barber for the Kelly House in the Highland Park brochure, but only added that the design "may have been influenced by pattern books of that time."

Commissioner Cordes said that the Kelly House is very similar to a Barber house, but there are so many things that are different that he would attribute it as a copy of Barber's design, but built by Stauduhar. Commissioner Cordes would accept changing the brochure to say that the design was influenced by Design #33 of Barber's Cottage Souvenir of 1892. Commissioner Cordes volunteered to write a letter back to the sender and explain the Commission's stance and reasoning.

Commissioner Oestreich added that Stauduhar did take credit or was attributed credit for buildings he did not design, such as the Chalet at Longview Park.

Ms. Doak reported on a Section 106 letter that came back from the State Historic Preservation Office for lead based paint work done on 819 21st Street. Their opinion was that the action submitted by Housing Loan Officer Carol Triebel meets the Secretary of the Interior Standards for Rehabilitation and Guidelines. The letter states that, "all historic wood windows facing 21st Street will be retained and repaired, not replaced. Windows located on the northeast and southeast facades may be replaced."

There being no other business, Commissioner Andich moved to adjourn the meeting.

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

The Commission adjourned at 5:20 p.m.

Respectfully submitted,
Jill Doak, Acting Secretary
Rock Island Preservation Commission

REPORT

TO: Preservation Commission

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

DATE: July 17, 2010

SUBJECT: Case #2010-05 – Consideration of a Certificate of Appropriateness for 1718 21st Street, which is also known as the Ardo-Mitchell House in Highland Park Historic District.

Linda Anderson has applied for a Certificate of Appropriateness to remove and replace the wood window sash from all third floor windows with custom made wood windows to match.



Eight windows will be replaced: three double hung six over one dormer windows (34" x 54") on the east façade, two double hung six over one windows (34" x 48") on the south façade, one double hung four over one window (34" x 40") on a west facing dormer, one four pane single sash hinged window on the west façade (28" x 26") and one double hung six over one window (34" x 48") on the north façade. The four windows on the southern end of the house are part of a maid's room and bathroom, which are currently being restored. The other windows are in open attic space. The window on the north end of the house currently houses an attic fan.



All windows are single pane glass with true divided lights. The double hung windows use sash cords and weights for opening and closing. All are deteriorated and suffer from squirrel damage. The sash is rotted and cracked through in some places. Interior muttons have been chewed away completely in the double hung four over one bathroom window. Panes in several windows have been cracked and need replacement.



Replacement sash will be custom made by Carver Custom Millwork, Milan, IL. They will be solid wood, single pane glass, true divided lights with exterior glazing. Pane configuration will be identical to existing. Double hung windows will use the sash cord and weight system for opening and closing. Windows will be painted on the exterior and stained on the inside to match existing frames. They will be installed by Lucy Hotchkiss, owner of Ill Gables, who is completing the interior restoration of the maid's quarters.

While a Certificate of Appropriateness is not usually required for sash replacement with identical windows, this case deals with a large amount of historic fabric.

Residential Design Guidelines say that in cases where total window replacement is unavoidable, replacement windows must match the historic windows in design and operation, material, glass size, muntin arrangements, profiles, hardware and trim. The proposed new windows fit these requirements.

Recommendation

Staff recommends the Preservation Commission approve removal and replacement of the eight third floor window sashes because they will be replaced with custom identical windows. The exterior façade of the house will appear unchanged, thereby not negatively impacting the historic fabric of the house or neighborhood.

To ensure completion of the project, staff recommends imposing a 1 year time frame in which reinstallation of new windows must be complete. If not completed by August 2011, the historic windows must be reinstalled.



Rock Island Preservation Commission
Certificate of Appropriateness Application

For office use only:

Case # 2010-05

Date: 7-12-10

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/ccd/certofappropriateness.html> for online advice or contact city staff for additional assistance.

Landmark Address: 1718 21st STREET, Rock ISLAND, IL

Name and Address of Property Owner: LINDA ANDERSON & BRUCE

OHRLUND 1718 21st STREET 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.

Remove and replace wooden window sash from 3rd floor. See attached.

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

Name of architect, contractor or builder: Carver Custom Millwork, Milled, IL

Proposed timeline of work: Aug-Sept 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) LINDA ANDERSON Signature: [Signature]

Address: 1718 21st St Rock Island Telephone: [Redacted]

E-mail: [Redacted]



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

1620 3rd Avenue
Rock Island, IL 61201
(309)732-2900 phone / (309)732-2930 fax
planning@rigov.org
www.rigov.org

1718 21st Street – Ardo Mitchell House

Project Description: Remove and replace wood window sash from 3rd floor (attic) windows with custom made wood windows to match. There are eight windows on the 3rd floor: three double hung six over one dormer windows (34" x 54") on the east facade, two double hung six over one windows (34" x 48") on the south facade, one double hung four over one window (34" x 40") on a west facing dormer, one four pane single sash hinged window on the west facade (28" x 26") and one double hung six over one window (34" x 48") on the north facade. The four windows on the southern end of the house are part of a maid's room and bathroom, rooms that are currently being restored. The other windows are in open attic space. The window on the north end of the house currently houses an attic fan.

All windows are single pane glass with true divided lights. The double hung windows use sash cords and weights for opening and closing. All are deteriorated and suffer from squirrel damage that happened quite a few years ago. Sash is rotted and in some places cracked clear through. Interior muttons have been chewed completely away in the bathroom four over one window. Panes in several windows have been cracked and need replacement. Please see attached photos.

Replacement sash will be custom made by Carver Custom Millwork, Milan, IL. They will be solid wood, single pane glass, true divided lights with exterior glazing. Pane configuration will be duplicated as currently exists. Double hung windows will use the sash cord and weight system for opening and closing. Windows will be painted on the exterior and stained on the inside to match existing frames. They will be installed by Lucy Hotchkiss, owner of III Gables, who is completing the interior restoration of the maid's quarters.



20W 26H
Single Sash
Hinged on outside

Sash opening

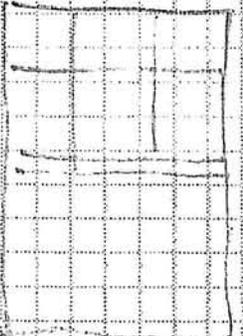


Flat Bottom



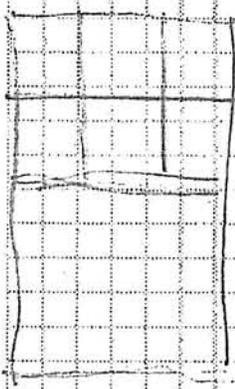
34W x 40

(1)



34W x 48

(3) sets



34W x 52H

(3) sets

Weather strip

pd Carver
Chock # 689
6-15-02
530

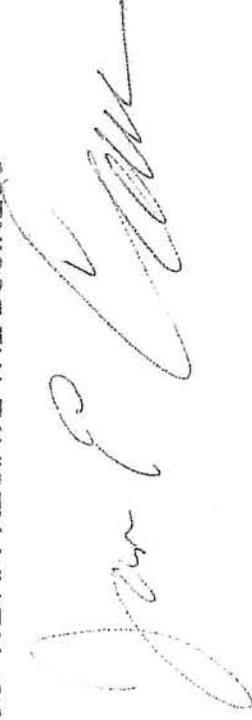
CARVER CUSTOM MILLWORKS
117 EAST 17TH ST
MILAN, IL.61264

LINDA ANDERSON
1718 21 ST
ROCK ISLAND, IL.61201

DEAR LINDA ANDERSON:

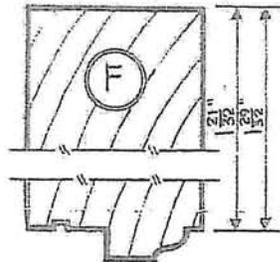
ENCLOSED PLEASE FIND BROCHURE ON CARVER WINDOWS AND OUR STANDARD WINDOW PROFILE. BOTTOM 1/2 OF PAGE IS DRAWING OF 1 3/8 SASH AND SHOWS PROFILE OF WHAT WE REFER TO AS TRUE DIVIDED LIGHTS
WE USE CLEAR PINE AND WINDOWS ARE MADE AS HISTORIC ORIGINALS/

THANK YOU -WE APPRECIATE THE BUSINESS

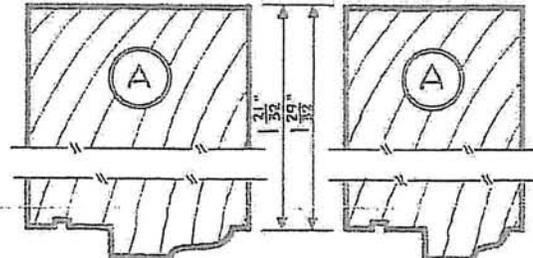


Storm Sash and Screens

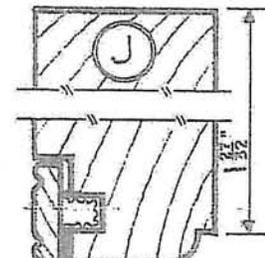
Screens



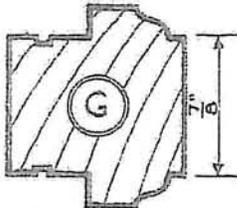
TOP RAILS & STILES



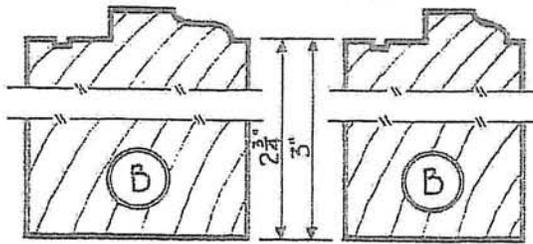
TOP RAILS & STILES



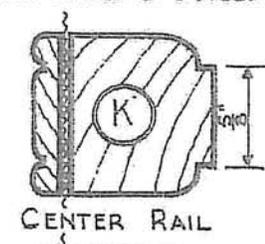
TOP RAILS & STILES



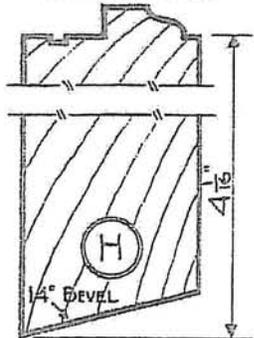
CENTER RAIL



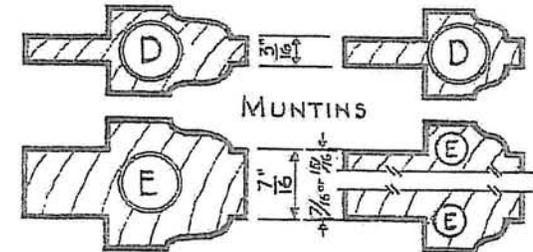
BOTTOM RAILS



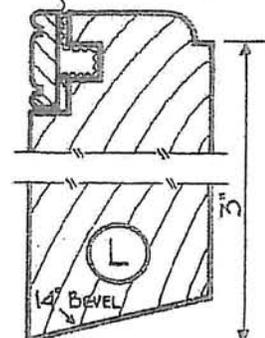
CENTER RAIL



BOTTOM RAIL
STORM SASH



MUNTINS



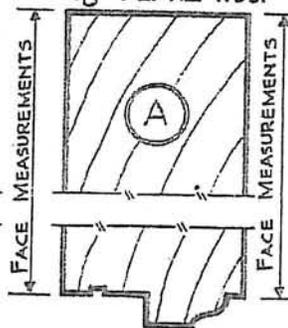
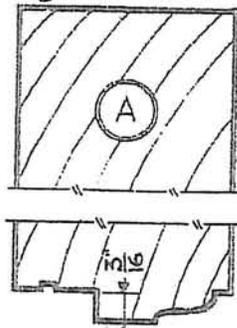
BOTTOM RAIL
SCREEN

Screens At the option of the manufacturer, slight variations in profile or size of parts are permissible.

