



APPROVED

**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,

A handwritten signature in black ink that reads "Ben Griffith". The signature is written in a cursive style with a large initial "B" and "G".

Ben Griffith, AICP