



Rock Island Preservation Commission

Council Chambers (third floor) City Hall

1528 – 3rd Avenue

Regular Meeting

February 19, 2014

5:30 PM

1. Call to Order and Roll Call
2. Approval of the written Agenda
3. Approval of the October 23, 2013 meeting minutes
4. Comment to State Historic Preservation Office on proposed demolition of 1923-25 9th Avenue, Rock Island
5. Staff update on restoration work to the Centennial Bridge Commission Building, 201 15th Street, Rock Island
6. Continued discussion on outreach efforts to owners of historic property
7. Other Business
8. Adjournment



UNAPPROVED

**MINUTES OF THE PRESERVATION COMMISSION
MEETING OF OCTOBER 23, 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 5:32 PM. Present were Commissioners Lendol Calder, Kent Cornish, Mark McVey, John Strieter, Sue Swords, Colleen Vollman and Associate Member Diane Oestreich. Commissioner Craig Kavensky arrived at 5:39. Commissioners Brent Bogen and Italo “Lo” Milani were absent, as were Associate Members Linda Anderson, Jeff Dismar and Daryl Empen. 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. It was suggested to move item #6 on the agenda after item #10. Commissioner McVey made a motion to amend the agenda by moving item #6 after item #10. Commissioner Calder seconded the motion and the Commission voted unanimously to approve the agenda as amended.

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

The Commission considered the matter of approval of the minutes of the May 29, 2013 meeting. Commissioner McVey made a motion to approve the minutes as presented. Commissioner Swords seconded the motion and the Commission voted unanimously to approve said minutes as presented.

AN ORDER APPROVING THE MINUTES OF THE AUGUST 28, 2013 MEETING

The Commission considered the matter of approval of the minutes of the August 28, 2013 meeting. Commissioner Cornish made a motion to approve the minutes as presented. Commissioner Strieter seconded the motion and the Commission voted unanimously to approve said minutes as presented.

AN ORDER APPROVING THE MINUTES OF THE SEPTEMBER 11, 2013 MEETING

The Commission considered the matter of approval of the minutes of the September 11, 2013 meeting. Commissioner Calder made a motion to approve the minutes as presented. Commissioner Swords seconded the motion and the Commission voted unanimously to approve said minutes as presented.

PROCEDURAL EXPLANATION

Chairman Vollman provided a brief explanation of the procedure for reviewing the Certificate of Appropriateness request which was on the agenda. She asked everyone who wished to address the Commission to please sign the sign-in sheet at the podium and to be sure and state their name for the record.

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)

Next there came before the Commission Case #2013-9: a request by the Karpeles Museum to place two cannons onto the front yard of the museum grounds. Chairman Vollman stated that everyone should be familiar with the recent requests of the Karpeles Museum and asked the applicant to step forward to address the Commission. Mr. John Snow of the Karpeles Museum stepped forward and stated that Dr. Karpeles is seeking a pair of cannons for the grounds and was seeking a blanket approval since he did not know what would be available on the market, adding that it changes quickly and the timeliness issue was always a factor in his purchasing. He was seeking approval to place two cannons on the grounds with the idea that they would be old and have historic value. The cannons would be restored and would be mounted on concrete slabs and anchored in place with steel rebar.

The Commissioners discussed the pros and cons of displaying two cannons in front of what had previously been a church and the types of cannons which would be on display. Mr. Snow stated that Dr. Karpeles wanted to display cannons at the museum due to ties with the Arsenal Museum, adding that the Karpeles Museum in Washington was a former VFW and it too had cannons displayed on its grounds. There was further discussion about the age of the cannons which would give them historic value.

After further discussion, Commissioner Cornish made a motion to approve the request to place two cannons on display at the grounds of the Karpeles Museum, so long as the phrase “manufactured before 1945” was added to the text of the Certificate of Appropriateness. The motion as seconded by Commissioner McVey and the Commission voted unanimously in favor of the request.

