

Preservation Commission Meeting

October 23, 2013

5:30 p.m.

Council Chambers

Third Floor, Rock Island City Hall

1528 3rd Avenue, Rock Island

AGENDA

1. Call to Order and Roll Call
2. Approval of the written agenda
3. Approval of the minutes of the May 29, 2013 Regular Meeting
4. Approval of the minutes of the August 28, 2013 Regular Meeting
5. Approval of the minutes of the September 11, 2013 Special Call Meeting
6. Review summary of the June 19, 2013 Preservation Commission Bylaws Subcommittee Meeting
7. Procedural explanation
8. Case #2013-9 – 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)
9. Comment on an amendment to a Special Use Permit for 1808 7th Avenue, Rock Island, which is located across the street from the 1906 7th Avenue, a local landmark known as the Potter House
10. Continued discussion on outreach efforts to owners of historic property
11. Appoint Ordinance Amendment Subcommittee
12. Preservation Commission meeting schedule for 2014
13. Other Business
14. Adjournment

UNAPPROVED

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

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

AN ORDER APPROVING THE WRITTEN AGENDA

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

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

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

PROCEDURAL EXPLANATION

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

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

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

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

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

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

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

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

ELECTION OF OFFICERS

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

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

REVIEW OF DRAFT PRESERVATION COMMISSION BY-LAWS

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

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

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

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

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

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

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

OTHER BUSINESS

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

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

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

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

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

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

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

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

APPOINTMENT OF ASSOCIATE MEMBERS

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

ADJOURNMENT

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

Respectfully submitted,



Ben Griffith, AICP

DRAFT

UNAPPROVED

**MINUTES OF THE PRESERVATION COMMISSION
MEETING OF AUGUST 28, 2013
CITY OF ROCK ISLAND, ILLINOIS**

The Rock Island Preservation Commission held its regularly scheduled meeting in the City Hall Council Chambers at 1528 – 3rd Avenue, Rock Island, Illinois. The meeting was called to order by Chairman Colleen Vollman at 4:07 PM. Present were Commissioners Brent Bogen, Italo “Lo” Milani, Sue Swords, Colleen Vollman and Associate Members Linda Andeson, Jeff Dismer and Diane Oestreich. Commissioners Lendol Calder, Kent Cornish, Craig Kavensky, Mark McVey and John Strieter were absent, as was Associate Member Daryl Empen. Also in attendance were Ben Griffith and Brandy Howe.

Chairman Vollman announced that at least five voting Commissioners were necessary for a quorum in order to conduct business and that only four were present. She stated that they would conduct the meeting, ask the applicants to present their requests and hope another voting Commissioner would arrive soon. If not, the Commission would schedule a special call meeting to review and approve the four requests for Certificates of Appropriateness.

AN ORDER APPROVING THE WRITTEN AGENDA

Since there was no quorum present to vote on approval of the agenda, the Commission moved to the next item on the agenda.

AN ORDER APPROVING THE MINUTES OF THE MAY 29, 2013 MEETING

Since there was no quorum present to vote on approval of the minutes, the Commission moved to the next item on the agenda.

**AN ORDER APPROVING THE MEETING SUMMARY OF THE JUNE 19, 2013 PRESERVATION
COMMISSION BYLAWS SUBCOMMITTEE MEETING**

Since there was no quorum present to vote on approval of the meeting summary, the Commission moved to the next item on the agenda.

PROCEDURAL EXPLANATION

Chairman Vollman asked everyone who addressed the Commission to please sign the sign-in sheet at the podium and to be sure and state their name for the audience. She then provided a brief explanation of the procedure for reviewing the four Certificate of Appropriateness requests which were on the agenda.

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)

Next there came before the Commission Case #2013-5: a request by the Karpeles Museum to place a World War I-era cannon on the front lawn of the museum for permanent display. Ms. Howe introduced the request and provided a brief presentation of the staff report. Chairman Vollman asked the applicant to step forward to address the Commission. Mr. John Snow approached the podium and gave a brief description of the cannon and how it would be displayed on the grounds with concrete footings, facing north towards 7th Avenue. He stated that it would need to be restored and possibly be ready for display next Spring or early Summer, depending on how long the restoration process would take. After a brief discussion and hearing no further questions from the Commissioners, Chairman Vollman asked the applicant to be seated and that perhaps another Commissioner would arrive so a vote could be taken.