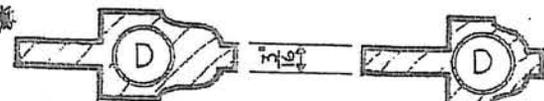
shown or shaped in conformity with the manufacturer's regular shop practice.

★ 1 1/8" CK. RL. WDS.

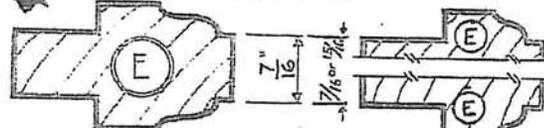
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TOP RAILS & STILES
ALL GLASS RABBETS - 1/16" DEEP

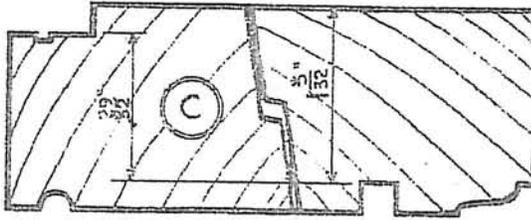
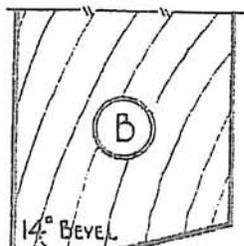
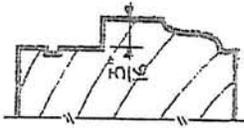


MUNTINS

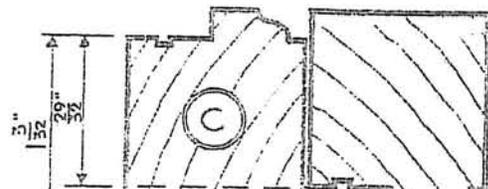


1 1/8" CK. RL. WDS.

1 1/8" PL. RL. WDS.

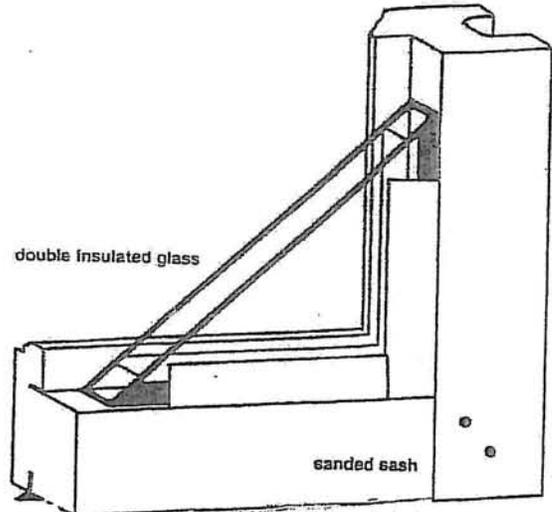
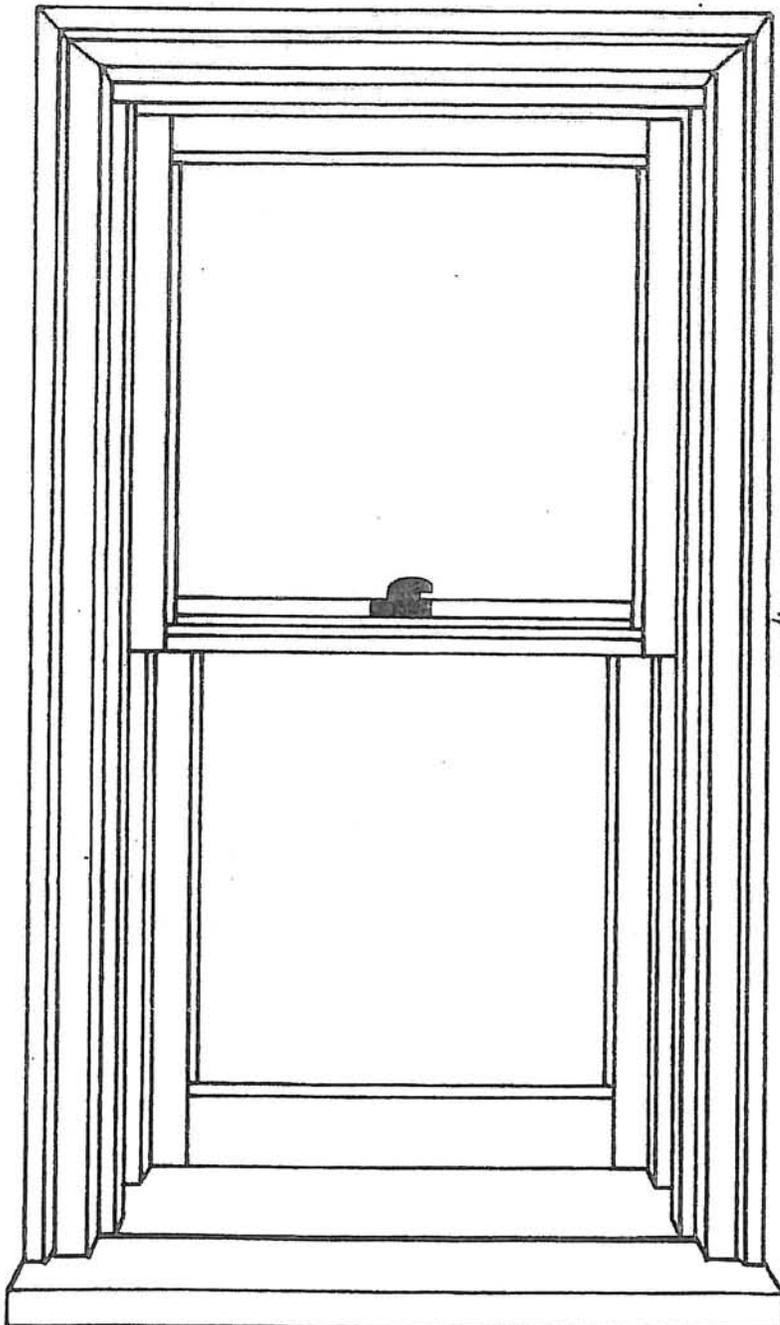


CHECK RAILS - ALL 1 3/8" CK. RL. WDS.



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For Convenience, Comfort And Low Maintenance



OPTIONS

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- Insulated glass
- Single pane glass
- Obscure glass
- Brick mold, applied or loose
- Top sash only
- Bottom sash only
- Top and bottom sash, less frame
- Frame only
- Basement window unit
- Basement window, sash only
- Basement window, umbrella or hopper style
- Double hung tilt out window
- Fixed unit, picture window
- Box or bay windows
- Any style or size lite divisions
- You name it

BENEFITS

- Custom fit
- Made to match existing windows
- Precision built
- Easily installed
- No remodeling mess
- Restore all or part of window
- Energy efficient
- Weather-tight
- Easy to clean
- Hand-sanded

It fits!

Carver Custom Millworks
117 E. 17th Street
Milan, IL 61264
309-787-4616

REPORT

TO: Preservation Commission

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

DATE: July 17, 2010

SUBJECT: Case #2010-06 – Consideration of a Certificate of Appropriateness for 848 20th Street, which is also known as the Hansgen House

Owner Ava Ketter has applied for a Certificate of Appropriateness to replace an exterior door that was destroyed in a break-in with a solid wood door with no window.



The door is on a side porch off the 9th Avenue side of the house. Like the original, the replacement door will be made of hard wood. The design of the door will also be the same, except that it will not have a window. During the recent break-in the intruder gained entry to the house by breaking the glass window. The applicant feels that eliminating the door's window will improve security.

The new door will be custom-milled so the three raised panels on the bottom of the existing door and another door on the house will be repeated on the top. The door will be painted in the same color as the one that was destroyed and the antique hardware that was salvaged will be remounted.



While the appearance of the door will be altered, the replacement door will match the original in proportion, placement within the door frame, and will be designed based on panels from the existing door. This is in accordance with *Residential Design Guidelines*.

Recommendation

Staff recommends the Preservation Commission approve the replacement door as described. The door will allow for improved security and will not take away from the historic character of the house or neighborhood.



Rock Island Preservation Commission
Certificate of Appropriateness Application

For office use only:

Case # 2010-06
Date: 7-13-10

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/certofappropriateness.html for online advice or contact city staff for additional assistance.

Landmark Address: 848 20th Street

Name and Address of Property Owner: 848 20th Street; Ava Ketter

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.

Replace an exterior door that was destroyed in a break-in. The door is on a side porch off the 9th Avenue side of the house. The replacement door would be identical in material, i.e. hard wood. The design would be the same except for being solid wood, i.e. no window at the top. The intruder gained entry to the house by breaking the glass out of the glass pane in the door: a demonstrable security weakness. The door would be custom-milled so the two raised panels on the bottom of the door would be repeated on the top. The door would be painted the same color as the one that was destroyed. All the antique hardware was salvaged and will be remounted.

Multiple horizontal lines for additional text or notes.

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

Name of architect, contractor or builder: Carver Custom Millworks, Milan IL

Proposed timeline of work: As soon as possible

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 Informati

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

Rock Solid.
Rock Island.

REPORT

TO: Preservation Commission

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

DATE: July 17, 2010

SUBJECT: Case #2010-07 – Consideration of a Certificate of Appropriateness for 1703 21st Street, which is located in Highland Park Historic District

Steve and Jaime Bramer have applied for a Certificate of Appropriateness to remove the existing French gothic picket fence and replace it with one of similar design. The Commission recently commented to the Board of Zoning Appeals in favor of a 1.5' fence height variance and a setback variance of 25' that were requested for the proposed fence. BZA granted these requests.



