

# Rock Island Preservation Commission

**Meeting Date: Wednesday, December 15, 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 November 23, 2010 Rescheduled Regular Meeting
4. Case #2010-11 – Consideration of a Certificate of Appropriateness for 321 24<sup>th</sup> Street, which is also known as the Illinois Oil Products Building (Jackson Square)
6. Other Business
7. Adjournment



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

Regular Meeting (rescheduled)

4:00 p.m.

November 23, 2010

Location: Personnel Conference Room, Rock Island City Hall, 1528 3<sup>rd</sup> Avenue, Rock Island, IL

Attendance:            ( X ) Present            (   ) Absent

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

Staff Present: Jill Doak, Ellen Adams

Others Present: Joshua Jorgensen

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

**Approval of Minutes of the October 27, 2010 Regular Meeting**

Commissioner Calder moved to approve the minutes of the October 27, 2010 Regular Meeting.

Commissioner McVey seconded the motion, and it passed unanimously.

Since the applicant for Case 2010-10 was not yet present, the commission took the next item on the agenda.

**Discussion on West End Settlement and Landmark Illinois' Ten Most Endangered Program**

Ms. Doak reported that since the writing of the agenda packet memo, city staff met with a representative from the Esquire Lodge. The Lodge was unaware that the taxes for the past two years went unpaid by DEA Partners and were purchased by Raven Securities. The property taxes for the current year are also unpaid and the total amount in back taxes on the property is about \$14,000. It is unclear how the city will move forward, but the Esquire Lodge is thankful that the issue has been exposed.

Commissioner Cornish asked if West End Settlement has a good chance on making it on the Ten Most list.

Commissioner Dismer said that since it is a statewide competition, it will depend on which other structures are nominated.

Commissioner Warren said that multiple Augustana students have done research projects on West End Settlement. The projects can be found in the Tredway Library's Special Collections.

Commissioner Koski moved to nominate West End Settlement for Landmark Illinois' Ten Most Endangered Program.

Commissioner Cornish seconded the motion, and it passed unanimously.

Ms. Doak reported that the Rock Island Preservation Society is considering nominating West End Settlement for Rock Island Landmark status. When a building is under consideration for Landmark status, the property owner is notified and asked to sign form. This is not a consent form, so the owner's signature is not required. If desired, the owner may appeal the decision to consider the property for Landmark status to the Commission.

To remain a neutral party, the Commission decided to communicate with the Rock Island Preservation Society regarding a Landmark nomination for West End Settlement without making a motion for RIPS to nominate the property.

**Case #2010-10** - Consideration of a Certificate of Appropriateness for 715 20<sup>th</sup> Street, which is also known as the Magill House

Fence contractor Joshua Jorgensen, 1309 10<sup>th</sup> Street, Silvis, was present to represent owner Tim Ross.

Ms. Doak gave the staff report. Owner Tim Ross would like to install a six-foot tall wooden fence for the side and rear yards and a 42" tall fence to run parallel to 20<sup>th</sup> Street. The 42" section will be solid vertical board fence topped with a decorative lattice that will mimic the unique front porch. This section will run from a spot just behind the front windows in the side bays to the side property line. From the two side yard points, the solid wood fence will lose the lattice trim on top and switch to a gothic point. It will step up to six feet and enclose the side and rear yards. A ten-foot long automated, solid board gate will run across the driveway.

Because the fence meets the looser *Residential Design Guidelines* restrictions for side and back yard fences and will not harm existing historic fabric, city staff recommends the Commission approve the requested fence under the condition that it be painted by November 17, 2011.

Ms. Doak reported that Commissioners Anderson and Oestreich expressed via email their opinion that the fence should meet the house behind, instead of in front of, the bay windows so that these features are not blocked from sight.

Mr. Jorgensen said that it would not be a problem to build the fence behind the bays.

Commissioner Andich asked for more information on the automated gate.

Mr. Jorgensen explained that the gate will be a metal frame hinged off a steel post. Pickets will be attached to the metal frame to match the rest of the fence.

Commissioner Dismer said it is important for the lattice top of the 42" fence to be made with the same proportions and shapes as the existing lattice work on the porch. He asked how tall the lattice top will be.

Mr. Jorgensen said the lattice top will be six to eight inches tall.

Commissioner Cornish made a motion to accept the staff recommendation for the fence, under the condition that the front portion of the fence will be constructed behind the bay windows.