CASE #2013-6: CONSIDERATION OF A CERTIFICATE OF APPROPRIATENESS FOR 3912 – 8TH AVENUE, ROCK ISLAND, WHICH IS KNOWN AS THE ANNA OLSSON HOUSE

Next there came before the Commission Case #2013-6: a request by Ms. Margaret Babbitt for an addition to the residence known as the “Anna Olsson House.” Commissioner Milani recused himself from the discussion as he was architect of record for the project. Chairman Vollman asked the applicant to step forward to address the Commission. Ms. Babbitt approached the podium and stated that the Commission had approved a Certificate of Appropriateness for a similar addition a year ago, but that it had been revised by omitting a small porch, enclosing it as part of the interior space, reducing the height of the roofline so that an existing second story window would not have to be cut down, adding that the addition would not be visible from the street in front of the house. Ms. Babbitt stated that she would like to begin construction of the addition as soon as possible, if approved. After a brief discussion and hearing no further questions from the Commissioners, Chairman Vollman asked the applicant to be seated and that perhaps another Commissioner would arrive so a vote could be taken.

CASE #2013-7: CONSIDERATION OF A CERTIFICATE OF APPROPRIATENESS FOR 401 – 19TH STREET, ROCK ISLAND, WHICH IS KNOWN AS THE PUBLIC LIBRARY MAIN BRANCH

Next there came before the Commission Case #2013-7: a request by the Rock Island Public Library to repair the stone brick chimney at the Main Branch of the Public Library. Chairman

Vollman asked the applicant to step forward to address the Commission. Ms. Amy Penry of the Library staff and contractor Pat Frey stepped forward to address the Commission. Mr. Frey explained that there had been a water leak for many years and that the water had caused damage to the stone bricks. He stated that he intended to deconstruct the chimney, refurbish the stone bricks and then reconstruct the chimney with the same materials. Mr. Frey emphasized that he would not sandblast the bricks but would refurbish them and replace them with bricks of the same type of sandstone, which was readily available. He stated that he was very familiar with historical structures and the Department of Interior standards for this type of work. Ms. Penry stated that they would like to begin construction as soon as possible while they had funding available for the project.

There was a brief discussion amongst the Commissioners as to whether or not the work could be considered a replacement in kind and would not require a Certificate of Appropriateness. Ms. Howe stated that she had spoken with the City's Chief Building Official and he would require a building permit be applied for and issued prior to the commencement of any construction activities at the Library. After a brief discussion and hearing no further questions from the Commissioners, Chairman Vollman asked the applicant to be seated and that perhaps another Commissioner would arrive so a vote could be taken.

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)

Next there came before the Commission Case #2013-8: a request by Rock Island Economic Growth Corporation to add two exterior doors to Jackson Square, formerly known as the Illinois Oil Company building. Chairman Vollman asked the applicant to step forward to address the Commission. Mr. Paul Fessler approached the podium and explained that the steel-glass door was originally proposed to be moved, but now was going to remain and a new steel-glass door installed. He also explained how he intended to install a steel door in a faux EIFS door which would be painted to match the existing EIFS, referring to the photos of the building he had provided in the application. Mr. Fessler stated that the doors were primarily being provided to meet code requirements for egress and would not generally be used for ingress or by the general public. He concluded by stating that the tenant was anxious to move in and that he would like proceed as soon as possible.

After a brief discussion and hearing no further questions from the Commissioners, Chairman Vollman asked the applicant to be seated and stated that since no other Commissioners had arrived, Planning staff would schedule a special call meeting as soon as possible to review this and the other three requests that were on the agenda. She announced that all of the applicants could leave since no final action would take place, but also stated that they were welcome to stay for the rest of the meeting.