UPDATE ON PUBLIC LIBRARY CHIMNEY PROJECT

Next there came before the Commission an update on the chimney project at the Rock Island Public Library. Director Angela Campbell and Pat Frey of Otto Baum Construction stepped forward to address the Commissioners. Mr. Frey explained the progress of the work and stated that although he originally intended to use the existing stone blocks, he would not be able to do so. Instead, they were going to replace them with limestone from Ashford, Ohio, which would match the color of the existing stonework and provided samples of the existing and proposed stone for the Commissioners to examine. He noted that the age and weathering of the exposed stonework on the library had caused the change in color and that the new stones would match what is on the building now.

Mr. Frey also stated that the chimney was in worse condition than originally thought. It was structurally unsound and the internal portions of the chimney were crumbling and could collapse into itself all the way down into the basement of the library. He explained that they were going to have to rebuild the internal structural portion of the chimney and then face the exterior with the new stonework. Although the internal portion would be completed soon, it would be a while before the stones arrived, so there may be some question as to whether the chimney was going to be left in that condition and he wanted everyone to know what was going on. The Commissioners thanked Ms. Campbell and Mr. Frey for the update.

COMMENT ON AN AMENDMENT TO A SPECIAL USE PERMIT FOR 1808 – 7TH AVENUE, ROCK ISLAND, WHICH IS LOCATED ACROSS THE STREET FROM 1906 – 7TH AVENUE, A LOCAL LANDMARK KNOWN AS THE POTTER HOUSE

Next there came before the Commission a request for comments regarding an amendment to a Special Use Permit for 1808 – 7th Avenue. Mr. Griffith explained that the property owners wished to add an additional apartment unit upstairs and that they were also requesting that the Special Use Permit be revised to show that there would be no further public assembly at the site. Several of the Commissioners were familiar with the property and the previous use of the building as a fellowship hall for a church. The Commissioners commented that it appears to have been an excellent example of an adaptive reuse for the property.

After further discussion, Commissioner Cornish made a motion that the Preservation Commission had no objections to what is proposed for the property located at 1808 – 7th Avenue. Commissioner Calder seconded the motion and the Commission voted unanimously in favor of the motion.

REVIEW OF THE MEETING SUMMARY FOR THE JUNE 19, 2013 PRESERVATION COMMISSION BYLAWS SUBCOMMITTEE MEETING AND APPOINTMENT OF AN ORDINANCE SUBCOMMITTEE
Chairman Vollman asked Mr. Griffith to provide a brief explanation of the difference between an ordinance and bylaws and the direction given staff by the City Attorney. Mr. Griffith explained that the preservation ordinance did not include specific guidance to staff or to the

Commission on several issues that bylaws normally provide. He stated that this and the City Attorney's recommendation that all public hearing bodies (Preservation Commission, Planning Commission and the Board of Zoning Appeals) should all include provisions in their respective ordinances regarding interested parties. Part of the reason for this is that interested party procedures were developed from the legal opinion from an Illinois Supreme Court Case. The Commissioners discussed the matter, asking if the ordinance revision was duplicative and Mr. Griffith replied that it was not since the case law had not made its way into the state statutes. After further discussion, Chairman Vollman asked who would be interested in serving on the subcommittee, adding that she felt that it was important for the subcommittee to consist of voting Commissioners. Eventually, Commissioners Cornish, Kavensky, Swords and Vollman volunteered to serve on the subcommittee. Commissioner Kavensky asked if the City Attorney could attend the first meeting. It was also decided that due to the upcoming holiday season and other conflicts, the subcommittee would try to hold their first meeting in February or March of next year.

