

Rock Island Preservation Commission

Meeting Date: Tuesday, Nov. 23, 2010

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 October 27, 2010 Regular Meeting
4. Case #2010-10 – Consideration of a Certificate of Appropriateness for 715 20th Street, which is also known as the Magill House
5. Discussion on West End Settlement and Landmarks Illinois' Ten Most Endangered Program
6. Other Business
7. Adjournment



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

Regular Meeting

4:00 p.m.

October 27, 2010

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

Attendance: (X) Present () Absent

(X) Steve Andich	(X) John Strieter
(X) Bob Braun	() Stephen Warren
(X) Lendol Calder	(X) Linda Anderson (Assoc.)
(X) David Cordes	() Jeff Dismer (Assoc.)
(X) Kent Cornish	() Daryl Empen (Assoc.)
(X) Jane Koski	(X) Diane Oestreich (Assoc.)
(X) Mark McVey	

Staff Present: Alan Carmen, Jill Doak, Ellen Adams

Others Present: Tim Ross

Chairman Braun called the meeting to order at 4:02 p.m.

Approval of Minutes of the September 22, 2010 Regular Meeting

Commissioner Andich moved to approve the minutes of the September 22, 2010 Regular Meeting.

Commissioner Koski seconded the motion, and it passed unanimously.

Advisory Session for Tim Ross, New Owner of 715 20th Street

Ms. Doak explained that the Advisory Session is intended to provide Mr. Ross with advice and direction for the possible installation of fencing in the back and front yards of his property, which is a Rock Island Landmark. No suggestions are binding and Mr. Ross will be required to appear before the Commission for a Certificate of Appropriateness when/if he has a proposal ready.

Mr. Ross stated that he would like to install a 6' wooden close board fence in the back yard of the property to prevent trespassing. The fence may be able to slide open over his driveway with an automatic opener. He may install an iron fence in the front yard.

Ms. Doak read the section in *Residential Design Guidelines* regarding appropriate and inappropriate fences for historic properties.

Commissioner Oestreich suggested a more open design for the top of the fence. She recommended looking at the fence at 830 22nd Street for inspiration.

Ms. Doak said that the Commission approved a solid fence in the back yard of a house in the middle of the block at 16th Avenue and 22nd Street.

Commissioner Cordes said that he understands Mr. Ross' desire to block off of his property and expand his living space. He instructed Mr. Ross not to build the tall wooden fence up to the front corner of the house. Commissioner Cordes also mentioned the Tom Sawyer historic fence style, which is built with vertical close boards.

Commissioner Andich asked Mr. Ross if the fence could be constructed without crossing the driveway so that a system for opening and closing the fence would not be necessary.

Mr. Ross explained that crossing the driveway is unavoidable.

Chairman Braun pointed out that snow build-up may cause problems for a rolling gate. Commissioner Cordes suggested that the wood fence could have an iron gate.

Commissioner Strieter suggested a double sliding gate.

Commissioner Oestreich recommended using sturdy barn door hardware and a track for the moving gate.

Commissioner Calder said that maintenance was an issue when his former home had that type of system.

Ms. Doak suggested taking inspiration for the design of the fence from the front porch of the home, since the porch details are very old and unique. Also, the wooden fence could step down to an iron fence at a certain point in the side yard.

Commissioner Oestreich said that the fence at 848 20th Street is based on a picture from 1890 and is good example of a historic wooden fence.

Commissioner Anderson said that while the Commission is flexible regarding back yard fencing, any fence that can be seen from the street will be more strictly regulated. She said that the fence company that constructed the fence on her property designed a lattice top based on design ideas she provided.

Mr. Ross said that he would like to remove the paint from the side of the house to expose the brick.

Commissioner Oestreich said that old brick tends to be soft from years of weathering. Without paint, brick will powder. Also, the process of removing the paint is bad for the brick.

Commissioner Cordes added that brick should not be sandblasted. Also, the brick that is revealed when the paint is removed may not be in good condition.