The existing fence is 4' tall with 3.5" spacing. The proposed fence will be 5' tall with 2" spacing. French Gothic posts and pickets will be used. It will be constructed of untreated wood, which will be painted white after installation.

Design and materials are the same as those used in the existing fence and *Residential Design Guidelines* say that less elaborate historic houses should have wooden picket fences.

Recommendation

Staff recommends the Preservation Commission approve removal and replacement of the existing fence. The proposed fence is appropriately designed and will not negatively impact the historic fabric of the property or Highland Park Historic District.

Staff recommends requiring painting of the fence be finished by August 2011 to ensure proper completion of the project.

due July 13



Rock Island Preservation Commission
Certificate of Appropriateness Application

For office use only:

Case # 2010-07

Date: 7/15/10

Landmark Address: 1703 21st St. Rock Island, IL

Name and Address of Property Owner: Steve & Jaime Bramer
1703 21st St RI

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 want to remove the four-foot tall french gothic picket fence and replace it with a five-foot tall french gothic picket fence. We want to space the new fence pickets two inches apart instead of four inches apart. Please see attached drawing for measurements. The fence has been approved by the Board of Zoning and Appeals.

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: Outdoor Concepts

Proposed timeline of work: before fall

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) Jaime Bramer

Signature: Jaime N Bramer

Address: 1703 21st St

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

neighbor

alley

16 1/2 ft

27'

42"
Gate

Garage

We will remove the existing rotting french gallic picket fence that sits approx 48" high with 3-4 inches between pickets & replace it with a 60" high french gallic picket fence with 2 inches between pickets. We would like to put the new fence in the same place as the existing fence.

80'

100'

Street

SIDEWALK

5'
Gate

E
N + S
W

18'

3'
gate

House
1703 2nd St
Rock Island

Picket and Post options

COPPERWOOD® POSTS

The posts are the heart of your fence.
All Copperwood® posts are full dimensional 4"X4"
and have 25% more wood than standard treated 4X4's.



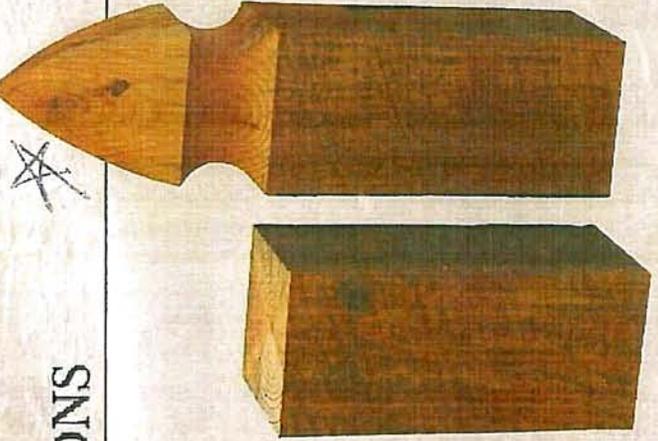
Copperwood® Post
Full dimensional 4"



Standard Treated 4X4
Nominal 3 1/2"

POST OPTIONS

Flat Top or French Gothic



PICKET OPTIONS

Dog Ear or French Gothic



Driving Directions:

Visitors must enter Arsenal Island at the Davenport or Rock Island entrances. The Moline entrance is closed. Once on Arsenal Island and Rodman Avenue, turn north (left) at Gillespie Avenue. Quarters One is just past the Rock Island Golf Club on the west side of Gillespie Avenue.

Weatherization & Energy Efficiency Tactics for Historic Structures

Solutions for Homes, Offices, Commercial & Institutional Buildings
Saturday, August 21, 2010



Residential and Non-Residential Tracks
9 a.m. to 2 p.m.
Quarters One, Arsenal Island
Rock Island, Illinois

Weatherization & Energy Efficiency Tactics

Solutions for Historic Homes, Offices, Commercial & Institutional Buildings

Quarters One, Arsenal Island, 1838 Gillespie Avenue

Saturday, August 21, 2010

9:00 a.m. - 2:00 p.m.

It's a perpetual challenge of historic property owners: how to balance the unique features of a structure with the needs to be energy efficient and cost effective.

This classroom-style seminar will provide timely information about achieving both these goals. Each session will be offered twice - once for residential and once for non-residential property owners. Topics will cover windows, mechanical systems, energy audits, insulation and quick tips for maximum impact, plus a luncheon session on energy efficiency and historic tax credits.

The seminar will be held in Quarters One on Arsenal Island. The entire island, located between Rock Island, IL and Davenport, IA, is a National Historic Landmark, with stunning limestone buildings dating to the 1860s. Beginning in 1872, Quarters One served as the family residence of the highest-ranking officer serving on Arsenal Island. The mansion was known as the second-largest single-family dwelling owned by the federal government, ranking only behind the White House. Today it is rented through the adjacent Rock Island Arsenal Golf Club.



SEMINAR TIMELINE

8:30 - 9:00 a.m.

Registration

9:00 - 9:15 a.m.

Welcome

9:15 - 10:00 a.m.

Workshop Session 1

10:00 - 10:45 a.m.

Workshop Session 2

10:45 - 11:00 a.m.

Break

11:00 - 11:45 a.m.

Workshop Session 3

11:45 - 1:00 p.m.

Luncheon Speaker on Tax Credits

1:00 - 1:15 p.m.

Break

1:15 - 2:00 p.m.

Workshop Session 4

2:00 p.m.

Self-Guided Tours of Quarters One

Registration for Weatherization & Energy Efficiency Tactics for Historic Structures (please print)

Registration Deadline: Monday, August 16, 2010, 5 p.m. Form must be filled out for each individual attending.

Name _____ Title _____

Organization _____ Address _____

City / State / ZIP _____ Phone (____) _____

Email _____

Anyone driving to the seminar will be required to show a valid driver's license to gain entry to Arsenal Island, and all attendees will need a photo ID to be permitted onto Arsenal Island. Foreign Nationals must contact Dana Matson at 309.793.1601 or dana@riagolfclub.com no later than Aug. 9 for special approvals/instructions to be admitted onto Arsenal Island.

I will be attending: Residential Track Non-Residential Track

Workshop Fee is \$16.35 per person. Italian buffet luncheon with vegetarian options is provided.

Payment: Check Enclosed for Amount: \$ _____

Sorry, no phone or credit card registrations will be accepted. Payment must accompany registration.

Mail the completed registration form to:

Rock Island Preservation Commission, City of Rock Island, 1528 3rd Avenue, Rock Island, IL 61201

Workshop inquiries should be made to 309.732.2900 or planning@rigov.org.

Seminar Speakers



Richard Walker is an Energy Efficiency Product Manager with MidAmerican Energy. A 14-year employee of MidAmerican Energy, Dick has spent nearly 12 years in the Energy Efficiency Department. He is responsible for developing, designing, and implementing nonresidential energy efficiency programs for the company. Dick has developed and implemented highly regarded energy-efficiency programs for the industrial, commercial, institutional, governmental and not-for-profit sectors. He is a member of several building and energy-efficiency organizations and has made national, regional and local presentations on energy efficiency. Prior to working with MidAmerican, Dick spent 22 years working for the U.S. Environmental Protection Agency, Chicago Regional Office, and seven years as a civilian employee of the U.S. Department of the Army. He holds a B.A. degree in Business from Southern Illinois University and an M.B.A. from St. Ambrose University.



Les Wilson President of The Energy Group, has 25 years experience in the energy efficiency field. He oversees technical staff, reviews works-in progress and conducts final analyses. He also works with major trade allies and investor-owned utility clients. Les has a Bachelor of Science degree from Drake University and is a Certified Energy Manager and energy auditor by the Association of Energy Engineers. The Energy Group was formed in 1988 to provide program administration and project management services to major institutional clients. The Energy Group is an independent consulting firm specializing in energy services and committed to assisting building owners and managers in making cost effective energy decisions. The company offers a broad range of services including utility energy efficiency program design and delivery, and project development and management, with program emphasis in small commercial construction, farm energy, BusinessCheck energy audit, and lighting contractor referral, among others.

Start with an Energy Audit

This presentation will cover residential, small business and large business energy audit programs available through MidAmerican Energy's energy efficiency program. Steps involved in assessing energy usage in a home or business facility, typical savings opportunities and how MidAmerican can help homeowners and businesses address those opportunities. The presentation will be jointly conducted by Dick Walker, Energy Efficiency Product Manager, and Les Wilson, President of The Energy Group, and energy consulting company with clients across Iowa and adjacent states.

Seminar Speakers



Bob Yapp has dedicated his career to community planning, historic preservation, central city revitalization and woodworking. Since the 1970s, Bob has been involved in the restoration and rehabilitation of over 150 historic properties, many of them award-winning. He is the president of Preservation Resources, Inc. and travels America as a historic preservation and planning consultant.

Bob has been a historic property Realtor, owned a home inspection business and has served as housing director for non-profit agencies. Bob and his wife, Pat, now live in Hannibal, Missouri. Their 1859 brick Italianate home is the headquarters for Bob's new school, The Belvedere School for Hands-On Preservation.

Bob's media career began in the 1980s with a weekly column in the *Des Moines Register* as "The House Doctor." In 1996, Bob began production of the national weekly PBS program, *About Your House with Bob Yapp*. He was executive producer, writer and host for this 52-show series sponsored by the National Trust

for Historic Preservation.

Since leaving PBS, Bob has dedicated himself to preservation education. He has helped establish and taught at numerous preservation trades programs around the country in high schools and colleges, including the Preservation Trades Program for at-risk students at Hannibal High School. Bob's first book, *About Your House*, was published in December 1997. He is finishing up his second book and hopes it will be in the bookstores by the end of 2011.

Old Windows Aren't A Pane, They're Green!

Yapp will present the basics of repairing historic wooden windows, including epoxy window repair, glazing and weather stripping. He'll also talk about why you should repair rather than replace your window, debunking the promises of vinyl windows. Learn to evaluate energy savings versus the cost of repairing or replacing your windows. Information will also be presented on insulated glass and seals on vinyl windows compared to historic wooden storm windows. Be ready for some discussion on muntins, profiles and architectural appeal of wood versus vinyl windows.

Mechanical Systems for Residential Properties

This session will include an overview of systems for residential properties, with emphasis on electrical requirements and special needs for historic homes. This will be the premier presentation of this much-needed topic for speaker Bob Yapp.

Cover Photo: Bob Yapp leads a hands-on session in restoring wood windows at The Belvedere School in Hannibal, MO.