**DISCUSSION ON POTENTIAL OUTREACH TO GENERAL PUBLIC AND MOSUS OWNERS
REGARDING PRESERVATION**

Chairman Vollman opened the discussion by describing her recent visit to a meeting of the Highland Park Historic Neighborhood Association. She stated that her intent was to ask the homeowners what they thought about historic preservation and what the Preservation Commission could do to help. She stated that they would like an expert on historic home maintenance or repair to provide some one-on-one or small group workshops on subjects such as doors, windows and outside trim, etc., answer questions, and how to keep in compliance with the historic preservation ordinance. Chairman Vollman stated that she was surprised to hear that some of the residents had negative comments about historic preservation and the Preservation Commission and that a few now regretted purchasing a home in a historic district. She said that the Preservation Commission should reach out to them and other residents to build bridges instead of walls and that historic preservation should be fun and enjoyable, not an albatross. She stated that particular attention should be directed towards owners of properties listed on the City's MOSUS list.

Associate Member Anderson stated that she felt the residents were not interested in a "This Old House" type of workshop, but more of an informal discussion around someone's living room and not for the entire community. Chairman Vollman stated that it would be nice to get a couple of people from the Illinois Historic Preservation Agency to give a talk, but there would be a cost associated with it and perhaps other historic neighborhoods could have similar presentations in order to share costs. A discussion then began amongst the Commissioners about how to go about organizing the presentations, who would present, when they could schedule, who would pay for them and what topics they could present.

Commissioner Milani asked about the status of the Audubon School site. Mr. Griffith answered that Mr. Lemon had conducted a site visit with a local contractor to evaluate the building but had not yet executed a purchase agreement which was the same one the School District had provided to Fareway. There was a brief discussion about the Audubon School site amongst the members.

There was another brief discussion amongst the Commissioners about public outreach and possible promotional activities that the Preservation Commission could undertake. Chairman Vollman suggested that the item be placed on a future agenda for further discussion, asking the Commissioners to give the idea some deep thought to come up with some really good ideas.

**PRELIMINARY LIST OF NATIONAL REGISTER-ELIGIBLE PROPERTIES
IN DOWNTOWN ROCK ISLAND**

Chairman Vollman reported that she and Associate Members Oestriech and Anderson had been working on a rough draft of a list of properties in the downtown area which were eligible for National Registry and creation of a downtown National Registry district. She stated that it was

difficult to determine exact boundaries and which structures were contributing, but felt that ultimately it would be best to let the State decide and move onward from there.

OTHER BUSINESS

Mr. Griffith stated that no applications had been submitted for the September 25th meeting but that the deadlines had still not passed. He reminded everyone about upcoming activities and meetings regarding the Comprehensive Plan and asked everyone to be sure and take the Community Survey which could be found on-line on the City's website homepage. Mr. Griffith asked the Commissioners to complete their Open Meetings Act training if they hadn't already done so and to forward their certificates to him or the City Clerk. He also asked everyone to be mindful of any *ex parte* communications and to contact the Planning Office with any questions regarding any items on upcoming agendas.

ADJOURNMENT

Seeing that there was no further business, Chairman Vollman adjourned the meeting at 5:01 PM. She apologized to the applicants who had attended the meeting to present their requests and stated that Planning staff would schedule a special call meeting as soon as possible in order to review their requests. The next regularly scheduled meeting of the Preservation Commission would be September 25, 2013.

Respectfully submitted,



Ben Griffith, AICP

UNAPPROVED

**MINUTES OF THE PRESERVATION COMMISSION
SPECIAL CALL MEETING OF SEPTEMBER 11, 2013
CITY OF ROCK ISLAND, ILLINOIS**

The Rock Island Preservation Commission held a special call meeting in the City Hall Council Chambers at 1528 – 3rd Avenue, Rock Island, Illinois. The meeting was called to order by Chairman Colleen Vollman at 5:16 PM. Present were Commissioners Craig Kavensky, Italo “Lo” Milani, John Strieter, Sue Swords and Colleen Vollman. Commissioners Lendol Calder and Mark McVey arrived at 5:18 PM and Commissioner Brent Bogen arrived at 5:25 PM. Commissioner Kent Cornish was absent, as were all of the Associate Members. Also in attendance was Ben Griffith.

PROCEDURAL EXPLANATION

Chairman Vollman stated that all of the applicants had been present at the regular August 28th meeting and stated that unless anyone present would like her to review the Certificate of Appropriateness procedures, she would forgo that portion of the meeting and move directly to the first case. Since there were no objections, she moved to the first case on the agenda.