Commissioner Koski seconded the motion, and it passed unanimously.

Ms. Doak said that typically the Commission would deny the Certificate of Appropriateness and require a resubmitted application because Commissioners are not allowed to modify the application on an applicant's behalf. However, given the late fall date and the fact that Mr. Ross wanted the fence up this year, and acceptance of the minor modification by the fence contractor, the Commission decided to grant the Certificate.

#### **Other Business**

Chairman Braun congratulated Commissioner Calder on being named Illinois Professor of the Year.

Ms. Doak said that there may be a meeting on December 15<sup>th</sup> concerning possible modifications to the Jackson Square redevelopment plan.

There being no further business, the Commission adjourned at 4:40 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: December 7, 2010

SUBJECT: Case #2010-11 – Consideration of a Certificate of Appropriateness for 321 24<sup>th</sup> Street, which is also known as the Illinois Oil Products Building (Jackson Square)

Rock Island Economic Growth Corporation Executive Director Brian Hollenback has applied for a Certificate of Appropriateness to modify construction plans at 321 24<sup>th</sup> Street. A Certificate of Appropriateness for the comprehensive renovation was approved by the Preservation Commission on May 26, 2010. At that time, plans were to infill the bays between the terra cotta pillars at the south end of the building with a black anodized aluminum and glass storefront with no base panels or transoms, showing simple lines and recessed so that the historic terra cotta would be exposed. When the bays were opened, GROWTH saw an opportunity to rehabilitate the opening so it related more to the historic appearance.

This application is to adjust the former request by leaving the south (4<sup>th</sup> Avenue) bays and the southernmost bay on the west (24<sup>th</sup> Street) side open, as it appeared historically when the area served as a gas pumping island. The bay infill treatment that was approved in May 2010 will still be installed in the remaining three bays on the 24<sup>th</sup> Street side. The aluminum and glass storefront will be pulled back at a slightly angled curve to enclose the commercial space. Please see the submitted drawings for clarification.

GROWTH is proposing to utilize colored stamped concrete in a brick running bond pattern to infill the floor of the newly opened space. As you can see from the historic photograph, brick was traditionally in this space. The floor had to be removed to provide access to underground tanks. Please see the attachments for the color and stamp pattern proposed. The pattern will be Running Bond Used Brick, FM-5100 and colors will be a blend, creating more of a patina, with Oyster White #250 and Walnut #810.

The application that has been submitted actually takes the building closer to its historic appearance. The pattern of walls will be unchanged except curved and moved inside of the bays. The Secretary of the Interior's Standards for Rehabilitation say that "replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence."

Utilizing stamped concrete rather than real brick will distinguish this renovation as modern. The Secretary of the Interior's Standards say: "The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment."

GROWTH has considered the possibility that drivers will try to pass through the space. In the future, they may utilize portable planters to block vehicular access. In addition, art or signage might be added to this newly opened space, depending on the desires of the commercial tenant.

### Recommendation

Staff recommends the Commission approve the Certificate of Appropriateness for the opened bays, curved glass wall and stamped concrete at the south end of 321 24<sup>th</sup> Street because the alterations will relate more appropriately to the historic appearance of the Illinois Oil Products Building.



Rock Island Preservation Commission

Certificate of Appropriateness Application

office use only:

Case # 2010-11  
Date: 11-30-10

For more information, please refer to Section 113 of the Rock Island Preservation Ordinance (hard copy) or Section 113 in the Rock Island Code of Ordinances ([www.rigov.org](http://www.rigov.org)).

For more information, please see [http://www.rigov.org/c/departments/ced/cert/cert\\_appropriateness.html](http://www.rigov.org/c/departments/ced/cert/cert_appropriateness.html) for online advice or contact city staff for additional assistance.

Landmark Address: 321 24<sup>th</sup> St. (Jackson Square)

Name and Address of Property Owner: Rock Island Economic Growth Corp.

120 16-1/2 St., Rock Island, IL 61201

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.

**RIEGC seeks a revision to the current Certificate of Appropriateness to allow for opening the first floor of the southwest corner of the former Illinois Oil building. This change will bring the appearance of this corner much closer to its original appearance, when it was a drive-through gas station service bay.**

The proposal now includes a covered entrance under the opened corner section. The commercial storefront will run north to south along 24<sup>th</sup> Street. Instead of enclosing the entire corner of the building, starting at the second southern-most post, the storefront will run at a slightly-curved diagonal beneath the second floor to a point near the post at the southeast corner of that building. This will leave a roughly triangular open, portico-type space at the corner. It will be accessible to pedestrian traffic only.