Seminar Speakers



Bob Weigel is National Director of Property Taxation at RSM McGladrey's State & Local Tax Practice (SALT) located in St. Louis, Missouri. He manages a multi-discipline team on strategic projects in a variety of multistate industries including affordable housing projects, apartment complexes, assisted living facilities, commercial office buildings, construction, day care facilities, hospitality, industrial, restaurants, retail and franchises.

He has been a recent speaker for the Illinois Manufacturers' Association on "Looking for another reason to go green?" Other speaking engagements were for the Illinois Legislative Caucus and the Iowa Legislative Council and the topics of bankruptcy, foreclosure valuation, property value calculations, tax rules and implications, and property taxation truths and myths.

Federal Tax Credits on Energy Efficiency

The American Recovery & Reinvestment Act has changed the scope of tax credits, energy efficiency and added incentives to pursue "green" solutions. Weigel will speak on energy credits, historic credits, electricity production credits, and credits related to old energies like coal and gas, and "new" energies. He'll discuss deductions for energy efficiency, eligibility and limitation, plus when to use credits based on certain financial situations.



Phillip Richards, PE, LEED AP, has eight years experience as a mechanical engineer with KJWW Engineering. He holds a bachelor's degree from Iowa State University in mechanical engineering. Phillip has served as a Project Manager and Lead Mechanical Engineer for a wide variety of building types including higher education, healthcare, industrial, government, municipal, and commercial. He has designed various mechanical systems including fire protection, heating, ventilation, air conditioning (HVAC), variable refrigerant flow (VRF), systems controls, chilled and hot water distribution, fire protection, steam, compressed air, fuel oil, geothermal, energy recovery, and humidification. He has a well-rounded design background that also includes experience with LEED projects and commissioning. He has also been instrumental in assisting projects obtain energy rebates from utility companies based on energy savings.

Mechanical Systems for Historic Non-Residential Properties

This session will focus on the special needs of larger, historic non-residential properties. Case studies of past KJWW historic projects will be an added bonus. You will learn about energy efficient mechanical systems options, hiding mechanical systems from sight and minimizing their impact on the building, risks of humidification from mechanical systems, and fire protection system options. Because of the non-residential nature of the subject buildings, Mr. Richards will also discuss the needed staff knowledge and experience requirements for maintaining mechanical systems. Finally, there will be an introduction to LEED EB (Leadership in Energy and Environmental Design - Existing Buildings certification system).



Thomas G. Ayers joined the city team in December of 2000 as the Chief Building Official. In that capacity, he is responsible for interpretation and application of building codes from design stages through final certification of occupancy, systematic regulation and inspection of residential rental properties, and systematic regulation and inspection of food service establishments. Other typical enforcement duties include abatement of dangerous buildings, construction in flood plains, demolitions, environmental remediation, property maintenance, and supervising a staff of nine qualified inspectors and office support.

Prior to joining the Rock Island team, Tom pursued a career in the United States Army for 23 years, both as an Infantry Officer and as an Engineer Officer. His assignments included tours in two Corps of Engineer districts and responsibility for over \$500,000,000 worth of building construction around the country. He led the de-watering team for the 1992 Chicago freight tunnel flood, served in Somalia in 1992-1993, and led the critical flood control / flood fighting efforts for the 1993 Mississippi River floods. His final tour of duty was as Commander of the US Army's Installations Services Activity, where he lead and managed a staff of over 80 senior scientists, engineers, and logisticians in support of 105 installations world-wide plus several DoD program responsibilities. After his retirement from active duty in 1998, he was the General Manager for a joint venture, subsequently winning the U.S. Army "Contractor of the Year" award. Tom received his B.S. from the United States Military Academy in 1975 and his M.S. in Industrial Engineering from Kansas State University in 1989.

Tom is immediate Past President of the Illowa Building Official's Association, still serves as the Illinois legislative liaison for the association, and is an active member of the Society of American Military Engineers.

Insulation & Other Quick Fixes for Maximum Impact

This session will focus on an often-overlooked component of energy efficiency, but one especially important for older buildings - insulation. It will include a brief overview of the types of insulations and installations methods. The session will close with a few quick tips and simple tricks that enhance weatherization and energy efficiency, but won't break your budget at the same time.

REPORT

TO: Preservation Commission

FROM: Alan M. Carmen, Planning & Redevelopment Administrator

DATE: July 21, 2010

SUBJECT: Comment on Final 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 for the Final 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 Commission gave favorable comment on the preliminary PUD for the Jackson Square project on April 28, 2010, with the Planning Commission and City Council approving this request on May 10, 2010.

The only changes being made from the previously approved Preliminary PUD are:

- Increase in the number of parking spaces from 45 to 47. The new spaces are at the southeast corner of the site, perpendicular to 4th Avenue. The landscaped area has been reduced in size by approximately 18 feet.
- Addition of an unlighted project sign (4' x 8' in area and 6'4" from grade to the top of the sign), located parallel to 4th Avenue between the driveways.

A parking variance for the mixed use development is still needed (variance of 29 parking spaces of the 76 space requirement).

The Planning Commission public hearing is scheduled for 5:15 p.m., Tuesday, August 3, 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 this final PUD and its impact on the landmark property.



Change in Use

There is no change in the nature of the conversion as was originally proposed. Thirty housing units will be created: 3 one-bedroom, 17 two-bedroom, and 10 three-bedroom units, with rents ranging 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.

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 still be on the first floor in the southernmost space.



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.

Final Site Plan

In April 2009 and May 2009 as part of the plan review and the Certificate of Appropriateness process, the Preservation Commission considered all elements of the project: building footprint, building scale, physical changes to the exterior, (windows, tuckpointing, etc.) cladding materials, parking plan, landscaping, lighting, internal traffic flow, signage, and environmental impacts.

Building Footprint, Scale and Exterior Cladding

Below are images of the buildings that were slated to be demolished in the December 2009 and April 2010 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 Commission commented favorably on the demolition in relation to the new construction that was to take place on the north end of the site. The final site plan will result in demolition of all of these structures.



Garages attached to west side of east wing.



East side of east wing.



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



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 following improvements will be made as was identified in the April staff report (changes are noted in **bold**):

The First Floor 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 preliminary PUD request. See the attached elevation drawings and rendering for clarification. In addition, the additions are planned to be brick-faced.

Parking Plan and Internal Traffic Flow

There are **47** 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 **29**-space variance for parking requirements. The parking variance is based on the **47** 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).

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

The previous PUD plans did not propose any signage, except for small directional signs for traffic flow. Signage identifying the development will be affixed to the building, probably as etching on glass windows. In addition, there will be a **4' x 8' unlit freestanding sign will be located in the "island area" adjacent to the 4th Avenue access points. The proposed sign will be parallel with 4th Avenue and will be a total of 6'4" in height from grade to top of sign. The sign will be located approximately ten feet from the south property line.**

Environmental Considerations

Funds are 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 funded through the U.S. environmental Protection Agency.

Lighting and Landscaping

The attached lighting plan identifies the light illumination from four 20 foot tall light poles in the parking area. The illumination level at property lines meets the Zoning Ordinance requirement of not greater than one foot candle light illumination level at the property line.

There is an existing approximate ten foot wide landscaped area along the south perimeter of the surface parking lot, which according to the site plan will be maintained as existing bushes. Additional landscaping is proposed along the east and west ends of the parking lot and also adjacent to the structure. A Red Oak canopy tree will be located in a perimeter "island area" adjacent to the two access points from 4th Avenue. Three Spring Snow Crab canopy trees will also be located on the east and west edges of the south facing parking spaces. Two Red Splendor Snow Crab trees will be located along the east parking lot edge facing 25th Street. Two additional Red Splendor Snow Crab trees and an

additional Red Oak tree will be located adjacent to the structure. Existing planters with Sea Green Juniper bushes will remain adjacent to the access points off of 4th Avenue and a Holmstrup Arborvitae hedge will be located along the perimeter of the parking lot adjacent to 25th Street.

Certificate of Appropriateness

As a reminder, the Preservation Commission approved a Certificate of Appropriateness for the following modifications to the landmarked portion of the property:

- Brick cleaning and repointing per specifications
- Terra cotta cleaning, with sealing of spalled terra cotta versus its repair or replacement, which would need to come back for further review. Terra cotta cleaning and repair specifications should be modified to reflect this less invasive procedure per the May 18 email from Mr. Loss from Bush Construction Company
- Removal of original steel one over one windows on 2nd and 3rd floors
- Replacement of the steel windows with one over one double hung black anodized aluminum windows with narrow frames to closely match profile and reflective quality of the historic windows
- Removal of plywood and garage doors on first floor, south and west facades
- Installation of black anodized aluminum and glass storefront, with simple lines recessed so that historic terra cotta is exposed, with no base panels or transoms
- Removal of glass block located on the first floor just north of the 24th Street entrance
- Installation of paired one over one double hung black anodized aluminum to match other new windows with simple framing in the brick
- Installation of new paired windows on the first floor of the north façade to match fenestration patterns of the second and third stories. Framing will be simple.
- Removal of ivy on north façade
- Leveling of bay drives on east façade and shortening of garage door on east façade to accommodate new grade
- Painting of concrete block on east façade
- Painting of wooden doors on first floor of east façade
- Removal of fire escape
- Alteration of first floor window on east façade to steel door
- Removal of two doors and one window in the vicinity of the fire escape, to be filled with matching brick
- Removal of four glass block windows on third floor of east façade to be filled with matching brick
- Installation of four windows on the second floor of the east façade to match other new windows

The final PUD reflects these property improvements.

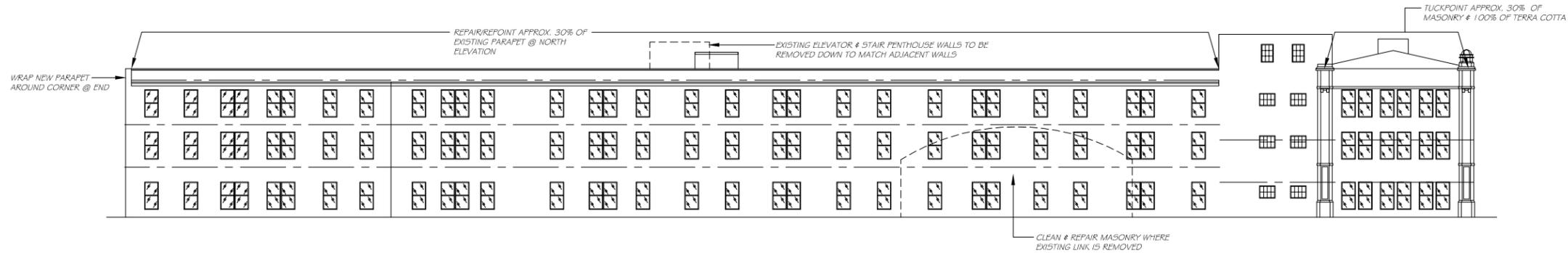
Recommendation

Staff recommends the Preservation Commission comment favorably to the Planning Commission regarding the final PUD, along with the variance needed for parking spaces.