Ms. Doak said that the color of the brick can be changed since paint color is not regulated by the Commission.

Commissioner Cordes said that the current paint color on the brick is very close to the color that the actual bricks would be.

Comment on Board of Zoning Appeals Case for 843 20th Street

Mr. Carmen gave the staff report. He explained that the property owner plans to rebuild the front porch of the home by replacing the framing, decking and posts. The owner would also like to enclose the porch with deck to ceiling screens. This plan triggered a variance requirement from the Board of Zoning Appeals. The house sits across the street from two Rock Island Landmarks. Staff recommends the Commission comment favorably to the BZA because enclosing the porch will have no adverse effect on the landmarked properties across the street.

Commissioner Oestreich said that the reconstructed porch will be an improvement to the property, since the current porch appears unstable. Also, the porch could easily be reopened in the future.

Commissioner Cordes made a motion to accept staff recommendation for favorable comment on the BZA case for 843 20th Street. Commissioner Strieter seconded the motion, which passed unanimously.

Discussion of 2011 CLG Grant Application

Ms. Doak reported that she spoke with Steve Wilke-Shapiro from the Des Moines Rehabbers Club again, resulting in further information to provide to the Commission. The Des Moines Rehabbers Club website has how-to type information under its 'useful information' section. So that the Commission's website could use this and other existing information from various sources, Ms. Doak suggested possibly adding a budget line item for purchasing sharing rights to post information created by someone else. Another possibility would be to provide links to the website of the person/group from which the content was borrowed. This option was viewed more favorably by the Commission.

Ms. Doak explained that in the 'Contractors' section, contractors can be tagged for single or multiple categories. Ms. Doak said that the price for the domain name and web hosting will be covered by the grant for a five-year period. This will relieve the Rock Island Preservation Society of financial burden. Consultant travel fees were also added to the budget, since the Commission will want to meet with the consultant at least three times throughout the website formation process. If the grant gets funded, the Request for Services (RFQ) for consultants will go out in the spring of 2011 and the consultant will be hired in June. The website should be completed by December 2011.

Commissioner Anderson asked if Mr. Wilke-Shapiro's "website in a box" would include a certain amount of actual how-to information.

Ms. Doak replied that if Mr. Wilke-Shapiro is hired as the consultant, he would be willing to share information from the Des Moines Rehabbers Club website.

Commissioner Anderson asked if there would be a monthly fee for the website platform.

Ms. Doak replied that Drupal, the software that created the Des Moines Rehabbers website, is free software that is in a public sharing group. Ms. Doak read critiques of Drupal and found that those who work with Drupal frequently find it very useful. However, it is quite sophisticated and is difficult for novices to navigate. Drupal is very widely used by many platforms. However, some website hosts do not allow this kind of content management system to coexist, or do not have the capacity to absorb them. For this reason, the Commission may have to contract with another host. This would cost about \$150 a year, which would be built into the grant budget.

Commissioner Oestreich said that the RIPS website uses GoDaddy.com as a host.

Ms. Doak reported that she added funds to the budget for training the administrator. Mr. Wilke-Shapiro will provide an estimate for the cost of the initial setup so that the grant budget can be completed.

Commissioner Anderson asked if the site's registered users would be able to opt out of generated emails.

Ms. Doak said that emails alerting users to new activity on the site will result in more frequent visits. Also, all comments must go through the webmaster before they are posted.

Commissioner Cornish said that it is imported to write the grant broad enough to allow for flexibility and gradual change to the website.

Ms. Doak said that the expressed scope of the project must be specific enough to allow Mr. Wilke-Shapiro to make an accurate cost estimate.

Commissioner Oestreich said that the search function should be smarter than that of the Des Moines Rehabbers Club website.

Other Business

Commissioner Oestreich said that individuals interested in purchasing a historic Tudor home in Rock Island inquired to Mr. Carmen about the home's history. Commissioner Oestreich conducted research because little was known about the property. The property address changed when Steepmeadow Apartments was constructed. Prior to that, the house did not appear in the city directory. The house was built by the Marshall family for Charles Marshall in 1927. A picture of the house was printed in the *Argus* at that time.