CONTINUED DISCUSSION ON OUTREACH EFFORTS TO OWNERS OF HISTORIC PROPERTIES

Chairman Vollman stated that she wanted to continue the outreach efforts of the Preservation Commission and that her meeting with the Highland Park homeowners made her realize that outreach was desperately needed. Commissioner McVey stated that he didn't see how outreach would work for landmark owners if the Commission would not be contacted about what may impact our properties, adding that it was arrogant for the Commission to think that they represent all landmark owners. A lengthy discussion ensued amongst the Commissioners regarding notification of landmark property owners at the conclusion of which Ms. Howe stated that requiring notification to landmark owners about Preservation Commission meetings where comments are provided on zoning and land use requests would require an amendment to the preservation ordinance.

Commissioner Calder left the meeting at approximately 6:40 PM.

Chairman Vollman asked if anyone had any suggestions for speakers to various historic neighborhoods and property owners, stating that she thought the IHPA might be able to provide speakers, but wasn't sure if they could travel and do so. The Commissioners discussed several ideas for speakers and topics of discussion. It was determined that most people probably preferred a one-on-one or small group demonstration like they would have if they lived next door to somebody like Daryl Empen. Chairman Vollman stated that she heard a historic property owner say that he would let a window rot and fall out, and that meant that the Commission was not doing its job for the community, adding that the Commission should discuss it again at a later time.

Commissioner Kavensky left the meeting at approximately 6:47 PM.

PRESERVATION COMMISSION MEETING SCHEDULE FOR 2014

Mr. Griffith stated that the Commissioners should have found a copy of the 2014 meeting schedule in their packets and that it would be posted onto the City's website for all to reference. He said that he usually likes to prepare a 14-month schedule which includes the last meeting of the current year, the upcoming year and the first meeting of the following year for easy reference and that he will prepare one like that for posting on the City's website.

OTHER BUSINESS

Commissioner Strieter asked staff to check the information on the City's website because it looked like it need to be updated. He also asked about the Audubon site and the County Courthouse. Mr. Griffith responded that he only knew what he read in the newspaper. Commissioner McVey stated that he felt like the Preservation Commission had been used as a tool with the last-minute effort to save the school and that it had hurt their image.

Mr. Griffith stated that no applications had been submitted for the November 20th meeting but that the deadlines had still not passed. He 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 concluded by asking 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 asked for a motion to adjourn. Commissioner Strieter made a motion to adjourn the meeting at 6:52 PM which was seconded by Commissioner McVey. The next regularly scheduled meeting of the Preservation Commission would be November 20, 2013.

Respectfully submitted,



Ben Griffith, AICP

Staff Report Community & Economic Development Department



To: Members of the Preservation Commission
From: Ben Griffith, Planning & Redevelopment Administrator
Subject: Comments to SHPO for 1923-25 – 9th Avenue
Date: February 11, 2014

After years of complaints against the above-referenced property beginning in 2005, the City of Rock Island received a \$50,000 judgment against the property owner in 2008 through its administrative hearing process (MUNIUCES). Unable to collect the judgment and after further neglect and continued complaints, the City purchased in 2012 at a tax sale, with the intent to demolish the structure located there. Since the property demolition is to be paid for with funds from the US Department of Housing & Urban Development (HUD), a Section 106 request letter was submitted to the State Historic Preservation Officer (SHPO) at the Illinois Historic Preservation Agency (IHPA) on November 15, 2013. On November 26, 2013, the SHPO sent a letter requesting additional information regarding the structure. This was provided as requested and the SHPO sent another letter (attached) dated December 23, 2013 requesting comments from the City's Preservation Commission.

The subject property is located within the Broadway National Historic District and is adjacent to two local landmarks and in close proximity to a third landmark. However, given the following facts, no historic properties are anticipated to be affected:

- The subject property is not a historic structure;
- Numerous structural deficiencies make the structure unfit for human habitation; and
- The proposed undertaking will take place only on the site of the subject property.