The floor of this open area will be poured concrete with a brick-style stamped pattern.

Rock Solid.  
Rock Island.

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

Name of architect, contractor or builder: Architect, Steve Swift, Southwest Design Associates

Proposed timeline of work: December 2010 – August 2011

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:

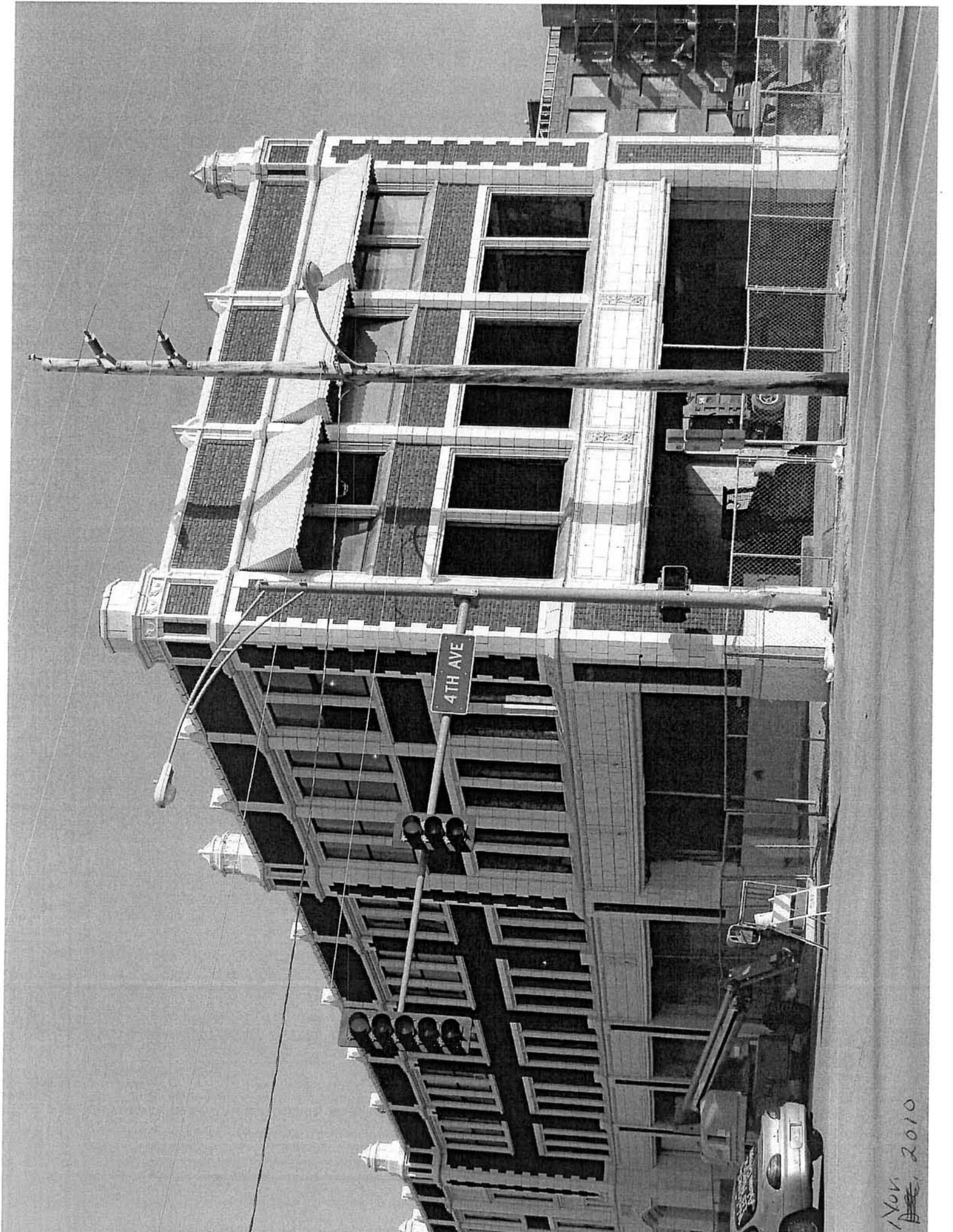
Name (Please print) Brian Hollenback, President, RIEGC