Ms. Doak reported that Drake Daley, the city's construction officer, went to the Traditional Building Conference in Chicago. He came back with a windows video that the Commission may find useful.

Commissioner Cordes informed the Commission of a helpful website for hot water/steam heating systems called www.heatinghelp.com. The website contributors include some of the most knowledgeable steam heating people in the country.

Ms. Doak said that the City of Decatur has announced a Call for Presentations for their annual old house workshop, if anyone is interested in presenting or attending.

There being no further business, the Commission adjourned at 5:20 p.m.

Respectfully submitted,

Alan Carmen, Secretary
Rock Island Preservation Commission

REPORT

TO: Preservation Commission

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

DATE: November 8, 2010

SUBJECT: Case #2010-10 – Consideration of a Certificate of Appropriateness for 715 20th Street, which is also known as the Magill House

Owner Timothy Ross is applying for a Certificate of Appropriateness to install a fence in the rear and side yards of the house at 715 20th Street. Mr. Ross attended an “advice session” on October 27.

He is requesting a six-foot tall wooden fence for the side and rear yards and a 42” inch tall fence to run parallel to 20th Street. The 42” section will be solid vertical board fence topped with a decorative lattice that will mimic the rectangular sections on the front porch and back deck with the thin crisscross in the middle. A porch photo marking the lattice is provided with the application. The total height will be 42”, including the lattice. The 42” section will run from a spot just behind the front windows in the side bays to a point meeting the side property line. The fence will run



approximately 6’ from the house bay on the north to the sideyard and 18’ from the bay on the south to the sideyard. From the two side yard points, the solid wood fence will lose the lattice trim on top and switch to a gothic point. The height will be stepped up from 42” to six feet and completely enclose the side and rear yards. The fence will block part of the driveway, maintaining a 10’ space for a swinging gate. Posts will need to pierce the concrete. Please see the site plan included with the application. The gate will be automated but solid board.





Residential Design Guidelines for Historic Districts and Landmarks says: “Fences appropriate for the front yards of historic neighborhoods are low (no taller than 42 inches) and visually open. Close, flat boards are not recommended. IN addition, elaborate buildings usually had brick or ornate iron fences, while simpler buildings had wooden picket fences. Some of the more humble cottages may have even had woven wire fences. The Commission does not recommend the following types of fences: chainlink, cyclone, wood lattice, weathered wood (unpainted), vinyl or other solid fences. Some of these restrictions are relaxed for rear yards.”

Recommendation

Because the fence meets the looser restrictions in the design guidelines for rear yards, and because it will not harm existing historic fabric, staff recommends the Commission approve the requested fence with the additional restriction: that the fence be painted no later than November 17, 2011.



Rock Island Preservation Commission
Certificate of Appropriateness Application

For office use only:

Case # 2010-10

Date: 11-3-10

Landmark Address: 715 20TH STREET

Name and Address of Property Owner: Timothy Ross; 715 20th street

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.

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.

I am requesting to put in a 6 foot tall wooden fence in my backyard. Attached are pictures of what the fence will look like along with a sketch of the layout. The fence running from the sides of the house will only be 42in with a decorative lattice that matches the front porch of the house, and will gradually slope up to the 6 foot height, of the rest of the fence, once it hits the corner.