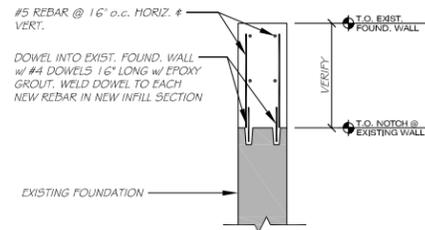



Southwest Design Associates, Inc.
Engineers / Architects
 190 Market St/PO Box 430
 Platteville, WI 53818
 (608) 348-3821 (tel)
 (608) 348-2330 (fax)

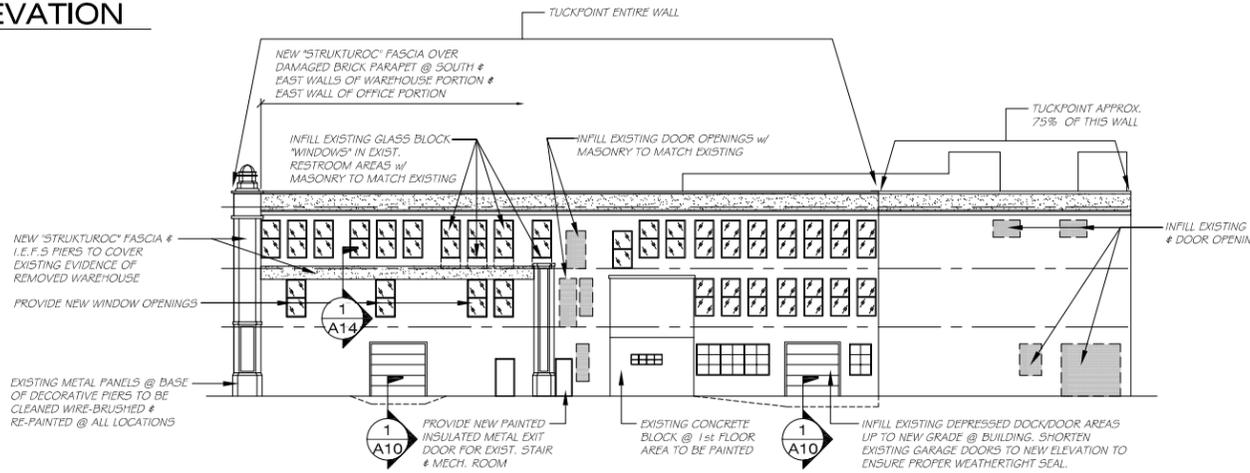
Jackson Square
 321 24th Street
 Rock Island, IL



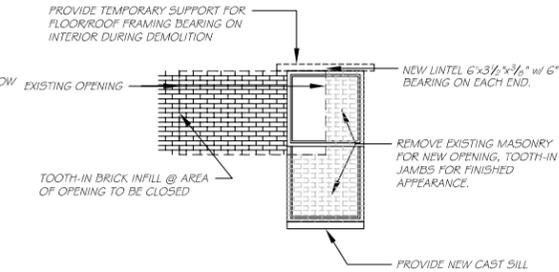
NORTH ELEVATION
1/16" = 1'-0"



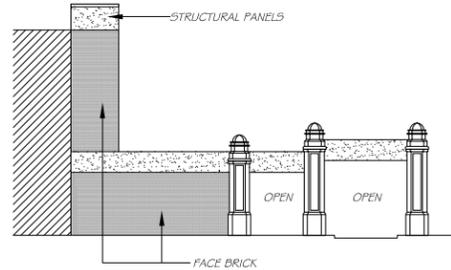
1 CONC. FOUND. INFILL DETAIL
A10 1/2" = 1'-0"



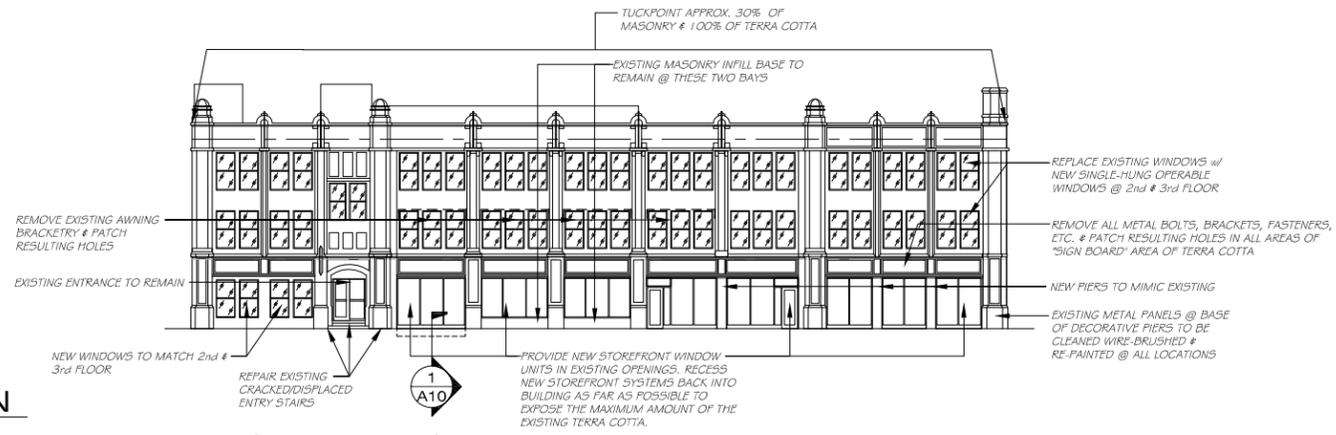
EAST ELEVATION
1/16" = 1'-0"



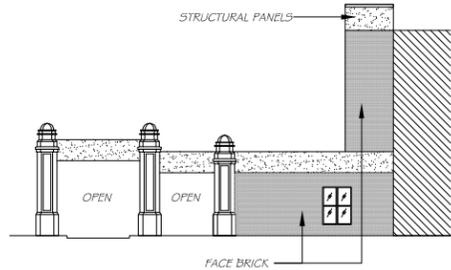
2 NEW WINDOW IN PARTIAL EXISTING OPENING - NORTH WALL
A10 1/4" = 1'-0"



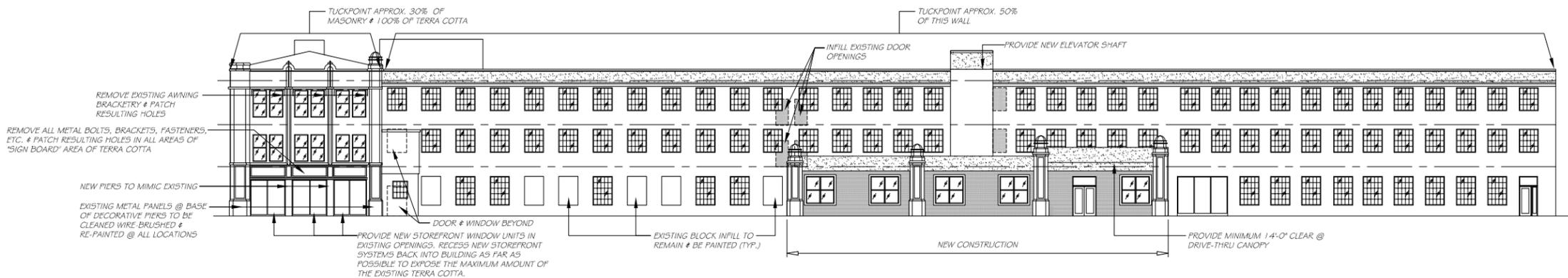
WEST COURTYARD ELEVATION
1/16" = 1'-0"



WEST ELEVATION
1/16" = 1'-0"



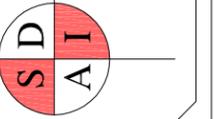
EAST COURTYARD ELEVATION
1/16" = 1'-0"



SOUTH ELEVATION
1/16" = 1'-0"

- NOTE:**
1. ENTIRE BUILDING SHALL BE PRESSURE WASHED & EXAMINED.
 2. REMOVE ALL LINES, WIRING, BOLTS, ETC. & REPAIR @ ENTIRE BUILDING.