Signature: *B. Hollenback*

Address: 120 16-1/2 St., Rock Island, IL 61201 Telephone: 788-6311

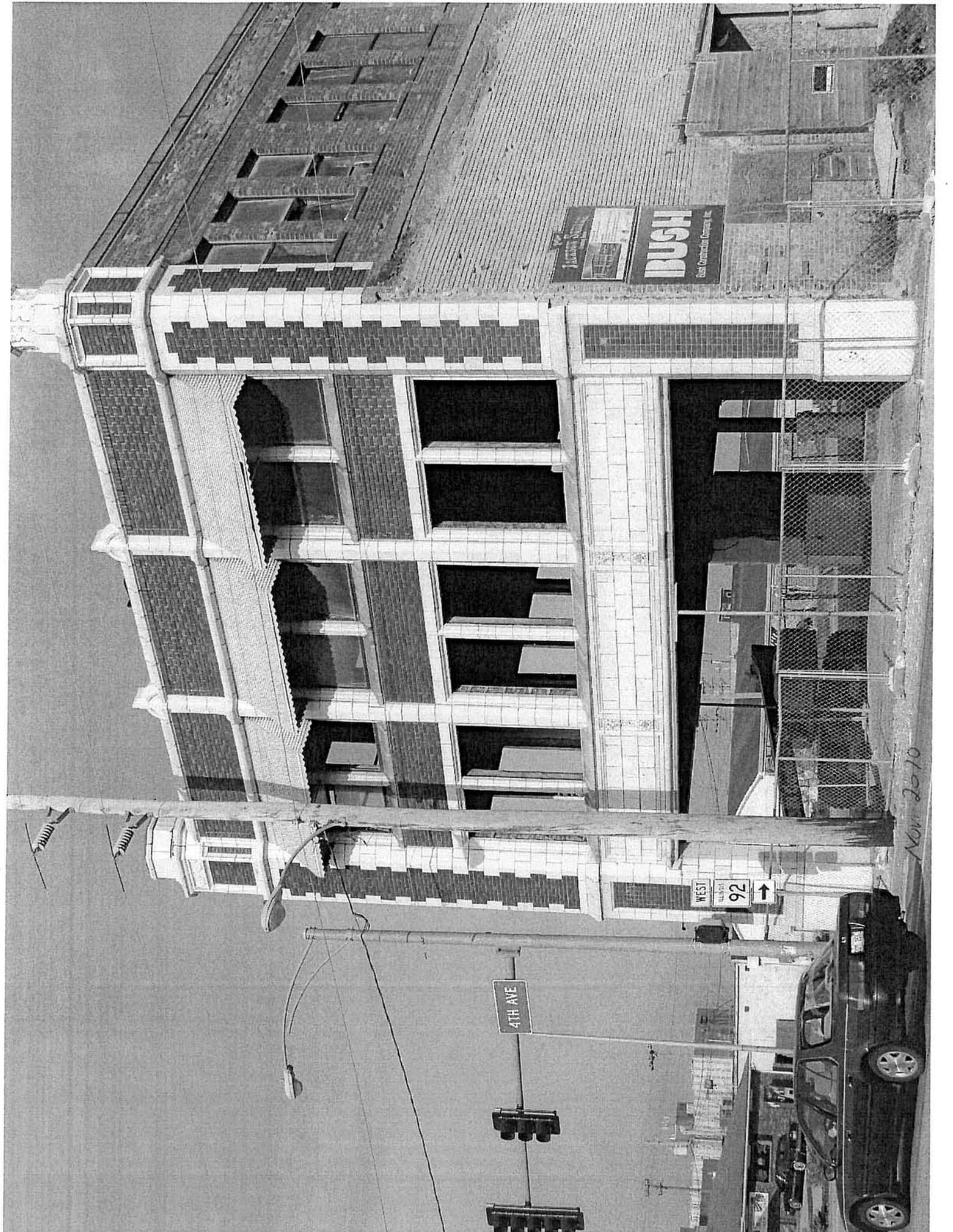
E-mail: brian@teamrockisland.com





4TH AVE

1/20/10  
AEE, 2010



James S. Bush  
**BUSH**  
Bush Construction Company, Inc.