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

Name of architect, contractor or builder: ABLE FENCE & DECK

Proposed timeline of work: End of November

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) Timothy Ross

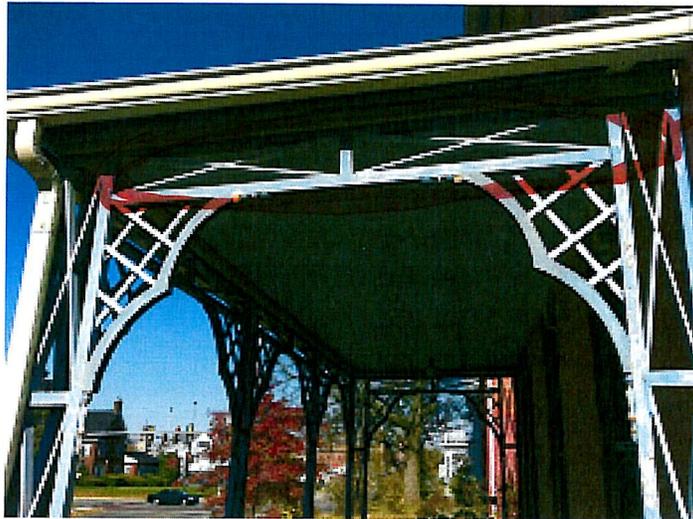
Signature: [Handwritten Signature]

Address: 715 20th Street

Telephone: 309-797-2332

E-mail: [Redacted]





Lattice
will match
this



JOSHUA A. JORGESEN
2809 53RD STREET
MOLINE, IL 61265

CONTRACT AND SECURITY AGREEMENT

NAME: Tim Ross RES. PH: (581) 797-2887 BUS. PH: _____
 ADDRESS: 715 20th St CITY: Rock Island, IL ZIP: 61201

INSTALL AT _____

FENCE

Type _____
 Length _____
 Height _____ Point _____
 Rails _____
 Posts _____
 Walk Gates _____
 Drive Gates _____