**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)**

Next there came before the Commission Case #2013-5: a request by Mr. John Snow of the Karpeles Museum to place a World War I-era cannon on the front lawn of the museum for permanent display. Mr. Snow was unable to attend and Chairman Vollman provided a brief review of the request.

After a brief discussion, Commissioner Milani made a motion to approve the Certificate of Appropriateness as requested. Commissioner Kavensky seconded the motion and the five members of the Commission present at the time (Kavensky, Milani, Strieter, Swords and Vollman) voted unanimously to approve the request.

**CASE #2013-6: CONSIDERATION OF A CERTIFICATE OF APPROPRIATENESS FOR 3912 – 8TH
AVENUE, ROCK ISLAND, WHICH IS KNOWN AS THE ANNA OLSON HOUSE**

Next there came before the Commission Case #2013-6: a request by Ms. Margaret Babbitt for an addition to the residence known as the “Anna Olson House.” Commissioner Milani recused himself from the discussion as he was architect of record for the project. Ms. Babbitt stated that the Commission had approved a Certificate of Appropriateness for a similar addition a year ago, but that it had been revised by omitting a small porch and reducing the height of the roofline so that an existing second story window would not have to be cut down.

After a brief discussion, Commissioner Calder made a motion to approve the Certificate of Appropriateness as requested. Commissioner Swords seconded the motion and the Commission voted unanimously to approve the request.

CASE #2013-7: CONSIDERATION OF A CERTIFICATE OF APPROPRIATENESS FOR 401 – 19TH STREET, ROCK ISLAND, WHICH IS KNOWN AS THE PUBLIC LIBRARY MAIN BRANCH

Next there came before the Commission Case #2013-7: a request by Ms. Amy Penry to repair the stone brick chimney at the Main Branch of the Public Library. Ms. Penry was present and Chairman Vollman provided a brief explanation of what was involved in repair of the chimney, expressing her concern over the application which called for sandblasting the stonework. She went on to explain that the stonemason was going to reshape and refurbish the stone bricks which in essence, was a replacement in kind, and that no sandblasting would be necessary.

After a brief discussion, Commissioner Kavensky made a motion to approve the Certificate of Appropriateness as requested. Commissioner Strieter seconded the motion and the Commission voted unanimously to approve the request.

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)

Next there came before the Commission Case #2013-8: a request by Rock Island Economic Growth Corporation to add some exterior doors to Jackson Square, formerly known as the Illinois Oil Company building. Mr. Paul Fessler was present and explained that the steel-glass door was originally proposed to be moved, but now was going to remain and a new steel-glass door installed. He also explained how he intended to install a steel door in a faux EIFS door which would be painted to match the existing EIFS.

After a brief discussion, Commissioner Strieter made a motion to approve the Certificate of Appropriateness as requested and Commissioner Milani seconded the motion. Commissioner McVey expressed his concern about the application and what the applicant was now proposing did not match what was drafted in the proposed Resolution. Chairman Vollman asked Commissioner Strieter if he would consider amending his motion to include revising the proposed Resolution to match what the applicant was now proposing. Commissioner Strieter agreed and restated his motion, which was again seconded by Commissioner Milani. Mr.

Griffith stated that he would revise the Resolution before it was signed by the Chairman. The Commissioners then voted unanimously to approve the request.

OTHER BUSINESS

Commissioner Strieter asked about the progress of the sub-committee. Chairman Vollman answered that it was one of the subjects she wanted placed on the next agenda for discussion. She also stated that she wanted the Commissioners to think about outreach into the community, adding that she had recently visited a Highland Park neighborhood meeting and several residents requested that they have a hands-on workshop with an expert or experts in home restoration to answer questions one-on-one. Chairman Vollman stated that she was looking into having some staff members from the Illinois Historic Preservation Agency visit and conduct a talk for Highland Park and other neighborhood associations.

Mr. Griffith stated that no applications had been received for the September 25th meeting and Chairman Vollman stated that if there were no objections, they would cancel the meeting. Mr. Griffith reported that the Comprehensive Plan survey had been extended and was still available on the City's homepage of its website. He also invited the Commissioners to attend one of the upcoming Community Visioning Workshops at the MLK Center and St. Pius Catholic Church.