WEST  
ALL SIGNS  
92  
↑

4TH AVE

Nov 2010



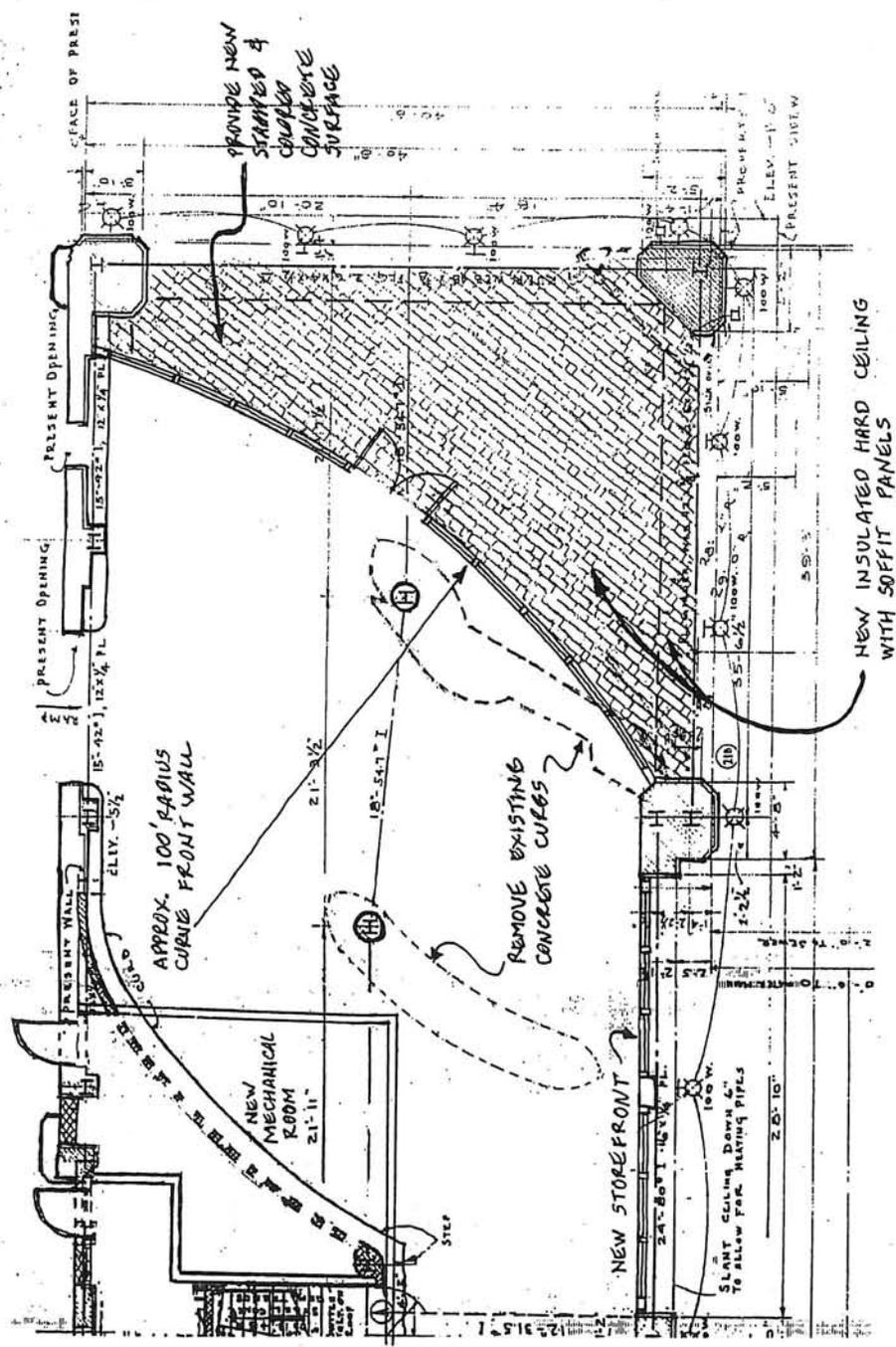
Historic c. 1920s

SOUTHWEST DESIGN ASSOCIATES, INC.  
 ENGINEERS / ARCHITECTS  
 PLATTEVILLE, WISCONSIN  
 608-348-3821  
 FACSIMILE:  
 608-348-2330



PROJECT:  
 JACKSON SQUARE  
 4TH AVE. & 24TH ST.  
 ROCK ISLAND, IL  
 OWNER: R.I.E.C.C.