DECK

Type _____
 Size _____
 Sq. Ft. _____
 Handrail _____
 Stairs _____

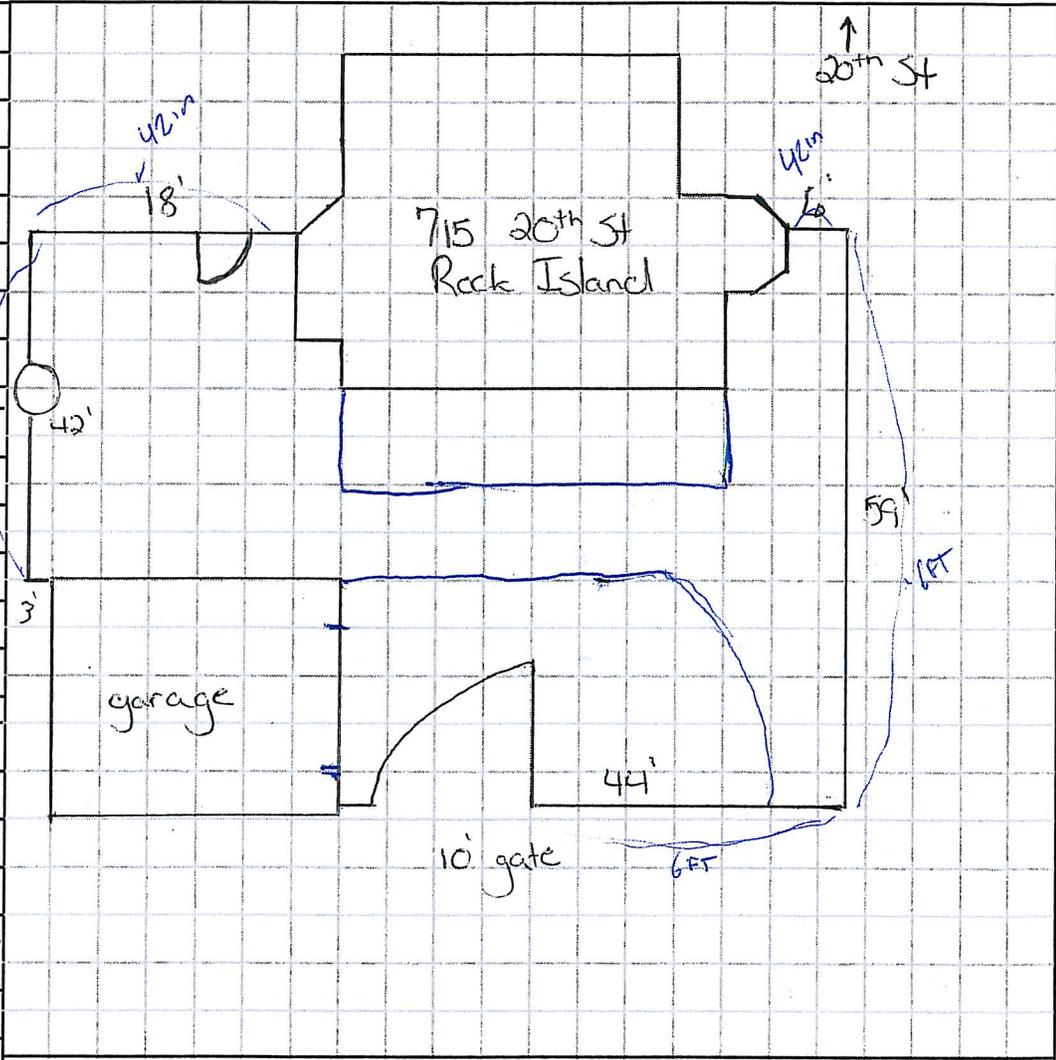
SPECIFICATIONS

Follow Ground
 Run Top Straight
 Level Top

PROPERTY LINES

Property Stakes
 Lines Staked with Customer
 Plat Attached
 Lines Clear of Obstruction

Contract Price \$ 7000
 Down Payment \$ _____
 Check # _____
 Balance \$ _____



SPECIAL INSTRUCTIONS

Terms: 50% down, balance upon completion.

Make checks payable to Joshua A. Jorgesen

PROPOSED BY: _____ Date _____ ACCEPTED BY: _____ Date _____
 Authorized Signature _____

TERMS AND CONDITIONS

1. **THIS CONTRACT AND SECURITY AGREEMENT** is made between the aforesigned **OWNERS**, hereinafter called **CUSTOMER**, and **ABLE FENCE & DECK** hereinafter called **CONTRACTOR**.

2. **CONTRACTOR** agrees to construct a fence and accompanying improvements to the **CUSTOMER** for the property described herein, in accordance with the terms set forth herein.

3. **CONTRACTOR** shall be responsible for all utility lines that fall within 18" of a utility line. However, if the **CUSTOMER** requests that the **CONTRACTOR** (prior to construction) stating that the

4. **CUSTOMER** shall provide the location of all utility lines to the **CONTRACTOR** and said

5. **CUSTOMER** shall be responsible for any work(s) constructed by the

6. Light, without the consent of the **CONTRACTOR**

7. **CUSTOMER** shall provide a site plan or plat. It is further agreed that the **CONTRACTOR** shall be held harmless for any improvements within the property.

8. **CONTRACTOR** shall not be liable for any delays where occasioned by strikes, shortage of labor, material, or transportation, act of God, or any occurrence whatsoever beyond the control of the parties hereto.

9. Obstructions shall be removed by the owner at the expense of the owner. Lines for predesignated

10. When work is completed, the **CUSTOMER** shall be charged for the time will be charged to the

11. **CONTRACTOR** shall be responsible for the event unusual ground conditions based on actual additional labor and

12. **CUSTOMER** shall be responsible for deposits. In the event of default, the **CONTRACTOR** shall remove and improve any damage. The **CUSTOMER** shall accept all responsibility for any fees and court costs.