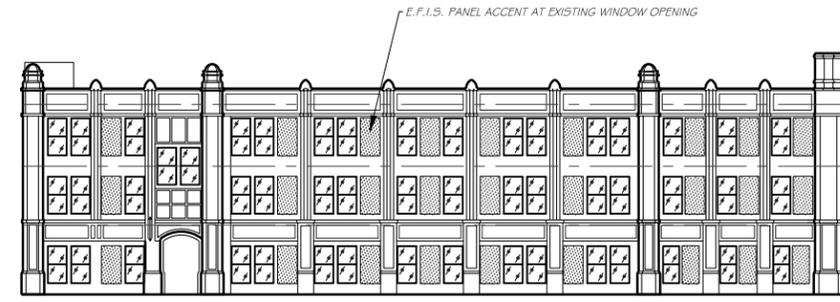
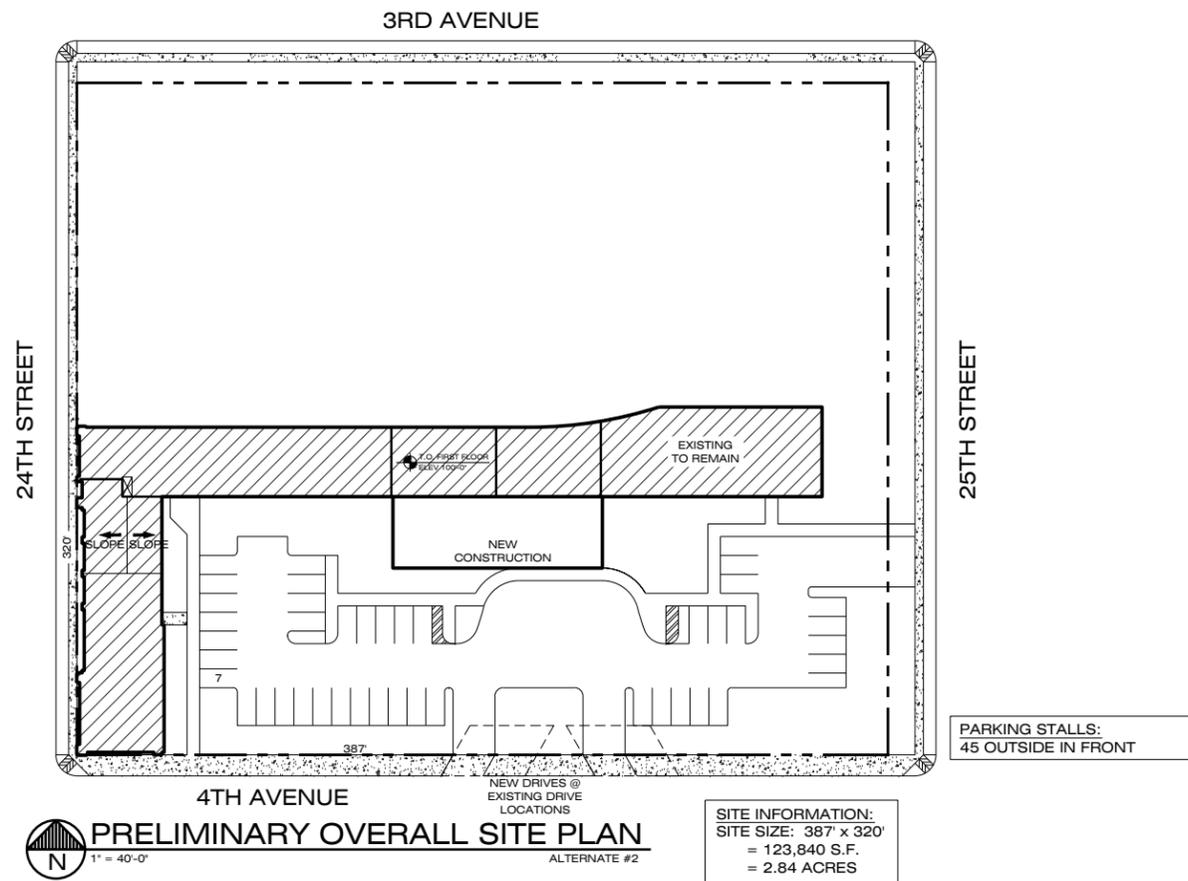
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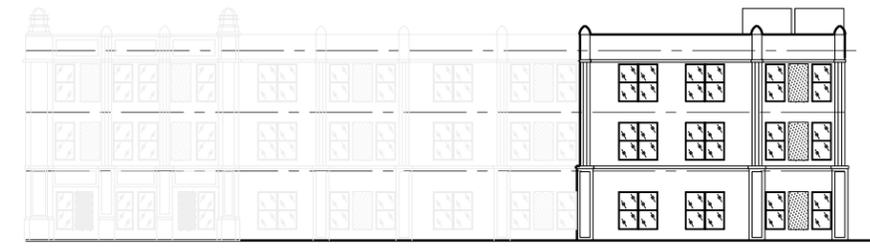
PROJECT	DATE
JACKSON SQUARE 4TH AVE & 24TH ST. ROCK ISLAND, ILLINOIS	
OWNER	REVISIONS
ROCK ISLAND ECONOMIC GROWTH CORPORATION ROCK ISLAND, ILLINOIS	

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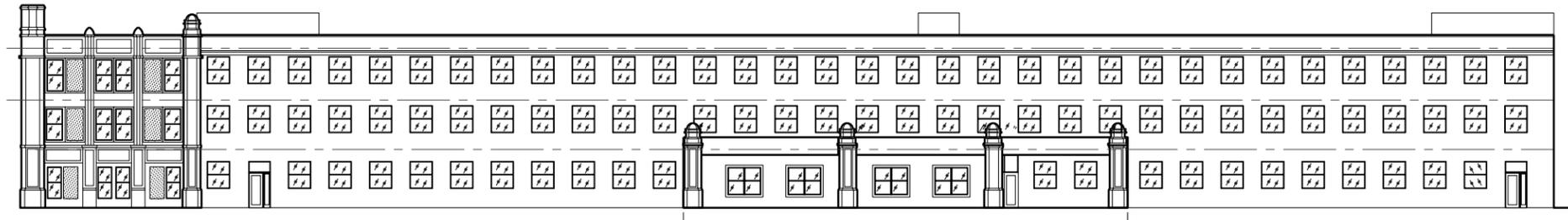
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PROJECT NUMBER 0853	
SCALE Noted	DATE 06-25-10
DRAWING SHEET A10	



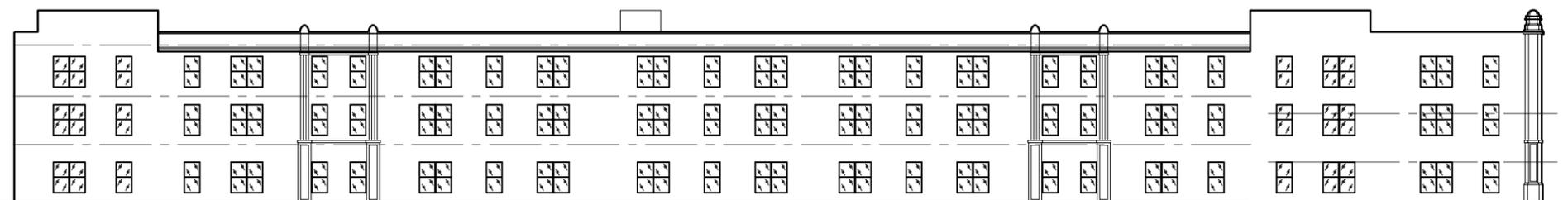
WEST ELEVATION
1/32" = 1'-0"



EAST ELEVATION
1/32" = 1'-0"



SOUTH ELEVATION
1/32" = 1'-0"



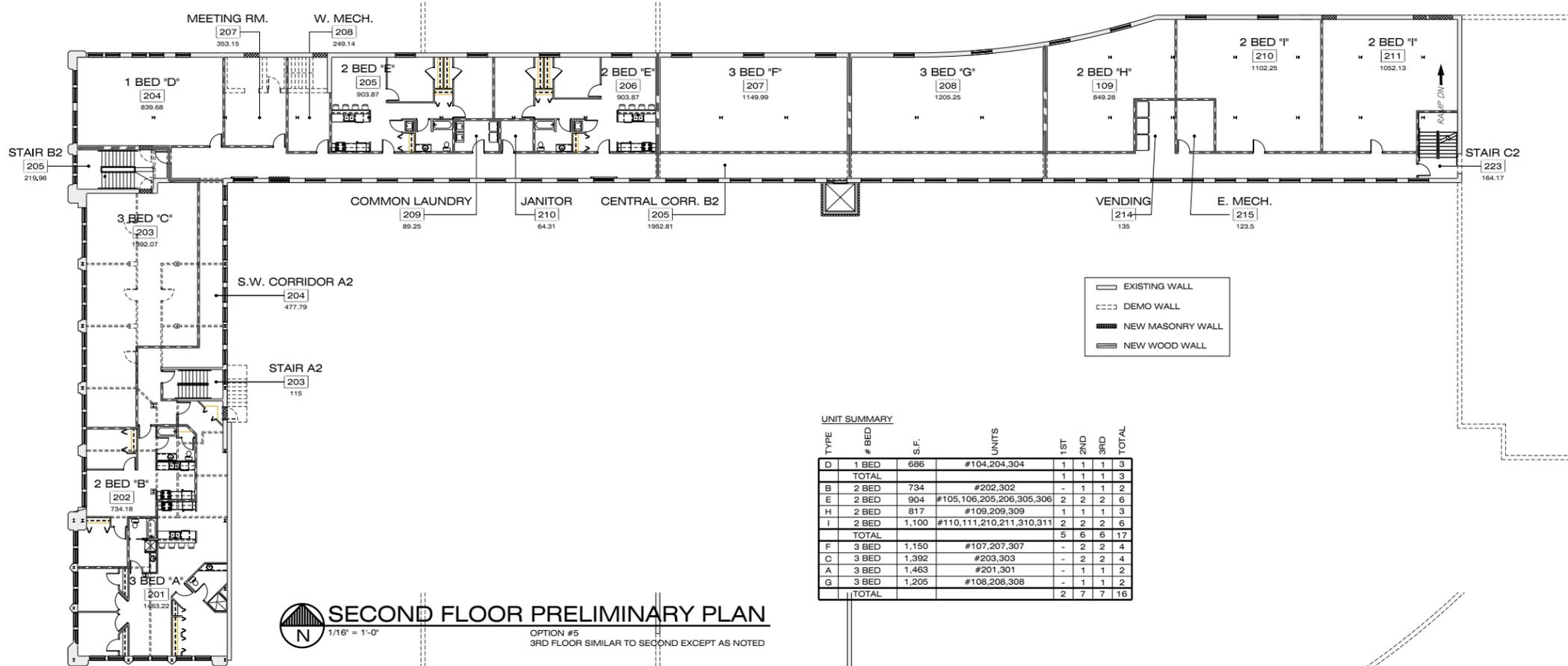
NORTH ELEVATION
1/32" = 1'-0"

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OWNER ROCK ISLAND ECONOMIC GROWTH CORPORATION ROCK ISLAND, ILLINOIS		

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SCALE	DATE
Noted	12-10-08
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A3	