DRAWN	CHECKED
J.S.S.	
PROJECT NUMBER	0853
SCALE	DATE
NOTED	11-29-10
SHEET	
A1-R1	

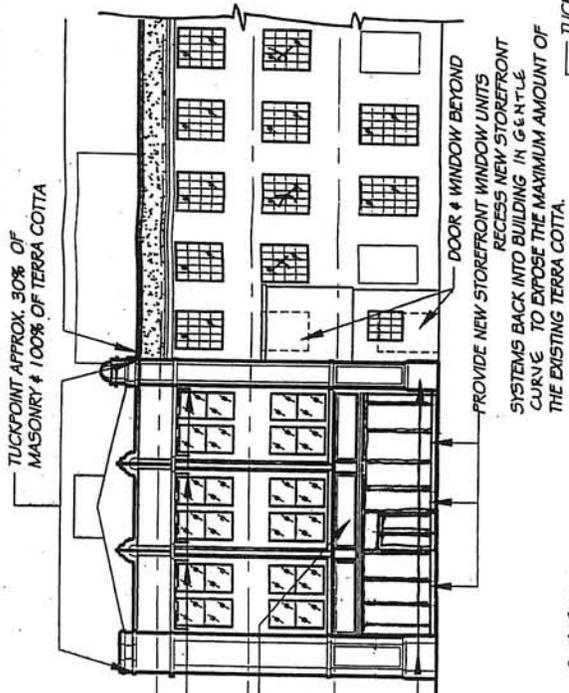


 **PARTIAL 1ST FLOOR PLAN**  
 1/8" = 1'-0"  
 @ S.W. CORNER COMMERCIAL SPACE

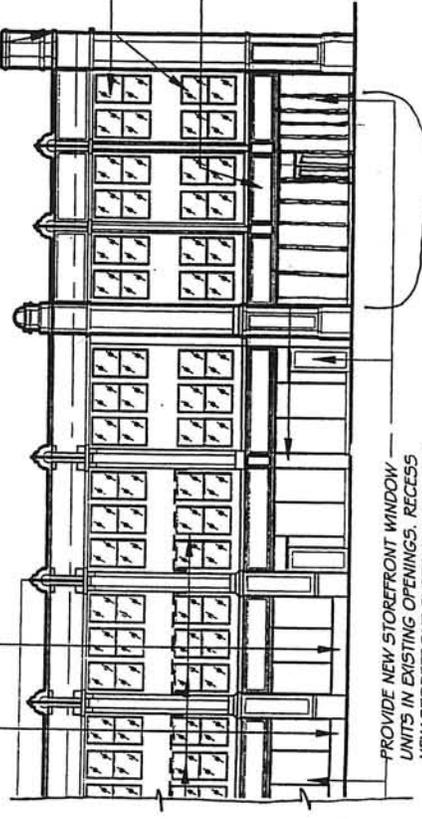
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 ENGINEERS / ARCHITECTS  
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 608-348-3821  
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 4<sup>TH</sup> AVE. & 24<sup>TH</sup> ST.  
 ROCK ISLAND, ILL.  
 OWNER: R.I.E. & C.

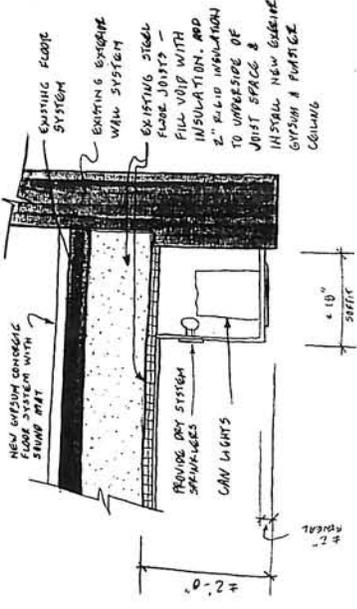
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J.S.S.	
PROJECT NUMBER	0853
SCALE	DATE
NOTED	11-29-10
SHEET	
A10-R1	



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



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



NEW CEILING SOFFIT  
 @ REVISED S.W. CORNER  
 1/8" = 1'-0"