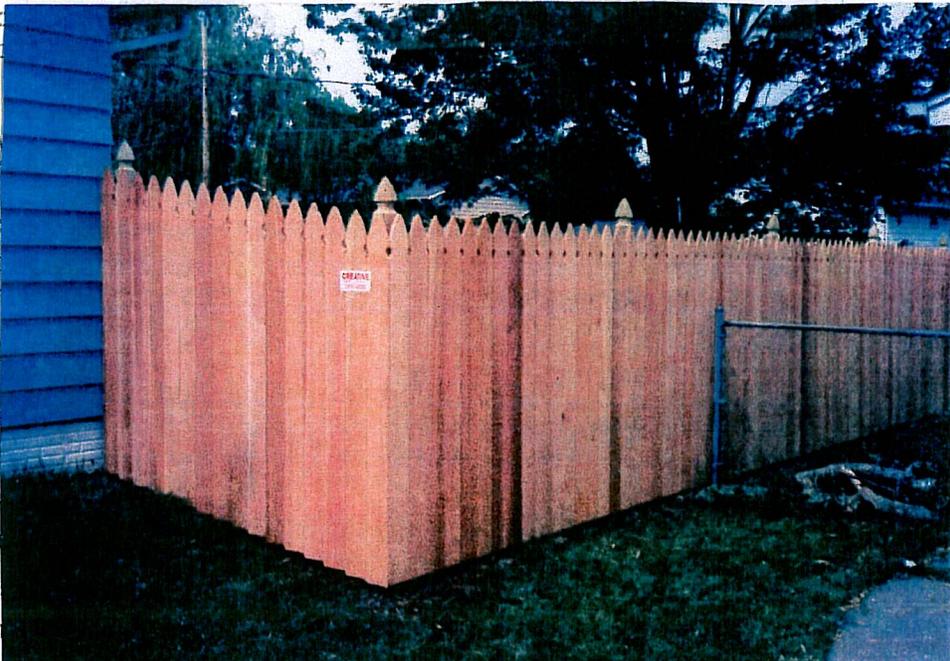
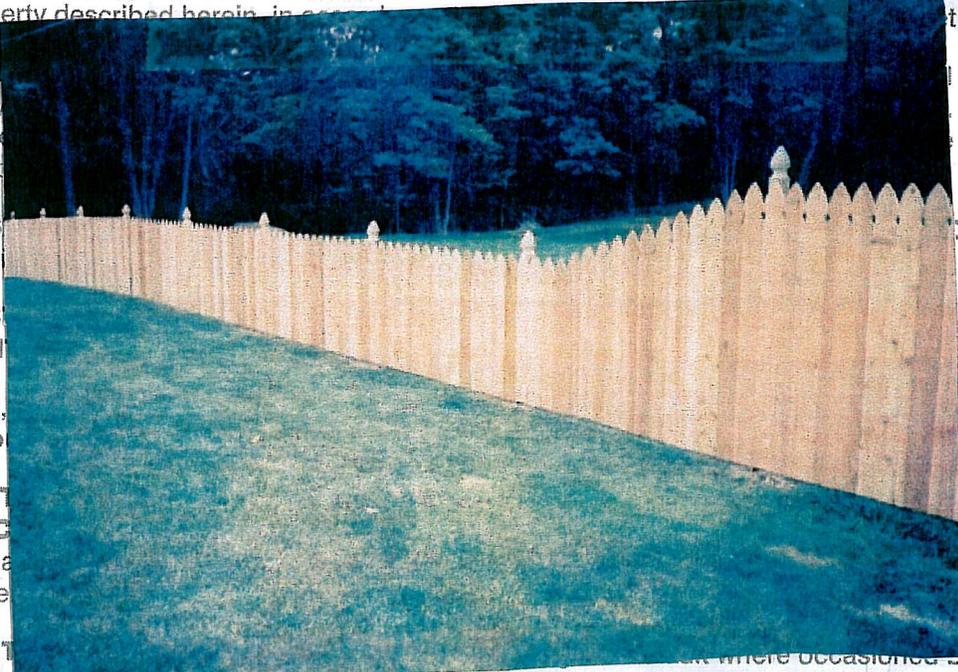
13. If, after the completion of the fence, for any reason, there will be a 25% a

14. This insurance policy shall cover any presentation or modifications

15. This contract is subject to management approval.

16. **CONTRACTOR** will build fence in accordance with city code. **CUSTOMER** will obtain permit unless otherwise specified.

17. **CONTRACTOR** will not be held liable for damage to trees, shrubs, or any other foliage that occurs during construction.