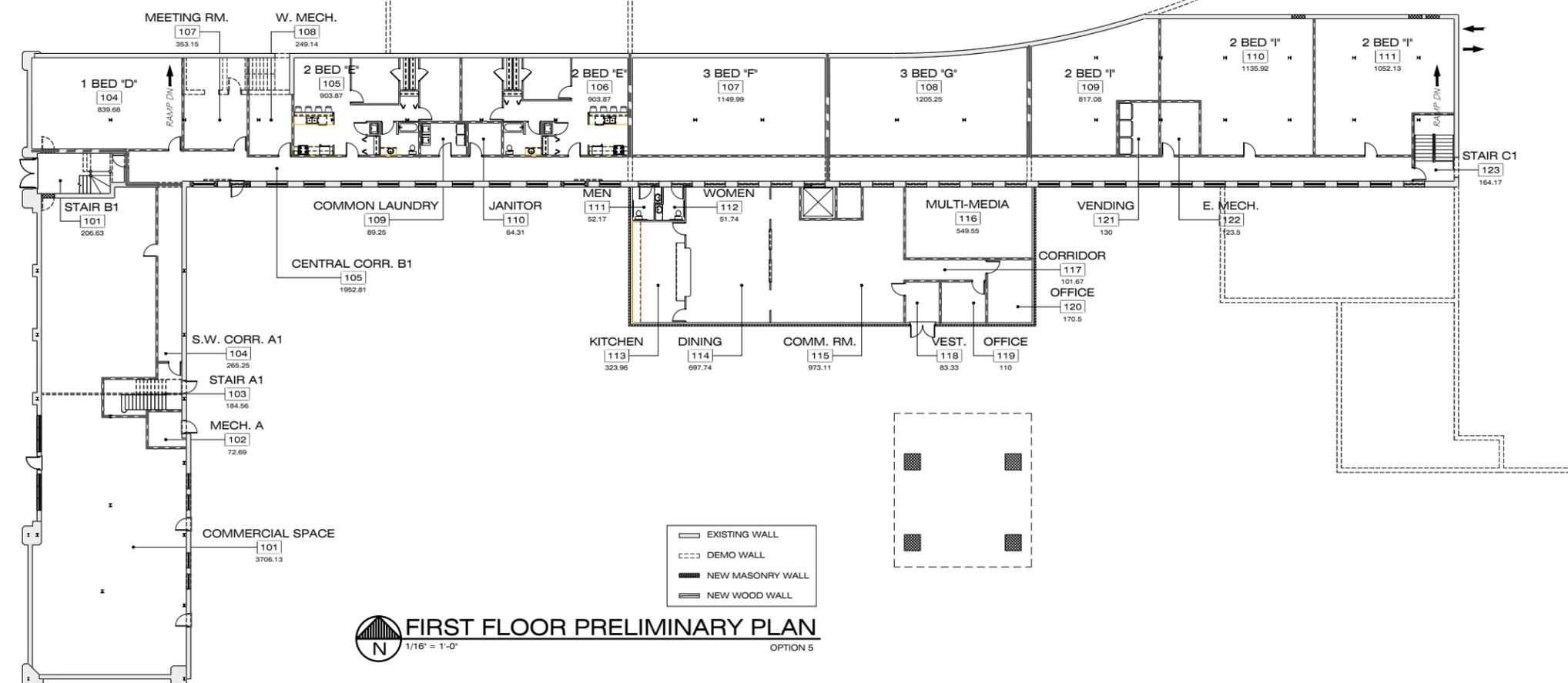
SECOND FLOOR PRELIMINARY PLAN
 OPTION #5
 3RD FLOOR SIMILAR TO SECOND EXCEPT AS NOTED
 1/16" = 1'-0"

UNIT SUMMARY

TYPE	# BED	S.F.	UNITS	1ST	2ND	3RD	TOTAL
D	1 BED	686	#104,204,304	1	1	1	3
TOTAL				1	1	1	3
B	2 BED	734	#202,302	-	1	1	2
E	2 BED	904	#105,106,205,206,305,306	2	2	2	6
H	2 BED	817	#109,209,309	1	1	1	3
I	2 BED	1,100	#110,111,210,211,310,311	2	2	2	6
TOTAL				5	6	6	17
F	3 BED	1,150	#107,207,307	-	2	2	4
C	3 BED	1,392	#203,303	-	2	2	4
A	3 BED	1,463	#201,301	-	1	1	2
G	3 BED	1,205	#108,208,308	-	1	1	2
TOTAL				2	7	7	16

2nd FLOOR COMMON AREAS

#	ROOM	AREA
203	STAIR A2	115 SF
204	S.W. CORRIDOR A2	478 SF
205	CENTRAL CORR. B2	1,953 SF
205	STAIR B2	220 SF
207	MEETING RM.	353 SF
208	W. MECH.	249 SF
209	COMMON LAUNDRY	89 SF
210	JANITOR	64 SF
214	VENDING	135 SF
215	E. MECH.	124 SF
223	STAIR C2	164 SF



FIRST FLOOR PRELIMINARY PLAN
 OPTION 5
 1/16" = 1'-0"

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	1,953 SF
107	MEETING RM.	353 SF
108	W. MECH.	249 SF
109	COMMON LAUNDRY	89 SF
110	JANITOR	64 SF
116	MULTI-MEDIA	550 SF
118	VEST.	83 SF
119	OFFICE	110 SF
120	OFFICE	170 SF
121	VENDING	130 SF
122	E. MECH.	124 SF
123	STAIR C1	164 SF

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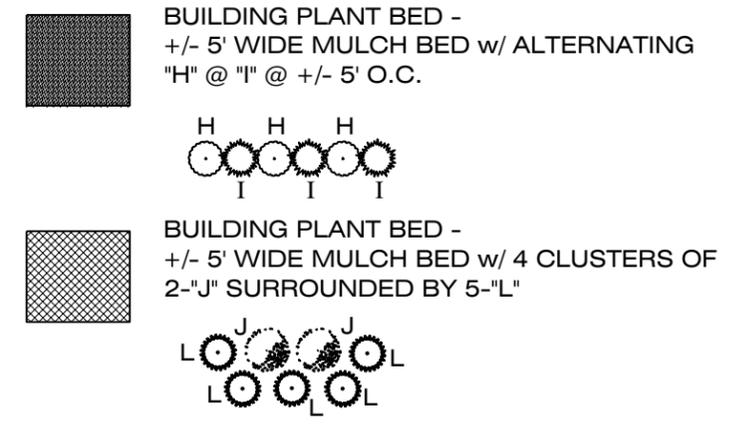
PROJECT NUMBER: **0853**

SCALE: Noted DATE: 12-10-08

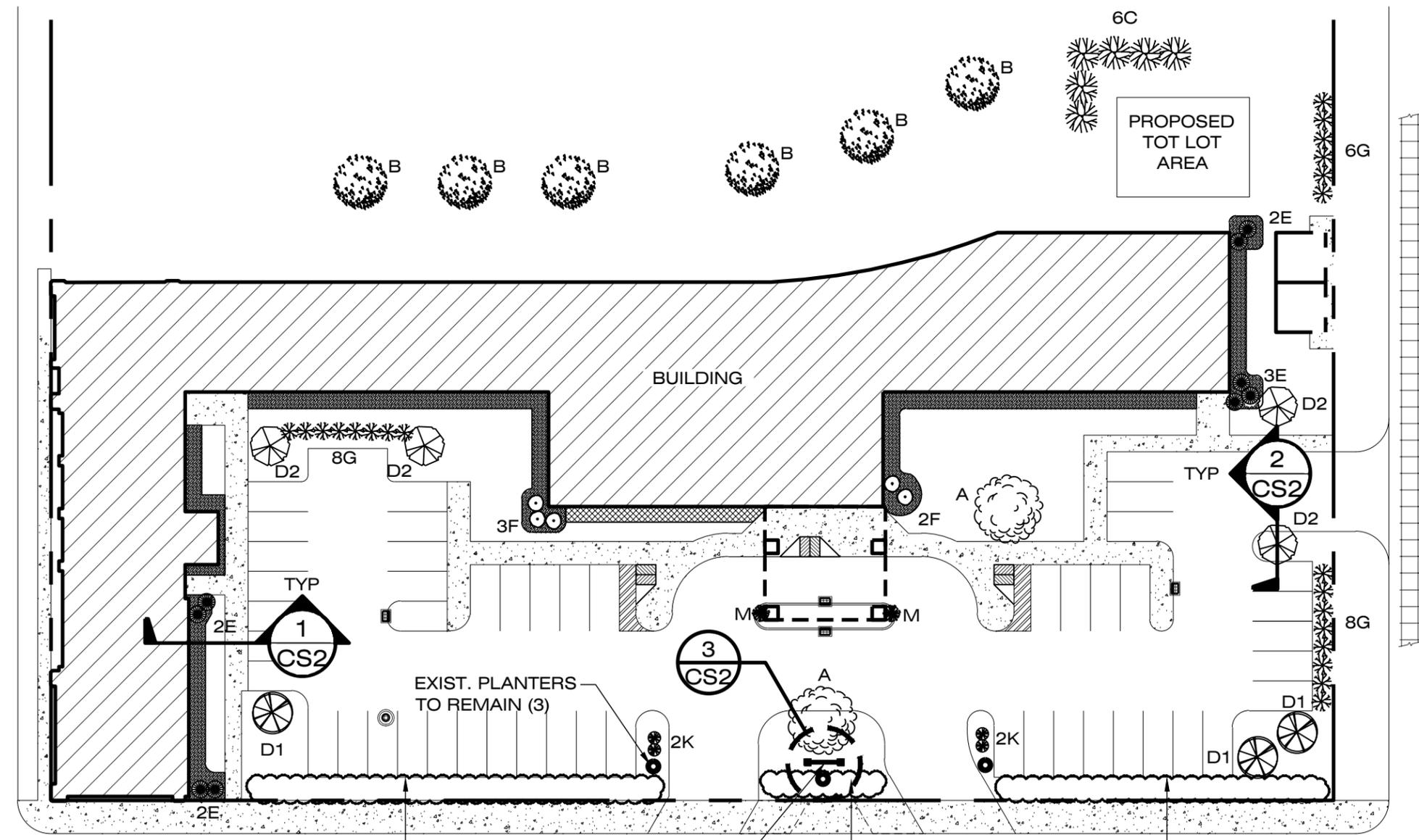
DRAWING SHEET: **AI**

W:\2008\0853\sheets\CS-2 Site Landscaping & Grading Plans.dwg, 7/8/2010 1:21:29 PM, _jeff

PLANTING SCHEDULE		E	DWARF ALBERTA SPRUCE
MARK	DESCRIPTION	F	WELCH JUNIPER
A	RED OAK	G	HOLMSTRUP ARBORVITAE HEDGE
B	SUGAR MAPLE	H	SNOW MOUND SPIREA
C	AMERICAN ARBORVITAE	I	ANDORA JUNIPER
D1	SPRING SNOW CRAB	J	POTENTILLA GOLD DROP
D2	RED SPLENDER SNOW CRAB	K	SEA GREEN JUNIPER
		L	CRIMSON PYGMY BARBERRY
		M	GLOBE BLUE SPRUCE



24TH STREET



25TH STREET



LANDSCAPE PLAN

1" = 40'-0"

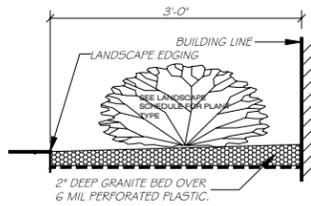
4TH AVENUE

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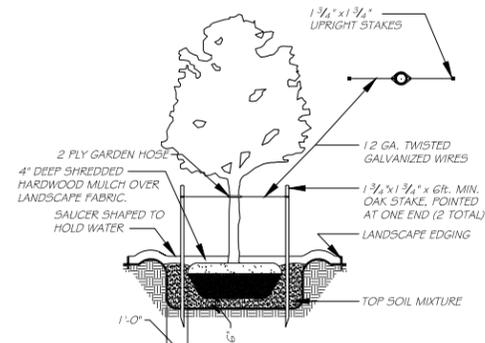
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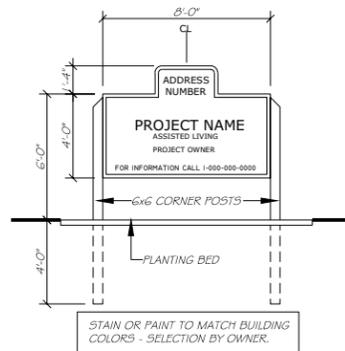
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SCALE Noted	DATE 06-25-1
DRAWING SHEET 11	