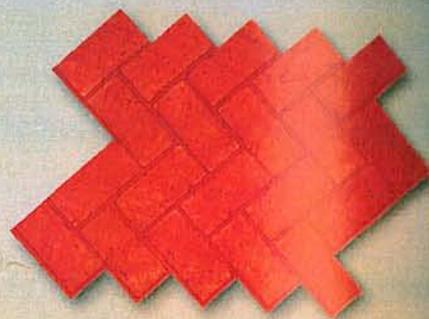
REMOVE EXISTING AWNING BRACKETRY & PATCH RESULTING HOLES  
 REMOVE ALL METAL BOLTS, BRACKETS, FASTENERS, ETC. & PATCH RESULTING HOLES IN ALL AREAS OF "SIGN BOARD" AREA OF TERRA COTTA  
 EXISTING METAL PANELS @ BASE OF DECORATIVE PIERS TO BE CLEANED WIRE-BRUSHED & RE-PAINTED @ ALL LOCATIONS

# Brick Texture Mats



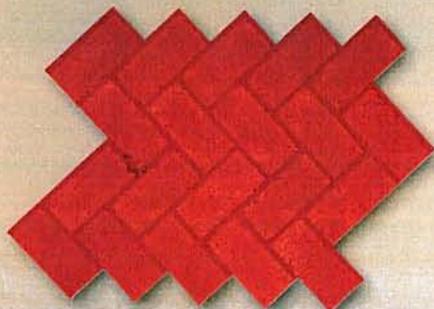
**FM-5000** S/O

**Herringbone Used Brick**  
32" x 36" (81.28 x 91.44 cm)  
Red  
A weatherworn brick surface with an uneven texture and rounded broken edges



**FM-5050** S/O

**Herringbone New Brick (Fine Grout)**  
32" x 36" (81.28 x 91.44 cm)  
Red  
A wire-cut common brick texture with sharp corners and few indentations or irregularities over the surface



**FM-5900** S/O

**Herringbone New Brick (sanded joint)**  
32" x 36" (81.28 x 91.44 cm)  
Red  
New bricks with sandy joints



**FM-5100** S/O

**Running Bond Used Brick**  
16" x 36.5" (40.64 x 92.71 cm)  
Blue  
Used bricks laid end-to-end, with sandy joints



**FM-5150** S/O

**Running Bond New Brick**  
24" x 36.5" (60.96 x 92.71 cm) Red  
A running bond pattern with smooth joints



**FM-5250** S/O

**Basket Weave New Brick**  
16" x 32" (40.64 x 81.28 cm)  
Blue  
New bricks in a basket weave pattern with sandy joints



**FM-5200** S/O

**Basket Weave Used Brick**  
15.375" x 30.75" (39.05 x 78.10 cm)  
Blue  
Used bricks in a basket weave pattern with smooth un-grouted joints



**FM-5325** S/O

**4" x 8" New Brick Border**  
8.5" x 32.25" (21.59 x 81.92 cm) Red  
A border of new bricks laid side-by-side  
Also Available:

**FM-5300** 4" x 8" Used Brick Border S/O  
8.5" x 32" (21.59 x 81.28 cm) Red  
A border of used bricks laid side-by-side