The structure was built in 1914 as a duplex residential structure. The structure was not identified as a contributor to the national registry district, has not been landmarked, and is not listed on Rock Island's Most Significant Unprotected Structures (MOSUS) list. It is not listed on the Rock Island Architectural Resources Inventory, nor is it listed on the IHPA's Historic Architecture Resources Geographic Information System (HARGIS). A HARGIS map and a locator map have been attached to this report for your reference.

The structure has been identified for demolition due to the following structural deficiencies, as identified by the City's Inspections Division:

1. Termite damage to the floor system, including joists, flooring and box sill on the 1923 side of the structure.
2. Termite damage to the floor joists on the 1925 side of the structure.
3. Both the 1923 and 1925 sides have collapsed foundation walls and broken tiles in the basement.
4. The 1923 side has voids, hollows and cracks in the cement floor in the basement.

5. The 1923 side has no furnace and the 1925 side has incomplete furnace and ductwork.
6. The walls and ceilings on both sides have been damaged by water and do not have a fire rating.
7. A temporary post is holding the weight of the floor joists next to the chimney on the 1925 side.
8. New electrical services and wiring is needed on both sides.
9. The stairs to the basement and second floor on the 1923 side are incomplete and unsafe.
10. The front porch façade is damaged and must be replaced to meet code.

What follows is a selection of photos of the subject property and structure to give an idea to the scope of the issues. These photos and more have also been provided to the SHPO for review.

Staff requests the Preservation Commission to provide comments regarding the subject property which will then be transmitted to the SHPO as part of the required Section 106 review.



Front exterior elevation of 1923-25 – 9th Avenue.



Termite-infested box sill on the 1923 side of structure.



Collapsed foundation walls and broken tiles in basement.



Termite-infested header around window.



Termite-infested floor joists in basement.



Termite-infested floor joists.



Knife inserted in termite-infested floor joist.



Illinois Historic
Preservation Agency

1 Old State Capitol Plaza, Springfield, IL 62701-1512

FAX (217) 782-8161

www.illinoishistory.gov

Rock Island County
Rock Island
Demolition
1923-25 9th Ave.
IHPA Log #013111513

December 23, 2013

Brandy Howe
City of Rock Island, Illinois
Planning and Redevelopment Division
1528 3rd Ave.
Rock Island, IL 61201

Dear Ms. Howe:

Thank you for requesting comments from our office concerning the possible effects of your project on cultural resources. Our comments are required by Section 106 of the National Historic Preservation Act of 1966, as amended, and its implementing regulations, 36 CFR 800: "Protection of Historic Properties".

Our staff has reviewed the specifications of the referenced project as submitted by your office. We cannot adequately review this proposed project until the following additional documentation has been submitted to our Agency:

Comments from the Rock Island Preservation Commission.

