

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

Regular Meeting

4:00 p.m.

July 28, 2010

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

Attendance: (X) Present () Absent

() Steve Andich

(X) Bob Braun

(X) Lendol Calder

(X) David Cordes

(X) Kent Cornish

() Jane Koski

(X) Mark McVey

(X) John Strieter

(X) Stephen Warren

() Jeff Dismer (Assoc.)

(X) Daryl Empen (Assoc.)

() Diane Oestreich (Assoc.)

(X) Linda Anderson (Assoc.)

Staff Present: Alan Carmen, Jill Doak, Ellen Adams

Others Present: Jaime Bramer, Ava Ketter, Brian Hollenback

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

Approval of Minutes of the June 23, 2010 Regular Meeting

Commissioner Strieter moved to approve the minutes of the June 23, 2010 regular meeting.

Commissioner McVey seconded the motion, and it passed unanimously.

Case #2010-05 – Consideration of a Certificate of Appropriateness for 1718 21st Street, which is also known as the Ardo-Mitchell House in Highland Park Historic District.

Ms. Adams gave the staff report. She said staff recommended the Commission approve the Certificate of Appropriateness to remove and replace the wood window sash from eight third floor windows with custom made wood windows to match because the request meets the standards of the *Residential Design Guidelines* regarding window replacement. Staff also recommended imposing a 1 year time frame in which reinstallation of new windows must be complete.

Commissioner Strieter asked if storm windows will be installed.

Associate member Anderson replied that their long term plan is to have storm windows installed throughout the house. She added that the speaker at a workshop she recently attended said that there is not a window that cannot be repaired if you are willing to spend the time and money to do so. However, due to the extensive squirrel damage she feels it is best to have the windows replaced.

Commissioner Strieter asked what caused the squirrel damage.

Associate member Anderson explained that a squirrel entered the attic and could not find its way out, and chewed muntins.

Commissioner Cornish moved to accept staff recommendation regarding the Certificate of Appropriateness application.

Commissioner Cordes seconded the motion, and it passed unanimously.

Chairman Braun inquired about Ill Gables, the company completing the interior restoration of the maid's quarters on the home.

Associate member Anderson replied that it is a small local company owned by former Broadway resident Lucy Hotchkiss.

Case #2010-06 – Consideration of a Certificate of Appropriateness for 848 20th Street, which is also known as the Hansgen House.

Ms. Adams gave the staff report. She said staff recommends the Commission approve the Certificate of Appropriateness to replace the damaged door with a custom milled door with no window. The design of the new door is based on that of the old door and will not take away from the historic character of the house.

Commissioner Cornish asked for clarification on the new door panels.

Ms. Ketter explained that the three panels on the bottom of the damaged door will be repeated in place of the window, so that the door will have six panels.

Commissioner Cordes stated that often utility doors of houses built during this period were solid wood panel doors. Around 1900, it was common for door panels to be cut out and replaced with glass. It is likely that the house, built in 1874, originally had a solid wood door.

Commissioner McVey stated concern over the language of “improved security” as a reason for approving the new door. This could allow people to use that argument for things other than doors.

Ms. Doak suggested that when the motion is made, it does not include comments related to security, only those related to the appropriateness of the door.

Commissioner Cordes moved to approve the replacement door as described because the request for the alteration is reasonable and will not take away from the historic character of the house or neighborhood.

Commissioner Calder seconded the motion, and it was approved unanimously.

Case #2010-07 – Consideration of a Certificate of Appropriateness for 1703 21st Street, which is located in Highland Park Historic District.

Ms. Adams gave the staff report. She said staff recommends the Commission approve the removal of an existing French gothic picket fence with a similarly designed higher fence with smaller picket spacing. The proposed fence is appropriately designed and will not negatively impact the historic fabric of the property or neighborhood.

Commissioner Cornish moved to accept the staff recommendation regarding the Certificate of Appropriateness.

Commissioner McVey seconded the motion, and it passed unanimously.

CLG Grant Update

Ms. Doak passed around the Weatherization Workshop flyer to Commissioners. 2,000 were printed and 1,900 brochures will be mailed. Watch Hill, Park View, 1918 Government Housing, and Bel Air addresses, as well as significant structures that did not make the MoSUS list, were added to the mailing list. Course descriptions in the flyer are based on information speakers provided.

Ms. Doak explained that the order of speakers for the residential track will be: Windows with Bob Yapp, Insulation and Quick Fixes with Tom Ayers, Energy Audit with Richard Walker and Les Wilson, and Mechanical Systems with Yapp. Mr. Yapp agreed to speak on mechanical systems since engineers from KJWW were not comfortable talking on this subject for historic residential properties. The non-residential track order will be: Insulation and Quick Fixes with Ayers, Energy Audit with Wilson and Walker, Windows with Yapp, and Mechanical Systems with Phillip Richards. Lunch speaker will be Bob Weigel.

Ms. Doak requested available commissioners to help the day of the event. Volunteers will be needed to sit at the registration table, moderate tracks, and guide tours if necessary. Quarters One will be open for attendees to explore and take self-guided tours.

Chairman Braun agreed to do the welcome address. Commissioners McVey, Cornish, Cordes, and Empen volunteered for any help that is needed. Anyone else who can volunteer should notify Ms. Doak.