Commissioner Milani stated that the Commission address how 18th Avenue was developing into a commercial corridor and how it would affect the surrounding historic neighborhoods, such as Highland Park. Mr. Griffith replied that it would be best to attend one of the Community Visioning workshops to provide input on that and other subjects.

Mr. Griffith concluded by asking the Commissioners to be mindful of *ex parte* communications and to contact the Planning Office with any questions regarding any upcoming agenda items.

ADJOURNMENT

Commissioner Streiter made a motion to adjourn the meeting at approximately 5:35 PM which was seconded by Commissioner Milani. The next regularly scheduled meeting of the Preservation Commission would be October 23, 2013.

Respectfully submitted,



Ben Griffith, AICP



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

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

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

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

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

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

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

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

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

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

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

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

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

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

Respectfully submitted,

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

Ben Griffith, AICP

STAFF REPORT

TO: Rock Island Preservation Commission
FROM: Brandy Howe, Urban Planner II
Ben Griffith, Planning & Redevelopment Administrator
CC: John N. Snow
DATE: September 30, 2013
SUBJECT: Case #2013-9 – Consideration of a Certificate of Appropriateness for 700 22nd Street,
Rock Island

General Information

An application for a certificate of appropriateness was submitted on September 25, 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.

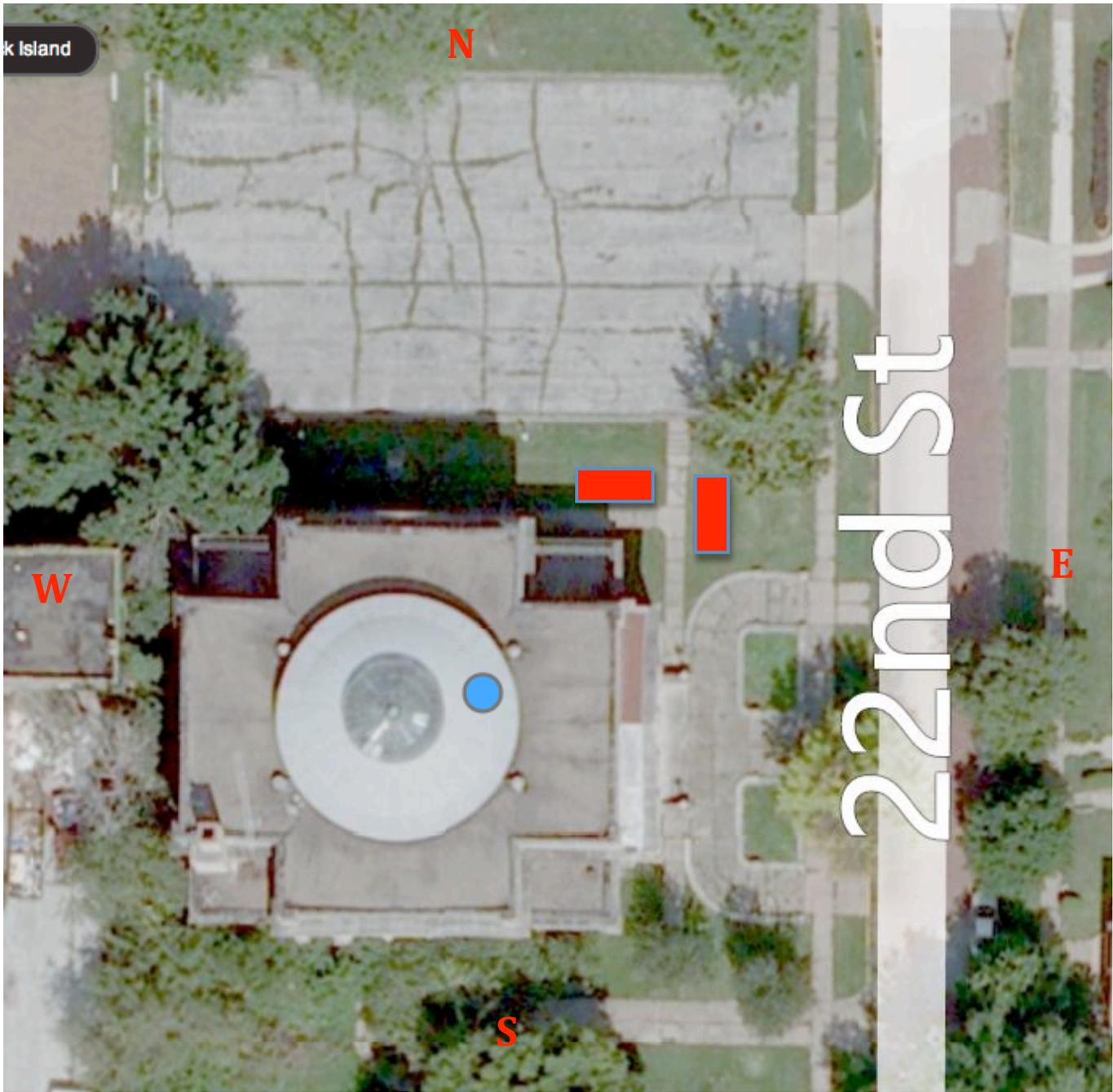
The applicant proposes to permanently install two decommissioned and refurbished cannons on the property; one located on the north and one on the east side of the Karpeles Museum. The cannons would be installed on concrete footings and secured with rebar.