MEMORANDUM

TO: Preservation Commission

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

DATE: November 8, 2010

SUBJECT: Discussion of West End Settlement as 2011 Ten Most Endangered Historic Properties Nomination

Since 1995, Landmarks Illinois has asked preservationists, community leaders, and concerned citizens throughout the state to nominate threatened or endangered historic properties for its annual listing of *Ten Most Endangered Historic Places in Illinois*.

Inclusion on the *Ten Most Endangered Historic Places in Illinois* list has proven beneficial for many of Illinois' historic places.

A "Ten Most" designation:

- Focuses media and public attention on the plight of threatened historic places.
- Spurs positive action and generates public support.
- Creates opportunities for preservation solutions.

What is an endangered property?

- A threatened historic place important to the community.
- An irreplaceable local landmark fallen into disrepair.
- An architecturally significant building or structure that's been abandoned.
- A historic district or building type threatened by poor planning or public policy.

Below is a draft nomination:

DRAFT Application: Ten Most Endangered Historic Places in Illinois

Please use the (expandable) space between the brackets to fill-in this form. Save the form to your computer. If you prefer, you may submit your nomination typewritten or computer generated. All nominations must have complete information. Incomplete nominations will not be considered.

1. Applicant name, address, telephone number, FAX and/or e-mail address.

Rock Island Preservation Commission
1528 3rd Avenue, Rock Island, IL 61201
309.732.2900 phone; 309.732.2930 fax; doak.jill@rigov.org

2. Property name and address.

West End Settlement
427 7th Avenue
Rock Island, IL 61201

3. Property owner name, address, telephone number, FAX and/or e-mail address.

DEA Partners
P.O. Box 124
Moline, IL 61266

4. List all legislative districts.

Congressional 17
State Representative 71

5. Describe the resource. Briefly describe the property's current condition. Include information about the physical structure(s), its setting, and how it relates to its environment.

Currently, the property is in fair condition but suffers from deferred maintenance. It is located in one of the oldest neighborhoods in Rock Island, on the far western edge of town. It is a gateway to Rock Island at an exit off of IL-92. The property was once surrounded by open land and very small worker cottages, but is now dominated by the Rock Island Parkway (IL-92 highway) and many vacant lots.

6. Describe the property's architectural and/or historical significance. Include any supporting documentation (i.e., National Register nomination, local landmark designation report or survey form, published information).

The property is recognized as one of Rock Island's 100 Most Significant Unprotected Structures from a 2009 survey project, and is listed in the 1973 Illinois Historic Structures Survey.

The information below is listed on the City of Rock Island's website in support of the 100 Most Significant Structures in Rock Island project:

West End Settlement, 427 7th Avenue

Most Significant Unprotected Structures:
Settlement house for the poor established by
Suzanne Denkmann Hauberg

Architectural Style: Prairie

Construction Date: 1908-09

Architect/Builder: George Stauduhar, Architect

Thanks to local philanthropist [Susanne Denkmann](#), the wealthy daughter of lumber entrepreneur Frederick Denkmann, Rock Island had the West

End Settlement, its own version of Chicago's Hull House. Miss Denkmann, born in 1872, attended the National Kindergarten College in Chicago and later went to New York where she learned of the work of settlements. In an era before social work was considered a legitimate government function, settlements provided many services to the poorest residents.



The new West End Settlement was built on 7th Avenue at 5th Street. It was finished in July 1909, but its work began a year earlier when the lower level was completed. Throughout the years, the building is surprisingly unchanged. It is believed to be the work of local architect [George Stauduhar](#). Plans for a West End Settlement are included in his archives at the University of Illinois. It was called Mission style in early news articles, but it is also influenced by the Prairie style as well as Arts and Crafts. These three styles share many similarities as they evolved concurrently in the early 20th Century.

