



APPROVED

**MINUTES OF THE PRESERVATION COMMISSION
MEETING OF FEBRUARY 19, 2014
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 5:33 PM. Present were Commissioners Brent Bogen, Kent Cornish, John Strieter, Sue Swords, Colleen Vollman, and Associate Members Linda Anderson and Diane Oestreich. Commissioners Lendol Calder, Craig Kavensky, Mark McVey and Lo Milani were absent, as were Associate Members Jeff Dimer and Daryl Empen. In order to have a quorum to conduct business, Chairman Vollman took part in voting for all matters. Also in attendance were Ben Griffith, Brandy Howe and Bruce Crowe.

AN ORDER APPROVING THE WRITTEN AGENDA

The Commission considered the matter of approval of the written agenda. Commissioner Cornish made a motion to approve the agenda as presented. Commissioner Swords seconded the motion and the Commission voted unanimously to approve the agenda as presented.

AN ORDER APPROVING THE MINUTES OF THE OCTOBER 23, 2013 MEETING

The Commission considered the matter of approval of the minutes of the October 23, 2013 meeting. Commissioner Strieter 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.

**COMMENT TO THE STATE HISTORIC PRESERVATION OFFICE ON
PROPOSED DEMOLITION OF 1923-25 – 9TH AVENUE, ROCK ISLAND**

Next there came before the Commission the request from the State Historic Preservation Office to provide comments regarding the proposed demolition of 1923-25 – 9th Avenue. Mr. Griffith provided a review of the staff report which had been included with the meeting packet. He stated that according to the tax assessor records, the duplex was built in 1914; however, the National Registry paperwork indicated that it had been built in 1916. He also stated that Planning staff had been unaware that the property had been included as “contributing” to the National Registry district. Mr. Griffith provided copies of the National Registry paperwork and

the City's "Architectural Resources Inventory Form" to the Preservation Commissioners to supplement the staff report. He then introduced Chief Housing and Maintenance Inspector Bruce Crowe who presented several photographs of the subject property and information about the present condition of the structure located there. After several photographs and questions from the Commissioners regarding the condition of the structure, the Commissioners stated they had seen enough and Mr. Crowe concluded his presentation.

Associate Member Anderson asked about the lot size and Mr. Griffith answered that it was approximately 50 feet wide and 65-70 feet deep, adding that it's size was non-conforming to the zoning regulations. Associate Member Oestreich stated that although they never liked to see a historic structure torn down, the cumulative conditions of the structure supported the proposal to demolish it.

Commissioner Cornish asked why they were being asked to provide comments. Mr. Griffith answered that the City intended to use HUD funding to demolish, which generated a Section 106 review for the State Historic Preservation Office, which in turn asked the Preservation Commission to provide comments since the subject property was located within a National Registry district.

Chairman Vollman stated she felt the structure was no longer a contributing element to the historic district because of the modifications and deteriorated condition of the structure. Associate Member Oestreich stated that she respectfully disagreed and the two debated the question for a few minutes.

After a brief discussion, Commissioner Cornish made a motion that based on the present condition of the house, the Preservation Commission sees no adverse effect with moving forward with the proposed demolition of the structure located there. Commissioner Strieter seconded the motion. After further discussion, it was suggested that the motion be amended. Commissioner Cornish made a motion to amend his earlier motion so that it read: Based on the present condition of the structure located at 1923-25 – 9th Avenue and the non-conforming size of the lot, the Preservation Commission sees no adverse effect with moving forward with the proposed demolition of the structure located there. Commissioner Bogen seconded the motion as modified. Hearing no further discussion, Chairman Vollman asked the Commissioners if they were ready to vote. The Preservation Commissioners then voted unanimously in the affirmative.

**STAFF UPDATE ON RESTORATION WORK TO THE CENTENNIAL BRIDGE
COMMISSION BUILDING, 201 – 15TH STREET, ROCK ISLAND**

Next there came before the Commission an update on the restoration work to the Centennial Bridge Commission Building, located at 201 – 15th Street in Rock Island at the foot of the Centennial Bridge. Mr. Griffith reviewed the memo which had been included with the meeting packet. He stated that the restoration project was similar to the one at the Main Branch of the

Public Library in that it was considered by Planning staff to be a replacement in kind and did not require a Certificate of Appropriateness review by the Preservation Commission. Mr. Griffith stated that he wanted to provide the information to the Commissioners to keep them informed of the project in case any of them had any questions because of the highly visible location in the community.

CONTINUED DISCUSSION ON OUTREACH EFFORTS TO OWNERS OF HISTORIC PROPERTIES

Chairman Vollman stated that the Rock Island Preservation Society (RIPS) had been doing some outreach lately. Associate Member Anderson stated that RIPS had provided a research workshop and felt that most historic property owners wanted to meet in smaller groups in an informal setting and referred to the "Renovate QC" website. Chairman Vollman stated that she felt bad that people didn't feel comfortable coming to the Preservation Commission for advice. Associate Member Anderson stated that people don't want to go before a board and ask, yet at the same time, they fuss when others are not doing so. Commissioner Swords stated that it bothers her that the Commission has the power to say what to do, but at the same time, don't have the power to save Audubon, the Villa or any other City or School Board property. Commissioner Oestreich stated that the work of RIPS is complementary to that of the Preservation Commission, that they are an advocacy and educational group and that they had sent postcards to historic property owners inviting them to come to the Preservation Commission for advice sessions. Chairman Vollman suggested that RIPS and the Preservation Commission sit down and discuss issues based on historic preservation.

OTHER BUSINESS

Ms. Howe stated that she had been contacted by Associate Member Anderson about plaques for landmark owners and after searching the office, found a box with about a dozen painted clay plaques. She asked where they had come from and what the Commission's practice had been regarding the awarding or selling of the plaques. There was a brief discussion regarding the plaques and Ms. Howe stated she would look into it further.

Chairman Vollman stated that elections were coming up and that she would no longer be able to serve as Chairman due to her upcoming workload which would require her to travel quite a bit. She asked the Commissioners to begin thinking about who might be interested in serving as Chairman for the upcoming election.

Commissioner Cornish asked about the sub-committee that was appointed and what were the expected deliverables, adding that it was unclear to him what needed to be done. Chairman Vollman answered that the City Attorney had stated that we need to revise the Preservation Ordinance to move forward.

Associate Member Oestreich asked about the Driehouse Award that had been on display in the trophy case in the City Hall lobby. Mr. Griffith stated that he would check with the City Clerk.

Associate Member Anderson asked if Planning staff could send out postcards to landmark property owners inviting them to come to the Preservation Commission for advice on projects, adding that the architects are needed on the Commission to answer questions. Chairman Vollman suggested that the historic neighborhoods could place something in their newsletters. There was a brief discussion about how to conduct the advisory sessions.

Mr. Griffith stated that no applications had been submitted for the April 16th meeting but while the deadline for landmarks had passed, the deadline for COA's was not until the following Tuesday. 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 to discuss, Chairman Vollman asked for a motion to adjourn. Commissioner Cornish made a motion to adjourn the meeting at 6:30 PM which was seconded by Commissioner Swords. The next regularly scheduled meeting of the Preservation Commission would be April 16, 2014.

Respectfully submitted,

A handwritten signature in black ink that reads "Ben Griffith". The signature is written in a cursive, slightly slanted style.

Ben Griffith, AICP