**FM-5550** S/O

**Single New Brick**  
4" x 8" (10.16 x 20.32 cm) Red  
A single new brick with sharp edges  
Also Available:

**FM-5500** Single Used Brick S/O  
4" x 8" (10.16 x 20.32 cm) Blue  
A single used brick with rounded edges



S/O **FM-5600**

**Used Brick Runner**  
4.5" x 32.375" (11.43 x 82.23 cm) Blue  
A border of used bricks laid end-to-end

# BRICKFORM STANDARD COLOR SELECTION GUIDE

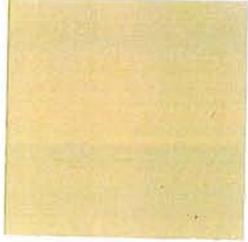
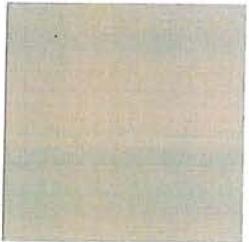
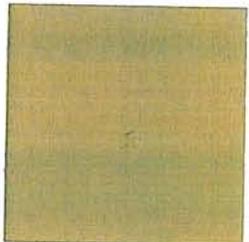
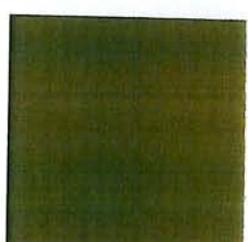
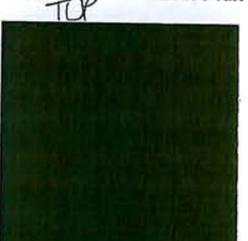
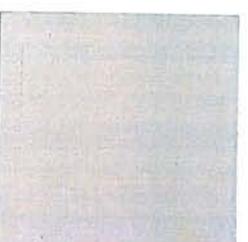
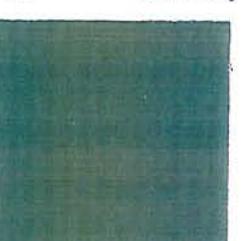
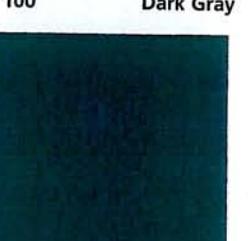
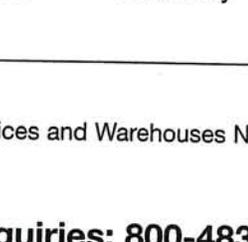
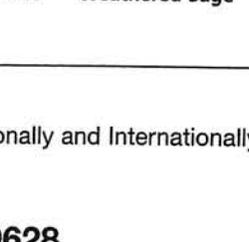
BRICKFORM Color Hardener

BRICKFORM Antique Release

BRICKFORM Cem-Coat

BRICKFORM FreestylePRO

BRICKFORM Overlay Liquid Colorant

				
320 Golden Sandstone	1080 Adobe Buff	1070 Sandy Buff	325 Sandstone	350 Desert Tan
				
1030 Ash White	1080 Adobe Buff	1090 Sun Buff	1010 Smokey Beige	300 Nutmeg
				
250 Oyster White	250 Oyster White	600 Light Gray	200 Medium Gray	100 Dark Gray
				
625 Dover Blue	615 Stone Gray	1045 Shadow Slate	825 Slate Green	650 Smokey Blue*
				
815 French Gray	1040 Weathered Sage			

Offices and Warehouses Nationally and Internationally

Inquiries: 800-483-9628

Web: [www.brickform.com](http://www.brickform.com)

BRICKFORM Color Hardener, BRICKFORM Antique Release Agent, BRICKFORM Cem-Coat, and BRICKFORM FreestylePRO are available in 40 standard colors.

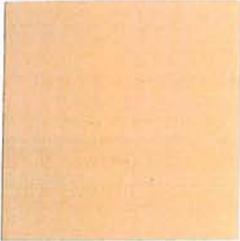
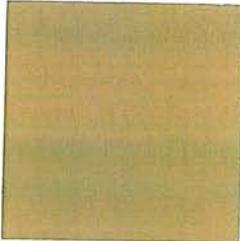
\*BRICKFORM Overlay Liquid Colorant not available in Smokey Blue.

► Custom Colors and Color Matching Services Available

► Standard Colors Not Shown: (All Products) 900-Black, 1000-White

Add BRICKFORM's complete line of texturing tools and accessories and you have the potential to create stunning, textured interior floors and exterior hardscapes. Imagine concrete that looks like old brick or Mexican tile. Create cobblestone courtyards, walkways or entries made to look like imported slate, or decks and verandas that resemble old cedar planking. For over 35 years, BRICKFORM has been helping to make a reality creative, distinctive, appealing concrete hardscapes. Discover the exciting possibilities for yourself.



				
330 Coconut	735 Cappuccino	310 Cream Beige	1035 Summer Beige	1055 Pecos Sand
				
1020 Antique Rose	1050 Antique Cork	515 Sunbaked Clay	700 Terra Cotta	425 Autumn Brown
				
1015 Blush Beige	375 Buff Tan	525 Dusty Rose	400 Chestnut	810 Walnut
				
115 Venetian Pink	1065 Quarry Red	500 Tile Red	575 Victorian Red	550 Brick Red

The colors shown are representative and approximate, as closely as possible, concrete with a flat troweled finish, sealed with BRICKFORM Gemseal. BRICKFORM is not responsible for job conditions, application methods, finishing techniques, curing methods and other variables and cannot guarantee the final appearance to be an exact match. Texturing or finishing techniques such as brooming or troweling, the use of sealers, and slight color-drifts in raw materials will produce variations of the colors. BRICKFORM strongly recommends a representative job sample for each product.