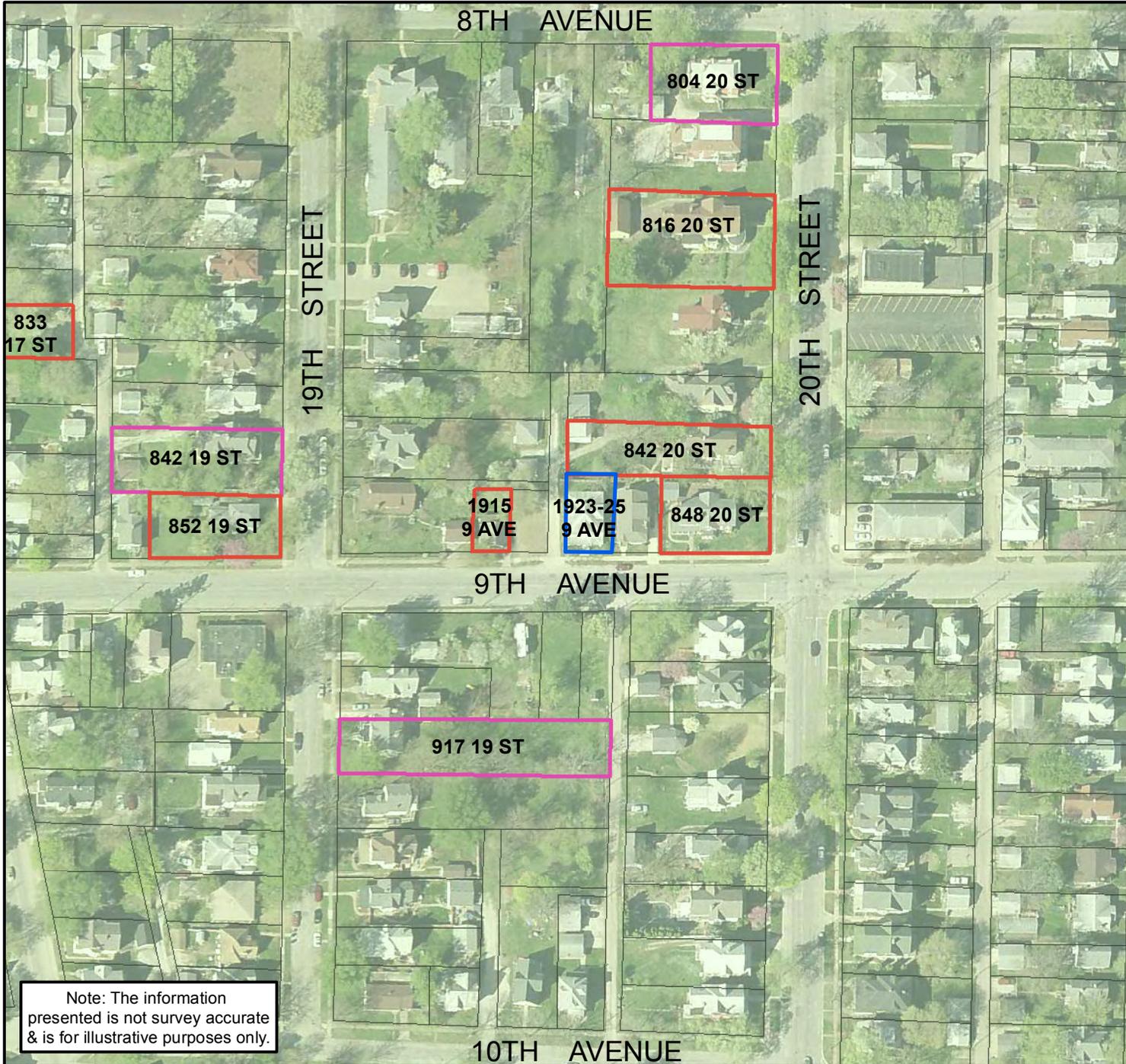
In your reply, please refer to IHPA Log #013111513. If you have any further questions, please contact me at 217/785-5027.

Sincerely,

Anne E. Haaker
Deputy State Historic
Preservation Officer

c: Ben Griffith, City of Rock Island, Illinois

LOCATION MAP



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

Legend

-  Subject Property
-  Broadway National Reg. District
-  Local Landmark Properties
-  Significant Historical Structures*

* Indicates properties listed in the Rock Island Architectural Resources Inventory and properties listed as one of Rock Island's 100 Most Significant Unprotected Structures, 2009.