The applicant recently received COA approval on September 11, 2013 for the placement of a M1906 120mm cannon on the east side of the museum. The purchase agreement for this particular cannon fell through due to unforeseen circumstances, therefore, the applicant is now pursuing more generic COA approval of for this and the second cannon as the models have yet to be determined.

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.



Cannon Placement

 = Cannon Placement

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

TO: Members of the Preservation Commission
FROM: Ben Griffith, AICP, Planning & Redevelopment Administrator
SUBJECT: Review and Comment on Proposed SUP Amendment for 1808 – 7th Avenue
DATE: October 15, 2013

Applicants Dawn Crawford and Marie Glines have submitted a request to amend a Special Use Permit (SUP) to allow for an additional apartment at the above-referenced location. The subject property is located across the street (west) from 1906 – 7th Avenue, which is a locally landmarked structure known as the “Potter House” in the Broadway neighborhood. Two other landmarked structures are located in the vicinity and identified on the attached aerial map. The structure on the subject property was formerly a church.

The applicants are requesting an amendment to an existing SUP to remove the uses of a public gathering/meeting space and a first floor office space, to maintain a framing business with an existing, freestanding sign and add a fourth one-bedroom apartment to the approved three apartments allowed on the site in an R-3 (one and two family residence) district. There is a three-car detached garage and space to park nine additional vehicles in a parking lot to the south of the principal structure.