The building is strikingly horizontal in emphasis, with heavy stone walls on its first floor. The double width windowsills set into the brick above carry out the horizontal feeling. Simple, but very large, brackets support the wide-eaves of the hipped roof. Wide eaves shelter the many gabled dormers as well. Inside, the ground floor had a gym, a kindergarten room, furnace room, and a bathhouse with two tubs, two showers and a dressing room. The second floor had an assembly room that seated 300 as well as two classrooms, a clothing room, office and an apartment for the Barker family, who managed the Settlement. The third floor attic area contained a fully equipped domestic science room, including "glass topped" – probably porcelain -- tables, gas burners, a "well-filled fruit closet" as well as a small dining room so clients could learn proper table setting.

The building was staffed by six paid workers and many volunteers, often friends of Miss Denkmann. The Settlement taught cooking, "physical culture" including basketball, and sewing to girls. Mothers learned sewing as well. In addition to sports, boys could take cooking classes, and were reported superior to the girls in their skills. Men were offered a reading room in the Settlement library in a nearby home. Another nearby home was used as a day nursery. Religious education and gardening were available to all as was a large playground.

John Hauberg, who would soon wed Susanne Denkmann, was one of the volunteers. He started a fife and drum corps for boys, noting

that many joined the program “dirty, ragged, ill smelling and undisciplined.” The Settlement’s bathing facilities included a towel, warm water, brushes and soap, and cost only two cents for those under 17.

An infant welfare station was established at the Settlement in 1914. Two years later 65 babies were coming regularly for free milk, weighing, and examination by the Visiting Nurses Association.

In 1916, Miss Denkmann, now Mrs. Hauberg, built a separate home for the Barkers just south of the settlement. It was of structural tile covered with stucco in a Prairie style that complemented the Settlement architecture, but has since been demolished. Only seven years later, Mrs. Hauberg decided that conditions had improved so much that the West End Settlement was unnecessary. She decided to close the Settlement and stop the \$9,000 annual support she had been providing. The Haubergs donated the Settlement building to the downtown YWCA, who planned to use it as an adjunct to their Third Avenue dormitory. In 1931, it was sold to the Belgian American Brotherhood (BAB), who remained there through the early 1980s. The BAB built a one-story masonry addition to the west for rolle bolle courts. Today the former West End Settlement is the home of Elite Temple 1265, an Elks group, and Esquire Lodge 1648.

7. Describe the threat.

The property is no longer owned by the Elks group or the Esquire Lodge, who remain tenants. The ownership has become complicated, with ownership deeded in 2008 to DEA Partners. In addition, a tax buyer entity, Raven Securities from Belleville, Illinois, has purchased the property taxes for the past two years and the property taxes for the current year are also unpaid. The continued existence, maintenance, use and integrity of the building are at risk.

8. Describe the level of community commitment. *This is essential to the jury process.*

The Rock Island Preservation Commission is prepared to ask the Rock Island Preservation Society to nominate the property for landmark designation.

The Esquire Lodge was working with the City for the Façade Improvement Program and potential other improvements, but the clouded title and tax buyer situation made working with the lodge group untenable. The lodge membership is reluctant to undertake privately-funded improvements or maintenance because they no longer own the building.

The City remains prepared to work with a willing owner. Interest from the City is high because the surrounding neighborhood is receiving millions of dollars in investment over the next three years through the Neighborhood Stabilization Program.

9. Describe the feasible reuse and/or preservation possibilities for the property.

Adaptive reuse would be the likely scenario since ownership by a private lodge will continue to mean deferred maintenance simply because small, aging lodge groups are having difficulty affording the maintenance of their large, historic properties.

10. Describe how designation as a “Ten Most” will benefit the property.

Ten Most designation might make the tax buyer owner more willing to work for a preservation solution or sell the property to someone willing to invest and reuse the property. The added media attention might help bring this unique property to the attention of a worthy, new owner.

Each nomination must be accompanied by:

5-10 color photographs - front, rear, and overall views that include the building’s setting (high-quality print or digital; no color copies).

Please include historic images if possible.

It should be noted there are dozens of historic images of this property and activities associated with the West End Settlement. John Hauberg was an avid photographer and biographer of the period, and his photos are in the collections at the Rock Island County Historic Society (which he helped to found) and the Augustana College Special Collections.

Send completed nominations by **January 15, 2011.**