Ms. Doak stated that she expects around 50 people to register. There will likely be a room with auditorium-style seating for the welcome address and a separate room with round tables for each track. The luncheon will be at the Arsenal Golf Club.

Commissioner Cordes volunteered to print off online materials on the Quarters One rehab, which include drawings and floor plans.

Chairman Braun stated that the Arsenal put together a brochure on Quarters One. Ms. Doak will inquire about the brochure.

Ms. Doak explained that the \$16.35 charge is for lunch, which was higher than expected. Online registration will not be possible; it would add a \$3 charge. In the future, a PayPal agreement will be looked into.

Commissioner Empen stated that for the Broadway Tour of Homes, only one person paid using PayPal.

Ms. Doak added that the workshop postcard was sent to Iowa Main Street and Iowa CLGs. Many have responded requesting more information. She feels it will be good to have people from other communities.

Commissioner Cordes asked if any information went to the Iowa State Historic Preservation Office.

Ms. Doak said that the flyer will be emailed so that it can be forwarded.

Comment on Final PUD Amendment for Jackson Square, which is also known as the Illinois Oil Products Building

Mr. Carmen gave the report. He explained that there were only two changes since the preliminary plan review. The number of parking spaces has increased and there will be a project sign parallel to 4th Avenue between the two entrances to the property so that passerby will be informed of the project. Site plan and details of construction have not changed. GROWTH is now the owner of the property. They have begun cleanup and landscaping improvements. Environmental action will be taken in the near future.

Commissioner Calder inquired about the lighting diagram in the agenda packet. Mr. Carmen explained that it identifies where lighting poles are and the throw and intensity of the lights. There is a requirement that no more than 1 foot-candle of light be present at the property line in order to minimize spillover light.

Commissioner Strieter asked if lighting will be LED.

Mr. Carmen and Mr. Hollenback were unsure.

Mr. Hollenback announced that the ground breaking will probably take place in mid-September. He thanked the Commission for providing comments on the Neighborhood Stabilization Program infill housing plans.

Commissioner Cordes made a motion that the Commission comment favorably to the Planning Commission regarding the final PUD along with the variance needed for additional parking spaces.

Commissioner Calder seconded the motion.

Associate member Anderson stated her support for the two step review process. She feels it is very important for historic buildings and areas because once plans are passed, that is the development that we are left with. She is glad that the Commission is allowed to participate in the review process. She encouraged the Commission to study project details carefully so that they know what they are agreeing to while they have the opportunity to comment.

The motion to comment favorably passed unanimously.

Commissioner Cordes asked Mr. Hollenback the origin of the Jackson Square name.

Mr. Hollenback explained that the Jackson family owned the Illinois Oil Company and the building for several decades.

Looney Epitaphs at Chippiannock Cemetery

Ms. Doak showed the Commission the poster publicizing the Saturday, August 28th event. She explained why the Commission is helping with the event: The idea for the epitaphs came from a Commissioner in 1994. The Commission has since co-sponsored the event, though it has not taken place for five years. The Chippiannock Cemetery Heritage Foundation has now matured enough to be able to support the event alone.

Ms. Doak expects that event will draw a large crowd due to the popularity of the Looney story. Because of this, volunteers will be needed. The event is from 1 to 3 p.m. and volunteers will be needed between noon and 4 p.m. to man the ticket and concessions tables and guide tours. If interested in volunteering, let Jill know and Greg Vogeles will contact you. Greg can be contacted directly at 788.6622. Mr. Vogeles is grateful for Commissioners' help and will place them where they feel most comfortable.

Associate member Anderson told the Commission that the event is a lot of fun to work. She explained that guides simply walk small groups from gravesite to gravesite. Little talking is involved.

Ms. Doak said that there will be 10 characters instead of the usual 16. The vignettes were written by Dick Stahl, the first Quad Cities Poet Laureate. He also wrote a poem for the epitaphs which he will read at the beginning of the event.

Other Business

Chairman Braun asked if anyone knew anything about the First Church of Christ Scientist and the Immanuel Lutheran Church buildings, which have supposedly been sold.

Mr. Carmen stated that no zoning action, permit, or other work is currently being done on the First Church of Christ Scientist building. The roof is in disrepair, so there is concern that the interior will be damaged. Immanuel Lutheran has broken ground on their new church at 24th Street and 33rd Avenue.

Commissioner Cornish said that Immanuel Lutheran's intention is to use some of the glass from the old building in the new church. He heard that Immanuel Lutheran just wants to get rid of their old building.

Mr. Carmen added that it is difficult to find good reuse options for old religious buildings.

Commissioner Warren stated that a large part of the 10-acre Rock Island Center for Math and Science property is in disarray. He feels that the chain link fence between 21st and 22nd Streets along 16th Avenue should be removed because it is unsightly and serves little purpose. He hopes that the School District will take better care of the property.

Associate member Anderson asked if the City is planning on repairing the brick street that was torn up during construction of RICMS.

Mr. Carmen stated that it will be repaired, using brick.

There being no further business, the Commission adjourned at 5:10 p.m.

Respectfully submitted,

Alan Carmen, Secretary
Rock Island Preservation Commission