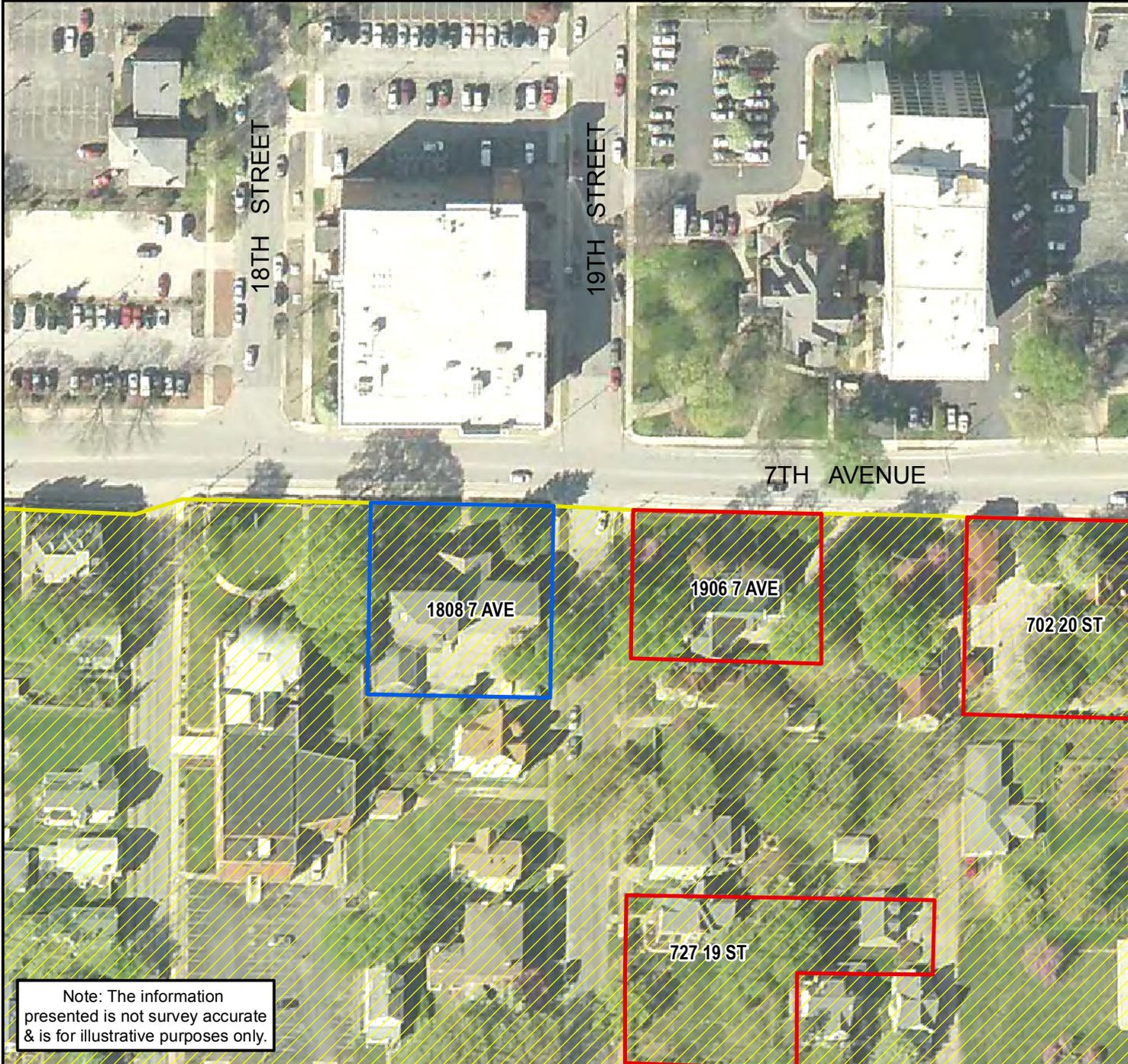
Three previous SUPs have been approved for the subject property:

1. SUP 1997-3: approval for use of the former church auditorium for public gatherings and events, no more than 24 per calendar year and limited to 80 people.
2. SUP 2000-4: approval for amendment to also allow a custom framing business and three apartments to previously approved use.
3. SUP 2004-5: approval to use part of the first floor space for an office use.

The subject property and all others shown on the aerial map are zoned R-3 (one and two family residential) district. The property directly across the street to the north is zoned B-3 (community business) district and the property to the northeast is zoned B-2 (central business) district. The future land use map designation for the subject property and all others shown on the aerial map is Medium Density Residential. Directly across the street to the north of the subject property is designated Office Services and the property to the northeast is designated High Density Residential.

Planning staff requests that the Preservation Commission provide comments on the potential impact the proposed SUP amendment may have on adjacent local landmarks. These comments will then be forwarded to the City Council.

LOCATION MAP



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

Legend

-  Subject Property
-  Local Landmark Properties
-  Broadway National Reg. District



0 25 50 100 150 200 Feet

City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment





11/08/2007 09:55 AM



City of Rock Island PRESERVATION COMMISSION 2014 Public Meeting Schedule

Landmark Application Deadline	Certificate of Appropriateness Deadline	Public Meeting Date
December 17	December 23	January 22
January 21	January 28	February 19
February 18	February 25	March 19
March 18	March 25	April 16
April 15	April 22	May 21
May 20	May 27	June 18
June 17	June 24	July 16
July 15	July 22	August 20
August 19	August 26	September 17
September 16	September 23	October 15
October 14	October 21	November 19
November 18	November 25	December 17
December 16	December 23	January 21

Meetings are generally the third Wednesday of the month, beginning at 5:30 PM and are held in the Council Chambers (Third Floor) at City Hall, 1528 – 3rd Avenue