0 50 100 200 300 Feet

City of Rock Island

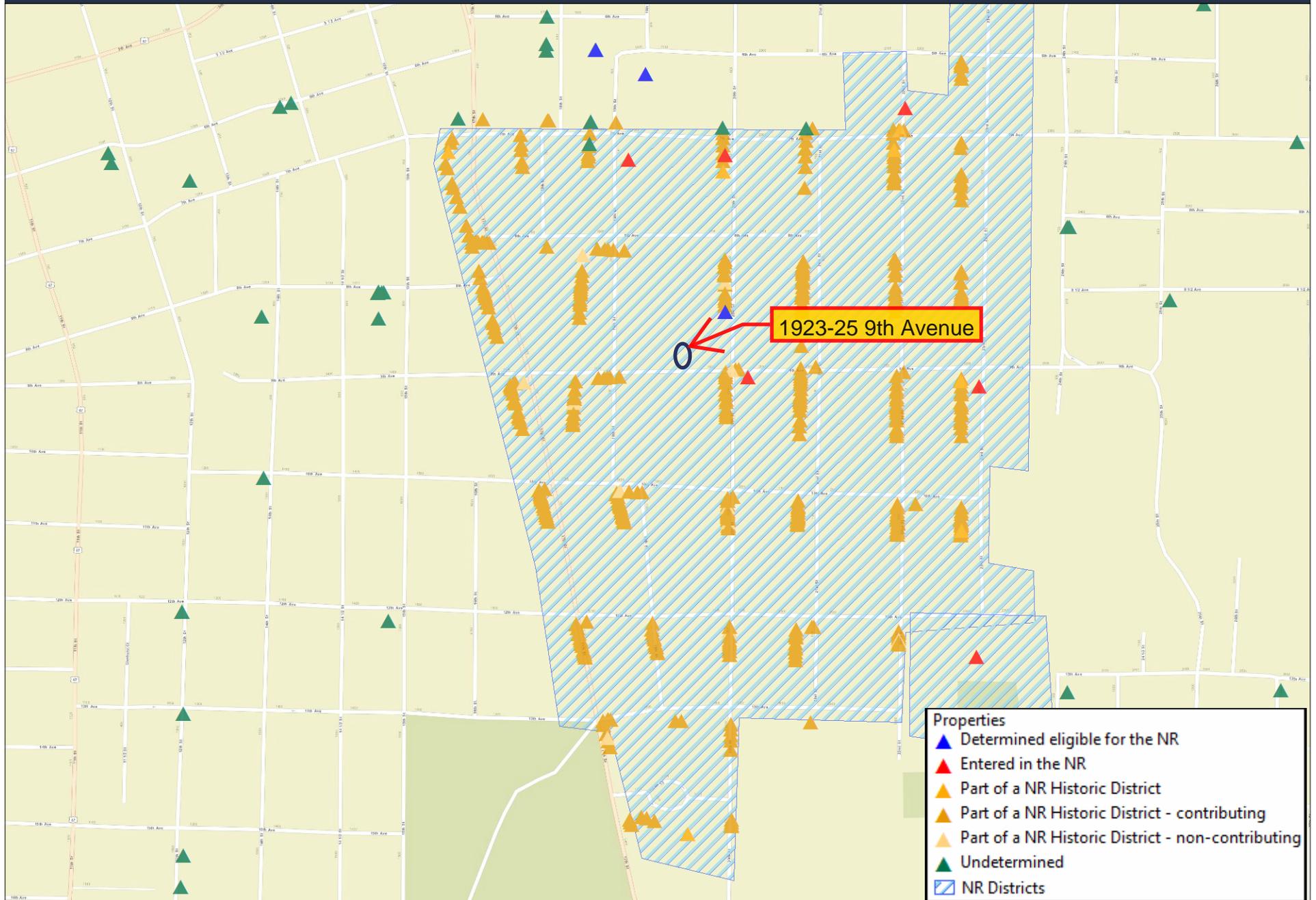
COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment



1923-25 9th Avenue

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Illinois Historic
Preservation Agency



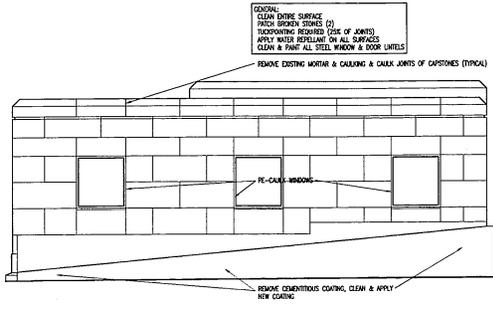
Staff Report
Community & Economic Development Department