1 PLANTING BED AT BUILDING
CS2 1" = 1'-0"



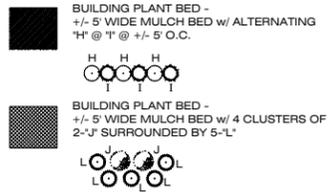
2 PLANTING BED DETAIL
CS2 1/4" = 1'-0"



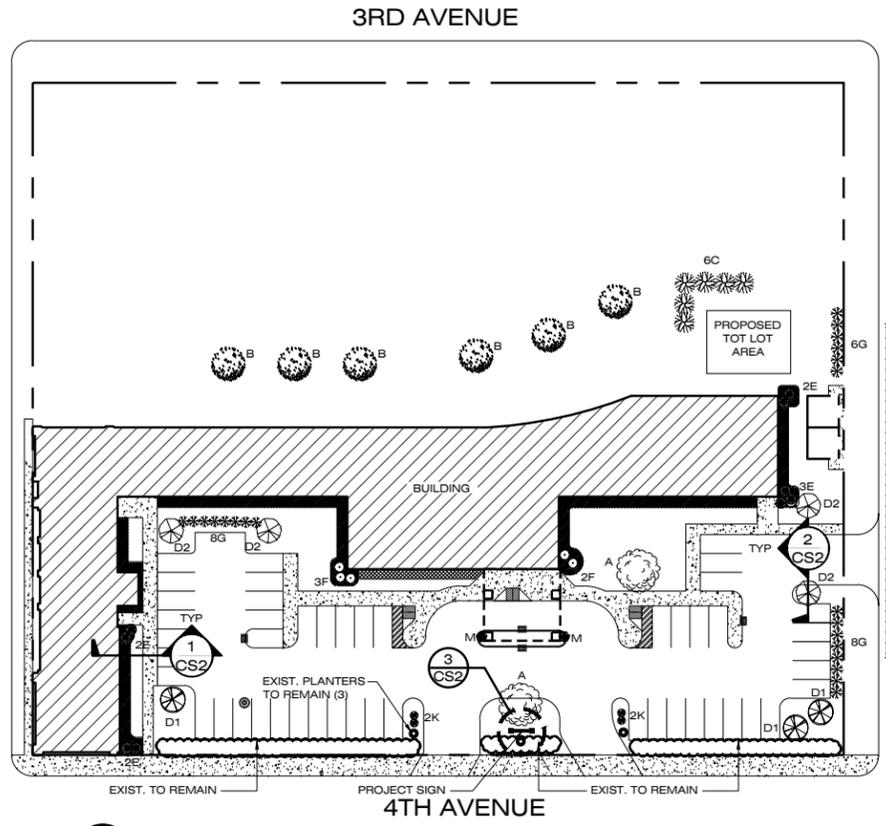
3 PROJECT SIGN
CS2 1/4" = 1'-0"

PLANTING SCHEDULE

MARK	DESCRIPTION
A	RED OAK
B	SUGAR MAPLE
C	AMERICAN ARBORVITAE
D1	SPRING SNOW CRAB
D2	RED SPLENDER SNOW CRAB
E	DWARF ALBERTA SPRUCE
F	WELCH JUNIPER
G	HOLMSTRUP ARBORVITAE HEDGE
H	SNOW MOUND SPIREA
I	ANDORA JUNIPER
J	POTENTILLA GOLD DROP
K	SEA GREEN JUNIPER
L	CRIMSON PYGMY BARBERRY
M	GLOBE BLUE SPRUCE

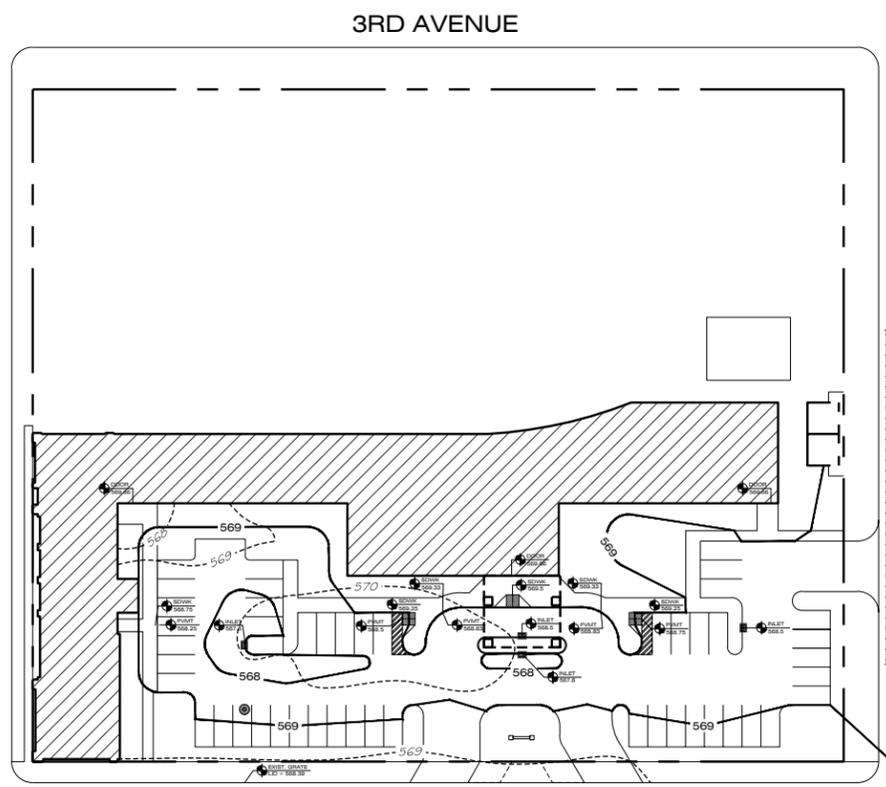


24TH STREET



LANDSCAPE PLAN
N 1" = 40'-0"

24TH STREET



GRADING PLAN
N 1" = 40'-0"
- - - 569 - - - EXISTING GRADES
- - - 569 - - - PROPOSED GRADES

25TH STREET

25TH STREET

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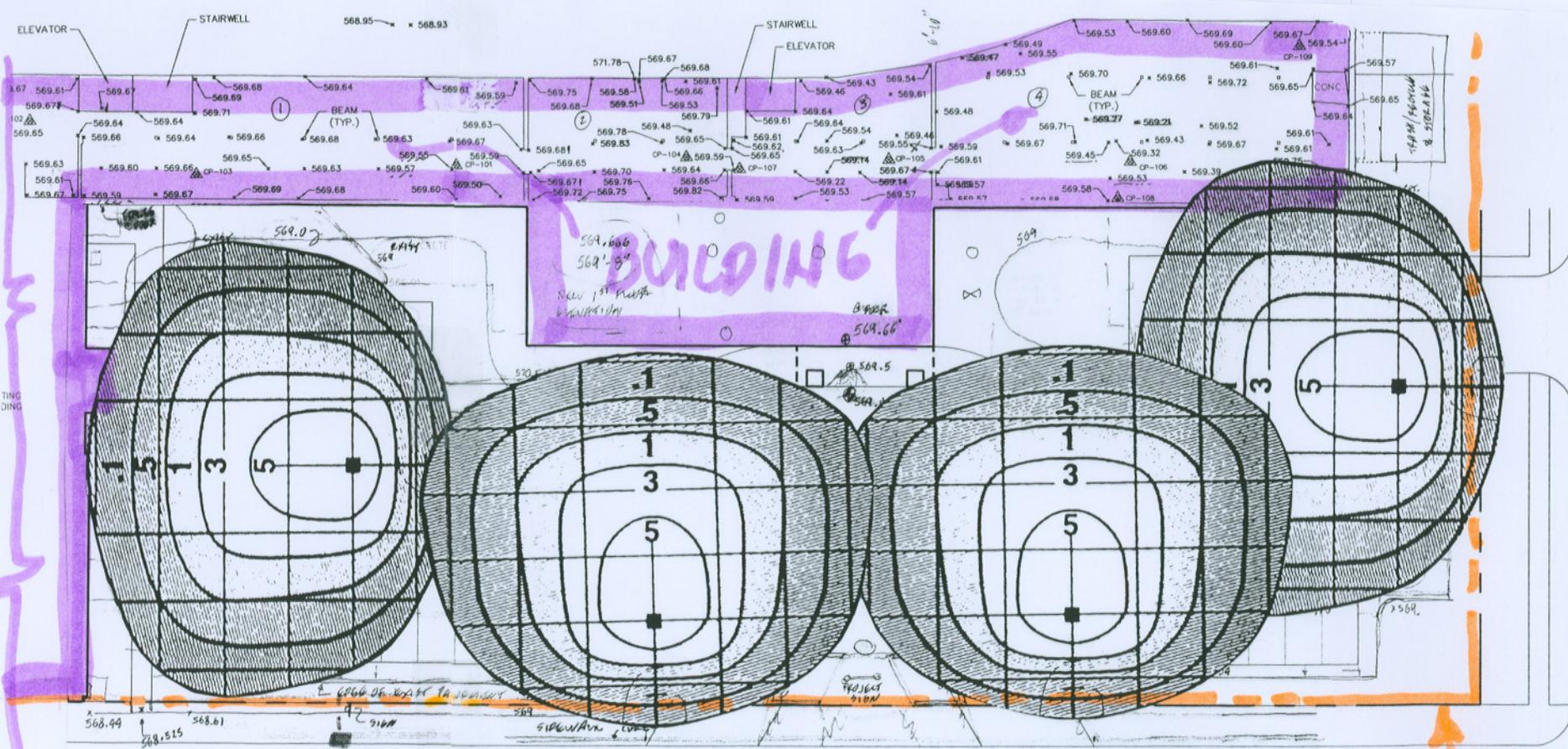
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BUILDING
 569.666
 569'-8"
 NEW 1st FLOOR
 8' x 10' x 10' x 10'
 569.66'

H = 569.68 8 3/16"
 L = 569.55 6 3/8"

GRATE = 568.39
 INV = 565.19 (W)
 INV = 564.69 (E)
 G = EXISTING PLANTERS
 TO 4th MAIN

NEW FLOOR
 MAKE FLOOR c
 569'-8"

± 2" from
 ave TO WITH

4TH AVENUE

AVERAGES REF SECTION

1	± 569.60
2	± 569.7
3	± 569.62
4	± 569.6

AVERAGE
 ± 569.64
 569'-7 1/16"

②
 = 569.83
 9 13/16"
 = 569.14
 ③ 1 1/16"

P.L.