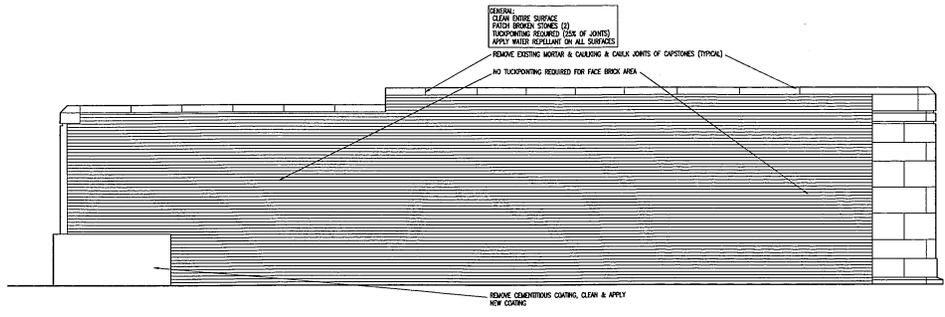
To: Members of the Preservation Commission
From: Ben Griffith, Planning & Redevelopment Administrator
Subject: Centennial Bridge Office Building
Date: February 11, 2014

The City of Rock Island has been responsible for the long-term care and restoration of the Centennial Bridge Office Building located at 201 – 15th Street, which was designated a historic landmark on March 24, 1999. Last year, a new roof was installed and for the upcoming year, the exterior stonework will be repaired and tuckpointed. Architect John Gere of SGM Architects & Interior Designers has been working closely with CED staff on the project for some time. Mr. Gere drafted a scope of work, specifications, reviewed the advertisement of bids, participated in an on-site pre-bid conference with bidders and CED staff, and reviewed the bids at the opening. Seven qualified bids were received and Evans-Mason, Inc. of Springfield was the lowest bidder. They will begin work this spring when the weather warms and appears that it will stay that way.

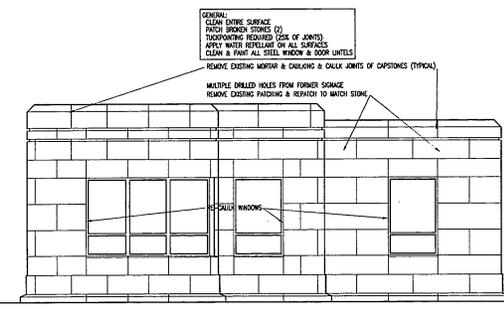
CED staff reviewed the City's historic preservation ordinance and determined that the restoration work was a "replacement in kind" similar to the stonemasonry work taking place at the Main Branch of the Rock Island Public Library, and did not require submittal of a Certificate of Appropriateness. CED staff will be closely monitoring the restoration work and will provide updates as requested by the Preservation Commission. No action is being requested since the purpose of this memorandum is informational only.



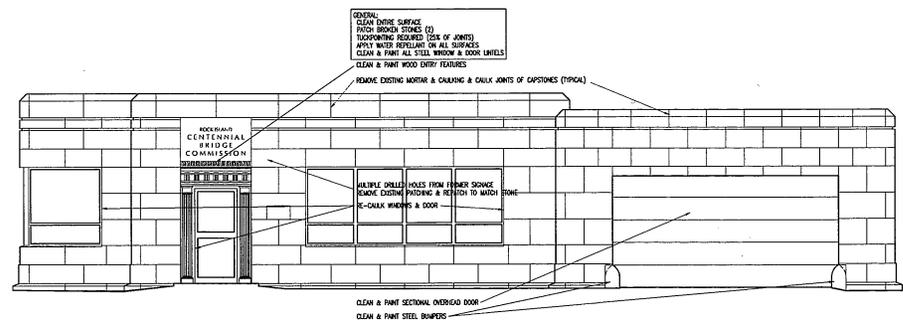
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"